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# Executive Summary

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

### 1. Introduction

The City of Modesto's Program Year (PY) 2026-2027 Annual Action Plan (AAP) represents the second (2<sup>nd</sup>) year plan of the City of Modesto's 2025-2030 Consolidated Plan (the Consolidated Plan). The PY 2026-2027 AAP identifies activities to be undertaken during the program year to address community priority needs identified in the Consolidated Plan. Further, the PY 2026-2027 AAP identifies the expected resources to be available and the activities to be funded during the program year.

### 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 following priority needs were established based upon data from the Consolidated Plan's Needs Assessment, Market Analysis, public meetings, and community survey results.

1. Affordable Housing
2. Addressing and Preventing Homelessness
3. Enhance Infrastructure and Public Facilities
4. Public Services
5. Community and Economic Development

Activities carried out during Program Year 2026-2027 will serve to advance these priority needs with the end goal of improving the lives of low-and-moderate income families and individuals.

### 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 utilizes resources identified in the expected resources section of this Plan to carry out projects and activities. The City of Modesto identified several projects in the PY 2026-2027 Annual Action Plan 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.

The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), the HOME Investment Partnership (HOME), provided operating funds for many local programs, allowing the City to make progress towards the goals outlined in the Consolidated Plan.

The City is proud to highlight the following projects it took part on via partnerships with local service providers (note: these projects may be completed or currently underway):

1. The “Camp2Home” program designed to assist individuals experiencing homelessness by creating a path to self-sufficiency through outreach, shelter, job training, permanent employment, and permanent housing. To date through the Camp2Home initiative’s Street Outreach component and the outreach team has made 7,026 contacts and provided 6,000 services including case management, health services and met 4,000 basic needs for individuals experiencing homelessness. As the frontline effort Street Outreach’s is geared towards connection to shelter. Once an individual is sheltered, they were engaged in connections to job training programs with the Downtown Streets Team which to date served 937 individuals and successfully placed 113 individuals into employment. Downtown Streets Team ended operations in October 2025. Job training continued within Camp2Home with HopeWorks, a job readiness program in partnership with United Way and Modesto Gospel Mission. Through the Camp2Home initiative 183 individuals have also reached the ultimate goal of permanent housing.
2. Homeless Engagement Street Outreach mapping through Camp2Home outreach has helped prioritize City resources for strategic engagement through determining gaps in services.
3. City partnered with a variety of agencies to assist low-income individuals through a variety of public service programs in PY 2024, 3,224 low-income individuals were assisted with CDBG and 825 homeless or at risk for homelessness individuals were assisted through with ESG funds.
4. Provided loan/grant assistance to 10 eligible owner-occupied households for health and safety improvements to their homes
5. The City released a comprehensive affordable housing notice of funding availability making available all funds that can be used to develop affordable housing.
6. To help meet the needs of the rising number of individuals experiencing homelessness, the City released a bridge housing request for proposals for host sites, operators and service providers.

#### **4. Summary of Citizen Participation Process and consultation process**

##### **Summary from citizen participation section of plan.**

The City offers a variety of engagement methods for both stakeholders and the public to participate in the Annual Action Plan process. The City makes all attempts to encourage communitywide participation, including low- and moderate-income neighborhoods. Meetings were held times and locations were identified to expand the reach to active community groups and accommodate the needs of low-income residents, particularly persons with Limited English Proficiency.

Spanish interpretation was available at all meetings and Limited English Proficiency assistance information was provided, and translation services accommodated for other languages upon advance notice.

All community meetings were open to the public. A meeting notice listing all the meetings and the public hearings was distributed via email and published in the local newspaper, The Modesto Bee. A copy of 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 City takes an active role in gathering public feedback for the AAP. The details of the engagement process are outlined in the next section, Process, and are highlighted below: Public community meetings
- Stakeholder meetings and presentations

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.

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

See AP-12 Participation for a summary of comments received. No comments or views received were not accepted during the Annual Action Plan Process.

**7. Summary**

The City of Modesto’s Program Year (PY) 2024-2025 Annual Action Plan represents the fifth (5<sup>th</sup>) year plan of the City of Modesto’s 2020-2024 Consolidated Plan. The PY 2024-2025 AAP identifies activities to be undertaken during the program year to address community priority needs.

Meetings were held at different times and in collaboration with active community groups to accommodate the needs of low-income residents, particularly persons with Limited English Proficiency.

**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.**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	MODESTO, CA	Community & Economic Development Department
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 preparation of the Consolidated Plan and administration of each grant program and its associated funding source(s). Primary oversight of the City's HUD entitlement grant programs comes from the Citizens' Housing and Community Development Committee (CH&CDC). This committee is appointed by the City Council and is comprised of representatives from the City Council, Planning Commission, Equity Commission, Housing Rehabilitation Loan Committee and several citizens-at-large. Generally, the citizens-at-large represent low-income and racial minority groups. The CH&CDC makes funding recommendations to the City Council regarding HUD CDBG, HOME, ESG, and/or State funded programs related to housing and community development.

The CH&CDC meets approximately once a month. The meetings are publicly noticed, open to the public, and are generally held at Tenth Street Place, 1010 Tenth Street, Modesto, California. special accommodations may be made upon request and the meetings may be accessible virtually. Public comments are both encouraged and welcomed.

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

## **Consolidated Plan Public Contact Information**

The following are various ways in which an interested party can contact the City of Modesto Community Development staff with comments regarding the City's 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](mailto: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
- By web form: <https://www.modestogov.com/FormCenter/Community-Economic-Development-Departmen-5/Public-Comments-for-HUD-documents-98>

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City follows the City Council approved Citizen Participation Plan which serves 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; directly engaging with the public and facilitating opportunities for citizens and stakeholders to engage with the process.

The City of Modesto consulted with various organizations, service providers, and other community stakeholders in drafting the Annual Action Plan. Consultation with service providers not only takes place during the development of the Annual Action plan but occurs throughout the year as part of the City's engagement in the Community System of Care, Stanislaus Homeless Alliance, and other local community forums. The City values the consultation and collaboration with stakeholders and service providers as it is key in ensuring that meaningful dialogue takes place to implement successful strategies to address underserved community needs and optimize the utilization of HUD resources effectively.

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

The City is an active member of several committees and working groups that represent organizations in housing and social services. For example, the City regularly attends the Stanislaus Community System of Care – CSOC (the local Continuum of Care) meetings (note: the CSOC and CoC may be referenced interchangeably throughout this document). The CSOC is comprised of service providers from multiple sectors including but not limited to affordable housing, private and governmental health, mental health, youth services, senior services, and lived experience. These meetings are held monthly and work to address potential issues and gaps in the service delivery system and create a transparent and collaborative service delivery systems for the entire County.

The City also has both inter/intradepartmental coordination through regular meetings and discussions. The Community Development Division (CDD) regularly meets with sub-recipients and partners of HUD funded programs. Similarly, the City also engages in Memorandums of Understanding (MOUs) to clearly dictate program goals and reporting requirements to ensure all governmental and non-governmental organizations involved in HUD-funded programs understand expectations.

The City works closely with the Stanislaus Regional Housing Authority (SRHA) as well as the Stanislaus County Affordable Housing Corporation (STANCO). This working relationship is evident through consistent productive partnerships on affordable housing projects, rehabilitation and maintenance of existing affordable/subsidized housing projects and shelters, and regular communication to address needs and shifting trends in the community.

The City works closely with the Stanislaus County Department of Behavioral Health and Recovery Services (BHRS) in the system delivery of housing services. BHRS provides a Housing Support Services Program which includes an array of support services for individuals facing barriers that

include low income, severe mental illness, substance abuse, and other disabling conditions. The program offers a combination of affordable housing and support services designed to help individuals and families use housing as a platform for wellness and recovery following a period of homelessness, hospitalization, or incarceration. The goal of Housing Support Services is to assist individuals in obtaining employment, independent living skills, recovery and increased self-sufficiency, and housing stabilization. In addition, BHRS provides Employment Support Services to individuals with psychiatric disabilities who are working towards employment and housing goals. The program provides an opportunity for individuals with severe mental health disabilities to work in the community. Often times, BHRS and City HUD funding resources are leveraged together when partnering with local affordable housing developers.

The City also coordinates with the Stanislaus County Community Services Agency (CSA) which is responsible for the administration of multiple housing and homeless programs associated with the administration of the General Assistance, CalWORKs, Welfare to Work, Child Welfare, and Adult Services programs. The housing and homeless programs include the Housing Assistance Program (HAP), the Housing Support Program (HSP), the Housing Disability Advocacy Program (HDAP), and Homeless Housing, Assistance, and Prevention Program. As with BHRS, the City partners with housing developers and CSA in the delivery of services and/or affordable housing projects to serve the target populations.

Through the Stanislaus Homeless/Blight Work group, the City regularly meets with community partners including the County Sheriff's Highway Patrol Department, City Police Department, Probation Department, Fire Department, Homeless Outreach providers, City/County Public Works Departments, and supportive service providers to strategize blight abatement and service coordination throughout the community with a focus on unsheltered homelessness.

Hospital Council includes Northern & Central California partners with Stanislaus County as well as the City of Modesto in monthly meetings. This collaborative partnership has a shared goal of streamlining hospital discharges to emergency shelters that are ready and equipped to handle the level of care needed for an individual client. This cooperation is to alleviate individuals experiencing homelessness from being discharged to the street.

The City participates on the local Board of the Federal Emergency Management Agency's (FEMA's) Emergency Food and Shelter Program (EFSP) which provides supplemental grants to local government and nonprofit organizations to support and expand existing programs that aid individuals and families who are, or are at risk of, experiencing hunger and/or homelessness.

California Advancing and Innovating Medi-Cal (CalAIM) is a long-term commitment to transform Medi-Cal, making the program more equitable, coordinated, and person-centered to help people maximize their health and life trajectory. CalAIM puts people's needs at the center of care, addressing social drivers of health, and transforming services for communities that have been historically under resourced.

**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.**

The City is an active member of the Stanislaus County CoC as well as the Stanislaus Homeless Alliance (SHA). The CoC and the SHA support all service delivery mechanisms as they relate to working to end and address homelessness.

The City regularly coordinates with the CoC, the SHA, as well as individual stakeholders including during the development of this Annual Action Plan. Coordination with the CoC consists of: Meetings with the CoC at large as well as the CoC subcommittees such as the CoC Executive Committee, NOFO Review Committee, Homeless Management Information System (HMIS) Subcommittee and HMIS Governance Committee., Point-In-Time (PIT) and Housing Inventory Count (HIC) Committee, Coordinated Entry System Committee, Regional Coordinating Committee, Vulnerable Populations Committee, Funding and Resource Committee, and Housing Planning & Development Committee.

- The City of Modesto participates in weekly Coordinated Entry meetings in an effort to fill vacant housing units in the community.
- The City regularly coordinates with service providers including but not limited to Community Housing and Shelter Services, BHRS, CSA, SRHA, STANCO, Family Promise, HAVEN, Children's Crisis Center, CASA, The Salvation Army, Center for Human Services, Downtown Streets Team, Turning Point, and County Veterans Services in 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. Coordination with these entities occurs via monitoring meetings, CoC meeting interactions, client service referrals, and or/program planning.
- The City participates in monthly meetings with hospital management representatives and homeless shelter providers in an effort to improve the discharge process of homeless individuals from hospitals and respective systems.
- The City participates in the monthly project development meetings to establish a regional Interim Care facility to help with homeless placement for individuals with higher level medical needs.
- The City's Community Development Division actively participated in the Modesto Housing Plan to address regulation and zoning for Affordable and other types of Housing.
- The City consults regularly with the local community groups and neighborhood collaboratives when forming funding priorities.
- Through the Camp2Home program, the City continues to coordinate with law enforcement in the implementation of the Community Health and Assessment Team (CHAT) to conduct street outreach and connect homeless individuals to shelter and supportive services.
- The Camp2Home program further developed collaboration with the City of Modesto, ACES

Emergency Shelter, the Salvation Army, Family Promise, Modesto Gospel Mission, HopeWorks, Community Housing and Shelter Services (CSOC member providers), Opportunity Stanislaus, and Workforce Development for a comprehensive approach to breaking the cycle of homelessness through job training, placement, and housing.

**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**

The City of Modesto includes CoC members in the grant review process to assist with grant application review. Members review and score applicant applications based on past performances and outcomes, current proposals and assist with the determination of how to best allocate both CDBG and ESG program funding. Award recommendations are then vetted through the CoC and CH&CDC committees for endorsement and forwarded to City Council for review and approval.

The City of Modesto uses the System Performance Measures Report captured annually by HMIS to evaluate ESG assisted project outcomes. The performance measures help evaluate the performance to determine the most effective services and assist with future allocation of ESG funds.

The City collaborates with the CoC for continued management of the Homeless Management Information System (HMIS). HMIS collects client-level data and data on the provision of housing and services to homeless individuals, families, and persons at risk of homelessness. Analysis from the data is used to identify gaps in services and better deploy resources in the community. The CoC encourages greater participation from non-HUD funded organizations into HMS by providing assistance and ongoing training with HMIS data collection, data entry, and free licensing. The CoC's HMIS provides ongoing support and training to both funded and non-funded organization to meet HUD's requirements as outlined in the current HMIS Data Standards. Data collected includes length of homelessness, returns to homelessness, number of sheltered homes persons, employment and income growth for persons, services provided, homelessness start date, and exit destination information, and permanent housing retention.

The City participates in monthly HMIS Subcommittee meetings. These meetings serve to provide guidance, training, and information to end users with regards to system implementation according to HUD's HMIS Data and Technical Standards. The subcommittee reviews system updates and changes, review and update policy and procedures, review data quality, system performance, and any HUD or related updates. In addition, ongoing training is provided with focus on User Policies and Responsibilities, federal reporting, data quality, coordinated entry, along with agency office hours and one on one support.

**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**

Stanislaus Regional Housing Authority

**2. Agency/Group/Organization Type**

- a. Housing
- b. PHA
- c. Services – Housing

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Public Housing Needs
- c. Homeless Needs - Chronically homeless
- d. Homeless Needs - Families with children

**e. 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 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 an efficient manner.

**1. Agency/Group/Organization**

Healthy Alternatives to Violent Environments (HAVEN)

**2. Agency/Group/Organization Type**

Services-Victims of Domestic Violence

**3. What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Families with children
- b. Non-Homeless Special Needs
- c. Anti-poverty Strategy

**4. 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.

**1. Agency/Group/Organization**

STANISLAUS COUNTY

**2. Agency/Group/Organization Type**

Other government - County

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Homeless Needs - Chronically homeless
- c. Homeless Needs - Families with children
- d. Homelessness Needs - Veterans
- e. Homelessness Strategy
- f. Non-Homeless Special Needs
- g. Anti-poverty Strategy
- h. Other: SRA for Earthquake, Landslide, Dam Failure, Wildfire, and Flooding.

**4. 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.

**1. Agency/Group/Organization**

THE SALVATION ARMY - MODESTO CA

**2. Agency/Group/Organization Type**

Services-homeless

**3. What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Chronically homeless
- b. Homeless Needs - Families with children
- c. Homelessness Needs - Veterans
- d. Homelessness Needs - Unaccompanied youth
- e. Homelessness Strategy

**f. 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 providers, located in and serving Modesto, this agency provides insight on 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.

**1. Agency/Group/Organization**

THE DISABILITY RESOURCE AGENCY FOR INDEPENDENT LIVING (DRAIL)

**2. Agency/Group/Organization Type**

- a. Services-Elderly Persons
- b. Services-Persons with Disabilities

**3. What section of the Plan was addressed by Consultation?**

- a. Non-Homeless Special Needs

**4. 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.

**1. Agency/Group/Organization**

Stanislaus County Community Services Agency

**2. Agency/Group/Organization Type**

- a. Health Agency
- b. Child Welfare Agency
- c. Publicly Funded Institution/System of Care
- d. Other government - County

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Homeless Needs - Chronically homeless
- c. Homeless Needs - Families with children
- d. Homelessness Needs - Veterans
- e. Homelessness Needs - Unaccompanied youth
- f. Homelessness Strategy
- g. Non-Homeless Special Needs
- h. Economic Development

**i. 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.

**1. Agency/Group/Organization**

Turning Point Community Programs

**2. Agency/Group/Organization Type**

- a. Services - Housing
- b. Services-Persons with Disabilities

- c. Services-homeless
- 3. **What section of the Plan was addressed by Consultation?**
  - a. Homeless Needs - Chronically homeless
  - b. Homeless Needs - Families with children
  - c. Homelessness Needs - Veterans
  - d. Homelessness Strategy
  - e. Anti-poverty Strategy
- 4. **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 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.

1. **Agency/Group/Organization**

Community Impact Central Valley

- 2. **Agency/Group/Organization Type**
  - a. Housing
  - b. Services-Persons with Disabilities
  - c. Services-Persons with HIV/AIDS
  - d. Services-homeless
- 3. **What section of the Plan was addressed by Consultation?**
  - a. Homeless Needs - Chronically homeless
  - b. Homeless Needs - Families with children
  - c. Homelessness Needs - Veterans
  - d. HOPWA Strategy
- 4. **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 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.

1. **Agency/Group/Organization**

West Modesto King Kennedy Neighborhood Collaborative and People of Action Council

- 2. **Agency/Group/Organization Type**
  - a. Housing
  - b. Regional organization
  - c. Business and Civic Leaders

- d. Neighborhood Organization
- 3. **What section of the Plan was addressed by Consultation?**
  - a. Housing Need Assessment
  - b. Homelessness Strategy
  - c. Non-Homeless Special Needs
  - d. Economic Development
  - e. Anti-poverty Strategy
- 4. **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.

1. **Agency/Group/Organization**

Airport Neighborhood Collaborative

- 2. **Agency/Group/Organization Type**
  - a. Services-Children
  - b. Services-Education
  - c. Regional organization
  - d. Business and Civic Leaders
  - e. Neighborhood Organization
- 3. **What section of the Plan was addressed by Consultation?**
  - a. Housing Need Assessment
  - b. Homelessness Strategy
  - c. Non-Homeless Special Needs
  - d. Economic Development
  - e. Anti-poverty Strategy
- 4. **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.

1. **Agency/Group/Organization**

City of Turlock

2. **Agency/Group/Organization Type**

Other government - Local

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Homeless Needs - Chronically homeless
- c. Homeless Needs - Families with children
- d. Homelessness Needs - Veterans
- e. Homelessness Needs - Unaccompanied youth
- f. Homelessness Strategy
- g. Non-Homeless Special Needs
- h. Market Analysis
- i. Economic Development
- j. Anti-poverty Strategy

**4. 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 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.

**1. Agency/Group/Organization**

Parent Resource Center

**2. Agency/Group/Organization Type**

- a. Services-Children
- b. Services-Health
- c. Services-Education

**3. What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Families with children
- b. Homelessness Strategy
- c. Non-Homeless Special Needs

**4. 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.

**1. Agency/Group/Organization**

United Way

**2. Agency/Group/Organization Type**

- a. Services-Health

- b. Services-Education
  - c. Services-Employment
3. **What section of the Plan was addressed by Consultation?**
    - a. Homeless Needs - Chronically homeless
    - b. Homeless Needs - Families with children
    - c. Homelessness Needs - Veterans
    - d. Homelessness Needs - Unaccompanied youth
    - e. Homelessness Strategy
    - f. Non-Homeless Special Needs
    - g. Economic Development
    - h. Anti-poverty Strategy
  4. **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.

1. **Agency/Group/Organization**

United Samaritans Foundation

2. **Agency/Group/Organization Type**

- a. Services-homeless
  - b. Foundation
3. **What section of the Plan was addressed by Consultation?**
    - a. Homeless Needs - Chronically homeless
    - b. Homeless Needs - Families with children
    - c. Homelessness Needs - Veterans
    - d. Homelessness Needs - Unaccompanied youth
    - e. Homelessness Strategy
  4. **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.

1. **Agency/Group/Organization**

PROJECT SENTINEL

2. **Agency/Group/Organization Type**

Service-Fair Housing

3. **What section of the Plan was addressed by Consultation?**
  - a. Housing Need Assessment
  - b. Public Housing Needs
4. **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 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.

1. **Agency/Group/Organization**

Modesto Police Department/Law Enforcement

2. **Agency/Group/Organization Type**
  - a. Services - Victims
  - b. Other government - Local
  - c. Services - Law Enforcement
3. **What section of the Plan was addressed by Consultation?**
  - a. Housing Need Assessment
  - b. Homeless Needs - Chronically homeless
  - c. Homeless Needs - Families with children
  - d. Homelessness Needs - Veterans
  - e. Homelessness Needs - Unaccompanied youth
  - f. Homelessness Strategy
  - g. Non-Homeless Special Needs
  - h. Anti-poverty Strategy
  - i. **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 well as part of the implementation of the Camp2Home program and HEART and CHAT team engagement. 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.

1. **Agency/Group/Organization**

CHILDREN'S CRISIS CENTER

2. **Agency/Group/Organization Type**
  - a. Services-Children
  - b. Services-homeless
  - c. Services-Education
3. **What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Chronically homeless
- b. Homeless Needs - Families with children
- c. Homelessness Needs - Unaccompanied youth
- d. Homelessness Strategy

**4. 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.

**1. Agency/Group/Organization**

Opportunity Stanislaus

**2. Agency/Group/Organization Type**

- a. Services-Education
- b. Services-Employment
- c. Business and Civic Leaders

**3. What section of the Plan was addressed by Consultation?**

- a. Economic Development
- b. Anti-poverty Strategy

**4. 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. 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.

**1. Agency/Group/Organization**

Family Promise of Greater Modesto

**2. Agency/Group/Organization Type**

- a. Housing
- b. Services - Housing
- c. Services-homeless

**3. What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Chronically homeless
- b. Homeless Needs - Families with children
- c. Homelessness Needs - Veterans
- d. Homelessness Needs - Unaccompanied youth
- e. Homelessness Strategy
- f. Non-Homeless Special Needs

4. **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.

1. **Agency/Group/Organization**

Center for Human Services

2. **Agency/Group/Organization Type**

- a. Services-Children
- b. Services-homeless

3. **What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Families with children
- b. Homelessness Needs - Unaccompanied youth
- c. Homelessness Strategy
- d. Non-Homeless Special Needs
- e. Anti-poverty Strategy

4. **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.

1. **Agency/Group/Organization**

Stanislaus Homeless Alliance

2. **Agency/Group/Organization Type**

- a. Other government - County
- b. Other government - Local
- c. Regional organization
- d. Business and Civic Leaders

3. **What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Chronically homeless
- b. Homeless Needs - Families with children
- c. Homelessness Needs - Veterans
- d. Homelessness Needs - Unaccompanied youth
- e. Homelessness Strategy
- f. Non-Homeless Special Needs
- g. Anti-poverty Strategy

4. **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. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region.

**1. Agency/Group/Organization**

Stanislaus County Hospital & Shelter Partners

**2. Agency/Group/Organization Type**

- a. Health Agency
- b. Regional organization
- c. Business and Civic Leaders

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Homeless Needs - Chronically homeless
- c. Homeless Needs - Families with children
- d. Homelessness Needs - Veterans
- e. Homelessness Needs - Unaccompanied youth
- f. Homelessness Strategy
- g. Non-Homeless Special Needs
- h. Homeless Needs - Discharge Planning

**4. Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

This is a group of partner agencies and hospitals that meet to discuss and coordinate hospital and medical facility discharge policies and issues for homeless individuals.

**1. Agency/Group/Organization**

Comcast

**2. Agency/Group/Organization Type**

Broadband Service Provider

**3. What section of the Plan was addressed by Consultation?**

Other: Digital Access for disadvantaged Communities

**4. 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. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region.

**1. Agency/Group/Organization**

San Joaquin Air Quality District

**2. Agency/Group/Organization Type**

Regional organization

**3. What section of the Plan was addressed by Consultation?**

Other: Air Quality Mitigation SRA for Hazard Mitigation

**4. 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 prior to any project. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region.

**1. Agency/Group/Organization**

State Historic Preservation Office

**2. Agency/Group/Organization Type**

Government – State of California

**3. What section of the Plan was addressed by Consultation?**

Other SRA for Historic Preservation for Hazard Mitigation

**4. 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 prior to any project. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region.

**1. Agency/Group/Organization**

Modesto City Schools

**2. Agency/Group/Organization Type**

Regional organization

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Homeless Needs - Chronically homeless
- c. Homeless Needs - Families with children
- d. Homelessness Needs - Unaccompanied youth
- e. Homelessness Strategy
- f. Non-Homeless Special Needs
- g. Homeless Needs - Discharge Planning
- h. Other Broadband Digital Divide

**4. 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. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region. This includes meeting the needs of the low-income community access to broadband.

**1. Agency/Group/Organization**

Federal Communications Commission

**2. Agency/Group/Organization Type**

Federal Government Agency

**3. What section of the Plan was addressed by Consultation?**

Other Broadband Digital Divide

**4. 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. To ensure that the efforts and programs that are provided to the City residents meet the needs of the region. This includes meeting the needs of the low-income community access to broadband.

**1. Agency/Group/Organization**

Stanislaus Equity Partners (STEP)

**2. Agency/Group/Organization Type**

- a. Housing
- b. PHA
- c. Services – Housing

**3. What section of the Plan was addressed by Consultation?**

- a. Housing Need Assessment
- b. Public Housing Needs
- c. Homeless Needs - Chronically homeless
- d. Homeless Needs - Families with children

**4. 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. 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 an efficient manner.

**1. Agency/Group/Organization**

- a. Faith in the Valley

**2. Agency/Group/Organization Type**

- a. Housing
- b. Regional organization

- c. Business and Civic Leaders
  - d. Neighborhood Organization
3. **What section of the Plan was addressed by Consultation?**
    - a. Housing Need Assessment
    - b. Homelessness Strategy
    - c. Non-Homeless Special Needs
    - d. Economic Development
    - e. Anti-poverty Strategy
  4. **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

Faith in the Valley 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.

1. **Agency/Group/Organization**

Community Housing and Shelter Services

2. **Agency/Group/Organization Type**

- a. Housing
- b. Services - Housing
- c. Services-homeless

3. **What section of the Plan was addressed by Consultation?**

- a. Homeless Needs - Chronically homeless
- b. Homeless Needs - Families with children
- c. Homelessness Needs - Veterans
- d. Homelessness Needs - Unaccompanied youth
- e. Homelessness Strategy
- f. Non-Homeless Special Needs

4. **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.

1. **Agency/Group/Organization**

Youth for Christ

2. **Agency/Group/Organization Type**

- a. Services- Education
- b. Services-Youth

3. **What section of the Plan was addressed by Consultation?**

- a. Homelessness Needs - Unaccompanied youth
  - b. Homelessness Strategy
  - c. Non-Homeless Special Needs
4. **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.

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

No agency or organization was specifically left out of the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
General Plan	City of Modesto	The plan outlines community growth strategies and the need to include housing and services among those strategies
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. <a href="https://www.modestogov.com/2099/Housing-Element">https://www.modestogov.com/2099/Housing-Element</a>
Continuum of Care Consolidated Application	Stanislaus County	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.
Stanislaus 2021 Regional Strategic Plan to Address Homelessness	Stanislaus Community System of Care (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’s Strategic Plan includes efforts on how to address homelessness and affordable housing.
Public Housing Agency (PHA) Plan	Stanislaus Regional Housing Authority	Both include the need to increase affordable housing stock and integrate quality services

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Permanent Local Housing Allocation Plan	City of Modesto	Plan includes a five-year funding strategy in conjunction with our Consolidated Plan to increase permanent affordable housing to the City of Modesto as part of the State of California’s Building Homes and Jobs Act (SB2, 2017)
Action Plan for Preventing and Ending Homelessness in California	State of California – Homeless Coordinating and Finance Council	This Action Plan orients the State’s efforts to drive purposeful, meaningful, and measurable progress toward preventing and ending homelessness in California, motivated by a vision of a future in which homelessness in California
Broadband Infrastructure Deployment	Public Utilities Commission	Order Instituting Rulemaking Regarding Broadband Infrastructure Deployment and to Support Service Providers in the State of California. <a href="https://www.ca.gov/broadband">Broadband Deployment, Affordability, and Digital Equity Programs (ca.gov)</a>
2022-2027 Local Hazard Mitigation Plan	Stanislaus County – Office of Emergency Services	The Stanislaus County Office of Emergency Services developed the 2022-2027 Multi-Jurisdictional Hazard Mitigation Plan update to make the County, and its 10 participating jurisdictions, and its residents less vulnerable and more resilient to future hazard events.
Modesto Housing Plan	City of Modesto	The Modesto Housing Plan outlines a strategic approach to expanding housing choices by addressing barriers to development and promoting diverse, attainable housing options. The plan emphasizes the need to meet shifting household demands, support walkable neighborhoods, and ensure housing affordability. Serving as a guiding document, it will shape long-term planning efforts, inform the City's General Plan and Housing Element, and support increased housing production across all income levels.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City’s Strategic Plan and Annual Action Plans align with the overall vision and goals of each of the plans identified in Table 3. Collaboration with these plans and lead organizations ensure we continue on the path to improving living conditions.

## **Hazard Mitigation**

Based on [the Regional Hazard Mitigation Plan update adopted in 2022](#), the following hazards were assessed and reviewed based on their risks in conjunction with climate changes.

### **Earthquake Hazard**

The City regularly updates its building codes to meet minimum standards in the California Building Code (CBC) last updated in 2025. Compliance with the 2025 CBC ensures construction standards are met and hazards risks related to earthquake, landslides, flood, severe weather, and wildfire are minimized. Within the City limits of Modesto, the risk is to the vulnerable populations is unknown.

### **Landslide Hazard**

Landslide hazards were evaluated for the City, and based on the analysis and available mapping, no significant vulnerabilities or impacts were identified. Within the City limits of Modesto, landslide risk is considered minimal, including for vulnerable populations.

### **Dam Failure Hazard**

The vulnerable populations within the City limits could be impacted by a Dam failure. Probability of this is considered very low, but in the event, it is noted that vulnerable populations are downstream from a potential dam failure. Though there were no incidents this year, our Street Outreach teams are notified when water will be sent down river from the Dam, so that the vulnerable populations are notified in time to ensure safety and secure property.

### **Flood Hazard**

The vulnerable populations within the city limits of Modesto could be significantly affected by extreme flooding, and the probability of future flood events is considered high, with historical data showing an incident approximately every 14 years. Although the likelihood of recurrence is elevated, emergency officials typically receive advance notice of potential flooding, allowing first responders time to warn and evacuate residents.

Populations most at risk include individuals who cannot self-evacuate—such as the elderly, young children, and persons with disabilities. The homeless population is also highly vulnerable during flood events and may require expanded notification and relocation support. Homeless outreach teams, coordinated through law enforcement, have prioritized early notification efforts for unsheltered individuals during flood threats.

Based on the flood history within Stanislaus County, the City of Modesto and surrounding areas are considered likely to experience future flood hazards. The City participates in the National

Flood Insurance Program (NFIP), and flood risks are included in this vulnerability assessment to support public awareness, preparedness, and mitigation planning.

### **Wildfire Hazard**

Though the risk in our County is extremely high, these areas are located well west and east of the city limits of Modesto. The only current risk to the vulnerable residents of the City would be air quality should an event arise within the County's State Responsibility Areas (SRA). Air Quality mitigation and emergency protocols are managed by the San Joaquin Air Quality District. Wildfire hazards were assessed for the City and based on the analysis and mapping neither hazard resulted in significant vulnerabilities or impacts.

### **Broadband Needs of Low-Moderate Income Housing**

To increase local accessibility to free WIFI, the city has opened Free public WIFI access to the to the immediate areas surrounding the downtown Tenth Street Place building. This being open to the public, allows anyone including homeless and low-income households without access to WIFI, if they have a WIFI accessible device, they can easily access key online services.

On November 15, 2021, the Infrastructure Investment and Jobs Act (Infrastructure Act) provides \$14.2 billion to modify and extend the Emergency Broadband Benefit Program (EBB Program) to a longer-term broadband affordability program called the Affordable Connectivity Program (ACP). The Infrastructure Act directs the Federal Communications Commission (FCC) to undertake a proceeding to adopt final rules for the ACP.

This program has been enacted by locally through the following carriers Spectrum, Xfinity/Comcast, AT&T, and the FCC Emergency program. Each program offers their services under differing criteria, such as school enrollment, SNAPs or Medicaid enrollment, etc. with price range of \$5.00-\$10.00 per month. This program is actively promoted through the local school systems and homeless and housing service providers. According to data collected by the ., on behalf of the FCC, 15,311 Modesto low-moderate-income residents have taken advantage of this program. Not unsurprising the majority, or approximately 23,009 households as of February 8, 2024, are from the zip codes that make up Modesto's most vulnerable areas.

### **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). The community outreach process included hybrid community meetings, CH&CDC public committee 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 public comment period was held from April 7, 2026, through May 12, 2026. During the Citizen Participation process, community meetings were held to inform community groups of the 2026-2027 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 in both Spanish and English. Dates, times and locations of community meetings as well as public hearings were published through these mediums and are summarized in Table 4 below.

**Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
News Paper Ad – Modesto Bee	Non- targeted/broad community	N/A	N/A
Email - CSOC Listserv	<ul style="list-style-type: none"> <li>• Homeless Homeless Service Providers</li> </ul>	N/A	N/A
Email - City of Modesto Listserv	Non- targeted/broad community	N/A	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
Email - SHA Listserv	<ul style="list-style-type: none"> <li>• Non-targeted/broad community</li> </ul>	N/A	N/A
Stanislaus Community System of Care	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking -</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	To be provided after the meeting	To be provided after the meeting
West Modesto Collaborative	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking -</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	To be provided after the meeting	To be provided after the meeting
Stanislaus Homeless Alliance	<ul style="list-style-type: none"> <li>• Non-targeted/broad community</li> </ul>	To be provided after the meeting	To be provided after the meeting
Hybrid Community Meeting – CH&CDC	<ul style="list-style-type: none"> <li>• Non-targeted/broad community</li> </ul>	To be provided after the meeting	To be provided after the meeting

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
Public hearing – Hybrid City Council	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking -</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	To be provided after the meeting	To be provided after the meeting

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

For Program Year 2026-2027, the City of Modesto was awarded \$1,858,751 of Community Development Block Grant (CDBG) program funds, \$790,745 of HOME Investment Partnerships (HOME) Program funds, and \$166,895 of Emergency Solutions Grant (ESG) funds.

The table below is a draft summary of expected resources in PY 2026-2027. This is subject to change.

#### Anticipated Entitlement Resources

Program	Eligible Use	Annual Allocation	Program Income	Prior Year Resources	Total	Amount remaining in Con Plan	Program Description
CDBG – Public Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$ 1,858,751	\$ 250,000	\$5,970,448	\$ 6,222,306	\$ 4,500,000	Expected Uses: Program Administration ; Public Services; Housing Programs; Fair Housing Enforcement; Public Facility Improvements Homeless Services
HOME – Public Federal	Acquisition, Multifamily rental new construction, Multifamily rental rehab, New Construction	\$ 790,745	\$ 130,000	\$ 6,683,607	\$ 7,604,352	\$2,250,000	Expected Uses: Rental Housing Rehabilitation Rental Housing New Construction

ESG – Public Federal	Shelter, HMIS, Outreach, Rapid Rehousing, Homeless Prevention.	\$ 166,895	\$ 0	\$ 66,450	\$ 233,345	\$ 450,000	Expected Uses: Homeless Services Homeless Prevention Rapid Re- Housing
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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leveraging HUD resources allows the City to use local, state, and other funds to combine with federal resources to maximize reach and impact of the City’s HUD funded programs. Through the vetting of project applications for HUD funding, the City emphasizes the importance of leveraging to potential applicants. The City uses a project scoring system that places higher weight and rewards project applicants with higher level of leveraged funds. During the project planning phase and prior to project award, the City verifies that leverage funds pledged in the project application have been awarded/committed to the respective applicant/project. The City continues to search for other Federal and State funding to use a leverage. Among some of the City’s leverage resources, the City receives a Permanent Local Housing Allocation from the State as well as per project grants such as the State’s Homekey and Affordable Housing and Sustainable Communities grant programs that will further supplement Federal funding to assist with addressing the goals outlined in the 2025-2030 Consolidated Plan and this Annual Action Plan.

The following are the HUD matching requirements for the ESG and HOME programs:

**ESG Match Requirements:**

For the ESG program, the City requires that ESG sub-recipients provide a dollar-for-dollar match for PY 2026-2027 ESG funds received. Typically, the City is able to generate significantly more match than the amount required through its allocation of CDBG funds for ESG activities and primarily through the cash and non-cash contributions provided by ESG sub-recipients as a result of the generosity of their donors, supporters, and other funders.

Cash contributions mean cash expended for allowable ESG costs, while noncash contributions mean the value (using a method reasonably calculated to establish fair market value) of any real property, equipment, goods, and services contributed to an ESG activity, provided that if

these had to be paid with ESG funds, the costs would have been allowable.

Specific sources of cash contributions include: private individual donors, CDBG funds, local fundraising cash, state and local funds, foundation grants, and in-kind contributions (value of in-kind contributions must be reasonable and the method used to establish value must be provided).

### **HOME Match Requirements:**

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

### **State Housing and Community Development Sources**

In addition to federal resources, the State of California provides funding for affordable housing development, homebuyer programs, transit-oriented development, special needs housing, and infrastructure. The City accesses many of the following State funding programs through partnerships with nonprofit housing developers, housing authorities, and community-based organizations. These partnerships allow the City to leverage State resources in combination with federal funding sources such as Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and other local funding sources to support affordable housing development and community improvement projects. By coordinating these funding streams, the City and its partners are able to expand the availability of affordable housing, support infrastructure improvements necessary for residential development, and provide housing and supportive services for low- and moderate-income households, including individuals experiencing homelessness, seniors, veterans, and other special needs populations. The City will continue to pursue opportunities to collaborate with qualified development partners and apply for available State funding programs that support local housing priorities. The following is a list of sources that, through such partnerships, the City has either directly or indirectly accessed in the past or seeks to access in the future:

- **Low-Income Housing Tax Credit Program:** administers both federal and State programs that encourage private investment in affordable housing.
- **Permanent Local Housing Allocation (PLHA) Program:** Funding for new affordable housing units for those households between 30-120% AMI.
- **Affordable Housing and Sustainable Communities (AHSC) Program:** Funding for Green House Gas reducing-transit oriented affordable housing development and transportation-related infrastructure.

- Local Housing Trust Fund Program (LHTF): Provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.
- **Surplus Land Act/Excess Sites Program:** Identifies state and local public land that can be used for affordable housing development.
- **HomeKey** – HCD administered funding that provides opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single- family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to Permanent or Interim Housing for the Target Population.
- **Behavioral Health Services Act (MHSA):** State funds administered at the county with a focus on homelessness, substance use disorders, and severe mental illness, requiring counties to direct 30% of funds to housing. **Homeless Housing, Assistance, and Prevention Program (HHAP):** HHAP is a block grant program designed to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.
- **California Advancing and Innovating Medi-Cal (CalAIM):** CalAIM is a 1.85 billion initiative to build up the capacity and infrastructure of on-the-ground partners such as community-based organizations (CBOs), public hospitals, county agencies, tribes, and others, to successfully participate in the Medi-Cal delivery system as California widely implements [Enhanced Care Management and Community Supports](#) and [Justice Involved](#) services under [CalAIM](#).

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

### Discussion

One of the challenges in building new affordable homes is acquiring land suitable for housing. In 2019, the State of California took several actions to make state and local public lands available for affordable housing development including:

- An executive order to make excess state land available for affordable housing
- Connecting affordable housing developers to local surplus land and strengthening enforcement of the Surplus Lands Act.
- Requiring cities and counties to inventory and report surplus and excess local public lands to include in a statewide inventory and to report on all land suitable for suitable and available for housing development.
- Requires local agencies to have a centralized inventory and provide it to requesting parties without charge.

- State requires that land that can be zoned for emergency shelters can also be used for supportive housing

The City of Modesto is actively identifying City-owned properties that can be used to expand the local affordable housing supply, in compliance with the Surplus Land Act. To support this effort, the City recently implemented a new asset management system to efficiently track and evaluate properties that may be suitable for affordable housing development. Eligible properties are intended to be transferred to nonprofit organizations for the creation of housing for low-income households, or for rehabilitation and subsequent sale to qualified low-income buyers.

To address the rising number of individuals experiencing homelessness, the City has implemented a Bridge Housing strategy to provide interim housing while residents transition to permanent housing. The City has issued Request for Qualifications (RFQ)s for host sites, site operators, and service providers. In partnership with the County, the City is proposing the use of City-owned sites to support this alternative housing model, including the development of Bridge Housing villages with supportive services for residents

By leveraging these publicly owned assets and partnerships, the City of Modesto is actively expanding both temporary and permanent housing options, addressing homelessness, and promoting neighborhood revitalization.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Years	Category	Needs Addressed	Funding*	Goal Outcome Indicator
<b>Improve the Condition and Increase Supply of Affordable Housing</b>	– 2025-2030	Affordable Housing Non-Housing Community Development	Affordable Housing	CDBG: \$ 5,510,773 HOME: \$ 7,362,275 ESG: \$0	Rental units constructed: 49  Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
<b>Work Towards Addressing and Preventing Homelessness</b>	– 2025-2030	Homeless	Addressing and Preventing Homelessness	CDBG: \$159,406 ESG: \$220,828	Public service activities for Low/Moderate Income Housing Benefit: 45 Households Assisted Homelessness Prevention: 60 Persons Assisted
<b>Enhance Infrastructure and Public Facilities</b>	– 2025-2030	Non-Housing Community Development	Enhance Infrastructure and Public Facilities	CDBG: \$ 550,000 HOME: \$0 ESG: \$0	Public Facility
<b>Access to Jobs, Education, and Other Economic Development Services</b>	– 2025-2030	Non-Housing Community Development	Public Services Community and Economic Development	CDBG: \$189,406	Public Service Other: 513

<b>Administration</b>	–			CDBG: \$1,669,613 HOME: \$93,395 ESG: \$12,517	NA
	2025-2030				

**Table 5 – Goals Summary**

**Goal Descriptions**

<b>Goal Name</b>	<b>Improve the Condition and Increase Supply of Affordable Housing</b>
<b>Goal Description</b>	Through the Needs Assessment, the Market Analysis, public meetings, consultations with stakeholders, and survey results, the lack of affordable housing in the City consistently stood to be the number one issue. The activities tied to this goal will work to preserve and expand the supply of affordable housing.
<b>Goal Name</b>	<b>Work Towards Addressing and Preventing Homelessness</b>
<b>Goal Description</b>	Homelessness has become an issue for the region, and because Modesto is the County Seat and the center for most supportive services, the goal of working towards ending homelessness is a goal for the HUD funding. The activities tied to this goal will support getting individuals and families out of homelessness as well as preventing individuals and families from becoming homeless. The City is engaged in both supporting those agencies that provide services to those that are homeless as well as providing support in housing options across the spectrum: emergency shelters, transitional shelters, rapid re-housing, and permanent supportive housing.
<b>Goal Name</b>	<b>Enhance Infrastructure and Public Facilities</b>
<b>Goal Description</b>	The investment in publicly owned facilities and infrastructure improves the community and neighborhoods in which they serve. This investment directly impacts housing development and economic growth of communities. The activities tied to this goal will improve parks, streets, sidewalks, lighting, ADA accessibility, among other activities that serve residents.
<b>Goal Name</b>	<b>Access to Jobs, Education, and Other Economic Development Services</b>
<b>Goal Description</b>	To stimulate the economic growth, the City proposes to address its economic goals through various programs. As the cost-of-living rises, there is a need to assist low- and moderate-income households increase their incomes. Job training and educational opportunities afford low- and moderate-income households an opportunity to increase their earning. The City will continue to explore new partnerships with businesses, developers, and service providers to address community and economic development goals.
<b>Goal Name</b>	<b>Administration</b>
<b>Goal Description</b>	Funding for the administration of the CDBG, ESG, and HOME programs; including section 108 pay-off, HMIS and Housing rehabilitation 14H activities.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#### Introduction

The projects to be undertaken in the 2026-27 program year (July 1, 2026 to June 30, 2027) are summarized below. The City will utilize funds available to address the goals outlined in this Consolidated Plan. The specific projects will target affordable housing opportunities through acquisition, rehabilitation, and construction of housing. In addition, the City will provide public services including homelessness services. The City will also provide enhancements to public facilities and infrastructure.

### Projects

Project Number	Project Name
1	PROGRAM PLANNING AND ADMINISTRATION
2	HOUSING REHABILITATION ADMINISTRATION ACTIVITY DELIVERY (14H)
3	SECTION 108 LOAN REPAYMENT
4	ECONOMIC DEVELOPMENT
5	PUBLIC FACILITIES
6	AFFORDABLE HOUSING - AQUISITION, REHABILITATION, HOMELESSNESS
7	PUBLIC SERVICES
8	HESG - ENTITLEMENT 2026
9	AFFORDABLE HOUSING - OWNER OCCUPIED REHABILITATION

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

The priority needs described in the Strategic Plan are:

- Affordable housing
- Addressing and preventing homelessness
- Enhance infrastructure and public facilities
- Public services
- Community and Economic development

The funding allocation priorities remain closely connected to these identified needs. Those projects that demonstrate potential to create further progress in addressing these needs will be prioritized.

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

- Documentation of the low- and moderate-income status of individuals/households, or
- The area where a project benefit will be realized has a population where at least 51% of the residents are low-and moderate-income, or
- A slum and blight project meet the criteria for such projects. The availability of funding from both federal and State sources is a key determinant of the City's ability to address identified needs. Budget problems at both the Federal and State levels make funding for housing programs uncertain. Partly to make the most of limited resources, the City has formed partnerships with a variety of governmental, non-profit, and service agencies to combine resources to implement programs related to housing and community development needs.

The primary obstacle in addressing underserved needs is the limited financial resources made available to address the needs. Prioritization of funding and associated needs requires that some needs expressed by communities may not be addressed in a given program year.

Other obstacles in addressing needs are:

- Limited services to support the diverse population
- High and increasing cost of land throughout the County present obstacles by further limiting the quantity of projects the City can take on given finite financial resources to acquire land that is becoming increasingly expensive
- Increasing rental rates across the City presents an obstacle in that fewer households may be able to be supported given the funding allocated. The money spent on rental assistance may not go as far given increasing rental costs.
- Coordination gaps between service providers and agencies providing housing
- Coordination continues to improve as the CoC becomes more efficient
- Prevailing wage requirements increase construction costs for housing, thus increasing the cost of affordable housing development, potentially limiting the number of affordable housing developments in the City
- Resident perceptions of various services may hinder them from accepting assistance

- Current housing market and economic conditions
- Education and dissemination of information to low- and moderate-income residents is a potential obstacle. Although the City has excellent relationships with neighborhood associations and organizations within the different districts in the City, there remains an obstacle of reaching the right people to ensure knowledge of programs available to them.

## AP-38 Project Summary

Project Name	Project Utilization
<b>Administration</b>	<ul style="list-style-type: none"> <li>• Target Area: N/A</li> <li>• Goals Supported: Administration</li> <li>• Needs Addressed: N/A</li> <li>• Funding               <ul style="list-style-type: none"> <li><input type="checkbox"/> CDBG: \$1,319,613</li> <li><input type="checkbox"/> HOME: \$93,395</li> <li><input type="checkbox"/> Description This project will fund administrative expenses related to the planning and administration of CDBG and HOME activities including but not limited to development of HUD plans, contract development, project monitoring, and enforcement of federal regulations.</li> </ul> </li> <li>• Target Date: N/A</li> <li>• Estimate the number and type of families that will benefit from the proposed activities N/A</li> <li>• Location Description: N/A</li> <li>• Planned Activities: Activities under this project is for the general administration for CDBG and HOME activities.</li> </ul>
<b>HOUSING REHABILITATION ADMINISTRATION ACTIVITY DELIVERY (14H)</b>	<ul style="list-style-type: none"> <li>• Target Area: N/A</li> <li>• Goals Supported: Administration</li> <li>• Needs Addressed: N/A</li> <li>• Funding CDBG: \$350,000</li> <li>• 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.</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities: N/A</li> <li>• Location Description: N/A</li> <li>• Planned Activities: 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.</li> </ul>

<p><b>ECONOMIC DEVELOPMENT</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported: Access to Jobs, Education, and Other Services</li> <li>• Needs Addressed: Community and Economic Development</li> <li>• Funding: \$0.00</li> <li>• Description: Partnerships with businesses, developers and service providers to address community and economic development goals including but not limited to the creation and retention of full-time equivalent jobs through grant and loan programs.</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities: This project model is conceptual, so no proposed activities have been considered.</li> <li>• Location Description: Citywide</li> <li>• Planned Activities: Partnerships with businesses, developers and service providers to address community and economic development goals including but not limited to the creation and retention of full-time equivalent jobs through grant and loan programs.</li> <li>•</li> </ul>
<p><b>PUBLIC FACILITIES</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported: Enhance Infrastructure and Public Facilities</li> <li>• Needs Addressed: Enhance Infrastructure and Public Facilities</li> <li>• Funding CDBG: \$550,000</li> <li>• Description: Improve the physical structures throughout the City in CDBG program eligible areas including but not limited to construction or rehabilitation of public facilities and/or improving infrastructure conditions in LMA neighborhoods. Matrix Code: 03A-04 Regulatory Citation: 570.201(c) National Objective: 570.208(a)(1)</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities Estimated number of individuals served with this project is 1,000.</li> <li>• Location Description: LMA neighborhoods within Modesto</li> <li>• Planned Activities: Community Centers, park improvements, homeless facilities, and/or other eligible public facilities.</li> <li>•</li> </ul>

<p><b>AFFORDABLE HOUSING - AQUISITION, REHABILITATION, HOMELESSNESS</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported: Improve Quality and Increase Affordable Housing</li> <li>• Needs Addressed: Affordable Housing</li> <li>• Funding: <ul style="list-style-type: none"> <li>○ CDBG: \$5,060,773</li> <li>○ HOME: \$7,362,275</li> <li>○ Description: Use CDBG funds for acquisition and/or rehabilitation of property for affordable housing, disability access/improvements, first time homebuyers, lead based paint services, energy efficiency improvements and similar projects. Use HOME funds to leverage funding for the construction and/or rehabilitation of new affordable rental housing units through partnerships with the State, the housing authority, and using tools such as land banking, the revolving loan fund, and housing set-aside funds. Matrix Code: 01-02; 11-19E Regulatory Citation: 570201(a) or (c) National Objective: 570.208(a)(3)</li> </ul> </li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities: There is an estimated 91 units created by this activity</li> <li>• Location Description: Citywide</li> <li>• Planned Activities: Acquisition, Rehabilitation, Construction of affordable housing units</li> </ul>
<p><b>PUBLIC SERVICES</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported <ul style="list-style-type: none"> <li>○ Work Towards Ending Homelessness</li> <li>○ Access to Jobs, Education, and Other Services</li> </ul> </li> <li>• Needs Addressed: Public Services</li> <li>• Funding <ul style="list-style-type: none"> <li>○ CDBG: \$ 348,812</li> </ul> </li> <li>• Description: Partner with local public service providers to provide essential public services to Modesto residents. Matrix Code: 03T - 05Z Regulatory Citation: 570201(e) National Objective: 570.208(a)(2)</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities Assist over 742 individuals below 80% of AMI</li> </ul>

	<p>through public service activities</p> <ul style="list-style-type: none"> <li>• Location Description: Citywide</li> <li>• Planned Activities: General Public Service Activities</li> </ul>
<p><b>HESG - ENTITLEMENT 2026</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported: Work Towards Ending Homelessness</li> <li>• Needs Addressed: Addressing and Preventing Homelessness</li> <li>• Funding: ESG: \$233,345</li> <li>• Description: General Administration and Partner with local non-profits to provide essential services and outreach to individuals and households at risk for homelessness.</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities: Assist over 1,003 individuals and families at risk for homelessness</li> <li>• Location Description: Citywide</li> <li>• Planned Activities: Administration, Street Outreach, HMIS, Rapid Re-housing, and Homeless Prevention.</li> <li>•</li> </ul>
<p><b>AFFORDABLE HOUSING - OWNER OCCUPIED REHABILITATION</b></p>	<ul style="list-style-type: none"> <li>• Target Area: Citywide</li> <li>• Goals Supported: Improve Quality and Increase Affordable Housing</li> <li>• Needs Addressed: Affordable Housing</li> <li>• Funding CDBG (RLF): \$450,000</li> <li>• Description: Provide direct financial assistance eligible households through the Homeowner Rehabilitation Program to address health and safety repairs. Matrix Code: 14A Regulatory Citation: 570.202(a)(1) National Objective: 570.208(a)(3) LMH</li> <li>• Target Date: 6/30/2027</li> <li>• Estimate the number and type of families that will benefit from the proposed activities: This project is estimated to serve approximately</li> </ul>

	<p>20 households</p> <ul style="list-style-type: none"> <li>• Location Description: Citywide</li> <li>• Planned Activities: Homeowner Rehabilitation</li> </ul>
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**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**

HUD allows for the designation of priority areas that may be a primary focus of revitalization efforts. For the purpose of the Consolidated Plan, priority areas are loosely defined and are not strict and do not require any specific allocation of resources, matching, or partnerships. At this time, the City does not have nor plan to pursue any official HUD designated geographic based priority areas. The City funds program activities City-wide based on the low/mod block groups and/or on a limited clientele National Objective basis as defined by HUD on specific program eligibility (CDBG, HOME, and ESG) and in accordance with the priority needs listed in this section.

**Rationale for the priorities for allocating investments geographically**

The City of Modesto will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood. Where possible, the City of Modesto will distribute CDBG funds throughout the low- and moderate-income block groups located throughout the six city council districts.

**Discussion**

No additional discussion.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City understands the importance of approaching affordable housing from multiple angles: both preserving and maintaining existing affordable housing stock as well as continually looking for opportunities to develop new affordable housing.

The City offers affordable housing programs to support and assist households in obtaining or maintaining their home. The following is a non-exhaustive list of ways that the City promotes affordable housing opportunities:

- The City utilizes affordability covenants on affordable housing units to ensure units remain affordable for a certain extended period of time.
- To mitigate the negative effects of public policies that may pose barriers to affordable housing, the City of Modesto has policies in its impact fee program for affordable housing. The current Capital Facility Fees (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.

The City of Modesto is currently evaluating and advancing pro housing policies through its Housing Plan to support the development of additional housing at all income levels. The Housing Plan provides a strategic framework for identifying and removing regulatory and policy barriers that may constrain housing production. Through this effort, the City is aligning its long-term planning approach with state housing priorities and strengthening its competitiveness for state and federal funding opportunities that support the development and expansion of affordable housing. Whenever possible, the City uses HUD resources to partner with local affordable housing developers and/or other public agencies to build affordable housing projects. This Action Plan identifies any such projects to be planned or carried out this Program Year.

The following are the City's One Year Goals for Affordable Housing activities to be supported by household:

<b>Population</b>	<b>Households</b>
Homeless	63
Non-Homeless	30
Special-Needs	0
<b>Total Households</b>	<b>93</b>

<b>Types of Housing Production</b>	<b>Households</b>
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	48
<b>Total Households</b>	<b>93</b>

## **Discussion**

- Rental Assistance (households; homeless/ non-homeless): 30 Households
  - Community Housing and Shelter Services (CHSS) will assist a minimum of 7 homeless households with Rapid Rehousing Rental Assistance.
  - Community Housing and Shelter Services (CHSS) will assist a minimum of 15 non-homeless households with Homeless Prevention.
  - Turning Point will assist 8 households with Rapid Rehousing Rental Assistance.
- Production of new Units (households): 0 Units
- Rehab of Existing Units (households): 15 Units
  - The City will assist 15 households via the City's owner-occupied housing rehabilitation program.
  - Acquisition of Existing Units
  - Needham Street – 48 homeless units

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In Stanislaus County, public housing needs, housing choice vouchers, affordable housing and other specific Housing and Urban Development (HUD) funds and services are addressed by two housing authorities:

- The Stanislaus Regional Housing Authority, serving Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne Counties.
- The City of Riverbank Housing Authority administered by the Stanislaus Regional Housing Authority.

The Housing Authorities are responsible for providing safe, decent, and high-quality affordable housing and services to eligible persons. The Housing Authorities provide the following

#### *City of Riverbank Housing Authority:*

Owns and Operates 90 Public Housing Units

#### *Stanislaus Regional Housing Authority:*

Approximately 4900 HUD Vouchers through the Housing Choice Voucher (formerly Section 8), Continuum of Care (formerly Shelter Plus Care), Veterans Affairs Supportive Housing (VASH), Emergency Housing (EHV), and Mainstream Voucher Programs.

Owns and Operates 647 Public Housing Units

Family Self Sufficiency Programs

Resident Opportunity and Self Sufficiency Programs

In addition to the HUD supported units and vouchers, Stanislaus Regional Housing Authority owns/manages an additional 1150 affordable units.

### **Actions planned during the next year to address the needs of public housing**

Housing Authorities are subject to the same state and federal fair housing laws as other housing providers and cannot discriminate on the basis of state or federally protected classes. Housing Authorities must also follow any local fair housing ordinances and may have additional tenant protections added by HUD.

The Housing Authority has been designated as a “high performing” public housing authority by HUD since 2008. This designation is given to public housing authorities (PHAs) that score above a 90 out of 100 points. PHA projects are assessed based on a physical inspection (40 points), financial condition (25

points), management system (25 points), and timely use of capital funds (10 points). The total PHA score is then created out of the average score for all projects weighted by the number of units.

Like many public housing authorities across the country, the housing authorities in Stanislaus County lack an adequate supply of funding for units and/or vouchers to meet the affordable housing needs within their service areas. This is reflected by long or closed waiting lists for potential units.

In Stanislaus County, the average waiting time for a public housing unit is 10 years. Waiting lists for housing choice vouchers are only open occasionally and, even then, sometimes only for select applicants.

PHAs complete both an annual plan and a 5-year plan to help prioritize projects, development, funding, and programs. For 2020-2024, the HACS listed the following goals and objectives (among others) that help affirmatively further fair housing and increase housing choice:

*1. Depending on the availability of federal and state funding, increase the inventory of affordable rental housing within the jurisdiction of the Stanislaus Regional Housing Authority for extremely low to moderate income households.*

*Objectives:*

- *Housing Choice Voucher Program – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Housing Choice Voucher Program.*
- *Development – Leverage private or other public funds to create additional housing opportunities.*
- *Development – Subject to the availability of funding, develop or acquire 500 affordable housing units over the next five years.*

*2. Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.*

*Objectives:*

- *Public Housing – Implement Asset-Based Community Development (ABCD) initiatives to engage and unite residents, associations and institutions from within each community for more sustainable communities and economic development.*
- *Administration – Partner with county and/or city staff in efforts to improve housing stock and create stable, viable neighborhoods.*

*3. Increase assisted housing choices.*

*Objectives:*

- *Housing Choice Voucher Program – Provide voucher mobility counseling at initial family briefings and during annual reexaminations.*

- *Housing Choice Voucher Program – Continue to maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods.*
- *Housing Choice Voucher Program - Continue to seek funding for the Individual Development & Empowerment Accounts (IDEA) and Workforce Initiative Subsidy for Homeownership (WISH) programs for graduating Family Self-Sufficiency (FSS) Program Participants.*

The City will continue to leverage opportunities and funding to address needs outlined in the City's Consolidated Plan and remain cognizant of goal and objective overlaps with the Housing Authority.

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

The Housing Authority has a Resident Advisory Board (RAB) which represents the residents assisted by the Housing Authority. The RAB assists in the development of the Housing Authority five-year Plan. Resident involvement will continue to be supported in an effort to enhance the service delivery by taking into account input from those with lived experience.

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

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

County Assistance Project, the Stanislaus County Department of Mental Health, Stanislaus Community Services Agency or Stanislaus County Integrated Services Agency.

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

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

The PHA is not designated as troubled; since 2008, the Housing Authority has been designated as a “high performing” public housing authority by HUD. This designation is given to public housing authorities (PHAs) that score above a 90 out of 100 points. PHA projects are assessed based on a physical inspection (40 points), financial condition (25 points), management system (25 points), and timely use of capital funds (10 points). The total PHA score is then created out of the average score for all projects weighted by the number of units.

In fact, in 2021, the Stanislaus Regional Housing Authority was recognized by the HUD San Francisco Field Office by the 2021 Innovation, Creativity, and Visionary Award for their current projects. Most recently the Stanislaus Regional Housing Authority was designated as Housing Authority of the Year by HUD for Projects like the conversion of a local hotel into a new regional administrative office called “The 1612” which will also include the conversion of hotel units into 144 affordable workforce e studio apartments.

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

### **Introduction**

The City of Modesto participates in the County-wide CoC, or the Stanislaus Community System of Care (CSOC), to develop and implement regional goals and strategies to address and end homelessness. The CoC released its 2021 Regional Strategic Plan to Address Homelessness approved September 30, 2021. Since the inception of the regional plan, the CoC has been working to further define the execution of this plan and its governing to ensure that it meets the needs of all the populations in the region. This City is an integral part of the implementation committee. A primary function and goal of the CoC is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting services and funds to populations most in need, meeting both the immediate and long-term needs of households experiencing homelessness and avoiding the duplication of services by coordinating efforts with service providers and the CoC.

Along with this adopted plan, in recent years the CoC has been strategized through working groups and with the introduction of the Stanislaus Homeless Alliance (SHA). This revamping of the CoC includes a partnership with HomeBase resulting in a more efficient CoC application and NOFA process with aims to increase CoC funding.

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 CoC 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 actively participated in CSOC's planning process to move individuals and families from experiencing homelessness to permanent housing and independent living through a network of housing linked to supportive services.

The City continues to work with the CoC's continuum-wide Coordinated Entry System (CES) to assess the needs of individuals experiencing homelessness and match them right services given the unique circumstances which includes consideration for special needs in both housing and supportive services.

The CoC formed a CES Task Force that continues to meet regularly to assist with the continued evolution of the CES and address any issues that arise. The CoC will provide continued training for participating service providers as well as continue developing any necessary tools to effectively manage the system. Coordinated entry provides assessments used to support collaborative decision-making processes across agencies to provide the appropriate assistance required to support individuals experiencing

homelessness or at risk of homelessness with an end goal of minimizing bottlenecks in the service delivery system.

In the coming year, the City will continue to partner with the following organizations or programs which conduct street and assessment of the needs of individuals experiencing homelessness within the community:

1. Camp2Home: Through the Camp2Home initiative, Modesto created a unique set of partnerships and funding that creates a continued streamlined process that will bring individuals out of the cycle of homelessness. This program provides a path to self-sufficiency for people trying to rebuild their lives out of homelessness through five different initiatives: street outreach, shelter, robust job training, permanent employment, and permanent housing. These partnerships include: The Community Health and Assistance Team (CHAT) is a partnership program with the Modesto Police Department (MPD) designed to use trained Outreach Specialists to respond to qualifying 911 calls, received through the 911 communications center. The trained specialists can provide immediate de-escalation, assessment, and follow up services for mental health crises and similar non-criminal, non-violent incidents. The Team currently consists of full-time staff who work in close collaboration with Stanislaus County social services, non-profit organizations, and the MPD's Homeless Engagement and Response Team (HEART). CHAT provides alternatives to traditional police responses and continues to expand in order to meet the needs of the community.
2. With the closure of Downtown Streets Team, non-profit organization, to create a safe and engaging space to train individuals experiencing homelessness, the City of Modesto worked with The Modesto Gospel Mission to create a new program that would allow the work DST had started to continue within the City of Modesto. HopeWorks and a partnership with the local ACES and Berberian Shelters and Modesto Gospel Mission is a key component of the Camp2Home program in helping individuals to attain permanent housing through assisting them in obtaining job training and job placement. In this effort, the City of Modesto has partnered with HopeWorks to create a safe and engaging space to employ individuals experiencing homelessness. HopeWorks projects are beautification projects within the City limits, which include basic tasks such as litter cleanup in the community. To date, the HopeWorks team has removed 12,811 pounds of trash in the community. The case management at this level of the program has created on-going partnerships with workforce development, for-profit and non-profit businesses to consider hiring Camp2Home graduates.
3. Center for Human Services (CHS): CHS conducts street outreach to unsheltered homeless youth. CHS' goal, through street outreach, is to engage with youths experiencing homelessness 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). In 2021, CHS began operations of the Youth Navigation Center. This Youth Navigation Center has enhanced current outreach efforts and services for the youth population with everything being

available at one location.

4. Community Assessment, Response, and Engagement (CARE) Multidisciplinary (MDT) personnel strategy: The CARE team is a joint strategy with the City of Modesto as well as Stanislaus County. The CARE team is made up of staff that are capable of engaging individuals and households in crisis and distressed in the moment for any number of reasons relating to mental or physical health. The CARE team conducts regular outreach and engagement with what are most often the “hard to reach” individuals and households. The CARE team activity is tracked in detail through their reporting requirements as well with the CoC. The City will continue to be a partner in the CARE team program in efforts to increase outreach and engagement to households and individuals experiencing homelessness.
5. Hospital Council’s Northern and Central California partners with Stanislaus County as well as the City of Modesto in their sheltering meetings. This collaborative partnership has a shared goal of streamlining hospital discharges to emergency shelters that are ready and equipped to handle the level of care needed for an individual client. This cooperation is to alleviate individuals experiencing homelessness from being discharged to the street.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Given Modesto is the county seat of Stanislaus County and the largest City within, Modesto is also the central point for many of the CoC’s related supportive services. The City funds shelter activities to the maximum extent possible through CDBG Public Services and ESG funds.

The City partners with shelter providers in Modesto such as the Salvation Army to provide emergency shelter and low barrier shelter services to individuals experiencing homelessness. The Access Center Emergency Shelter (ACES) is a low barrier (drug and alcohol testing are not required to enter) emergency shelter facility aimed at reducing barriers for individuals choosing to enter an emergency shelter. ACES is designed to allow participants to enter with pets, partners, and possessions, which are often-cited impediments for individuals experiencing homelessness when entering a homeless shelter.

With respect to housing, the City will partner with local service providers to serve the population as needed and to provide funding whenever possible for the operation of transitional living facilities and emergency shelters such as:

- **Center for Human Services-Youth Navigation Center:** Center for Human Services has been successfully serving transitional aged youth who are in crisis or experiencing homelessness through the following programs:
  - **Center for Human Services – Pathways Program:** Pathways is a 15-bed transitional living 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. The Pathways Program provides basic life

skills, interpersonal and jobs skills training, assistance with obtaining medical insurance and assistance related to advancing educational opportunities.

- **Hutton House** is an emergency shelter for runaway, homeless, and youth in crisis who are ages 13-17.
- **Low Barrier Shelter ages 18-24** is A 24-bed facility that provides emergency shelter for young adults ages 18-24 who are or may become homeless with Daily Check-In 6pm – 8pm.
- **Children’s Crisis Center of Stanislaus County (CCC)** provides childcare and shelter services to abused, neglected, and at-risk children in the community.
- **Audrey’s, Guardian, Marsha’s, Sawyer, and Verda’s Houses** provides shelter for children who may be involved in a family crisis or a conflict situation.
- **Homeless Prevention and Rapid Re-Housing Program (HPRP)** provides rental assistance in conjunction with intensive case management.
  
- **Community Housing and Shelter Services (CHSS)** provides opportunities to households with and without children to obtain and maintain permanent housing.
- **Community Impact of Central Valley (CICV)** provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program (HOPWA).
- **Family Promise of Greater Modesto** provides transitional housing at church sites and case management support for finding permanent affordable housing.
- **Healthy Alternatives to Violent Environments (HAVEN)** provides shelter services and outreach to homeless women, men, and children in the South Stanislaus County area and within the City. Services include those for victims of domestic violence.
- The [Stanislaus Regional Housing Authority](#) administers 222 Shelter Plus Care Certificates and HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.
- **Miller Pointe** is a 15-unit permanent rental housing project serving very low-income households.
- **Meadow Glen** is a 32-unit permanent rental supportive housing serving very low-income foster youth aged out of foster care.
- **The Modesto Men’s Gospel Mission and Women’s Mission** provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day.
- **Mission Emergency Shelter** provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and children for a maximum stay of fourteen days.
- **New Life Program Residential** is an on-site program, operated by the Modesto Gospel Mission, for up to 41 unaccompanied adult men and women who need specialized help to return to societal living. This program is operated by the Modesto Gospel Mission.
- **The Salvation Army Modesto Corps** provides an array of services to the homeless.
  - **The Access and Emergency Shelter** - provides 182 low-barrier year-round beds to unaccompanied homeless adult men and women.
  - **The Berberian Emergency Shelter** provides 164 cold weather beds to unaccompanied homeless adult men and women and up to 30 year-round beds to homeless persons

with special medical needs.

- **The Berberian Transitional Living Facility** provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months.
- **Stanislaus County Affordable Housing Corporation (STANCO):** STANCO operates transitional housing facilities that provide housing opportunities for homeless persons with mental disabilities. The City of Modesto provided funding for STANCO in 2019 for transitional housing of five (5) beds. The City will continue to look for partnership opportunities with STANCO and other providers to meet emergency and transitional shelter needs of residents.
- **Stanislaus County Affordable Housing Corporation (STANCO)** operates eight properties for permanent affordable housing and conducts outreach to place people in supportive housing. STANCO also operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.
  - STANCO Transitional Housing
    - California – 36 beds and 4 units
    - Garden Gate – 3 beds and 1 unit
    - Ricardo – 3 beds and 1 unit
    - Locust – 3 beds and 1 unit
    - Garvey – 13 beds
    - REST House - 5 beds
  - STANCO Permanent Supportive Housing
    - 24 beds
- **Bennett Place** contains 18 units that are reserved for persons who have a serious mental illness (SMI) or serious emotional disturbance (SED) and are homeless or at risk for homelessness.
- **Turning Point Community Programs** provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence, and self-sufficiency.
- **Turning Point Respite Center at Garden Gate** provides a safe home-like environment for up to 12 homeless mentally ill persons nightly.
- **Salvation Army Veteran Emergency Shelter:** provides shelter services to homeless individuals who are U.S. Veterans.
- **Catholic Charities** provides a variety of programs and services with a new office location as of 2019 in Modesto. Catholic Charities provides transportation services, housing and case management services, low-cost healthcare, and childcare as well as immigration and legal services.

There is a total of 737 emergency shelter/transitional housing beds in Modesto. The emergency shelter beds available in Modesto are from the following organizations:

### Modesto Emergency Shelter Beds

Agency	Number of Beds
Center for Human Services	47
Children’s Crisis Center	35
Haven Women’s Shelter	10
Modesto Gospel Mission	172
Salvation Army – Berberian Shelter	195
Salvation Army – ACES Shelter	182
Turning Point	12
Dignity Village	42
STANCO – Transitional Housing Sites	33
Family Promise	24
<b>TOTAL</b>	<b>752</b>

Source: 2023 Department of Housing and Urban Development and Coordinated Entry Bed Availability

**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**

The CoC continues to refine system processes and address gaps in the service delivery system to ensure that specific vulnerable sub-populations do not fall through the cracks. This occurs through the CoC’s continued partnerships and growth with collaborating agencies, as well as the system yielding more effective results for those individuals and families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days an individual experiences homelessness. As stated in the [Coordinated Entry System Policies and Procedures Manual](#), the CoC works to assess households for the individual needs and make matches to available housing interventions. The case conferencing teams meet every other week to work through the prioritization list of households that have completed the vulnerability assessments.

Each household experiencing homelessness or chronic homelessness is offered a standard assessment tool, or VI-SPDAT, as a pre-screening tool to determine risk and prioritization to ensure fairness and equitable access to available services and housing options across the continuum. The delivery of wrap-around services is critical to the long-term success of those individuals and families that have experienced homelessness but are now housed. Through the CoC, there are housing supports made available such as but not limited too financial assistance, security deposits, legal services, credit repair, utility payments, and counseling. The CoC and its partners have a shared goal, to prevent and end homelessness through attaining and sustaining stable and secure housing. The City of Modesto’s Homelessness Prevention and Rapid Re-Housing (HPRP) activities include the allocation of ESG funds for all household types including but not limited to chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth so they may receive security deposit assistance. The City Camp2Home Program also assists with self-sufficiency and employment to ensure the individual has the means to live independently.

The City of Modesto, its ESG subrecipients, the CoC, and other partners have been especially strategic in creating opportunities that will stably house and promote the self-sufficiency of these subpopulations of persons experiencing homelessness. ESG subrecipients have also had to find strategic ways to assist clients find housing and retain their housing. The following are recent strategies that have been implemented locally in which the City will continue to be a partner in the planned efforts to help individuals experiencing homeless transition from homelessness to housing.

#### **Empire Migrant Center:**

CSA partners with the Housing Authority, STANCO, and CHSS to house families experiencing homelessness during the cold-weather months in vacant family units at the Empire Migrant Center. The Empire Migrant Center is used as a cold-weather shelter for families experiencing homelessness. The Empire Migrant center consists of 90 single family dwelling units used for farmworker housing during project from April to October each year. This project allowed CSA to use 22 of the 90 units to place families experiencing homelessness in these units during the months of December through March. This project will be a multi-year partnership allowing CSA to place families experiencing homelessness each winter in housing and provide case management services with a goal to permanently house these households.

#### **Youth Navigation Center:**

The Center for Human Services provides a wide range of services that strengthen and support youth and families. One of the biggest projects developed is a Youth Navigation Center. The Youth Navigation Center is located in Modesto and is a one stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness. The Youth Navigation Center has created a space that moved all existing services to one building creating a clear pathway for youth/young adults to strengthen the chances of dealing with crisis and housing instability. Most importantly, this Center established a coordinated system of care for this vulnerable population and serve youth within the entire region of Stanislaus County. When this project opened in November 2021, it immediately started serving individuals with the following services:

- Street outreach and engagement services
- Homeless prevention & diversion services
- Coordinated entry and assessment
- Crisis/Drop-in and Shelter for 13-17-year-old individuals (8 beds)
- Crisis/Drop-in and Low-Barrier Shelter for 18-24-year-old individuals (24 beds)
- Pathways Program: Transitional Housing for 18-24-year-old individuals (15 beds)

- Access to housing services including permanent housing slots designed for youth with diverse circumstances
- On-site education and employment services

### **HopeWorks Program:**

Another key effort led in Modesto aimed at reducing the number of people living in poverty and provide housing opportunities to individuals experiencing homelessness is the HopeWorks Program. HopeWorks is a workforce development program providing paid transitional employment, job readiness, and supportive services for individuals facing barriers to employment. Through meaningful work and personalized support, HopeWorks helps people restore dignity, build confidence, and take real steps toward long-term stability and independence. The HopeWorks organization supports individuals experiencing homelessness by providing daily meaningful activities, building camaraderie, and supporting members in the following areas: securing employment, increasing engagement in mental health treatment, removing barriers to housing and further employment, and assisting with vital documents. The daily meaningful activity for members includes outreach and engagement of individuals experiencing homelessness and litter abatement on public right of ways such as parks, sidewalks, and other city owned property. The team may also support with park bathroom cleaning and weed abatement. As these individuals move on to employment and self-sufficient living environments, shelter capacity and job placement opportunities are made available to the next individual that needs the assistance in breaking the cycle. Security Deposits, utility deposits, and rental subsidy assistance for up to one year will be provided to those clients who complete the program and meet rapid rehousing program criteria.

### **Camp2Home Program:**

The Camp2Home strategy is a program adopted by the City in 2020. The goal of the Camp2Home program is to implement a homeless action plan that reduces encampments in public spaces, ensures the provision of supportive services and identifies strategies for permanent housing. Through this program, the City formed a partnership with the ACES Emergency Shelter, HopeWorks, and Community Housing and Shelter Services (CSOC member providers) to implement a comprehensive approach to breaking the cycle of homelessness through street outreach and engagement, emergency shelter, job training, placement, and housing.

### **Turning Point Community Programs:**

Provides supportive services to people of all ages experiencing or at risk of homelessness. Additionally, The Turning Point Housing Assessment Team (HAT) serves as a point of entry for the homeless services delivery system. HAT provides services to civilian and veteran populations in Stanislaus County. The goal of the team is to link individuals to services and provide supportive resources to improve quality of life. HAT also provides rapid rehousing assistance to assist individuals in securing and stabilizing housing.

**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 *Stanislaus 2021 Regional Strategic Plan to Address Homelessness* outlines key strategies in the community to identify those most at risk, gaps in service, and proactive steps for jurisdictions and non-profits to focus efforts to help individuals from entering homelessness. Discharge planning from institutions is an integral part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other system of care providers needs to occur, so that no individual or family is discharged into homelessness. The CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners. Furthermore, homeless prevention assistance, while scarce, is provided through an ESG sub-recipient (Community Housing and Shelter Services). Foster care youth and those exiting the foster care system will be served through the City partnership with the Housing Authority and the Youth Navigation Center (Center for Human Services).

The City of Modesto will continue collaborative efforts with the CoC to improve services to the homeless and those at risk of becoming homeless. The following are key highlights of the work that has been conducted and will continue to be implemented in our community to assist individuals and families avoid becoming homeless:

**Homeless Discharge Coordination:**

The City of Modesto is actively engaged in homeless discharge coordination from health care facilities. Since April 2019, the Hospital Council of Northern California has coordinated monthly meetings with representatives from local hospitals, homeless shelters, public agencies, and stakeholder groups to plan for the discharge of homeless individuals from health care facilities to comply with SB 1152. The objective has been to create a community standard of care and greater connection and cooperation between discharging and receiving providers of services for the homeless.

**Homeless Prevention and Rapid Rehousing:**

The City will continue to partner with local service providers by providing ESG funds used to assist with homeless prevention assistance to persons or families at risk of losing their housing. ESG funds will also be provided to rapidly rehouse persons experiencing homelessness. Assistance will be provided with intensive case management services to reduce the risk of persons falling back into the cycle of homelessness.

**Foster care/youth facilities:**

One of the biggest youth service providers in Stanislaus County is the Center for Human Services (CHS). The City has an ongoing partnership with CHS in the planning and programming of services for youth terming out of foster care to prevent homelessness among this population. A prime example is the recent partnership with CHS on the first Youth Navigation Center, located in Modesto, which provides a one-stop-shop service hub for youth experiencing or in danger of homelessness.

**Corrections/Law Enforcement:**

As part of the Coordinated Entry efforts, the City works with law enforcement agencies such as Modesto

Police Department and Stanislaus County Sheriff and Probation Departments in discharge planning to avoid discharge of inmates into homelessness.

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

### **Introduction:**

The City of Modesto’s 6th-Cycle Housing Element, part of the City’s General Plan, is a state mandated planning document that identifies housing needs, evaluates constraints, and sets goals, policies, and programs to address those needs for all income levels. It serves as a key tool to identify barriers to affordable housing development and preservation, including regulatory, physical, economic, and environmental factors. The Housing Element was adopted by the City December 2023, and approved by the California Department of Housing and Community Development (HCD) April 2024. The Housing Element provides a framework for addressing these barriers through targeted programs and implementation strategies. Many factors can independently inhibit affordable housing, but more often multiple barriers intersect to limit development or preservation. These include market mechanisms, government codes and regulations, physical constraints, and environmental considerations.

There are a wide variety of factors that influence whether, where, when, how, and what type of housing is constructed. While many factors enable, guide, and even incentivize housing construction, almost all pose some sort of limitation or constraint as well. Our land use policies and regulations are necessary but, by definition, establish limits on growth and development. These limits work with, influence, and are balanced by market forces. Of those types of barriers, below is a summarized list of specific barriers:

- Market barriers
  - Construction costs
  - Land and labor costs
  - Loan/Credit issues for households
- Governmental barriers
  - Growth Management, Land use, and Zoning Regulations
  - Permit fees, Property Taxes
  - Residential development standards, Site Improvement Costs
  - Parking requirements
  - Development permit procedures
  - Building codes
- Environmental barriers
  - Natural disasters

There are several codified policies in Modesto that may contribute to the current lack of affordable housing.

**Land Use Controls / Zoning Standards:** Residential zoning designations, allowed uses, and development standards influence housing types and densities that can be built and may constrain the development of housing.

**Permit Processing and Procedures:** The requirements of the permit processing procedure have the potential to act as a constraint to the development of housing. The time and uncertainty of the review and revision cycle can contribute significantly to the overall cost of the project, ability to obtain and maintain funding, and the cost of each dwelling unit. Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the developmental review and approval process does not act as a constraint to development by adding excessive costs or discouraging housing development.

**Development Fees:** The City of Modesto imposes a couple of development impact fees, including for capital facilities, sewer, and water development. Typically, fees per unit for high-density residential are lower than fees per unit for low-density residential. Development fees for the City of Modesto for the fiscal year 2023 – 2024 can be as high as \$30,720 which may significantly impact housing development.

**Infrastructure Constraints:** The availability of infrastructure and services to meet new demands created by new residential development is another potential constraint to housing development. The City has adopted an initiative two ordinances that can constrain extension of sewer infrastructure into new residential areas. Measure A (passed in 1979) and Measure M (passed in 1997) require that any planned extension of sewer infrastructure beyond the existing development area be subject to an advisory citizen vote. Measure M expanded Measure A so that it included all sewer system improvements inside the service area. Votes are held only during regularly scheduled elections (March and November); thus they can delay the potential City of Modesto Housing Element Constraints on Housing City of Modesto 261 extension of infrastructure for up to six months. The vote is advisory and allows Modesto residents to voice their opinions on growth before it happens.

The City of Modesto regularly evaluates local building codes, development regulations, market conditions, and housing and non-housing policies through planning and reporting processes such as the Consolidated Plan, the Annual Action Plan, and the Housing Element. These planning efforts provide the City with opportunities to identify and assess regulatory, procedural, and market-related factors that may affect the development and preservation of housing. The City recognizes that outdated building codes, land use policies, and development standards may create barriers to housing development across a range of income levels. The City prioritizes continuously reviewing and updating local policies and ordinances to address their potential impacts on the housing market, particularly for households earning less than 80 percent of the Area Median Income (AMI), and to support the development and preservation of affordable housing opportunities.

The City continues to review how the City's codes can be adjusted to plan for the future. The City is doing this with the adoption of the Modesto Housing Plan adopted July 2022, to establish a vision for the future of Modesto's residential neighborhoods, and for expanded housing opportunities throughout Modesto. The Housing Element Update also considered the information provided in the Modesto Housing Plan, for which the City conducted public outreach. Guided by community feedback throughout the process, the Housing Plan works to promote greater housing diversity and opportunities. The Housing Plan relied on community input and feedback to make zoning and policy recommendations for enabling a wide range of housing choices at all levels of affordability. The Housing Element draws on the

feedback and results of the Housing Plan and implements some of the policies as identified in the Housing Plan.

The planning process used an innovative and engaging approach as outlined below.

- **Analyze Land Characteristics and Identify Future Housing Sites:** This process helps to identify appropriate candidate locations for new residential development. “Testing” of various housing product types on sites with different shapes and sizes will help assess the viability and practicality of potential development. It includes creation of three-dimensional visualizations, offering examples of what the community would like to see built. Financial feasibility analysis and zoning recommendations will also be explored and evaluated.
- **Community Engagement to Better Plan and Design Future Housing Sites:** City of Modesto staff want to hear from all interested parties, stakeholders and underrepresented communities to ensure their needs and desires are heard. Staff has developed a list of key local housing advocates and community members who will have an opportunity to make their views known early in the process. These people and organizations will be encouraged to spread the word about the Housing Plan to help engage the broadest range of people possible.
- **South and West Modesto Plan:** On March 8, 2022, the Planning Division, in coordination with the Purchasing Division, issued a formal Request for Proposals (RFP) to prepare a comprehensive analysis for the development of additional housing units, barriers to economic development, street project design and infrastructure needs focusing on the neighborhoods of Southwest Modesto (RFP No. 2122-04). The purpose of the Plan is to establish a vision for the future of Southwest Modesto with a focus on enhancing redevelopment conditions and opportunities, and to identify ways to realize that vision. The Plan will be delivered in the form of a report that will present a comprehensive analysis of the needs and opportunities and identify a strategy to arrive at the actual development of additional housing units and address barriers to further economic development for the City’s highest areas of disadvantaged households.
- **General Plan:** Beginning in March 2022, the City began preparing a comprehensive update to the Urban Area General Plan, which guides City decisions about growth, development, transportation, jobs, housing, parks, shopping, services, and more. The last time Modesto’s General Plan was updated comprehensively was in 1995. This update process will look toward the City’s long-term future to reflect the issues, ideas, and aspirations of today, and plan toward the year 2050.
- **Housing Element:** This is an independently governed chapter of the General Plan. This element is required to ensure that the City has programs and zoning in place that allows for the development of housing that can be available at every level of income without marginalizing any protected group. The City adopted its 6<sup>th</sup> Cycle Housing element December 2023. This Housing Element identifies goals, policies, and programs that guide housing policy for the City for the 2023 – 2031 planning period. **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth**

## **limitations, and policies affecting the return on residential investment**

The City continues to make efforts to remove barriers to the development and/or preservation of affordable housing through the following efforts:

- Providing funding for land acquisition, secondary financing, and infrastructure costs;
- Reducing or removing governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible such as reviewing local regulations and fees periodically to ensure that they do not unduly constrain the production of housing.
- Providing a broad range of housing opportunities to meet the needs of all income levels, with emphasis on providing housing that meets the special needs of the community. Including establishing and/or supporting programs to supply below market-rate housing for extremely low-, very low-, low-, and moderate-income households.
- Providing financial incentives such as fee deferrals and exemptions for developments meeting affordable and special housing needs of the community such as the deferral of Capital Facilities Fees for projects providing low-income housing.
- Developing programs that Assist qualified households to purchase homes through homebuyer assistance resources.
- Using the adopted streamlining process for environmental review; HEROS
- Continuing to work with non-profit housing agencies in the provision of supportive services and programs; and
- Using streamlined application review and permit processing and providing certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the developmental review and approval process does not act as a constraint to development by adding excessive costs or discouraging housing development.

To mitigate 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. As part of the impact fee exemption ordinance, low, very low, and special needs housing developments are exempt from the City's Capital Facilities Impact Fees (developer fees). The CFF Policies and Procedures currently provides credits/exemptions for projects that meet any of the following criteria for affordable housing projects:

1. Very Low and Low Income Housing - Any Very Low and Low Income housing units (which is defined as households earning 51 – 80% AMI) constructed or expanded by the Housing Authority of the County of Stanislaus or by any entity in which the Housing Authority is a major partner.
2. CHDO Housing - Housing constructed or expanded by a CHDO Organization that will be made affordable to households earning sixty (60%) or less of the Area Median Income.

3. Affordable Housing - Housing constructed or expanded that will be made affordable to households earning eighty percent (80%) or less of the Area Median Income.

In 2023, the City adopted a comprehensive housing plan with extensive feedback from the community that accomplished two primary objectives:

1. The first is identification of opportunity sites for affordable housing, along with an analysis of potential barriers and/or constraints related thereto. This is intended to maximize residential development potential on sites that have meaningful capacity for residential development. Existing barriers to new residential development will be identified and examined. Strategies to reduce or eliminate these barriers will be documented.
2. The second primary component of this AHP will consist of a series of zoning code amendments intended to facilitate housing development at new locations / sites / zoning districts where residential land uses may not be allowed under the current code. Zoning code amendments, in addition to other available remedies, will also be prepared to reduce / eliminate the barriers identified as described above.

These objectives are driving the implementation of change within the City to ensure that the policies and zoning is in place to encourage development that will benefit the low-moderate income households of Modesto. This data driven document is supporting the other initiatives within the General Plan and Housing Element.

In 2020, the State of California released a non-competitive Notice of Funding Availability (NOFA) to all local entitlement communities California for the SB2 Permanent Local Housing Allocation (PLHA). The PLHA program is intended to assist local government to fund workforce affordable housing.

In response to the NOFA, the City of Modesto awarded \$949,747 in 2020, and in 2021 the City was successfully awarded through the annual NOFA an additional \$1,507,287. In 2022, the City was awarded its 3rd year allocation of \$1,658,723, and in 2024, its 4th year allocation of \$831,356. The City is applying for its 5th year allocation in the amount of \$637,206 in Spring 2026. All of the goals from the City's 2023-2031 Housing Element are relevant to the Consolidated Plan, and several goals are explicitly aimed at removing barriers to the development of housing within the City.

The Housing Element outlines the City of Modesto's goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2023–2031 planning period. The goals, policies, programs, and quantified objectives are designed to help ensure housing opportunities for all existing and future residents of the community.

Goal Number 1: Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types. This goal focuses on encouraging the provisions

of a variety of housing options, ensuring that adequate land is available at a range of densities to accommodate existing and projected housing needs, and facilitating the development of entry-level housing as well as the development of increased housing options including accessory dwelling units.

Goal Number 2: Provide a broad range of housing opportunities to meet the needs of all income levels, with emphasis on providing housing that meets the special needs of the community. This goal will facilitate the establishment and/or support programs to supply below market-rate housing for extremely low-, very low-, low-, and moderate-income households. It will also support the provision of financial incentives such as fee deferrals and exemptions for developments meeting affordable and special housing needs of the community. Through this goal the City will promote the development of affordable housing throughout the community and facilitate the development of housing for the unmet needs of lower income special needs groups, including the disabled, elderly, homeless, and large families.

Goal Number 3 of the Housing Element is “Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible”. Through this goal the city will focus on ensuring that land use regulations, including zoning, subdivision, and permitting processes, are consistent with and supportive of state and federal laws. The City will work to track changes in Housing Law as to be consistent with supportive of State and Federal laws. The goal also aims to review local regulations periodically for the ability to accommodate projected housing demands. Through this goal the City also commits efforts to review local regulations and fees periodically to ensure that they do not unduly constrain the production of housing.

Through the Housing Elements goals 4-6 the City will maintain and conserve the existing housing stock in a sound, safe, and sanitary conditions, ensure the provision of adequate housing for all persons regardless of income, age, sex, race, or ethnic background, consistent with the Fair Housing Act, and increase awareness, availability of information, and participation in housing programs.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction: Actions planned to address obstacles to meeting underserved needs**

In alignment with local efforts and initiatives, the City's primary focus in 2024-2025 will be to use HUD resources to address the Consolidated Plan goals, all of which are high priority:

- Improve the Condition and Increase Supply of Affordable Housing
- Work Towards Addressing and Preventing Homelessness
- Enhance Infrastructure and Public Facilities
- Access to Jobs, Education, and Other Economic Development Services

This action plan identifies projects the City will undertake in pursuit of progress towards those goals outlined above.

### **Actions planned to foster and maintain affordable housing**

One of the City's main strategies to address the housing shortage in Modesto is to use HUD funds to assist with property acquisition for new construction and/or conversion into affordable housing. Another strategy is acquisition of single-family dwelling units located on large lots. There is potential here for future development utilizing the access space for accessory dwelling units (ADUs). This concept assists with the affordable housing need, while maximizing space. This is a creative solution for an area where land and housing stock availability are low.

In December of 2022, the City released a comprehensive NOFA to provide resources to develop affordable housing that included all available funding resources that could be utilized to support the development of affordable housing. The City will use projects identified via the NOFA proposals and/or over the counter project proposals to maximize the use of HUD funds with the end goal of adding affordable housing units to the maximum extent possible.

### **Actions planned to reduce lead-based paint hazards**

The Market Analysis section of the 2025-2030 Consolidated Plan estimates that 53% of owner-occupied low-income households and 61% of renter-occupied low-income households are living in units built before 1980. Because lead-based building materials was banned in 1978, this is the best available estimate of the number of households that may have lead-based materials to abate.

The City of Modesto has adopted housing program policies that align with federal requirements and will continue to implement them consistently. The City's Lead-Based Paint Policy fully complies with HUD regulations regarding the identification and mitigation of lead-based paint hazards. In accordance with HUD standards, the level of lead remediation required is determined by the amount of federal subsidy invested in each project.

City staff provides homeowners with the HUD-approved pamphlet, "Protect Your Family from Lead in Your Home," whenever lead-based paint is identified or presumed. The City's Homeowner Rehabilitation Program Policies and Procedures adhere to 24 CFR 35.100 Subpart J §35.930(b), §35.930(c), and

§35.930(d). In addition, contractors performing work in homes where lead-based paint is present or assumed to be present must provide the EPA pamphlet, “The Lead-Safe Certified Guide to Renovate Right,” prior to starting any renovation activities.

All housing rehabilitation projects are subject to federal Lead-Based Paint regulations, and contractors must be properly certified in lead-safe work practices. Costs associated with lead testing, inspections, clearances, and abatement are eligible and will be covered through the City’s housing rehabilitation loan program using federal entitlement funds.

The following is the City’s lead-based policy for reduction of lead paint hazards:

<b>Hazard Mitigation</b>	<b>Subsidy Amount &lt;\$5,000</b>	<b>Subsidy Amount \$5,000-\$25,000</b>	<b>Subsidy Amount &gt;\$25,000</b>
<b>Approach to Lead Hazard Evaluation and Reduction</b>	<b>“Do No Harm”: Use lead safe work practices</b>	<b>Identify and control Lead hazards</b>	<b>Identify and Abate Lead Hazards</b>
<b>Homeowner Notification</b>	Yes	Yes	Yes
<b>Lead Hazard Evaluation</b>	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
<b>Lead Hazard Reduction</b>	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.

**Actions planned to reduce the number of poverty-level families**

Affordable housing is identified as the highest need in the City’s 2020-2024 Strategic Plan. To address the 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. Section AP-55 of this Action Plan outlines the City’s 2024-2025 affordable housing goals for this year.

The City will enter community partnerships that provide economic development opportunities for low-income households. Partnerships such as those with Opportunity Stanislaus, Digital Nest, the local economic development, and workforce agency, will seek to leverage any funds available to the city (federal and/or state) for the economic advancement of low-income families with the end goal to get improve income levels for low-income individuals.

### **Actions planned to develop institutional structure**

The City of Modesto, through its engagement in local initiatives, 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 a 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 of Coordinated Entry is to engage the entire geographic area through Access Points. Access Points are places—either virtual or physical—where an individual or family in need of assistance with 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.

The City works closely with the Stanislaus County Department of Behavioral Health and Recovery Services (BHRS) in the system delivery of housing services. BHRS provides Housing Support Services Program provides an array of support services for individuals facing barriers that include low income, severe mental illness, substance abuse, and other disabling conditions. The program offers a combination of affordable housing and support services designed to help individuals and families use housing as a platform for wellness and recovery following a period of homelessness, hospitalization, or incarceration. The goal of Housing Support Services is to assist individuals in obtaining employment, independent living skills, recovery, and increased self-sufficiency. In addition, BHRS provides Employment Support Services to individuals with psychiatric disabilities who are working towards Employment and Housing goals. The program provides an opportunity for individuals with severe mental health disabilities to work in the community. Often, BHRS and City HUD funding resources are leveraged together when partnering with local affordable housing developers such as the SRHA and STANCO.

### **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), the Stanislaus Regional Housing Authority, and BHRS to enhance coordination in the areas of community housing and social services.

The City relies on non-profit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The City 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 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(I)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(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.

Program Components	Amount
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	\$0.00
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
<b>Total Program Income</b>	<b>\$0.00</b>

**Other CDBG Requirements**

Program Components	Amounts
1. The amount of urgent need activities	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%

**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 form 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:**

When HOME funds are used for homebuyer activities, the City will follow the following guidelines:

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:

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

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

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

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:**

When HOME funds are used for resale or recapture, the City will follow the following guidelines:

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.

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 for refinancing activities.

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.220(l)(4)**

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

In accordance with HUD regulations and in consultation with Continuum of Care stakeholders the City developed written standards for the provision and prioritization of the Emergency Solutions

Grant.

The standards include both general statutory and regulatory standards and guidance applicable to all ESG-funded program components as well as component-specific standards. The City's ESG policies may be accessed at the following website:

<https://www.modestogov.com/DocumentCenter/View/6198/Section-5---Emergency-Solutions-Grants>

**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 CoC continues to work with partners and stakeholders in the implementation of the Coordinated Entry System (CES) process. Coordinated Entry (CE) is the foundation of the City's homeless response system and serves as the point of entry to connect households experiencing homelessness to resources need to address their housing crisis. Households experiencing homelessness complete a standard assessment tool that considers the household's situation and identifies the best type of housing intervention to address their situation. A community queue of eligible households is generated from the standard assessment and is used to fill spaces in the permanent housing programs, including permanent supportive housing and rapid rehousing. This coordinated process reduces the need for people to have to seek assistance at every service 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 community has worked hard to improve on this process and ensure that we are assisting poverty-level families not only with prioritizing them for their housing needs but assessing all other needs. Now that these needs are assessed case managers will continue reaching out to the members to connect to applicable services until housing becomes available.

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.

Currently, the CoC holds meetings every other week for Coordinated Entry meetings/conference

calls with housing/service providers where the list of homeless individuals who have been vetted through the CES process is reviewed for gauging individual housing readiness. Each individual is assessed as to housing readiness and is placed in any housing available within the community.

The Coordinated Entry System Policies and Procedures Manual was updated in August 2021. The manual outlines a process that consists of four (4) phases:

1. Assessment
  - a. During this phase all community members experiencing homelessness or chronic homelessness are to be assessed by a Housing Assessor and their Standardized Assessment (uniform community assessment forms) score is placed a community queue for housing.
2. Housing Match and Prioritization
  - a. The Case Conferencing Team will meet to review the community housing queue and begin to match eligible participants with housing opportunities. These Case Conferencing Teams meet weekly or more frequently based on need.
3. Documentation and Housing Navigation
  - a. In this phase, official eligibility documentation, as standardized by the CoC, are gathered to prepare a household for an available housing intervention. The Housing navigator works with Housing Providers to guide a household through the referral and move-in process.
4. Housing Placement
  - a. This phase includes ensuring that the households is ready for move-in and documenting client acceptance and move-in date in HMIS.

**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 policies, including public noticing and utilizing its Neighborly online based grant management system. The funding priorities as it relates to ESG are funding emergency shelter to the maximum extent possible and prioritizing rapid re-housing and homelessness prevention.

The RFP Process is undertaken through the following steps:

1. The City publishes a Notice of Funding Availability (NOFA)
2. The City holds a technical workshop for those organizations planning to apply for funds
3. The City conducts a technical review on all applications received
4. The City submits technical review notifications
5. Following technical review notifications, the City allows organizations to appeal their technical review determination
6. Grant presentations are made to the Modesto Grant Review Committee that is made up of representative from the CH&CDC Committee and the CSOC.
7. Award notifications are announced at the CH&CDC committee that approves the Annual Action

Plan after which letters are sent to the applicants regarding their award status.

8. Associated projects and planned activities are included in the Annual Action Plan that is presented to City Council
9. Sub-recipient grant agreements are finalized

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 works very closely with the CoC 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 [CoC bylaws](#), amended on December 16, 2021, identify the CoC Council Members. Those bylaws state that “2 people who are or have experienced homelessness” are to be members of the CSOC council, elected/appointed by the general membership of the CSOC.

Alongside working with the CSOC, the City regularly participates in Stanislaus Homeless Alliance (SHA) discussions when developing policies and funding recommendations regarding facilities and services funded under ESG.

5. **Describe performance standards for evaluating ESG.**

General performance measures have been established by the City for each program component.

Performance measures are based on applicable system and project-level goals established by HUD for the ESG program and City strategic priorities. The City may establish specific performance targets for certain measures. However, nothing prohibits a local CoC or subrecipient from establishing additional performance measures or higher performance expectations.

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.

For the full Stanislaus Community System of Care Collaborative Homeless Management Information System (HMIS) Policies and Procedures Manual, please find it at the following link:

[https://www.csa-stanislaus.com/hmis/pdf/Policies\\_Procedures\\_SCOC.pdf](https://www.csa-stanislaus.com/hmis/pdf/Policies_Procedures_SCOC.pdf)

**Discussion**

The City of Modesto consults closely and regularly with the CoC and its HMIS, ESG/HPRP, and Supportive Housing Program (SHP) subcommittees, which develop policies and procedures for these programs and has played an active role in building the service infrastructure to sustain and improve the coordinated entry system. This consultation includes but is not limited to reports and presentations that are placed on the CoC monthly meeting agendas, weekly coordinated entry meetings to place individuals in housing, and ongoing coordination amongst service providers related to housing placement of homeless individuals.

For the full Coordinated Entry Policies and Procedures Manual, please find it at this link:  
<https://csocstan.com/coordinated-entry-system-ces-policies-and-procedures-manual/>

## **Executed HUD Certifications and SF-424**

This section is to be added once this plan is adopted.

## **City of Modesto Resolution 2026-XXX**

This section is to be added once this plan is adopted.