

# City of Modesto 2010–2015 Consolidated Plan Executive Summary



Final (May 2010)

# City of Modesto

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## 2010 – 2015

## Consolidated Plan

## Executive Summary

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## Introduction

### Purpose of the Plan

The City of Modesto (City) receives funds each year from the federal government for housing and community development activities.<sup>1</sup> These funds are intended to meet priority needs locally identified by the City. To receive these federal funds, the City must submit a strategic plan—the Consolidated Plan—every five years to the U.S. Department of Housing and Urban Development (HUD) that identifies local needs and how these needs will be addressed. The Consolidated Plan must also demonstrate how the City will meet national goals set by the U.S. Congress to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income<sup>2</sup> (lower-income).

The Consolidated Plan is guided by three overarching goals:

- **To provide decent and affordable housing** for lower-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
- **To provide a suitable living environment** by improving the safety and livability of neighborhoods.
- **To expand economic opportunities** by creating jobs accessible to lower-income persons and empowering lower-income persons to achieve self-sufficiency.

### Focus of the Plan

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on lower-income individuals and households. The Consolidated Plan must also address “special” needs identified by the federal government or the local jurisdiction, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and persons with HIV/AIDS.

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<sup>1</sup> Federal programs covered by the Consolidated Plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

<sup>2</sup> Low-income households are defined as earning 50 percent or less of the Stanislaus County area median income (AMI), as defined by the federal government. Moderate-income households earn between 50 percent and 80 percent of the County AMI.

## Priority Needs and Strategies

The City's overall priority is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This priority can be achieved through a combination of:

- Affordable housing;
- Supportive services to maintain independence;
- Investment in lower-income and deteriorating neighborhoods, and in facilities that serve lower-income populations; and
- Education and technical skills that allow individuals to obtain jobs paying self-sufficiency wages.

The City, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional affordable housing to address housing problems such as overcrowding, overpayment, and substandard housing conditions for the City's lowest income residents;
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions;
- A network of shelter, housing, and support services to prevent homelessness, move the homeless to permanent housing and independence, and decrease the number of homeless households with children; and
- Programs that promote economic development and create jobs, and that increase the job skills of potential employees from the targeted lower-income groups.

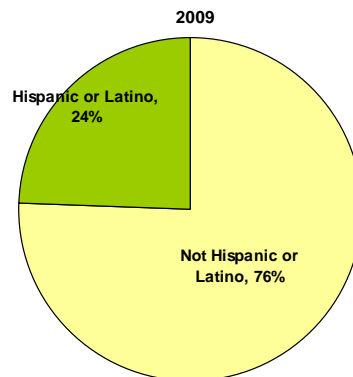
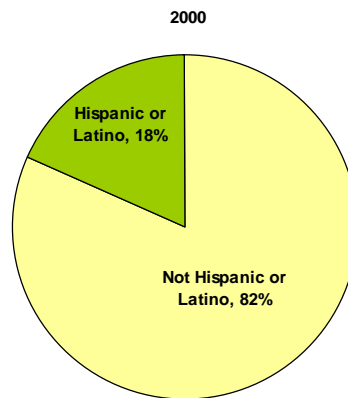
Specific priorities and how these priorities were established are described below.

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Due to current economic conditions and budget problems at both the federal and State levels, State and federal funding sources for housing and community development programs are expected to be limited for the foreseeable future. In addition, financing for private sector housing projects is almost non-existent. It is difficult, if not impossible, for housing developers to gather the necessary private equity investment, debt financing, and multiple sources of grants to fund projects.

## Housing Needs

The significant decline in for-sale housing prices has created an opportunity for affordable home ownership; however, market rents continue to rise steadily, and current economic conditions have impacted many households. These factors have increased the need for affordable housing in Modesto. At the same time, existing affordable housing units should be preserved, to avoid further exacerbating the need for additional affordable housing. Some of the indicators of housing need, opportunities, and the challenges facing the City are described below.

- The population of the City of Modesto rose from about 188,860 in 2000 to around 210,090 by 2009, an increase of 11.2 percent.
- Hispanic/Latino households increased from 18% to 24% of total households between 2000 and 2009 while the number and share of White, Not Hispanic/Latino households decreased.



- The median household income decreased from \$53,825 in 1999 to \$49,975 in 2009 (inflation-adjusted 2009 dollars)
- The median single-family home price was \$125,000 in the 4th quarter of 2009 (October-December) compared to \$240,000 in 2008 and \$325,000 in 2007. At the same time, average apartment rental rates have increased slightly since 2005.

- Approximately 18,100 lower-income households in the City did not have adequate housing in 2000.<sup>3</sup>
- There are generally more housing problems, including overcrowding, among renter households.
- There are approximately 1,114 assisted rental units affordable to lower-income households, of which 735 units are at risk of converting to market-rate housing within the next five years.
- The Housing Authority of the County of Stanislaus (HACS) reports that there are currently 3,345 applicants on its waiting list for rental housing units, but it is unknown how many of those applicants are Modesto residents.
- According to the Stanislaus Council of Governments (StanCOG) regional housing needs allocation, the City should accommodate 4,154 new housing units affordable to lower-income households through June, 2014 (830 per year).
- There has been a significant decline in residential building permits in recent years due to the collapse of the housing market, nationally and locally. In 2009, there were only 35 single-family and no multifamily permits

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

Priorities and strategies for addressing affordable housing needs are as follows:

### **Priorities and Strategies**

#### **Priority H-1. Increase the supply of affordable rental housing.**

Strategy H-1A: Use HOME funds to leverage funding for the construction of new affordable rental housing units through partnerships with the Modesto Redevelopment Agency, the Housing Authority of the County of Stanislaus, and using tools such as land banking, the Revolving Loan Fund, and housing set-aside funds.

#### **Priority H-2. Provide homeownership opportunities.**

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

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<sup>3</sup> Based on calculations provided by HUD from the 2000 Census on overpayment, overcrowding, and substandard housing conditions.

**Priority H-3. Preserve existing affordable housing stock.**

*Strategy H-3A:* Work with the HACS to preserve existing affordable housing units at risk of conversion to market-rate units.

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

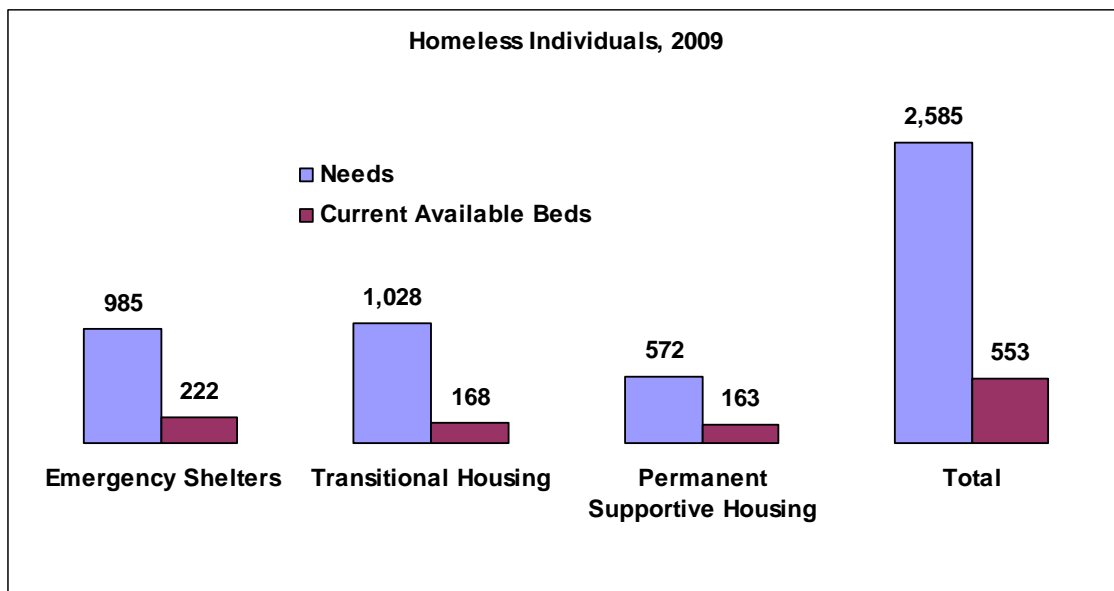
**Priority H-4. Continue to support fair housing.**

*Strategy H-4A:* Disseminate information and conduct outreach regarding Fair Housing services and counseling. Provide information regarding fair housing rights and violation remedies, especially landlord responsibilities to provide tenants notice of foreclosure proceedings.

## Homeless Needs

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing, and housing is just part of the long-term solution. The City of Modesto worked in conjunction with Stanislaus County and local homeless service providers to develop a 10-Year Plan to End Long-Term Homelessness, which the City then adopted in June of 2007. The City is a member of Stanislaus County Housing and Support Services Collaborative (SCHSSC) and will be coordinating with other member organizations of the SCHSSC towards achieving the objectives in the 2009 Continuum of Care Plan (CoC) aimed at eliminating chronic homelessness. Some of the indicators of homelessness and homeless prevention needs, and the challenges facing the City are described below.

- In January 2009, there were 1,800 homeless persons in Turlock/Modesto/Stanislaus County, including 999 un-sheltered persons, 496 in emergency shelters, and 305 in transitional housing. This represents a 35 percent increase in the number of individuals and children who were homeless and unsheltered since the last biennial count conducted in 2007.
- The 2009 count highlights an increase in the number of homeless households with children. Families are becoming homeless due to loss of employment, combined with loss of their rental units or homes due to foreclosure.
- There is a current gap of 763 emergency shelter beds, 860 transitional housing beds, and 409 permanent supportive housing beds for individuals and a gap of 177 emergency shelter beds, 302 transitional housing beds, and 198 permanent supportive housing beds for families.





- Current economic conditions in Stanislaus County have created a significant challenge to developing programs to assist families in becoming economically independent.
- Low levels of participation by non-HUD funded providers in the Homeless Management Information System (HMIS) creates some difficulty in identifying gaps in services and housing for the homeless population.

Priorities and strategies for addressing Homeless and Homeless Prevention are as follows:

### Priorities and Strategies

#### Priority HM-1. Address chronic homelessness.

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

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

#### Priority HM-2. Increase transitional housing.

Strategy HM-2A: Increase options for long-term transitional housing, especially for certain affected groups such as households with children, and those with mental health and chemical dependency issues. Leverage CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources.

**Priority HM-3. Provide permanent supportive housing.**

Strategy HM-3A: Increase the inventory of permanent supportive housing beds, leveraging CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources.

**Priority HM-4. Prevent homelessness for those at most risk.**

Strategy HM-4A: Use CDBG, ESG, American Recovery and Reinvestment Act and City General Fund monies to provide counseling to homeowners to avoid defaulting on mortgage payments, offer alternative financing to address delinquencies and refinance eligible homeowners into more favorable fixed-rate loans and provide advocacy service to negotiate with lenders for alternative financing.

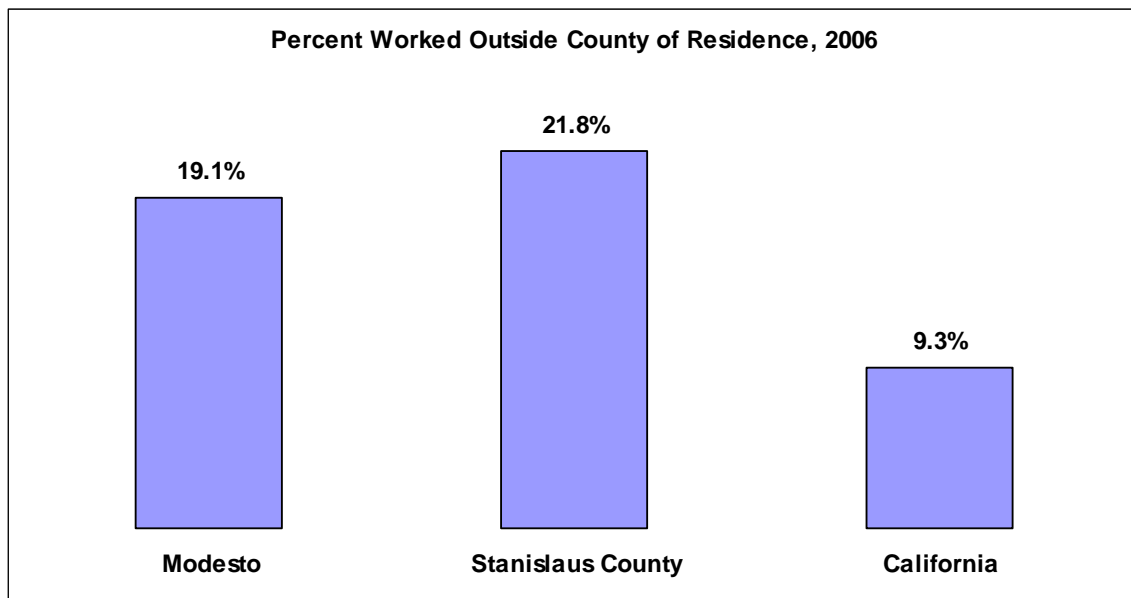
**Priority HM-5. Provide intensive and coordinated case management.**

Strategy HM-5A: Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs. Encourage greater HMIS participation from non-HUD funded organizations by providing CDBG funding to acquire necessary HMIS equipment and technical assistance to assist those organizations.

## Non-Housing Community Development Needs

To achieve the City's goals for economic opportunity leading to self-sufficiency, a suitable living environment, and decent housing, a network of support services is needed to ensure that lower-income residents are trained and educated for the labor needs of today and tomorrow. This network is also needed to ensure that lower-income residents have access to transportation between work, home, and other daily activities; and that they have access to health care to remain self-sufficient. For working parents, access to child care and/or programs for their school-age children is important. The network of services must ensure that lower-income residents can live as independently as possible within any physical and developmental abilities, and can be secure in their homes without the threat of violence. The City also places a priority on using public funds to encourage private sector investment, especially towards the recruitment and retention of job-generating enterprises. Some of the indicators of non-housing community development needs, opportunities, and the challenges facing the City are described below.

- Between 2000 and 2006, the City of Modesto experienced the greatest growth in Managerial and Professional occupations, followed by Service occupations and Sales and Office occupations. However, these are the occupations of City residents and these jobs may not be located within the City.
- Preliminary unemployment data for December 2009, published by the California Employment Development Department (EDD) indicate an unemployment rate for Modesto of 15.2 percent, compared to 17.5 percent in the County and 12.1 percent statewide for the same month.
- Modesto has the highest ratio of jobs to housing units in the Northern San Joaquin area. However, 19.1 percent of Modesto residents commute out of the County for employment compared to 9.3 percent statewide.



- There is need for housing that is affordable to residents at lower pay scales as well as a need to diversify the local employment base to generate employment opportunities for well-paid jobs that would reduce the need for residents to commute to the Bay Area for work.
- In the City, though plenty of land may be zoned to allow economic development, the cost of providing infrastructure to this land, especially transportation infrastructure, is seen as a constraint to development.
- Adaptive reuse of redevelopment areas and existing buildings is a potential mechanism for economic development with less burdensome infrastructure costs.

Priorities and strategies for addressing community development needs are as follows:

### **Priorities and Strategies**

#### **Priority CD-1. Support neighborhood revitalization efforts.**

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

#### **Priority CD-2. Promote economic development activities.**

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

Strategy CD-2B: Develop a process, in compliance with Section 3 requirements, to give preference to low- and very low-income persons or business concerns employing low- and very low-income persons in contract bidding opportunities for housing construction, rehabilitation, or other public construction projects that use HUD funds.

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

#### **Priority CD-3. Provide public services for residents.**

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

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

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

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

**Priority CD-4. Fund public facilities and improvements in low-income neighborhoods.**

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

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

Strategy CD-4C: Provide funding support for the City's Property Agent with CDBG funds to pursue the purchase of land or right-of-way for CDBG-funded projects.

## Non-Homeless Special Needs

Within the City, in various degrees, there is an ongoing gap in the availability of services across most categories of special need, including seniors, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. Some of the indicators of non-homeless special needs and the challenges facing the City are described below.

- Nearly 2,600 beds and housing are available for individuals with special needs, such as frail elderly and persons with disabilities, who cannot live independently in conventional housing. However, this is significantly less than the population of frail elderly, disabled, and others who may need a supportive housing environment.

### Licensed Community Care Facilities in Modesto

Facility Type	Facilities	Capacity
Small Family House	1	6
Group Home	7	46
Adult Residential	39	460
Residential Care--Elderly	58	1,257
Social Rehabilitation Facility	0	0
Adult Day Care	9	774
<b>Total</b>	<b>114</b>	<b>2,543</b>

Source: State of California Department of Social Services, Community Care Licensing Division, 2009.

- There is also a significant gap in services needed to support individuals with special needs.

Priorities and strategies for addressing non-homeless special needs are as follows, these priorities and strategies overlap with priorities and strategies to address housing, homeless, and community development needs:

### Priorities and Strategies

#### Priority SN-1. Provide housing and supportive services for elderly and frail elderly residents.

Strategy SN-1A: Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income senior housing. (Also see Strategies H-1A, H-2A, and H-3B)

Strategy SN-1B: Use CDBG to fund supportive services for senior residents such as

food delivery and nutritional education programs. (Also see Strategy CD-3A)

**Priority SN-2. Provide housing supportive services that allow for independent living by populations with special needs including the physically disabled, developmentally disabled, persons with severe mental illness, and persons with alcohol or other addictions.**

Strategy SN-2A: Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income housing for persons with disabilities, mental illness, and substance addictions. (Also see Strategies H-1A, H-2A, and H-3B)

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

## How Priorities Were Established

Priorities for the Consolidated Plan derive from the primary goals described at the beginning of this Executive Summary:

- To provide decent housing;
- To provide a suitable living environment; and
- To expand economic opportunities.

Priorities are also based on the City's belief that, by increasing self-sufficiency and economic opportunity, many of the housing, social service, educational, and other needs can be addressed more readily.

The City is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low incomes (less than 30 percent of area median income), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities.

As described below, the City undertook an extensive outreach process to public and private organizations and individuals to identify priority needs and methods establishing those priorities.

## The Planning Process

The preparation of the Consolidated Plan began with a Key Stakeholder meeting targeted at service providers and open to the general public. The City sought first to identify potential needs, service gaps, and key issues on which to focus the community outreach process.

The City also solicited input through the distribution of surveys. Service providers and residents were asked to rank various service and public facility needs in the City. The results were tabulated and priorities were established based on an average score.

To obtain further public input on the identification of priority needs and proposed strategies to address those needs, the City conducted two Consolidated Plan neighborhood meetings in February 2010. After the publication of the draft Consolidated Plan the City held a public consultation meeting and two public hearings on the draft Consolidated Plan in April 2010.

## Funding to Implement the Plan

There are several potential funding sources to implement the strategies contained in the 2010 - 2015 Consolidated Plan. These sources include, but are not limited to:

- Federal funds covered under the Consolidated Plan: CDBG, HOME, ESG, and HOPWA (provided through an agreement with the State of California as a recipient of HOPWA funds);
- Funds provided under other HUD programs, the Department of Commerce, the Federal Emergency Management Agency, and other federal agencies;
- State funds provided under various programs of the California Department of Housing and Community Development and the California Housing Finance Agency;
- State and federal tax credits and mortgage credit certificates;
- Tax-exempt bond proceeds;
- City's Redevelopment Agency tax increment funds and the low/moderate income set-aside from those funds;
- City's General Fund; and
- Private industry sources such as the Federal Home Loan Bank Board's Affordable Housing Program.



# 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

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## GENERAL

### Executive Summary

***The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.***

5 Year Strategic Plan Executive Summary:

The Executive Summary of the Consolidated Plan is presented as a separate document.

### Strategic Plan

***Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.***

Mission:

The City of Modesto's Consolidated Plan is for the five-year period of 2010 through 2015 and the plan identifies three overall goals that relate to the major commitments and priorities of HUD:

- Provide decent and affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
- Provide a suitable living environment by improving the safety and livability of neighborhoods.
- Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency.

The Strategic Plan will utilize funding from CDBG, HOME, and ESG programs to meet the aforementioned goals. The City of Modesto does not receive HOPWA funds directly. In addition, American Dream Downpayment Initiative (ADDI) funding ceased nationally in 2007, and the City of Modesto will not be receiving additional funds, although the City has some funds remaining from prior allocations. Below is a listing of each program, including estimates of funding amounts for the 5-year Consolidated Plan period, plus the program funding received for the 2009-2010 fiscal year, which do not include carry-over funding from prior years.<sup>1</sup>

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<sup>1</sup> Jody Christiansen, Budget Analyst, City of Modesto. Personal Communication. December 14, 2009.

**Community Development Block Grant (CDBG)** – provides funding for housing and economic development activities targeted at low- and moderate income persons.

- FY 2009/2010 funding: \$ 2,646,026
- 2010/2011 to 2014/2015 projected: \$10,715,707.97

**Home Investment Partnerships Program (HOME)** – provides funding for activities related to rental and ownership housing for low-income persons.

- FY 2009/2010 funding: \$1,368,945
- 2010/2011 to 2014/2015 projected: \$6,024,412.97

**American Dream Downpayment Initiative (ADDI)** – provides funding for downpayment and the closing costs for first-time homebuyers.

- Not Applicable

**Emergency Shelter Grants (ESG)** – provides funding for shelter and services for the homeless.

- FY 2009/2010 funding: \$103,561
- 2010/2011 to 2014/2015 projected: \$473,025.21

**Housing Opportunities for Persons with HIV/AIDS (HOPWA)** – provided funding for the special needs of persons with HIV/AIDS.

- Not Applicable

## General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

### Geographic Areas of Low-income and Minority Concentration

The City of Modesto is located within Stanislaus County, in Northern California. The first figure in Attachment B, entitled “Low and Moderate Income Household Concentrations,” provides information on the Census Tracts in Modesto that have concentrations of households with low- or moderate incomes.<sup>2</sup> The second figure in Attachment B, “Minority Population Concentration,” highlights the Census Tracts where there are concentrations of minority populations. If 51 percent or more of the households in a given Census Tract qualify as low- or moderate-income, or 51 percent or more of the population are members of minority groups, then the tract is defined as an area of concentration. Nine Census Tracts, mainly located along Highway 99 and surrounding downtown Modesto, have low- or moderate-income concentrations. Fourteen Census Tracts, including most of the Census Tracts west of Highway 99 and a couple other tracts on the edges of the City limits, have minority concentrations.

Additional figures in Attachment B show the Census Tracts where there are concentrations of Hispanic, Black, and Asian/Native Hawaiian/Pacific Islander

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<sup>2</sup> Low/moderate income households refers to those households with incomes that qualify as extremely low-income (less than 30 percent of Median Family Income, MFI), low-income (30 to 50 percent of MFI), and moderate-income (50 to 80 percent of MFI)

populations. Across these three figures, the highlighted Census Tracts indicate places where the percentage of a given minority is above the city average and Census Tracts where the percentage of a given minority is twice or more than the City average. In the City of Modesto, an average of 6.8 percent of the population is Asian/Native Hawaiian/Pacific Islander. There is only one Census Tract where this population represents twice or more of the city average, and an additional 14 Census Tracts, mainly in western Modesto, where the population concentration exceeds the City average. Blacks comprise 4.1 percent of the City population, and there is only one Census Tract where Blacks represent more than twice this proportion. Fifteen additional Census Tracts have Black population above the City average, including most of the Census Tracts west of Highway 99 and some other tracts interspersed throughout the remainder of the City. As for the Hispanic population, there are five Census Tracts concentrated in southern Modesto where the Hispanic population is more than twice the City average of 32.8 percent. An additional seven Census Tracts have concentrations above the City average.

The final figure in Attachment B highlights the locations of the Licensed Community Care Facilities in the City of Modesto. Licensed Community Care Facilities include adoption agencies, adult day care, adult residential facilities, childcare centers, crisis nurseries, foster family sub agencies, group homes, infant centers, residential care for the elderly, and school age childcare. These facilities are dispersed relatively evenly throughout the City, and the facilities are not concentrated in the lower income Census Tracts.

***2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.***

### **Basis for Allocating Investments and Assigning Priority**

Allocation of CDBG and HOME funds and assignment of priorities for funding are based upon the national goals set forth by HUD regulations, and local goals for housing and community development. The local goals, which are consistent with HUD regulations, focus on building up and improving the City's people and neighborhoods. The City's priorities are based upon the following broad principles:

- A community that values diversity; respects cultural, ethnic and individual differences; and provides equal opportunity and access to services.
- A community where children and youth thrive and succeed, with adequate education, health care, and nutrition.
- A community that has a labor force able to secure and maintain employment.
- A community that provides senior citizens and disabled persons with the support needed to be secure, to function independently, and to contribute to the community.

- A community that has an adequate supply of affordable housing dispersed throughout the community.

Goals contained in the City of Modesto 2005-2009 Strategic Plan that the City deemed relevant for the Consolidated Plan include:

- The City encourages opportunities for all levels of education and workforce development, including trade school, college, and university.
- Our downtown is a vibrant, government, financial, corporate, and regional entertainment center with high-density housing and services.
- Identify opportunities for collaborative delivery of police, fire, recreation, and neighborhood services.
- Promote a variety of housing types to address the diversity of needs for people throughout their life cycle and across income levels.
- People in neighborhoods have convenient linkages to services.
- Collaborate for health services delivery with our partners, such as the County.
- Actions support the safe and healthy, drug-free, gang-free development of young people.

As part of the City's preparation of its Draft 2009 Housing Element (a part of the Modesto General Plan required under State law), the following Community priorities were developed in community meetings throughout Modesto:

- Promote economic development and jobs.
- Provide street improvements.
- Ensure traffic safety.
- Facilitate neighborhood revitalization and clean up.
- Assist and promote neighborhood-based non-profit organizations.

In addition, the Draft 2009 Housing Element identified the following key issues related to housing and community development needs:

- *Projected population growth of 60 percent over the next 10 years and double over the next 20 years.*
- *Employment growth lagging behind population and housing growth during the past 10 years.*
- *Geographic and income mismatch between jobs and housing available in the City, resulting in increased commuting time, and worse traffic and air quality, among other issues.*
- *Historic increase of housing prices in the Bay Area, causing workers from the Bay Area to seek affordable housing in the San Joaquin Valley.*
- *Most significant employment gains in the last 10 years were among the service and production/craft/repair occupations, primarily lower paying jobs.*
- *Lack of multi-family housing construction, leading to overcrowding and cost burden issues among renter-households.*

- *Increase in families without children and decrease in families with children indicate the need for smaller size units to accommodate start-up families.*
- *Increase in “other” families, particularly the single-parent households, indicates a need for affordable housing and child care.*
- *Approximately 35 percent of the senior households pay more than 30 percent of their limited incomes on housing. Cost burden is particularly prevalent among senior renter households.*
- *Limited availability of large rental units for large renter-households.*
- *A rising homeless issue Countywide with inadequate services and facilities to address the needs. Of specific note is the rising number of homeless families.*
- *Too little supportive housing for special needs populations.*
- *Approximately 36 percent of the housing stock is at least 30 years old. Ongoing maintenance is necessary to preserve and improve the quality of the housing stock.*
- *Certain neighborhoods exhibit deferred maintenance.*
- *Some affordable housing developments may be eligible to convert to market-rate housing.*
- *Lower-income households have limited housing choices and most likely cannot afford to own a house.*

Several policies contained in the City’s Draft 2009 Housing Element were also relevant to the shaping of the Consolidated Plan priorities. These policies include:

- Policy 1.1: Establish and/or support programs to supply below market housing for extremely low-, very –low-, low-, and moderate-income households, as well as market rate housing.
- Policy 1.2: Promote the development of affordable housing throughout the community, where appropriate and compatible with existing uses, and facilitate the development of housing for the unmet needs of lower income special needs groups, including the disabled, elderly, homeless, and large families (five or more persons).
- Policy 2.1: Promote equal opportunity for all residents to live in the housing of their choice by continuing to make a strong commitment to the issue of fair housing practices, as well as ensure that fair housing opportunities prevail for all City residents regardless of age, sex, religion, ancestry, marital status, family status, income or source of income, race, creed, national origin, sexual orientation, or disabilities.
- Policy 2.2: Facilitate the development of accessory units as an affordable housing alternative.
- Policy 2.3: Facilitate the development of entry level housing as well as “step-up” housing and encourage a range of housing types to be constructed in subdivisions and large developments.
- Policy 3.1: Maintain the supply of safe, decent, and sound affordable housing in the City of Modesto through the conservation and rehabilitation of the City’s existing housing stock, focus on the use of City resources for housing rehabilitation, and encourage the development and rehabilitation of housing that is accessible to persons with disabilities.

- Policy 3.4: Make a maximum effort to preserve for its lower income households, the units in assisted housing developments that are eligible to change to uses for other than lower-income households, due to terminations of subsidy contracts, mortgage prepayments, or expiration of use restrictions.
- Policy 5.1: Establish and maintain development standards that support housing production while protecting quality of life goals.
- Policy 5.2: Continue to provide financial incentives such as fee deferrals and exemptions for developments meeting the affordable and special housing needs of the community. Review the City's fee structure, including development fees, impact fees, and other municipal costs, periodically to ensure that they do not unduly constrain the production of housing, especially affordable housing.
- Policy 5.2: Continue to provide timely and coordinated processing of residential development projects to encourage housing production.
- Policy 5.3: Continue to provide timely and coordinated processing of residential development projects to encourage housing production.
- Policy 6.2: Promote infill development as a method of ensuring maximum utilization of existing urban services.
- Policy 7.1: Encourage the development of workforce housing.

The Stanislaus County Housing & Support Services Collaborative, *Continuum of Care Application 2009* influenced the funding priorities related to homeless persons. These objectives are to be maintained or exceeded over the next ten years. The objectives include:

- Objective 1: Create new permanent housing beds for chronically homeless individuals.
- Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.
- Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.
- Objective 5: Decrease the number of homeless households with children.

In addition, priorities were established on the basis of comments received from the general public and interested parties from community workshops, surveys, and comments received during the Consolidated Plan preparation process. Priorities were also developed as a result of City outreach to non-profit agencies, neighborhood groups, the private sector, other government agencies, and service clubs.

### **3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).**

#### **Obstacles to Meeting Underserved Needs**

The primary obstacle to meeting underserved needs is the availability of funding. The availability of funding from both federal and State sources is a key determinant of Modesto'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.

Another obstacle, as discussed in the Housing Market Analysis section, is the impact of the national housing market downturn on local housing production. As of the time of publication, financing for private sector housing projects is almost non-existent. It is difficult, if not impossible, for housing developers to gather the necessary private equity investment, debt financing, and multiple sources of grants to fund projects. Modesto is also experiencing high rates of housing foreclosure while the decline in global economic conditions has created a high unemployment rate across the community.

Key stakeholders identified a number of obstacles to meeting underserved needs, including (See Attachment C for further detail):

- Current funding leveraging requirements;
- Not enough services to support the diverse population in affordable housing communities;
- Need to better combine housing with supportive services;
- Limited resources;
- Prevailing wage requirements;
- Funding from the State is declining;
- Resident perceptions of various services may hinder them from accepting assistance;
- Current housing market and economic conditions; and
- Need for more education and dissemination of information.

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

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

## **Managing the Process (91.200 (b))**

- 1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.***

### **Lead Agency**

The lead agency overseeing the development of the Consolidated Plan is the City of Modesto. For the list of the major public and private agencies responsible for administering programs covered by the Consolidated Plan see Item 1 under the heading Institutional Structure (91.215 (i))

**2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.***

**Significant Aspects of Plan Development Process**

The Consolidated Plan was prepared with oversight by the Citizens Housing and Community Development Committee (CH&CDC). This committee, appointed by the City Council, with two Council representatives, also has representatives of various other City committees, including: Citizens Redevelopment Advisory Commission, Planning Commission, and the Housing Rehabilitation Loan Committee. In addition, at-large seats, generally representing low-income and racial minority groups, fill out the 13-member committee.

Other key aspects of the planning process were:

- Consultations with key stakeholders, including representatives of Housing Authority of Stanislaus County; non-profit organizations that provide housing, facilities, and/or services to low- and moderate-income residents; and neighborhood organizations.
- Consultation with the general public through workshops, public hearings (see Citizen Participation below), and a resident survey.

**3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.***

*\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.*

**Consultations with Housing, Social Service, and Other Agencies**

The City held a public Key Stakeholder workshop during January of 2010. An invitation to the workshop and a copy of the City's survey of Housing and Community Development Needs (included in Attachment C) were sent out to 138 organizations operating in the City. During the workshop, service providers gave the following recommendations regarding priority needs:

- Workforce housing;
- First-time homebuyers;
- Affordable rental housing;
- Transitional housing for the homeless;
- Combine affordable housing with services;
- Infill affordable housing;
- Redevelopment of abandoned homes;

- Homeless services for kids, veterans, seniors, and the working poor;
- Affordable housing for seniors;
- Transportation for seniors;
- Outreach activities to improve perceptions so eligible residents enroll in programs;
- Supportive housing for the homeless with mental health disabilities;
- Increase funding, marketing, and staff for first-time homebuyer assistance programs;
- Fair housing education for tenants/renters and homeowners;
- Affordable downtown housing for all groups; and
- Renovate Ralston Towers.

Public and non-profit organizations that provide housing, facilities, and/or services to low- and moderate-income residents were contacted as part of the preparation of information for inclusion in the Consolidated Plan. Michele Gonzales, Director of Housing Choice Voucher Program Administration, who serves as the President-elect of the Stanislaus County Continuum of Care, provided information regarding the 2009 Continuum of Care Application. Carol Prunty, Director of Housing Services, and Joe Gibbs, Director of Development, at the Stanislaus Community Assistance Project, gave information regarding housing for persons with HIV/AIDS and the disabled. Gabriel Juarez, Director of Housing Management, Housing Authority of the County of Stanislaus, supplied information about the waiting list for public housing provided by the Housing Authority.

## **Citizen Participation (91.200 (b))**

### ***1. Provide a summary of the citizen participation process.***

#### **Citizen Participation Process**

In addition to the previously mentioned Key Stakeholder meeting, which was publicized and open to the public, Citizen participation in the Consolidated Plan process included two Consolidated Plan neighborhood meetings held in February of 2010, a public review period for the draft Consolidated Plan during March and April 2010, a public consultation meeting on April 1, 2010, a public hearing by the Citizens Housing and Community Development Committee on April 21, 2010, and a public hearing by the Modesto City Council on April 27<sup>th</sup>, 2010.

In addition to verbal input taken at the meetings, the City distributed resident questionnaires during the neighborhood meetings seeking public input on housing and community development needs. The City also provided surveys to service agencies involved in housing and community development, which in turn distributed the surveys to their clients. Approximately 38 resident surveys and 11 service provider surveys were submitted. Attachment C details the results of the survey.

### ***2. Provide a summary of citizen comments or views on the plan.***

#### **Summary of Citizen Comments**

Refer to Attachment C of this document, which provides a summary of comments made by citizens and community organizations. According to the results of a resident and survey provider survey, community needs with the highest priority

scores, based on a scale of one to four, with one being the lowest priority and four the highest, are:

- Mental Health Services
- Neglected/Abused Children
- Job Creation/Retention
- Employment or Vocational Training
- Health Services
- Anti-Crime Programs
- Homeless Services
- Senior Housing
- Disabled Services
- Housing for Disabled
- Health Care Facilities
- Affordable Rental Housing
- Homeless Facilities
- At-Risk Youth Services
- Domestic Violence Services (e.g., counseling)

***3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.***

**Efforts to Broaden Public Participation**

The City ensured that one of the two neighborhood meetings was held in the evening to accommodate household members who work during regular business hours. Neighborhood meetings were held in areas with predominantly low- and moderate-income residents. The meeting for key stakeholders was held during the day to accommodate the service providers. All meetings were held at public buildings that are accessible to persons with disabilities. A Spanish language translator was available at all public meetings. In addition, public notices pertaining to the Public Consultation meeting were issued in both English and Spanish.

***4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.***

*\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

**Comments Not Accepted**

The City accepted all public comments on the Consolidated Plan and seeks to address as many of the public's concerns and priorities as possible. However, the lack of adequate funding to address all needs during the five-year period covered by this Consolidated Plan (2010–2015) means that not all priority needs can be addressed, or fully addressed. Public comments related to the City's process for funding, coordinating, and monitoring projects, programs, and services under the Consolidated Plan were also accepted and will be considered in the City's review of its internal processes.

## Institutional Structure (91.215 (i))

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

### **Institutional Structure**

The City of Modesto will implement the Consolidated Plan through the following agencies and organizations. The City will serve as the lead agency in coordinating and monitoring the use of federal funds.

**City of Modesto.** The following City departments are involved in the implementation of the Consolidated Plan:

**Parks, Recreation and Neighborhoods Department.** The Parks, Recreation and Neighborhoods Department is responsible for managing the implementation of the Consolidated Plan and overseeing the use of federal funds. This department also oversees the City's housing, public services, neighborhood clean-ups, and other programs that are funded under the Consolidated Plan.

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

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

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

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

- Homeless Assistance Program
- Health Services Agency
- Department of Behavioral Health and Recovery Services
- Community Services Agency

**State of California.** The State of California provides funding and services to cities and counties in California through several agencies, to meet a variety of housing,

community development, and social service needs. The following agencies, while not a complete list, provide much of the funding and services to low- and moderate-income Modesto residents:

- Department of Rehabilitation, Modesto Office
- Valley Mountain Regional Center
- California Department of Housing and Community Development

**Other Public Agencies.** These are public agencies, other than those that are part of the City of Modesto, Stanislaus County, or the State, that participate in housing and community development programs. Three of these agencies include:

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

**Modesto School Districts.** Eight school districts serve the City of Modesto. The primary districts are the Modesto City Elementary School District and the Modesto City High School District, which operate jointly as Modesto City Schools, under a single board of education. School districts partner with the City in providing youth services, such as before and after school programs, nutrition programs, health services, anti-crime programs, and other programs for Modesto's low- and moderate-income families. The school districts furnish facilities from which these services can be provided, and collaborate with the City in providing joint recreation programs and facilities for low-income and at-risk youth.

**Non-Profit Organizations.** Private, non-profit organizations provide the majority of housing, shelter, and direct services funded under the Consolidated Plan. Among the agencies that deliver services to low- and moderate-income Modesto residents, many of which are funded by the City, are:

- Association of Retarded Citizens of Stanislaus County
- Californian Association of the Physically Handicapped, Chapter No. 37
- Center for Human Services
- Central Valley Opportunity Center
- Children's Crisis Center
- Community Transitional Resources
- Community Housing and Shelter Services
- Bread of Life Meals Ministry
- Disability Resource Agency for Independent Living (DRAIL)
- Doctors Medical Center Foundation
- Golden Valley Health Centers Homeless Health Project
- Habitat for Humanity
- Haven Women's Center of Stanislaus County
- Healthy Aging Association
- Interfaith Ministries
- Modesto Gospel Union
- Modesto Love Center Ministries
- Parent Resource Center
- Project Sentinel
- Salvation Army
- Second Harvest Food Bank

- Self-Help Enterprises
- Stanislaus Community Assistance Program (SCAP)
- Stanislaus County Affordable Housing Corporation (STANCO)
- Telecare/SHOP
- United Way of Stanislaus County (not a direct service providers, but a funding agency)
- United Samaritans Foundation (USFLP)
- West Modesto/King Kennedy Neighborhood Collaborative

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

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

## ***2. Assess the strengths and gaps in the delivery system.***

### **Strengths and Gaps in Delivery System**

The comprehensive nature of the delivery system in Modesto is one of its strengths. The delivery system includes public agencies, private firms and non-profit organizations that have involvement in housing and community development issues. Each type of organization involved contributes its own knowledge of local conditions, which ensures a more comprehensive approach to solving housing and community development problems. This also leads to a greater sharing of resources, both financial and personnel, which increases the effectiveness of these otherwise limited resources. The predominantly local nature of the institutional structure is another strength, as this makes it more likely that actions on housing and community development consider local conditions and address local needs.

However, the comprehensive nature of the delivery system also contains problems. Coordination among the various agencies can be difficult, even among agencies within the same organization. For example, four divisions/departments within the City of Modesto are responsible for various housing and community development programs. The number and variety of participants in the delivery system makes it more difficult to establish priorities and to allocate resources. Finally, the complexity of the delivery system may increase the possibility of a client "falling through the gaps" and not receiving the services required.

The City has made several efforts to address the potential gaps in the delivery system. Among City departments that are involved in housing and community development programs, Memorandums of Understanding (MOUs) are in place that delineate the program and reporting requirements for each department. Other examples of efforts to overcome gaps in the institutional structure and to enhance

coordination include:

- The City's CDBG staff works with the City's Finance, Parks Planning, and Public Works Departments to ensure that capital improvement projects are on schedule, and that invoices are paid in a timely manner.
  - The Deputy Director for HUD programs meets on a weekly basis with the key CDBG and HOME staff members to discuss the status of projects and upcoming meetings.
  - The RDA/CDBG Administrative Analyst II is a member of the City's Development Review Team, which meets weekly to review and discuss all proposed residential and commercial developments in the City. The team includes traffic engineers, landscape architects, planners, etc., to ensure that all developments are looked at from every angle in terms of their impacts to the surrounding neighborhoods, and how the project fits in with "Smart Growth" principles.
  - CDBG staff provided a technical assistance workshop to non-profit agencies on the types of services that are eligible for public service funding, as well as a detailed explanation of ESG requirements. The workshop also covered how to properly fill out an application package.
  - CDBG and HOME staff participated in the following community/collaborative committees: Stanislaus County Housing and Support Services Collaborative, Emergency Food and Shelter Board, United Way Impact Councils on Building Strong Neighborhoods, and Safety Net.
  - The HOME Program Manager was involved in the update of the City's Housing Element, especially involved in the discussions surrounding multifamily and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.
  - City staff worked lending institutions and non-profit organizations, Federal National Mortgage Association (FNMA or "Fannie Mae") to present a Foreclosure Prevention Workout Event in June 2004. Lending institutions worked with homebuyers to provide loan modifications. City staff also worked with lenders, non-profit organizations and other housing organizations to provide to provide an event called Homeownership Modesto. The event included a 4 hour homebuyers counseling and other workshops to inform the public about Neighborhood Stabilization Program 1 (NSP1)
3. ***Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.***

### Strengths and Gaps in Public Housing

The Housing Authority of the County of Stanislaus (HACS) is a public agency independent of the City of Modesto. Although the City and HACS have collaborated in the past on several issues related to housing, the HACS is governed by its own commission and executive director. Therefore, the City does not have a direct influence on HACS operations.

The City and the HACS, however, collaborated on several projects since the development of the last Consolidated Plan in 2005. The City contracted with the HACS for planning and predevelopment work as well as construction of the 20 unit Village One apartment complex. Village One includes 20 affordable multifamily units. The City also funded a portion of the acquisitions of an affordable housing apartment complex at 1901 Paramount way ("Paramount Project") using the CDBG Revolving Loan Fund.<sup>3</sup>

The City of Modesto has also been in contact with the HACS regarding how to make homeownership an option for HACS residents. The concepts discussed include affordable homeownership opportunities using HOME funds, how to better coordinate the HACS Family Self-Sufficiency or Resident Opportunity and Self Sufficiency Programs and the City's Down Payment Assistance Program. The HACS and the City have partnered in the administration of the Neighborhood Stabilization Program to purchase foreclosed homes, and sell the units to HACS residents, addressing the lack of homeownership opportunities for HACS residents.

## **Monitoring (91.230)**

***Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.***

### ***5 Year Strategic Plan Monitoring response:***

#### **General**

The City monitors its performance in meeting the goals and objectives set forth in the Consolidated Plan in the following ways:

- Keeping the community aware of the Consolidated Plan and asking for its input on the City's progress in meeting the Plan's goals and objectives at various public forums.
- Staff review of proposals for consistency with the Consolidated Plan.
- Evaluating and discussing in detail the City's performance as it relates to the Consolidated Plan during preparation of the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, the City has established a coordinated procedure within the Parks, Recreation and Neighborhoods Department to verify and confirm that grant funds have been used in an eligible and appropriate fashion. The Department receives monthly budget printouts from the Finance Department, and staff verify and cross-reference the information on the printouts, with supporting documentation

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<sup>3</sup> City of Modesto Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Years, 2004-2005, 2005-2006, 2006-2007, and 2008-2009.

maintained at the Department office. Department staff also assign a unique number to each activity, which provides easy identification on both the City's financial reporting system and IDIS, the federal financial cash management system.

### **Housing Rehabilitation and Loan Program**

For projects funded under the Housing Rehabilitation Loan Program, both the Housing Finance Specialist and the Housing Rehabilitation Specialist monitor the use of those funds. Funds are disbursed according to a detailed Real Property Improvement Agreement that is executed by the property owner and the contractor. When a phase of the work is completed, the Housing Rehabilitation Specialist confirms the completeness of the phase of rehabilitation and reviews the work with the property owner. The owner signs a payment request voucher that authorizes the disbursement of funds according to the contract. The Housing Financial Specialist reviews the payment voucher, after which time it is approved by the Deputy Director of the Parks, Recreation and Neighborhoods Department. The City's Finance Department monitors the disbursement of funds and the balance of the project account. For deferred loans, the City monitors compliance with loan terms every 18-24 months.

### **CDBG and ESG Funds**

As contracts are written for the various organizations (sub-recipients) receiving CDBG or ESG funds, strict controls are placed on the use of the funds. Whenever possible, payments are made for units of service delivered to beneficiaries. Performance measures (i.e., number of individuals served, type of activity, accomplishments, etc.) are established as part of the agreement. This enables City staff to monitor the effectiveness of the funded project. The agreement for services also includes general performance standards, including the provision of monthly activity reports to the City, and written requests for reimbursement of expenses. In addition to implementing agreements for services with local non-profit organizations, the Parks, Recreation and Neighborhoods Department has written "Memoranda of Understanding" (MOUs) with other City departments. These MOUs describe, in general, the services that are to be delivered to the community, quantify the services in measurable objectives and terms, and list the funds dedicated to these activities. Staff then follow up on the conditions of the MOUs and monitor the progress of City departments, as well as non-profit agencies. All internal departments also submit written requests for disbursement of funds.

For sub-recipients, City staff conduct on-site monitoring sessions annually to confirm the supporting documentation for use of funds and to confirm that the services were rendered as reported. The monthly invoicing is also carefully reviewed and detailed receipts and accounting records must be submitted to support the requested payments. Staff address key issues that may arise from general programmatic concerns, audit findings, or public concern during on-site monitoring sessions. Staff also utilize on-site monitoring for an opportunity to provide technical assistance to the sub-recipients, so that the agencies can maximize the benefits of their programs.

In 2010 the CDBG Request For Proposals (RFP) for Public Services was released on January 11, advertising the availability of CDBG and ESG funds for the coming year. Eligible non-profit agencies were invited to attend a technical assistance conference, in which staff covered the eligible uses of CDBG and ESG funds and described the application process. Once the Request for Proposals (RFP) cycle was closed and proposals had been received, a review committee made up of staff, and members of the Citizen's Housing and Community Development Committee will read each

proposal; and the non-profit agencies will have the opportunity to provide oral presentations to the review committee and finally funding recommendations will be provided based upon the following criteria:

- Soundness of the agency.
- Eligible activity.
- Alignment with community need.
- Quality of service.

The Review Committee's funding recommendations will be provided to the Citizens Housing and Community Development Committee, as well as the City Council. Once approved, these projects will be included in the list of projects for the Annual Action Plan.

The City of Modesto has a Small, Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) policy and procedures guideline that was accepted by HUD in May 1994. The City's Recreation, Parks and Neighborhood Services Division conducts outreach efforts throughout the year to inform licensed minority and women contractors and prospective MBE/WBE contractors about the advantages of making bids on rehabilitation and new construction projects. The MBE/WBE item is included in the City's request for proposal process. For the City's rehabilitation program, applications are sent to non-profit agencies, construction firms, developers, and real estate agents that may qualify as MBE/WBEs.

### **HOME Program**

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

For rental housing, during the period of affordability, staff conduct on site inspections of units to determine compliance with property standard requirements. Staff corroborate information furnished by the owners in regards to lease, income verification, rent, utility allowances and compliance with provisions of written agreements. In addition, City staff perform on site inspections of HOME-assisted units as required.

- Complexes containing one to four HOME-assisted units are monitored not less than once every three years; complexes containing five to 25 units are monitored every two years, and projects containing 26 units or more are monitored every year. HOME-assisted rental units are inspected for rent, income, housing quality, and other affordability criteria in accordance with HOME requirements. Physical inspections are conducted to ensure that properties provide decent, safe and sanitary housing for all residents. In addition, all property management agents at each complex are expected to maintain physical conditions above the minimum maintenance standards as required by Section 8 Housing Quality Standards and local housing codes.

- **Recapture/Resale for Home Ownership Activities:** The City of Modesto has elected the recapture option during the affordability period. As such, the full amount of the HOME American Dream Down Payment Initiative (ADDI) assistance loan made to the homebuyer is recaptured and returned to the HOME program account by the end of the affordability period. Loans are deferred. Full repayment (principal plus accrued interest) is due at the time the owner sells, transfers title, refinances, or discontinues using the home as a principal residence. The City monitors compliance with deferred loan terms.
- **Affirmative Marketing:** The City of Modesto implemented an Affirmative Marketing Policy for use in its HOME program in order to comply with HUD fair housing objectives. Both the borrower/developer and the City share the responsibility to inform the public about federal fair housing laws. The City, through its monitoring of the HOME units, evaluates the effectiveness of the marketing efforts. The beneficiaries are held to the terms of the policy by reference in the HOME Loan Agreement and Trust Deed executed to secure the HOME loan.

## **Priority Needs Analysis and Strategies (91.215 (a))**

- 1. Describe the basis for assigning the priority given to each category of priority needs.***

### **Basis for Assigning Priority Needs**

Refer to Response to Item #2 in the General Questions Section

- 2. Identify any obstacles to meeting underserved needs.***

### **Obstacles to Meeting Underserved Needs**

Refer to Response to Item #3 in the General Questions Section

## **Lead-based Paint (91.215 (g))**

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.***

### **Housing Units Containing Lead-Based Paint**

The number of households in housing with lead hazards is calculated using 2000 CHAS data. According to the U.S. Department of Housing and Urban Development (HUD), approximately 75 percent of all residential structures built prior to 1978 contain lead-based paint (LBP).<sup>4</sup> Therefore, multiplying the number of Modesto

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<sup>4</sup> U.S. Department of Housing and Urban Development, "EPA and HUD Announce Landmark Lead Disclosure Settlement." January 16, 2002

households living in units built prior to 1970 by 75 percent gives an estimate of 7,670 households in housing with lead hazards. In 2000, there were about 2,190 households with incomes at 30 percent or less of MFI in housing with lead hazards, around 2,370 households with incomes of 30 to 50 percent of MFI in housing with lead hazards, and 3,060 households with incomes of 50 to 80 percent of MFI in housing with lead hazards. This estimate assumes the worst, but in reality the number of housing units with lead hazards is probably less due to City programs that have a lead-based paint hazard reduction component and due to the actions of individual homeowners to abate lead-based paint.

***2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.***

**Actions to Evaluate and Reduce Lead-Based Paint Hazards**

Effective September 15, 2000, lead-based paint regulations have been implemented and are currently being complied with. Due to Senate Bill SB 460, February 2003, and EPA Final Lead Regulations, July 2003, and in order to become more knowledgeable of lead-based paint regulations, the City's housing rehabilitation specialists completed and passed the U.S. Department of Housing and Urban Development (HUD) Lead Hazard Control's Visual Assessment course, pursuant to 24CFR, Part 35, and received completion certificates.

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

- In September of 2002, the environmental review specialist became a DHS Certified Inspector/Assessor and followed up to become a DHS Certified Supervisor in 2003. The City will continue to send staff to training, to better prepare them to deal with lead-based paint in conjunction with construction regulations.
- Under the housing rehabilitation program, the cost for stabilization of lead based paint can be included in the property owner's loan. The cost of any lead based paint inspection and/or clearance is paid through entitlement funds.
- As an additional effort in spreading the word about the effects of lead-based paint, the City has the Spanish language version and the English language version of the Environmental Protection Agency's pamphlet entitled "Protect Your Family From Lead in Your Home" reproduced for distribution at neighborhood meetings in low-income neighborhoods. Copies of the pamphlets are also

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<http://www.hud.gov/news/release.cfm?content=pr02-012.cfm>. Accessed on January 10, 2010.

available at the information counter at the Parks, Recreation and Neighborhoods Department.

- Beginning April 22, 2010, all contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child-occupied facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. City staff will be attending

## HOUSING

### Housing Needs (91.205)

*\*Please also refer to the Housing Needs Table in the Needs.xls workbook*

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).**

#### Estimated Housing Needs

The Housing Needs section includes both quantitative and qualitative information for residents of the City of Modesto. Data sources include the 2000 U.S. Census, 2000 Comprehensive Housing Affordability Strategy date (CHAS), the California Department of Finance, the California Department of Behavioral Health, and Claritas, Inc., a private demographic data vendor. Attachment A provides detailed information on the data sources used in the CPMP tables. Attachment D contains the supplementary tables referenced throughout this section. The majority of the data in the Housing Needs CPMP table use 2000 CHAS data because data that are more recent are not available at this level of detail.<sup>5</sup> Whenever possible, this section also presents 2009 data from Claritas, Inc., which estimates current demographic trends based on the 2000 Census and other more current data sources compiled and analyzed by Claritas.

#### Population and Housing Trends

Table 1 presents information on population and household growth from 2000 to 2009 in the City of Modesto. The population of the City of Modesto rose from about 188,860 in 2000 to around 210,090 by 2009, an increase of 11.2 percent. The number of households increased 11.8 percent from 2000 to 2009, slightly exceeding

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<sup>5</sup> In reviewing this Needs Assessment, it is important to consider that the 2000 Census marked a peak in the County's economy, with low unemployment and a severe housing shortage. In contrast, today's economy is characterized by high unemployment and more affordable housing. Data from 2000 may therefore be less applicable today. Notwithstanding this issue, current economic conditions also lead to affordability concerns, specifically because of job losses.

the population growth rate. In 2000, there were around 64,960 households, and by 2009, the number of households increased to about 72,950.

### **Household Composition and Size**

The percentage of households with children remained constant from 2000 to 2009, at around 43 percent of total households. There was only a very small increase in the percentage of homeowners from 2000 (about 59 percent of the total households) to 2009 (60 percent of total households).

### **Age Distribution**

The City of Modesto has a relatively young population with a median age of approximately 33 years in both 2000 and 2009. As of 2000, approximately 30 percent of the total population was under 18 years of age, an additional nearly 59 percent was between the ages of 18 and 64, and the remaining population, around 11 percent, was over the age of 65. By 2009, the age distribution changed, and a lower percentage of the population was under age 18 (about 27 percent of the total population). In addition, the population ages 18 to 64 (61.5 percent of the population) increased and the percentage of elderly persons age 65 and over stayed constant through 2009.

### **Race/Ethnicity**

The City of Modesto's racial/ethnic composition changed significantly from 2000 to 2009. While 44,800 White, Not Hispanic or Latino households still comprise the majority of households in Modesto in 2009 (62 percent of total households), the number and percentage of White, Not Hispanic or Latino households has dropped since 2000 when they accounted for 45,210 households (70 percent of total households). Meanwhile, over the period from 2000 to 2009, the number of Hispanic or Latino households rose from around 11,900 (18 percent of total households) to 17,700 households (24 percent of total households). The other race/ethnic categories including Black or African American, American Indian and Alaska native, Asian, and Native Hawaiian and Other Pacific Islanders each represented less than five percent of the population. Additional information on the housing needs of different racial/ethnic groups is included under the heading Housing Needs by Income Category and Tenure.

### **Households Income Distribution**

The unadjusted median household income in the City of Modesto rose from \$42,425 to \$49,975 from 1999 to 2009. Controlling for inflation between 1999 and 2009 indicates that the median income actually decreased from \$53,825 to \$49,975. The distribution across income categories in 2009 shows close to 24,660 households (about 34 percent of total households) have annual incomes of less than \$35,000, that about 26,470 households (just above 36 percent of total households) have incomes between \$35,000 and \$74,999, and another 21,460 households (slightly less than 30 percent of total households) have incomes of \$75,000 or more.

### **Housing Needs by Income Category and Tenure**

Attachment F provides copies of all of the tables that are part of the CPMP tool. The second table, entitled the "Housing Needs Table" contains information for the City of Modesto on the household income, type of household, housing cost burden, and housing problems.<sup>6</sup> The term housing cost burden refers to the share of a

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<sup>6</sup>Housing problems are defined by HUD as overcrowding, without adequate kitchen or plumbing facilities, and paying over 30 percent of household income for housing

household's income spent on housing costs.<sup>7</sup> All households experience some level of housing cost burden, but households paying between 30 and 50 percent of their income for housing experience "excessive" housing cost burden. The housing cost burden qualifies as "severe" at levels above 50 percent of household income.

### **Housing Problems**

There are three income categories presented in the housing needs table: household income less than or equal to 30 percent of Median Family Income (MFI), 30 to 50 percent of MFI, and 50 to 80 percent of MFI.

- There were about 6,650 households in Modesto with incomes less than or equal to 30 percent of MFI (extremely low-income). Of the total households in this category, about 83 percent experienced housing problems, including 1,330 owners (approximately 79 percent of owner households), and 4,210 renters (about 85 percent of renter households).
- There were around 7,220 households in Modesto with incomes between 30 and 50 percent of MFI (low-income). Of the total households in this category, 81.5 percent had housing problems, indicating about 1,840 owners (70 percent of owners households), and 4,050 (approximately 88 percent of renter households).
- There were slightly more than 10,920 households in Modesto with incomes between 50 and 80 percent of MFI (moderate-income). Of the total households in this category, 61.5 percent had housing problems, consisting of 2,960 owner households (about 61 percent of owner households), and 3,760 renter households (approximately 62 percent of renter households)

Across all of the income categories presented -less than 30 percent of MFI, 30 to 50 percent of MFI, and 50 to 80 percent of MFI - renters experience housing problems comparatively more often than owners.

### **Housing Problems by Household Type**

This section presents further details on the elderly households, small related households, large related households, and "all other" households within each renter and owner income category.

- Renters with incomes up to 30 percent of median income.
  - Elderly – Approximately 71 percent of elderly renter households in this category experienced a housing problem. This included 71 percent of these households that had excessive housing cost burdens and about 61 percent that had severe housing cost burdens.
  - Small Related – Approximately 90 percent of small related renter households in this category experienced a housing problem. This included about 88 percent of these households that had excessive housing cost burdens and about 77 percent that had severe housing cost burdens.

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costs (cost burden). A subcategory of cost burden is extreme cost burden, defined by HUD as paying over 50 percent of household income for housing costs

<sup>7</sup> CHAS defines housing cost burden as a fraction of a households total gross income spent on housing costs. For renters housing costs include rent paid by the tenant, plus utilities. For owners, housing costs include, mortgage payment, taxes, insurance, and utilities.

- Large Related – About 95.5 percent of large related renter households in this category experienced a housing problem. This included about 90 percent of these households that had excessive housing cost burdens and about 74 percent that had severe housing cost burdens.
- Other Households – Approximately 80 percent of other renter households in this category experienced a housing problem. This included about 80 percent of these households that had excessive housing cost burdens and about 70 percent that had severe housing cost burdens.
- Owners with incomes up to 30 percent of median income.
  - Elderly – Approximately 86 percent of elderly owner households in this category experienced a housing problem. This included about 86 percent of these households that had excessive housing cost burdens and about 63 percent that had severe housing cost burdens.
  - Small Related – Approximately 81 percent of small related owner households in this category experienced a housing problem. This included about 81 percent of these households that had excessive housing cost burdens and about 77 percent that had severe housing cost burdens.
  - Large Related – Approximately 85 percent of large related owner households in this category experienced a housing problem. This includes about 80 percent of these households that had excessive housing cost burdens and about 78 percent that had severe housing cost burdens.
  - Other Households – Approximately 61 percent of other owner households in this category experienced a housing cost problem. This included about 61 percent of these households that had excessive housing cost burdens and about 50 percent that had severe housing cost burdens.
- Renters with incomes between 30 and 50 percent of median income.
  - Elderly - Approximately 78 percent of elderly renter households in this category experienced a housing problem. This included about 77 percent of these households that had excessive housing cost burdens and about 40 percent that had severe housing cost burdens.
  - Small Related - Approximately 90 percent of small related renter households in this category experienced a housing problem. This included about 85 percent of these renter households that had excessive housing cost burdens and about 34 percent that had severe housing cost burdens.
  - Large Related - Approximately 95 percent of large related renter households in this category experienced a housing problem. This included about 77 percent of these households that had excessive housing cost burdens and about 25 percent that had severe housing cost burdens.
  - Other Households - Approximately 86 percent of other renter households in this category experienced a housing problem. This included about 86 percent of these households that had excessive housing cost burdens and about 43 percent that had severe housing cost burdens.
- Owners with incomes between 30 and 50 percent of median income.

- Elderly - Approximately 52 percent of elderly owner households in this category experienced a housing problem. This included about 52 percent of these households that had excessive housing cost burdens and about 37 percent that had severe housing cost burdens.
- Small Related - Approximately 84 percent of small related owner households in this category experienced a housing problem. This included about 84 percent of these households that had excessive housing cost burdens and about 63 percent that had severe housing cost burdens.
- Large Related - Approximately 97 percent of large related owner households in this category experienced a housing problem. This included 92 percent of these households that had excessive housing cost burdens and about 52 percent that had severe housing cost burdens.
- Other Households – About 87.5 percent of other owner households in this category experienced a housing problem. This included 87.5 percent of these households that had excessive housing cost burdens and about 60 percent that had severe housing cost burdens.
- Renters with income between 50 and 80 percent of median income.
  - Elderly - Approximately 57 percent of elderly renter households in this category experienced a housing problem. This include about 56 percent of these households had excessive housing cost burdens and about 21 percent that had severe housing cost burdens.
  - Small Related - Approximately 59 percent of small related renter households in this category experienced a housing problem. This included about 47 percent of these households that had excessive housing cost burdens and about two percent that had severe housing cost burdens.
  - Large Related- Seventy-eight percent of large related renter households in this category experienced a housing problem. This included 36 percent of these households that had excessive housing cost burdens and two percent that had severe housing cost burdens.
  - Other Households- Approximately 60 percent of other renter households in this category experienced a housing problem. In addition, about 56 percent of these households had excessive housing cost burdens and about four percent had severe housing cost burdens.
- Owners with income between 50 and 80 percent of median income.
  - Elderly – Thirty-four percent of elderly owner households in this category experienced a housing problem. This included 34 percent of these households that had excessive housing cost burdens and about 17 percent that had severe housing cost burdens.
  - Small Related - approximately 76 percent of small related owner households in this category experienced a housing problem. This included about 73 percent of these households that had excessive housing cost burdens and about 24 percent that had severe housing cost burdens.
  - Large Related - Approximately 84 percent of large related owner households in this category experienced a housing problem. In addition, about 58 percent of these households had excessive housing cost burdens and about 11 percent had severe housing cost burdens.
  - Other Households- Approximately 78 percent of other owner households in this category experienced a housing problem. This

included about 78 percent of these households had excessive housing cost burdens and about 32 percent that had severe housing cost burdens.

### **Overcrowding**

Table 5 presents information on overcrowding.<sup>8</sup> The number and percentage of households experiencing overcrowding in the City of Modesto is higher among renters than owners, with the exception of households with incomes of moderate or above among which the number and percentage of households with overcrowding is higher in owner than renter households. Overall, 2,685 owner households, and 4,625 renter households experience overcrowding.

### **Housing for Special Needs Groups**

#### **Households with a Disabled Member**

The Housing Needs Table in Attachment F provides information on the approximately 5,470 disabled households in Modesto. Approximately 2,140 of these households had incomes of 30 percent or less of MFI, and of these households, 1,810 had housing problems (close to 85 percent of total disabled households with income of 30 percent or less). Among households with incomes of 30 to 50 percent of MFI, about 2,370 were disabled, and around 1,840 had housing problems (slightly less than 78 percent of total disabled households with income of 30 to 50 percent of MFI). Finally, households with incomes of 50 to 80 percent of MFI numbered 3,060, and about 1,810 of these households had housing problems (more than 59 percent of total disabled households with income of 50 to 80 percent of MFI).

#### **Total Low-Income HIV/AIDS Population**

The estimate of the total low-income population with HIV/AIDS is derived from 2009 data from the California Department of Public Health for Stanislaus County. The Department of Public Health estimates that there are 503 people living with HIV and AIDS in the County.<sup>9</sup> Decreasing this estimate based on the percentage of persons in Modesto compared to Stanislaus County as a whole, and multiplying by the percentage of households in Modesto who were low-income as of 2000, resulted in an estimate of 143 low-income persons with HIV/AIDS living in Modesto. It should be acknowledged that this estimate may be considered low by the Stanislaus Community Assistance Project (SCAP), a local nonprofit serving those persons with HIV/AIDS. The Department of Public Health estimate reflects where a person tested positive for HIV/AIDS, and does not reflect where the individuals may move after diagnosis. SCAP believes that many individuals who test positive for HIV/AIDS in the Bay Area, and who are therefore included in the counts for Bay Area counties, then move to Stanislaus seeking lower housing costs. SCAP estimates, that they serve

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<sup>8</sup> According to the U.S. Census, a room includes all "whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets."

<sup>9</sup> California Department of Public Health.

<http://www.cdph.ca.gov/programs/aids/Documents/HIVAIDSMergedApr09.pdf>. Accessed on January 5, 2010.

about 800 persons with HIV/AIDS in Modesto.<sup>10</sup> SCAP does not track the income levels of all of its clients.

### **Single-Person Households**

The total number of single-person, male and female households in Modesto equaled about 14,630 in 2000 (22.5 percent of total households and increased to 14,980 in 2009 (almost 22 percent of total households), according to 2000 data from the U.S. Census, and 2009 data from Claritas.

### **Single Female-Headed Households**

According to the 2009 City of Modesto Housing Element, there were about 6,000 single female-headed households in Modesto in 2000. By 2007, there were 6,340 single female-headed households, or an increase of six percent since 2000.

### **Public Housing and Tenant-Based Section 8 Waiting Lists**

The Housing Authority of the County of Stanislaus (HACS) operates public housing, Section 8 housing (Housing Choice Voucher), as well as other affordable housing programs for the City of Modesto. The HACS operates a total of 723 units in Modesto, of which 54 are currently vacant.<sup>11</sup> There are 3,345 applications for the vacant units currently on hand, but it is unknown how many of the applications are from Modesto residents.<sup>12</sup>

### **Victims of Domestic Violence**

While the total number of domestic violence victims in need of housing throughout the year is unknown, the 2009 Continuum of Care Point-in-Time Survey indicated that the Haven's Women's Shelter is the only organization offering services strictly to those who are victims of domestic violence.<sup>13</sup> Haven's has a total of 25 emergency shelter beds, and 16 transitional housing beds for victims of domestic abuse. In January 2009, the Haven's Women's Shelter had one emergency shelter bed, and 14 transitional housing beds occupied.

- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.***

### **Disproportionate Housing Needs**

HUD identifies a disproportionate racial/ethnic need when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons with the same need in the category as a whole. Nearly all of the categories, with the exception of

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<sup>10</sup> Personal Communication. Joe Gibbs, Director of Development, Stanislaus Community Assistance Project. January 14, 2009.

<sup>11</sup> Personal Communication. Gabriel Juarez, Director Housing Management, Stanislaus Housing Authority. January 5, 2010.

<sup>12</sup> *Ibid.*

<sup>13</sup> The Stanislaus County Housing & Support Services Collaborative, Continuum of Care Application 2009, Exhibit 1

large related renter households with incomes of 50 to 80 percent of MFI, and other owner households with incomes of 50 to 80 percent of MFI, have at least one racial or ethnic group with a disproportionate need. Some of the ethnic or racial groups with the greatest disproportionate needs include:

- Pacific Islanders – All of the Pacific Islander households (100 percent) with incomes of 30 percent or less of MFI reported having housing problems compared to 83.3 percent for all households in this income category.
- Asians - Approximately 90 percent of elderly Asian renter households with incomes between 50 and 80 percent of MFI reported having housing problems compared to 52.2 for elderly households in this income category, and around 76 percent of all elderly Asian owner households with incomes between 50 and 80 percent of MFI had housing problems, compared to 61.5 percent for this category as a whole.
- Blacks – All of the Black (100 percent) elderly renters and other renter households that had incomes between 50 and 80 percent of MFI had housing problems, compared to 78 and 86 percent of all elderly renters and all other renter households with incomes between 50 and 80 percent of MFI, respectively.
- Hispanics – Approximately 78 percent of other Hispanic renter households with incomes of 50 to 80 percent of MFI had housing problems compared to about 60 percent in this category as a whole.

## **Priority Housing Needs (91.215 (b))**

- 1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.***

### **Housing Priorities, Strategies, and Objectives**

Refer to the Housing Needs table in Attachment F for identification of priority housing needs. Priority housing needs have been summarized from Chapter 1 (Introduction) and Chapter 4 (Resources Analysis) of the City's Draft 2009 Housing Element.

The City of Modesto faces a critical need to plan for and provide sufficient housing units, resources, and programs for its residents. Rising housing costs, a large anticipated population growth, and changing demographics illustrate the need to develop an approach and strategy to produce housing that matches the needs of Modesto residents.

Since the late 1990s, Modesto has experienced a substantial rise in housing costs for both rental and ownership housing. Despite a relatively high rate of housing production from 2000-2005, housing costs continued to rise and increased the potential to make the average house unaffordable to the average working family in the City. Diminishing housing affordability in Bay Area jurisdictions also increased the demand for housing in Modesto, resulting in increased housing prices, housing cost burden, and lack of affordable housing production in Modesto. While these trends have been softened by the recent recession, they continue to play a significant role in Modesto's housing market. Meanwhile, the City also faces a need to continue upgrading housing and reinvesting in neighborhoods.

Under California law, cities and counties must plan to accommodate their “fair share” of their region’s future housing need. Fair share refers to the share of the regional housing need that has been allocated to the City. Regions are largely based on the geographic areas covered by councils of government, which prepare regional housing allocation plans. Modesto is located within a single-county council of governments, the Stanislaus Council of Governments (StanCOG). StanCOG’s regional housing allocation plan covers a 7.5-year period from January 1, 2007 through June 30, 2014. StanCOG assigns future housing needs according to four income categories:

- Very low-income (50 percent or less of median income);
- Low-income (50 – 80 percent of median income);
- Moderate-income (80 – 120 percent of median income); and
- Above moderate-income (over 120 percent of median income).

The major goal of the regional housing plan is to assure a fair distribution of housing among Stanislaus County and its cities so that every community provides an opportunity for a mix of housing affordable to all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period, and that the private marketplace is not inhibited in addressing the housing needs of all economic segments of a community. According to the StanCOG housing plan, the City of Modesto should accommodate 2,596 housing units affordable to very low-income households and 1,818 units affordable to low-income households during the 7.5-year planning period. Of the City’s allocation of 4,414 housing units for households earning 80 percent or less of median family income, 260 units have already been built. Therefore, the City has a remaining annual need of approximately 830 housing units per year.

Within this broad context, Modesto has established the following housing priorities, strategies, and objectives for the 2010-2015 Consolidated Plan period:

**Priority H-1. Increase the supply of affordable rental housing.**

Strategy H-1A: Use HOME funds to leverage funding for the construction of new affordable rental housing units through partnerships with the Modesto Redevelopment Agency, the Housing Authority of the County of Stanislaus, and using tools such as land banking, the Revolving Loan Fund, and housing set-aside funds.

- Objective H-1A.i: Construction of 44 affordable rental units over 5 years, or approximately 8 to 9 units annually.

**Priority H-2. Provide homeownership opportunities.**

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

- Objective H-2A.i: Acquire and rehabilitate 14 to 15 units annually or 73 units over 5 years.

- Objective H-2A.ii: Assist 7 to 8 households annually, or 36 households over 5 years, through the DPAP.

**Priority H-3. Preserve existing affordable housing stock.**

Strategy H-3A: Work with the HACS to preserve existing affordable housing units at risk of conversion to market-rate units.

- Objective H-3A.i: Preserve 300 affordable housing units in the eight complexes with project-based Section 8 subsidies, through contract extensions.

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

- Objective H-3B.i: Assist 7 to 8 households annually, or approximately 35 households over 5 years through the Emergency Home Repair Program/Disabled Access Assistance Program.
- Objective H-3B.ii: Assist 12 to 13 households annually, or approximately 60 households over 5 years through the Minor Home Repair Grant Program.
- Objective H-3B.iii: Provide \$397,650 in annual funding, or \$1.988 million over 5 years, to support rehabilitation administration, services and supplies necessary to provide technical support and oversight of the City's housing rehabilitation programs.

**Priority H-4. Continue to support fair housing.**

Strategy H-4A: Disseminate information and conduct outreach regarding Fair Housing services and counseling. Provide information regarding fair housing rights and violation remedies, especially landlord responsibilities to provide tenants notice of foreclosure proceedings.

- Objective H-4A.i: Assist 437 residents annually, or 2,184 over 5 years by providing fair housing consultations and information, investigation services, outreach and educational presentation and tenant landlord dispute resolution services.

***2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.***

*Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

**Impacts of Housing Market on Determination of Priorities**

Housing market conditions have caused the City to assign a high priority to providing

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

To address these priorities, the City implements the following programs:

- **Emergency Home Repair Program/Disabled Access Assistance Program.** These programs provide financial and technical assistance to repair or eliminate unsafe conditions in homes, including critical health and safety hazards and assistance for disabled persons in making their homes more accessible. The home must be located within the Modesto city limits and the household must meet eligibility requirements as a low-income household. The EHRP Program is only available to owner-occupants. Types of eligible repairs are roofing, weatherization, heating, plumbing, electrical, ramps, handrails, widening of doorways, and much more. Financial assistance is in the form of low-interest loans.
- **Down Payment Assistance Program.** This program helps homebuyers purchase homes by providing financial assistance toward a down payment and closing costs.
- **Minor Home Repair Grant Program.** This program provides a grant to owner-occupants for essential minor repairs to their homes or mobile homes. Grants are limited to \$1,000 for single-family homes and \$2,000 for mobile homes.
- **Property Enhancement Program.** The City provides financial assistance, in the form of rebates, to enable property owners to improve the exterior appearance of their properties. Eligible houses must be located within the city limits and within one of the City's low-income Census Tracts. Types of eligible improvements include: property clean up, painting of the exterior of the unit, fence/gate repair, front and side yard landscaping, security/safety and energy savings improvements, as well as exterior property enhancements.
- **Tool Bank Rental Program.** The City offers a property maintenance tool rental program in the Airport Neighborhood. Available tools include lawn mowers, weed eaters, lawn edgers, tillers, sewer snakes and carpet cleaners. Tool rental is free of charge during the allowable time period.

**3. Describe the basis for assigning the priority given to each category of priority needs.**

Refer to response to Item #2 in the General Questions section.

**4. Identify any obstacles to meeting underserved needs.**

Refer to Item #3 in the General Questions section

## Housing Market Analysis (91.210)

*\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

- 1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.***

### **Significant Characteristics of Housing Market**

The third table in Attachment F entitled Housing Market Analysis presents information on the housing stock inventory. CHAS data from 2000 indicate that the vacancy rate for for-sale units was two percent and equaled four percent for rental units. Of the 1,024 vacant for-rent units, 503 were substandard (i.e., had some type of housing problem). Table 6 in Attachment D contains updated 2009 information from the California Department of Finance on 2009 occupancy and vacancy data. Across both owner and rental units, the vacancy rate in Modesto remained low, at 3.3 percent. This estimate was developed early in 2009; however, local stakeholders familiar with Modesto's housing market report much higher vacancy rates associated with the high levels of foreclosures across the city. In addition, RealFacts, a private data vendor, indicates a spike in vacancy rates in large apartment complexes in Modesto, rising to around 11 percent in 2009 from less than seven percent in 2008, as shown in Table 12.

The Fair Market Rents determined by HUD for Modesto in 2009 equaled \$734 for 0- and 1-bedroom units, \$864 for 2-bedrooms, and \$1,239 for 3+ bedrooms. In comparison, the rent affordable at 30 to 50 percent of MFI was lower, at \$558 for a 0- and 1-bedroom, \$670 for a 2-bedroom and \$775 for a 3+ bedroom unit.

### **Residential Building Permits**

Table 7 has data for 2001 through 2009 from the HUD State of the Cities System Building Permits Database. The total number of building permits issued peaked in 2001 and has fallen ever since. The number of single-family permits also hit the highest number in 2001, then fell through 2004, rose slightly in 2005, and finally fell to only 35 building permits issued in 2009. The multifamily permits, meanwhile, followed a different pattern and increased from 2001 to 2005, and stayed relatively consistent through 2007 before falling to zero permits issued in 2009.

### **Housing Stock by Year Built**

Table 8 presents data on the housing stock by year built for Modesto. Of the about 67,280 units in Modesto as of 2000, approximately 36 percent of the units were built prior to 1970, about half of the units were built between 1970 and 1989, and the remaining nearly 14 percent were built after 1989.

Figure 1: Age of Housing Stock by Census Tract, 2000

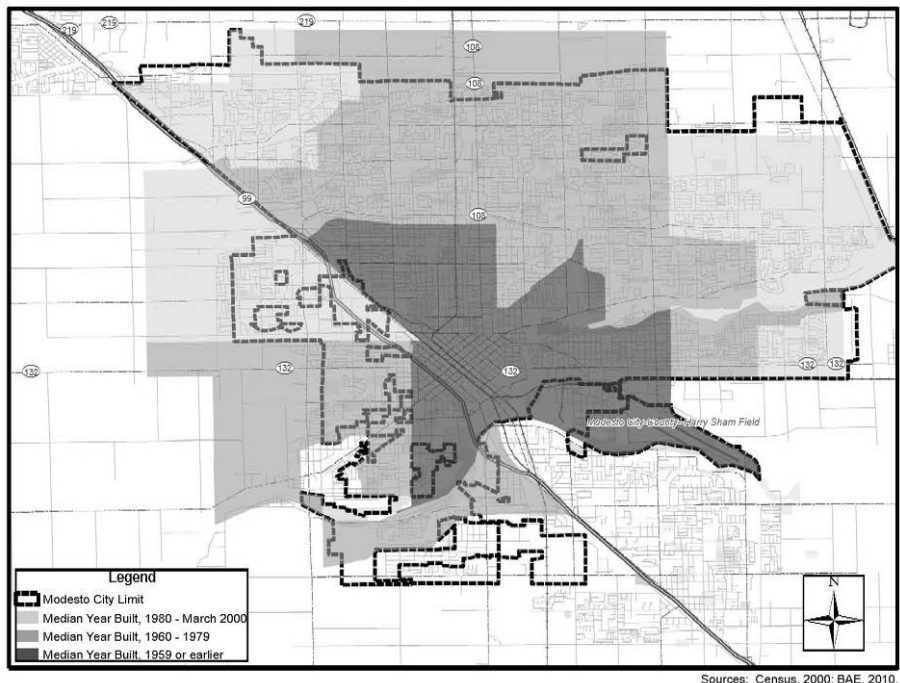


Figure 1 indicates that the median age of the housing stock is more than 50 years old in areas near the center of the City, and that the housing stock is newer in areas further out from the City center. The Census Tracts with the median housing stock age of 1980 or later are concentrated at the edges of the City.

**Housing Conditions**

Table 9 shows the conditions of housing units in Modesto. Information on the status of plumbing and kitchen facilities in the units serves as a proxy for the conditions of the housing unit. Only about 0.6 percent of the units lack plumbing facilities, and 0.6 percent are without kitchen facilities.

**Single-Family Home and Condominium Sales**

Single-family homes sales by the number of bedrooms are shown in Table 10. Over the three-month period from October 1, 2009 to December 31, 2009, there were about 1,450 single-family home sales, and about 70 condominium sales in Modesto. The majority of the single-family home sales were 3-bedroom units, but for condominiums, the most prevalent sales were 2-bedroom units. The median price was \$125,000 for single-family homes, and around \$68,000 for condominiums over this period. Meanwhile, data from the City of Modesto 2009 Housing Element show that the median for-sale price in Modesto was \$325,000 in 2007 and \$240,000 in 2008.<sup>14</sup>

**Affordability**

Table 11 contains data on the affordability of 3-bedroom single-family and condominium units. Given the recent sales prices for 3-bedroom single-family units, extremely low-income households could purchase about 20 percent of the 3-bedroom units sold, low-income households could purchase about 37 percent, and

<sup>14</sup> City of Modesto Housing Element, 2009. (Pg. 2-56)

moderate-income could purchase around 53 percent of the units. Furthermore, the sales prices of condominium units indicate that none of the 3-bedroom condo units are affordable to extremely low-income households, about 36 percent are affordable for low-income households, and 79 percent are affordable to moderate-income households. Therefore, for-sale units are an option for many low- and moderate-income households, given the low sales prices in 2009. The reason that for-sale units are affordable to low- and moderate-income households is a combination of the low sales prices due to the housing market crash accompanied by the high number of foreclosed homes, and the historically low mortgage interest rates. Many of the homes sold in Modesto from October 1<sup>st</sup> to December 31<sup>st</sup>, 2009, sold for less than \$100,000, which is well below the cost of building a new home in Modesto. For households able to qualify for a mortgage, purchasing these homes may be more affordable than renting.

Table 12 presents data from RealFacts on the rental rates of units in large apartment complexes in Modesto. The current average rental rate for all units is \$819, and this is an increase from 2005 and 2008, when the average rates were \$773 and \$813, respectively. The average occupancy rate has continually fallen from a high of about 95 percent in 2007 to 89 percent in 2009. Considering the affordable rental rates calculated for low-income households in the 2009 City of Modesto Housing Element, (\$495 for one-person household, \$565 for a two-person household, \$636 for a three-person, and \$706 for a four-person), the current apartment rental rates are not affordable to low-income households. The apparent affordability of single-family homes versus rental apartments is due to the fact that the average rental rate has increased slightly since 2005, while the median for-sale prices have fallen drastically. The rental prices in the Modesto market have risen slightly in part because those families forced out of ownership units by foreclosure have contributed to demand in the rental market.

#### **Housing Stock for the Disabled and Those with HIV/AIDS and Their Families**

Part of the mission of SCAP is to “assist people with HIV/AIDS and their families, who are living in or moving to Stanislaus County, in finding safe, stable, affordable and permanent housing.”<sup>15</sup> SCAP operates 55 units, which contain around 82 beds, in the Halo House project.<sup>16</sup> The units that are part of Halo House are located in multiple locations throughout Stanislaus County, and are open to those infected with HIV/AIDS and/or disabled residents of Stanislaus County. SCAP also operates an additional 23 transitional housing units with approximately 62 beds, also available to all Stanislaus County residents infected with HIV/AIDS and/or the disabled.<sup>17</sup>

With Round I and Round II of Neighborhood Stabilization Program funding, SCAP will be able to offer additional permanent housing units to residents of Stanislaus County with HIV/AIDS and/or the disabled. With Round I funding, SCAP bought seven units and is working on rehabilitating the units. As of January 2010, two units are occupied, and the remaining five units will be online within the next three to four

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<sup>15</sup> Stanislaus Community Assistance Project. <http://www.scap4.org/> Accessed on January 13, 2010.

<sup>16</sup> Personal Communication. Carol Punty, Director of Housing Services, and Joe Gibbs, Director of Development, Stanislaus Community Assistance Project. January 14, 2009.

<sup>17</sup> Personal Communication. Carol Punty, Director of Housing Services, and Joe Gibbs, Director of Development, Stanislaus Community Assistance Project. January 14, 2009.

months. With Round II, SCAP will bring an additional 35 units online, and 25 percent of the units will be affordable to low-income households.<sup>18</sup>

### **Vacant or Abandoned Buildings**

As stated in the 2009 City of Modesto Draft Housing Element:

*Approximately 15,000 housing units require rehabilitation and 500 housing units in the City require replacement. Neighborhoods toward the City's center have vintage houses, and many census tracts' houses near downtown have a median age of more than 50 years<sup>19</sup> ... Many of these areas with older houses correspond with census tracts with higher concentrations of lower income households. Lower-income owners and landlords renting to lower-income households are sometimes more apt to defer maintenance on their houses, and due to the age of housing stock in some of the neighborhoods near downtown, considerable maintenance would be necessary to maintain adequate living conditions. The census tract that most represents the downtown and central portion of the City has the lowest median gross rental rate, and the Paradise/Highway 99 area is also more affordable relative to rents compared to almost any City census tract.<sup>20</sup>*

- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).***

### **Assisted Housing Units at Risk of Conversion**

Table 14 in Attachment D provides an inventory of 1,114 federally-assisted and city-supported units in Modesto. There are a total of 735 federally-assisted multifamily units and 379 city supported units. Many of the federally-assisted units have impending Section 8 contract expiration dates. The contracts can be renewed, however, and in fact four of the multifamily complexes listed renewed their Section 8 contracts in 2009.<sup>21</sup> The City-supported units are affordable for a minimum of 30 years, and the first units are not set to expire until 2024.

- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.***

### **Influence of Housing Market on Affordable Housing Availability**

The significant decline in for-sale housing prices has created an opportunity for affordable home ownership; however, market rents continue to rise steadily, and current economic conditions have impacted many households. These factors have

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<sup>18</sup> Personal Communication. Joe Gibbs, Director of Development, Stanislaus Community Assistance Project. January 14, 2009.

<sup>19</sup> City of Modesto Housing Element, 2009. (Pg, 2-49)

<sup>20</sup> City of Modesto Housing Element, 2009. (Pg, 2-49)

<sup>21</sup> HUD Multifamily Assistance and HUD Contract Database. Accessed January 12, 2009.

increased the need for affordable housing in Modesto. At the same time, existing affordable housing units should be preserved, to avoid further exacerbating the need for additional affordable housing. To that end, the City established the priorities, strategies, and objectives detailed above in the “Priority Housing Needs” section.

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

### **Specific Housing Objectives (91.215 (b))**

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.***

#### **Priorities and Objectives**

Refer to the “Priority Housing Needs” section and Housing tables in Attachment F for housing priorities, strategies and objectives.

- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.***

#### **Use of Federal, State and Local Resources**

Refer to the “Priority Housing Needs” section and Housing tables in Attachment F for a description of resources to be used to address identified needs.

### **Needs of Public Housing (91.210 (b))**

***In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.***

**5 Year Strategic Plan Needs of Public Housing response:**

The Housing Market Analysis Table presents data from the Stanislaus County Housing Authority on public housing. There are 432 public housing units in Modesto, and all but eight units are currently occupied.<sup>22</sup> None of the units are substandard. There are 3,345 applications combined for all of the housing programs run by the Stanislaus Housing Authority including public housing, Section 8 housing (Housing Choice Voucher), as well as other affordable housing programs. It is unknown how many of the applications are from Modesto residents.<sup>23</sup>

The Section 504 needs assessment of public housing units from the Stanislaus County Housing Authority indicates that in Modesto there are 28 housing units available for the physically impaired (five one-bedroom units, 12 two-bedroom, and 11 three-bedroom units), seven units for the visually impaired (three one-bedroom, two two-bedroom, and two three-bedroom units), and seven units for the hearing impaired (4 one-bedroom, and 3 three-bedroom units). This equates to a total of 42 units for the physically, visually, and hearing impaired in Modesto.<sup>24</sup> The Stanislaus County Housing Authority estimates in the Authority's Five Year Plan for Fiscal Years 2009-2013 that about 15 percent of the families on the waiting list for public housing are families with disabilities (about 560 families).<sup>25</sup>

## Public Housing Strategy (91.210)

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.***

### Public Housing Agency Strategy

The HACS has prepared its Five Year Plan for Fiscal Years 2009-2013, which proposes the following goals for serving the needs of extremely low-, low- and moderate-income families, including those on the public housing and Section 8 waiting lists:

- Increase the inventory of affordable rental housing in Stanislaus County and expand home ownership opportunities for first time homebuyers.
- Conserve and upgrade affordable housing inventory in Stanislaus County.
- Increase assisted housing choices.
- Provide an improved living environment.
- Promote self-sufficiency and asset development of assisted households.
- Ensure equal opportunity and affirmatively further fair housing.

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<sup>22</sup> Personal Communication. Stanislaus Housing Authority. January 7, 2010.

<sup>23</sup> *Ibid.*

<sup>24</sup> Personal Communication. Stanislaus Housing Authority. February 23, 2010.

<sup>25</sup> Housing Authority of the County of Stanislaus, Public Housing Authority 5-Year Plan for Fiscal Years 2009-2013. Attachment 5.

- Reduce the Authority's dependency on federal funding.

The Five Year Plan outlines additional objectives under each of the stated goals.

- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))***

### **Actions to Encourage Public Housing Resident Involvement in Management and Participation in Homeownership**

The HACS intends to address the needs of public housing, and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership include the following:

#### **Encourage resident involvement**

- Improve communications with residents and program participants through the use of new letters and/or resident meetings; and
- Continue to provide staff training opportunities, which support improvements in the quality of the Authority's housing programs.

#### **Increase homeownership**

- Leverage private or other public funds to create additional housing opportunities; and
- Implement a Lease to Purchase Home-ownership Program by June 2010.

- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))***

The HACS is not classified as "troubled" by HUD, nor is it considered to be performing poorly.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.***

#### **Affect of Public Policies on the Cost of Housing**

The 2009 Housing Element demonstrates that neither the cost of housing nor the incentives to develop, maintain, or improve affordable housing are adversely affected by public policies in Modesto. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.**

### **Strategies to Remove Barriers to Affordable Housing**

The following goals and implementation measures are from the City's Draft 2009 Housing Element. Only those goals and programs and programs relevant to the Consolidated Plan requirements to remove barriers to affordable housing are cited below.

#### **Goal 1: Match Housing Supply with Need**

##### Program 1.2a: Density Bonus

State density bonus law requires that a jurisdiction grant a 25 percent density bonus and at least one regulatory concession or incentive if a developer provides one of the following: 1) 20 percent of the units affordable to lower income households; 2) 10 percent of the units affordable to very low income households; 3) 50 percent of the units for seniors; or 4) 20 percent of the condominium units affordable to moderate income households. The units must remain affordable for a minimum of 10 years if no financial assistance or regulatory concession/incentive is provided. For projects that receive financial assistance and/or regulatory concessions/incentives, the units must remain affordable for 30 years. In October, 2006, the City Council adopted modified density bonus provisions in order to comply with State law. These are found in Chapter 3, Article 1, of Title X of the Municipal Code.

Five-Year Objectives and Time Frame: Ongoing promotion of the density bonus program to developers with the objective of achieving 50 density bonus units between 2009 and 2014 (or an average of 10 units per year).

#### **Goal 2: Maximize Housing Choice throughout the Community**

##### Program 2.1a: Manufactured Housing

Pursuant to State law, the City will continue to permit manufactured housing/mobilehomes in all residential districts, provided that they meet the same standards as conventional housing and are placed on a permanent foundation.

Five-Year Objectives and Time Frame: Continue to provide information on permitting requirements for manufactured housing/mobilehomes with the objective of achieving 10 units per year for a total of 50 units over five years.

##### Program 2.1b: Handicapped Accessible Housing

The City complies with the 1988 Fair Housing Access Act through building inspections, as well as the Disabled Access Assistance Program (Program

3.1). Standards from the Fair Housing Access Act have been incorporated into the California Building Code and are enforced by City building inspectors.

Five-Year Objectives and Time Frame: Ongoing compliance with Fair Housing Access Act through enforcement of the California Building Code.

Ongoing assistance in promoting awareness of accessibility requirements through City website and brochures.

Program 2.1c: Fair Housing Services

The City actively furthers fair housing in the community. Specifically, the City continues to support the Human Relations Commission in its activities to promote fair housing. The Human Relations Commission is a seven-member advisory group that meets bi-monthly to promote good human relations in the community and is staffed by the City Manager's Office. Furthermore, the City contracts with Project Sentinel to provide fair housing services and counseling for the community, working to eliminate housing discrimination and remove impediments to equal housing opportunities. The City also coordinates seminars on tenant rights and responsibilities and to address illegal activities in rental housing.

Five-Year Objectives and Time Frame: Ongoing provision of fair housing services.

Periodically report to the Human Relations Commission on fair housing issues.

Assist annually in the dissemination of information on fair housing rights and violation remedies through brochures available in the City's central and field offices, City websites, referrals, attendance at homebuyer fairs, presentations to lenders and Realtors, ads in local newspapers (e.g. Modesto Bee, El Sol 2000) and occasionally in the City's monthly utility bulletin insert.

Program 2.2a: Accessory/Second Units

The Zoning Ordinance allows the development of an accessory living unit on parcels in all residential districts.

Five-Year Objectives and Time Frame: Continue to facilitate the development of accessory units and promote the use of the City of Santa Cruz' Accessory Dwelling Unit Manual and Prototype Plan Sets, with the objective of achieving 5 units per year for a total of 25 units over five years.

Program 4.1a: Zoning Code Amendments

As part of this Housing Element update, the City has identified several revisions to the Zoning Code necessary to meet recent changes to State laws and to further facilitate the development of affordable housing and housing for persons with special needs. These include:

- Revisions to specifically identify in which zones transitional, supportive and single room occupancy housing are permitted by right.
- Identify a zone in which at least one additional emergency shelter is permitted by right.
- Consider revising zoning to create incentives for land assembly by allowing greater densities on progressively larger lots.

- Revisions to establish a formal procedure for persons with disabilities seeking reasonable accommodation (see Program 3.4).
- Revisions to allow condominiums by right wherever multi-family development is permitted.
- Revisions to establish a Mixed-Use Overlay Zone in the downtown area to implement the Redevelopment Master Plan.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

*\*Please also refer to the Homeless Needs Table in the Needs.xls workbook*

***Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.***

#### 5 Year Strategic Plan Homeless Needs response:

The fourth table in Attachment F outlines the needs of the homeless population in Turlock/Modesto/Stanslaus County from the Continuum of Care Homeless Population and Subpopulations Chart. In January 2009, there were 1,800 homeless persons in Turlock/Modesto/Stanslaus County, including 999 un-sheltered persons, 496 in emergency shelters, and 305 in transitional housing. Among the sheltered population (those in both emergency shelters and transitional shelters), 68 were chronically homeless, 39 were severely mentally ill, 45 suffered from chronic substance abuse, 25 were veterans, 22 persons had HIV/AIDS, 7 were victims of domestic violence, and 24 were youth (under 18 years of age). Note that one person can be listed in multiple homeless subpopulations.

Subtracting the number of beds currently available from the need for beds in Turlock/Modesto/Stanslaus County, indicates a gap of 763 emergency shelter beds, 860 transitional housing beds, and 409 permanent supportive housing beds. Furthermore, the same estimate of the needs of beds for families in Turlock/Modesto/Stanslaus County indicates an additional gap of 177 emergency shelter beds, 302 transitional housing beds, and 198 permanent supportive housing beds for families.

The Housing Authority of the County of Stanislaus (HACS) is working to prevent low-income individuals and families with children from being homeless. As stated in "The Stanislaus County Housing & Support Services Collaborative, Continuum of Care Application 2009, Exhibit 1":

*The 10-year plan includes development of 300 affordable housing units for families with children. Strategies in place to reach this goal include use of NSP and HPRP funding in addition to seeking all state, local, and private funding sources to increase the level of affordable housing within the County. In addition to affordable housing development, increase the level of prevention programs which will reduce the incidence of homelessness through financial assistance to avoid eviction, voluntary case management (home-based assistance) to assist the family in maintaining their housing, outreach to agencies and organizations that provide services to families with children and educate service providers on affordable housing and homeless prevention services available to their clientele.*

Quantitative data on the ethnic or racial characteristics of the homeless are not available.

## Priority Homeless Needs

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.***

## Homeless and Homeless Prevention Priorities, Strategies, and Objectives

Based on identified homeless needs, the City of Modesto has established the following homeless priorities during the 2010-2015 Consolidated Plan period:

### **Priority HM-1. Address chronic homelessness.**

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

- Objective HM-1A.i: Increase the supply of emergency shelter beds by 8 beds annually, or 40 beds over 5 years, for individuals and 4 beds annually, or 20 beds over 5 years, for families.

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

- Objective HM-1B.i: Provide supportive services to 600 homeless individuals, families, and those most at risk annually, or 3,000 persons over 5 years.

**Priority HM-2. Increase transitional housing.**

Strategy HM-2A: Increase options for long-term transitional housing, especially for certain affected groups such as households with children, and those with mental health and chemical dependency issues. Leverage CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources.

- Objective HM-2A.i: Provide 4 additional transitional housing units annually for families, or 20 over 5 years, and 3 annually for individuals, or 15 over the next 5 years.

**Priority HM-3. Provide permanent supportive housing.**

Strategy HM-3A: Increase the inventory of permanent supportive housing beds, leveraging CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources.

- Objective HM-3A.i: Provide 3 permanent supportive housing beds annually for individuals, or 15 over 5 years, and 3 additional permanent supportive housing beds annually for families, or 15 over 5 years.

**Priority HM-4. Prevent homelessness for those most at risk.**

Strategy HM-4A: Use CDBG, ESG, American Recovery and Reinvestment Act and City General Fund monies to provide counseling to homeowners to avoid defaulting on mortgage payments, offer alternative financing to address delinquencies and refinance eligible homeowners into more favorable fixed-rate loans and provide advocacy service to negotiate with lenders for alternative financing.

- Objective HM-4A.i: Assist between 42 and 69 households annually, or 291 over 5 years.

**Priority HM-5. Provide intensive and coordinated case management.**

Strategy HM-5A: Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs. Encourage greater HMIS participation from non-HUD funded organizations by providing CDBG funding to acquire necessary HMIS equipment and technical assistance to assist those organizations.

- Objective HM-5A.i: Assist one organization per year, or 5 over 5 years.

The results of the 2009 Point-in-Time (PIT) Count indicated that there has been a 35% increase in the number of individuals and children who were homeless and unsheltered since the last biennial count conducted in 2007. Of the total unsheltered

homeless population in 2009 (999), 63% were homeless individuals and 37% were families with children. In 2007, of the total unsheltered homeless population (959), 75% were homeless individuals and 25% were families with children. These changes reflect the direct impact the economic decline has had on families with children. These families are becoming homeless due to loss of employment, combined with loss of their rental units or homes due to foreclosure. Stanislaus County has been identified as having one of the highest foreclosure rates in the nation. In addition, the County is experiencing high levels of unemployment.

The 2009 Continuum of Care (CoC) goals are to continue to increase the awareness of services available to homeless individuals and families by increasing outreach efforts to agencies, organizations, and institutions that regularly have contact with families who may be facing homelessness. This may include parent resource centers within the school system, child welfare agencies, faith-based organizations, and banking institutions which are initiating foreclosures on both owner-occupied and rental housing.

A comparison of the 2007 and 2009 sheltered subpopulation data indicates no changes to subpopulations with severe mental illness, HIV/AIDS, or victims of domestic violence. There was a marked increase in the number of persons who identified chronic substance abuse (60% increase) and sheltered unaccompanied youth (80% increase). The increase in the number of sheltered persons who suffered from chronic substance abuse is attributed to the increase in the levels of shelter and transitional housing for homeless individuals and the increase in the utilization of these facilities. The increase in sheltered unaccompanied youth is attributed to the increase in the levels of transitional and emergency facilities specifically for this subpopulation. There was a decline in the number of veterans (38% decrease) and persons identified as chronically homeless (20% decrease). The factors associated with the decline in these subpopulations are a direct result of the increase in outreach to the chronically homeless population and the increase in the availability of permanent supportive housing for chronically homeless individuals. Since 2007, 53 additional beds have been added to Permanent Supportive Housing (PSH) inventory for Stanislaus County.

Though the CoC reports surpassing the goal of moving 65 percent of persons from transitional to permanent housing, the severe economic decline in Stanislaus County has created a significant challenge to developing programs to assist families in becoming economically independent. With the lack of employment opportunities available to sustain economic independence, a long-term goal through the CoC is to have a sufficient level of affordable housing for persons who cannot afford to pay market rents.

The CoC also identified low levels of participation by non-HUD funded providers in the Homeless Management Information System (HMIS). A large percentage of Emergency Shelter and Transitional Housing programs are administered by non-HUD funded organizations that are not required to participate in HMIS. The largest emergency shelter and transitional housing providers are faith-based organizations and they have indicated no interest in participation in HMIS. There have been efforts through the CoC Special Populations committee members to conduct outreach to these faith-based organizations and instill upon them the importance of their participation and how it relates to the overall benefit of the homeless in the community. As a result, there has been some progress in their participation in the biennial homeless count. However, they have yet to agree to HMIS participation.

The CoC has solicited support from County government entities to encourage greater HMIS participation from non-HUD funded organizations and to identify additional resources to assist those organizations that do not have the funds to acquire the equipment necessary to participate in HMIS.

- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.***

### **Priorities for Chronically Homeless Persons**

To address the needs of the chronically homeless, the "The Stanislaus County Housing & Support Services Collaborative, Continuum of Care Application 2009, Exhibit 1," outlined the following two components of Objective 1, which was to create new permanent housing beds for chronically homeless individuals:

*The CoC has short and long term plans to address development of special housing types, including units developed for chronically homeless individuals. Many of the stakeholders are actively involved in the CoC and provide services to the chronically homeless population. The 12 month planning initiatives include continuing to identify service dollars, both public and private, that can be used to support permanent supportive housing in Stanislaus County, continue to develop agreements with apartment complexes, landlords, and property management companies to set aside a specific number of units available for master-leasing of units, and utilize the NSP funding to acquire and set aside units for chronically homeless persons. Based upon the CoC's experience in developing PSH programs, we believe the methods put in place will be successful. A contingency plan would include bringing the stakeholders together to identify barriers in creation of PSH programs and develop alternative methods.*

*Stanislaus County and the CoC worked together to develop a 10-year plan to address homelessness. The plan includes the development of 483 units of PSH within 10 years. The plan was approved in 2007 and as of 2009, 163 of the planned 483 PSH units have been created. We believe we will not only meet the goal but most likely exceed the goal and increase the level as necessary. In addition to the short term methods described, long term plans include expanding upon the existing CoC's stakeholders to identify gaps and unmet needs to end chronic homelessness and continue to establish collaborative agreements with experienced agencies who can supply the housing and supportive services. These methods have been successful in the past and based upon the range of stakeholders involved and engaged in meeting this goal, it is recognized that ending chronic homelessness is not only a national HUD priority, but a priority in Stanislaus County as well.*

### **Homeless Inventory (91.210 (c))**

***The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These***

***include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.***

#### **5 Year Strategic Plan Homeless Inventory response:**

Within Stanislaus County there are emergency, transitional, and permanent supportive housing for homeless individuals and families. The 2009 CoC reports 17 emergency shelter programs, 27 transitional programs, and 17 permanent supportive housing facilities. The emergency shelter programs provide 222 beds to households without children and an additional 229 beds to households with children. The target populations for the emergency shelter include six targeted at youths, male and female, under the age of 18; four for households with children; four for single male and female households; and, finally, three for both households with children and single male and female households. Among the 27 transitional programs, there are 168 beds for households without children, and 223 beds for households with children. Additional transitional beds are under development to serve the homeless of Stanislaus County, including 62 for households without children, and 12 for households with children. The transitional programs target single male, single female, single male and female, and households with children. In terms of permanent supportive housing, there are 163 beds for households without children, and 135 beds for households with children. There are an additional 22 beds for households without children under development in Stanislaus County.

Other outreach and assessment service providers include the Community Housing and Shelter Services (CHSS), Golden Valley Homeless Health Project, Doctors Medical Foundation, the United Way, and the County Department of Behavioral Health and Recovery Services.

#### **Homeless Strategic Plan (91.215 (c))**

- 1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.***

#### **Strategy for Developing a System to Address Homelessness**

The Stanislaus County Housing and Support Services Collaborative (SCHSSC) Executive Committee is the primary decision making body for the Continuum of Care. The collaborative executive committee meets at least monthly and sets the organization's objectives.

The objectives under the existing Continuum of Care plan include:<sup>26</sup>

**Objective 1: Create new permanent housing beds for chronically homeless individuals.**

The CoC has short and long-term plans to address development of special housing types, including units developed for chronically homeless individuals. Many of the stakeholders are actively involved in the CoC and provide services to the chronically homeless population. The 12 month planning initiatives include continuing to identify service dollars, both public and private, that can be used to support permanent supportive housing in Stanislaus County, continue to develop agreements with apartment complexes, landlords and property management companies to set aside a specific number of units available for master-leasing of units, and utilize the NSP funding to acquire and set aside units for chronically homeless persons. Based upon the CoC's experience in developing PSH programs, we believe the methods put in place will be successful. A contingency plan would include bringing the stakeholders together to identify barriers in creation of PSH programs and develop alternative methods.

Stanislaus County and the CoC worked together to develop a 10-year plan to address homelessness. The plan includes the development of 483 units of PSH within 10 years. The plan was approved in 2007 and as of 2009, 163 of the planned 483 PSH units have been created. We believe we will not only meet the goal but most likely exceed the goal and increase the level as necessary. In addition to the short term methods described, long term plans include expanding upon the existing CoC's stakeholders to identify gaps and unmet needs to end chronic homelessness and continue to establish collaborative agreements with experienced agencies who can supply the housing and supportive services. These methods have been successful in the past and based upon the range of stakeholders involved and engaged in meeting this goal, it is recognized that ending chronic homelessness is not only a national HUD priority, but a priority in Stanislaus County as well.

**Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.**

Based on the Annual Progress Reports (APRs) of all PSH providers, 87 percent of persons who had not exited PSH had remained in housing for more than six months. Based upon the CoC's experience, communication between the participant, and housing and/or supportive services provider is crucial to ensuring participants have the services they need to remain in permanent housing. In the next 12 months, the CoC plans to review the current services system in place with service providers, program participants, and housing providers to identify why clients may exit the program prior to a six month time period. However, based upon the 2008 APRs reviewed, 100 percent of program participants who left had remained in PSH longer than six months. An analysis of the last 5 years of APRs identified that approximately 95 percent of participants remained in PSH for longer than 2 years. A contingency plan would include researching best practices with other CoCs to identify how we can improve upon increasing the client participation in housing programs.

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<sup>26</sup> The Stanislaus County Housing & Support Services Collaborative, Continuum of Care Application 2009, Exhibit 1.

The CoC's long term plans for increasing the percentage of homeless persons remaining in permanent housing includes implementation of early intervention practices to prevent homeless persons from leaving PSH. Housing and service providers meet monthly to address any issues which may arise and develop specific plans for providing intervention services to clients in distress. The providers also monitor the causes for persons leaving PSH to identify what supportive services are necessary to increase the success rate. Policies have been put in place that allow for flexibility in the programs to allow participants to be temporarily absent from their unit to address substance abuse or other health issues which may require temporary institutionalization. These methods have proven effective and the CoC will continue to work to develop other methods to increase the percentage of persons who are able to successfully remain in PSH.

**Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.**

80 percent of persons residing in transitional housing moved to permanent housing. The greatest barriers for a family's inability to move to permanent housing are either a lack of finances, life skills, affordable housing or a combination of these causes. The CoC stakeholders have developed work groups to identify primary services that ensure mental and physical stability, and life skills that will prepare persons to move to permanent housing. Neighborhood Stabilization Program (NSP) and Homelessness Prevention and Rapid Re-housing Program (HPRP) committees have been established to identify how these funds can be used to enhance the CoC through providing a greater level of affordable housing and financial assistance to move clients from transitional to permanent housing. A contingency plan would include reviewing the current systems in place and seek guidance from best practices in other CoCs if the goal to increase the level of persons moving to permanent housing could not be accomplished.

The CoC has met and exceeded the 65 percent goal of moving persons from transitional to permanent housing (80%). However, due to the severe economic decline in this County (16% unemployment rate and the third highest foreclosure rate in the nation), developing programs to assist families in becoming economically independent has been extremely challenging. With the lack of employment opportunities available to sustain economic independence, a long-term goal through the CoC is to have a sufficient level of affordable housing for persons who cannot afford to pay market rents. The City of Modesto, Stanislaus County and non-profit organizations (all active members within the CoC) are aggressively seeking all funding sources available to acquire and develop affordable housing for Stanislaus County. The long term goal in the next 10 years is to develop 1,200 affordable housing units and utilize a percentage of these units for families who are transitioning to permanent housing.

**Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.**

The CoC has exceeded the 20 percent employment goal for persons exiting housing and service programs. However, the current level of persons exiting with employment income has declined since last year. In 2008, the percentage of persons exiting with employment income was 35 percent as the community is experiencing the negative effects of the economic decline. The short term goals are

to continue to expand upon the existing workforce development programs which assist unemployed persons in obtaining the skills and/or training necessary to be able to secure employment. Stanislaus County currently has an unemployment rate of 16%. The CoC is experiencing cuts in staffing levels, which creates barriers in progressing forward with improving this percentage. Those who do receive the appropriate services often times cannot find employment. Due to the economy, it is difficult to establish any contingency plans until such time as the economy improves within the community.

The CoC has current systems in place to identify those individuals and families with children who are physically and mentally able to secure employment. Through partnerships with the local Workforce Development Department, employers are connected to persons seeking employment who participate in the CoC's homeless programs. An employment center has been established which is utilized for providing employment training and services to persons seeking employment. Long term, the CoC will continue to work towards developing partnerships with agencies that can train and create employment opportunities for the persons participating in the CoC's housing and supportive services programs.

**Objective 5: Decrease the number of homeless households with children.**

CoC members are currently participating in the committees which oversee the NSP and HPRP programs. Outreach and marketing plans have been established to provide information to agencies, organizations, and institutions which routinely interact with families with children. Through HPRP funding, families will be eligible to receive financial assistance to obtain housing and services in the next 12 months and continuing through the HPRP funding cycle. A committee has been established to identify housing in foreclosure which will be acquired specifically for low income families and made available at an affordable rental rate. A contingency plan, should this not be effective, will be to develop a work group to identify any additional barriers to homeless families with children in securing permanent housing.

The 10-year plan includes development of 300 affordable housing units for families with children. Strategies in place to reach this goal include use of NSP and HPRP funding in addition to seeking all state, local, and private funding sources to increase the level of affordable housing within the County. In addition to affordable housing development, increase the level of prevention programs which will reduce the incidence of homelessness through financial assistance to avoid eviction, voluntary case management (home-based assistance) to assist the family in maintaining their housing, outreach to agencies and organizations that provide services to families with children and educate service providers on affordable housing and homeless prevention services available to their clientele.

- 2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Con Plan, CoC, and any other strategy or plan to address chronic homelessness.***

## Strategy for Eliminating Chronic Homelessness

As is required to remain eligible as an Entitlement Jurisdiction and receive Community Development Block Grant (CDBG) funds and Emergency Shelter Grant (ESG) funds, the City of Modesto is required to coordinate the approval of a 10-Year Plan to End Long-Term Homelessness. Modesto worked in conjunction with Stanislaus County and local homelessness service providers to develop the required plan. Personnel assigned to administer HUD programs presented the joint plan to the Modesto City Council at the July 3, 2007 meeting, where it was unanimously adopted.

Modesto and Stanislaus County's 10-year Plan to End Long-Term Homelessness has been crafted to more effectively use public and private resources to improve the quality of life for people who are now homeless and/or in jeopardy of becoming homeless. Under federal guidelines, there are three specific goals of the Community Development Block Grant (CDBG) Program. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and,
3. Expand economic opportunities.

As required by these specific goals, part of the federal entitlement funds are to be directed to serving the homeless population; specifically Emergency Shelter Grant (ESG) dollars. This plan will assist in directing opportunities for some new construction, acquisition and rehabilitation of existing housing or viable buildings, set-asides of units within housing developments in the pipeline, as well as master lease existing housing towards serving the long-term homeless population.

As a member of the SCHSSC, the City of Modesto will be coordinating with other member organizations of the SCHSSC towards achieving the objectives in the 2009 CoC Plan (described in detail above) aimed at eliminating chronic homelessness, including:

- Creating new permanent housing beds for chronically homeless individuals.
- Increasing the percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.
- Increasing the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

### ***3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.***

#### **Strategies to Prevent Homelessness for Individuals and Families with Children at Imminent Risk of Becoming Homeless.**

As a member of the SCHSSC, the City of Modesto will be coordinating with other member organizations of the SCHSSC towards achieving the objectives in the 2009 CoC Plan (described in detail above) aimed at preventing homelessness for individuals and families with children, including:

- Increasing the percentage of persons employed at program exit to at least 20 percent.

- Decreasing the number of homeless households with children.

The City of Modesto received an allocation of funding during the 2008-2009 year for the Homeless Prevention and Rapid Re-housing Program (HPRP). The City has partnered with Community Housing and Shelter Services (CHSS) as well as Stanislaus Community Assistance Project (SCAP) to prevent the citizens of Modesto from becoming homeless, or assisting those that are homeless in finding permanent housing.

**4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.***

**Institutional Structure to Carry Out Homelessness Strategy.**

The City of Modesto, through its CDBG program, provides funds for several agencies providing services to homeless persons. There are 17 agencies which receive CDBG funds to provide social services, shelter and food. The ESG program provides funds to the various agencies for shelter, rental assistance, rehabilitation of shelter units, and homeless prevention services. Housing Choice Vouchers are provided by the HACS, and there is a waiting list. A preference for homeless individuals began in fiscal year 2004-2005. Public housing is provided only if units are dedicated to homeless individuals. Stanislaus County also offers various programs to achieve the goal of ending homelessness.

Many agencies, governmental and non-governmental, coordinate work efforts to implement their homelessness strategies. The City and County provide funds to several agencies which provide shelter, food and rental assistance. Community Housing and Shelter Services (CHSS) is a private non-profit agency which provides transitional and shelter facilities, various housing assistance programs, information and education programs, and community outreach. In addition to federal, state, local, and private assistance, there are various foundations that provide funds to various agencies. These include, but are not limited to, the United Way, Gospel Mission, the Salvation Army, and the Red Cross. Many of the foundations provide annual grants which help support shelters and transitional, permanent, and emergency housing. Other services that the foundations support include rehabilitative services, job counseling, teen shelters, family centers and emergency food programs.

**5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.***

### **Activities to Implement Community-wide Discharge Coordination Policy**

On June 26, 2001, by Resolution No. 2001-313, the City of Modesto designated the Stanislaus Housing and Support Services Collaborative (SHSSC) as the planning and coordinating body for homeless programs and services in Stanislaus County (Board of Supervisors of Stanislaus County designated the SHSSC on July 10, 2001) and designated the SHSSC to develop and implement the Continuum of Care Plan as required by HUD – BHRS and CSA 2001-530. A part of the designation to develop and implement the Continuum of Care Plan includes the following discharge policy (excerpt from the SHSSC Continuum of Care Plan):

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

The state has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals and stakeholders regarding this transition and the identification of resources. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. In 2008, the Stanislaus County Public Health Agency reestablished the task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. The Public Health Agency has become actively involved in the CoC and is working towards developing liaisons with housing services agencies within the CoC to update the existing discharge planning protocol. Currently in place, there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing and prevent the release of patients to the streets or to HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units.

Through contracted services provided by Telecare SHOP, (the county's primary agency which conducts extensive outreach to chronically homeless mentally ill individuals), Behavioral Health and Recovery Services provides treatment and discharge planning to adults with serious mental illness and/or chemical addiction. SHOP has extensive policies in place to ensure that patients and mentally ill inmates are not discharged into inappropriate settings such as shelters, the streets, hotels or motels. Discharge planning is multi-disciplinary and begins at the time of admission to the facility. SHOP has the primary responsibility of discharge planning for each patient. The discharge planning team involves the patient, family, guardians, and community agencies to develop a plan for a living situation, medication, vocational, social and educational needs; community based follow-up; support services; and meaningful life activities. The discharge planning process also includes looking at a supportive or protective environment if the patient is expected to be incapable of independent living. SHOP case managers work directly with BHRS to arrange appropriate follow-up services, including housing, for the patients who are discharged. Information regarding the patient's diagnosis and medications and other pertinent information is forwarded to the various agencies that will be providing the follow-up services for the patient. To ensure that discharges do not result in

homelessness, the SCHSSC works closely with SHOP to ensure current policies are effective.

Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living which are not funded through HUD McKinney-Vento resources. SHOP assists individuals in completing applications for housing and mainstream resources such as Social Security prior to the patient's discharge. This protocol has been accepted within the SCHSSC and the general community and has proven to be highly successful in preventing homelessness from persons discharged from mental health facilities.

In Stanislaus County, Social Service Agencies are responsible for ensuring that children and youth in foster care settings are returned to their families or to settings other than homeless circumstances. During fiscal year 03-04 a planning group comprised of mental health representatives and the members of the SCHSSC who provide transitional and permanent supportive housing to youth out of foster care or other children's systems of care developed a comprehensive policy designed to decrease discharges to McKinney Vento beds, emergency shelters, psychiatric hospitalization and homelessness. In October 2003, the Stanislaus County Youth Focus Group developed a report, which is now utilized statewide to address the needs of youth exiting children's systems of care. With direction from the focus group, the needs assessment was conducted by consumer representatives within the mental health system who interviewed and evaluated their young adult peers and developed an assessment of gaps in services.

The Stanislaus County Community Services Agency, in collaboration with supportive service and housing providers, has developed programs to prevent youth from entering McKinney-Vento emergency shelter systems. Presently, there are five government and community-based projects designed to provide transitional to permanent supportive housing. Supportive services through Child Welfare includes an after care social worker who connects the youth with services such as access to mainstream resources, education, financial, vocational, and mental health/substance abuse services. Three district transitional and permanent supportive housing service programs are offered for young adults, and young families through age 24, and one program is specifically designed for youth 17 to 19 years of age. Other resources include 30 Housing Choice Vouchers which were awarded for Youth out of foster care in 2009. In addition, the CoC is looking forward to a favorable application through the Neighborhood Stabilization Program, where \$6,000,000 has been targeted to acquire affordable housing for youth out of foster care whose incomes are below 50 percent of the median income limits.

The CA Department of Corrections (CDC) recently developed the Police and Corrections Team Program (PACT), which is required within each parole district statewide. This program, also referred to as Community Policing, is a nationally recognized partnership between law enforcement and local service providers to ensure that parolees are provided with a connection to adequate supportive and housing services to improve their success in reintegrating into the community. Stanislaus County's PACT Program has been in place since July 2004 and highly successful in providing parolees with information on housing and supportive services.

Presently, there is a formal protocol in place for persons who have serious mental illness or who have HIV/AIDS who choose to receive services from the local human services agencies. This protocol has been accepted by the CoC and includes

discharging of inmates to appropriate settings including nursing homes, basic care facilities, board and care adult foster care and independent living which are not funded through HUD McKinney-Vento resources. Telecare SHOP, contracted through BHRS, provides the case management and services necessary to identify and assist the parolee in obtaining adequate housing upon discharge from a correctional facility.

## Emergency Shelter Grants (ESG)

*(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.*

### 5 Year Strategic Plan ESG response:

Since this section applies to the state only, no response is required.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

*\*Please also refer to the Community Development Table in the Needs.xls workbook*

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.**

### Non-Housing Community Development Priorities, Strategies, and Objectives

As noted in the General Questions, Managing the Process and Citizen Participation sections, the City of Modesto identified community development priority needs based in part on surveys of residents and service providers. It also developed its priorities on needs as determined by City departments, and on analysis of statistics from sources such as the 2000 Census. The Housing and Community Development Activities table in Attachment F contains projected needs of Modesto, the goals in meeting these needs, and the priorities assigned to these needs. For some items in the Community Development table, the City determined that no need existed.

Community development priorities, strategies, and objectives established by the City are the following:

#### **Priority CD-1. Support neighborhood revitalization efforts.**

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

- Objective CD-1A.i: Assist neighborhood clean-up projects for the City's low-income residents through Neighborhood Clean-Up events. (Line 03K)

- Objective CD-1A.ii: Fund code enforcement officers that work in low-income Census Tracts, along with support staff to serve about 2,184 households annually, or 10,920 over 5 years. (Line 15)
- Objective CD-1A.iii: Fund around one eligible Community Based Development Organization (CBDO) annually, or 4 over 5 years, to carry out allowable neighborhood revitalization activities in low-income neighborhoods. (Line 19C)

**Priority CD-2. Promote economic development activities.**

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

- Objective CD-2A.i: Fund a Business Analyst \$39,600 annually, or \$198,000 over 5 years. (Line 21A)

Strategy CD-2B: Develop a process, in compliance with Section 3 requirements, to give preference to low- and very low-income persons or business concerns employing low- and very low-income persons in contract bidding opportunities for housing construction, rehabilitation, or other public construction projects that use HUD funds.

- Objective CD-2B.i: Generate 7 jobs annually, or 35 jobs over 5 years, for low- and very low-income persons by giving preference in contract bidding for HUD-funded projects. (Line 05H)

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

- Objective CD-2C.i: Provide literacy services to 20 residents annually, or 100 residents over 5 years. (line 05)

**Priority CD-3. Provide public services for residents.**

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

- Objective CD-3A.i: Serve approximately 41,000 residents annually, or 205,000 residents over 5 years, with food and nutrition programs for low- and moderate-income persons, including delivery of food to homeless individuals or referred clients temporarily living in hotels, food programs for seniors, and delivery of food to persons with HIV/Aids. (Line 05, 05A, and 05M)
- Objective CD-3A.ii: Fund health services for 11 disabled persons annually, or 55 over 5 years, mainly funding for medical equipment, adaptive aids or assistive devices for the DRAIL program. (Line 05B)

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

- Objective CD-3B.i: Provide shelter services for 2,500 persons annually, or 12,500 over 5 years, including a seasonal homeless emergency shelter and a transitional shelter for women recovering from alcohol/drug addictions and their children, and case management for families and/or individuals who are homeless or at risk of homelessness. Note that persons assisted may receive services over multiple years, duplicating numbers over the 5-year period. (Line 05)

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

- Objective CD-3C.i: Support a shelter for runaway or homeless youth, serving 72 to 73 persons annually, or 364 over 5 years. (Line 05D)
- Objective CD-3C.ii: Support services for abused or neglected children, serving 21 to 22 persons annually, or 109 over 5 years. (Line 05N)

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

- Objective CD-3D.i: Support parenting education services for 171 persons annually, or 855 over 5 years. (Line 05L)
- Objective CD-3D.ii: Fund childcare services at a shelter for abused, neglected and at-risk children, serving 120 persons annually, or 600 over 5 years. (Line 05L)

#### **Priority CD-4. Fund public facilities and improvements in low-income neighborhoods**

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

- Objective CD-4A.i: Fund Americans with Disabilities Act (ADA) accessibility improvements in 3 public buildings over 5 years. (Line 03)
- Objective CD-4A.ii: Install of ADA-compliant curb ramps at 6 priority intersections over 5 years. (Line 03L)

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

- Objective CD-4B.i: Pave 12 streets over 5 years. (Line 03K)

Strategy CD-4C: Provide funding support for the City's Property Agent with CDBG funds to pursue the purchase of land or right-of-way for CDBG-funded projects.

- Objective CD-4C.i: Provide \$280,000 over 5 years for the City's Property Agent to acquire property. (Line 01)

**2. Describe the basis for assigning the priority given to each category of priority needs.**

**Basis for Assigning Priorities**

The City assigned priorities to its community development needs based upon input received at neighborhood and community meetings as well as results from a resident survey. It also used information obtained from the Key Stakeholder meeting, and from consultation with City agencies and service providers.

**3. Identify any obstacles to meeting underserved needs.**

**Obstacles to Meeting Underserved Needs**

A lack of sufficient funding is the primary obstacle to meeting underserved needs. As the HUD entitlement grants cannot address all of the identified needs with entitlement dollars, additional funding is necessary. In recent years, the City has received funds from the HUD Section 108 Loan Guarantee Program to finance a Neighborhood Center at Marshall Park. This project has been completed. The City is also looking at other federal and State funding sources for its community development needs. However, due to budget problems at the federal and State level, there is no guarantee that adequate funding will be obtained.

Over the past twenty years, the City has experienced significant social, economic, and demographic changes. Modesto has become a City with increasing numbers and a diversity of ethnic and racial groups, although non-Hispanic Whites still represent a slight majority of the population. Even as the City has developed economically, concentrations of lower-income households persist. Housing costs have increased faster than local incomes, leading to overcrowding and overpayment for housing. These conditions potentially expose many Modesto residents to discrimination in the housing market. With the recent housing crisis and downturn in property values, many of these residents are struggling to keep homes, and have even had rental properties they are living in foreclosed out from under them, leaving them to find a new residence.

Finally, Modesto has suffered from an imbalance of jobs, particularly a lack of higher-paying jobs, in relation to housing, as much of the City's housing development since the late 1990s has been occupied by workers who commute to jobs outside Stanislaus County. The following narrative summarizes a discussion of employment trends in Modesto, from Chapter 2 of the Draft 2009 Housing Element.

**Employment Characteristics**

Between 2000 and 2006, the City of Modesto experienced the greatest growth in Managerial and Professional occupations, followed by Service occupations and Sales and Office occupations. Though Farming, Forestry, and Fishery occupations exhibited the greatest growth in terms of percent growth, the 20 percent increase represents actual growth of less than 200 residents in that occupation. It should also be highlighted that these are the occupations of City residents and these jobs may not be located within the City. Commuting trends are discussed below.

**2009 Housing Element Table 2-24:  
Occupations of Modesto Residents, 2000 and 2006**

Occupation	2000		2006		% Change
	Number	Percent	Number	Percent	2000 – 2006
Managerial/Professional	21,760	28	24,660	30	13
Sales and Office Occupations	21,200	28	22,826	27	8
Service Occupations	12,206	16	14,028	17	15
Production, Transportation and Material Moving	12,349	16	13,080	16	6
Construction, Extractions, Maintenance and Repair	8,079	11	7,334	9	-10
Farming, Forestry, and Fishery	973	1	1,164	1	20
Total Employed Residents	76,567	100	83,092	100	9

Source: U.S. Census, 2000 Census; U.S. Census, 2006 American Community Survey (Data Profile DP-3).

Note: Occupation categories changed slightly between the 2000 and 2006 Censuses.

Major employers in Modesto include those associated with agriculture, healthcare, and government (Table 2-25). These industries typically offer a large proportion of lower-paying jobs.

**Update of 2009 Housing Element Table 2-25:  
Major Employers in Modesto**

Company/Organization	Industry	Employees (a)
Stanislaus County	Government	4,764
E&J Gallo Winery	Wine	3,311
Modesto City Schools	Educational	3,231
Signature Fruit Company	Fruit Products	2,900
Memorial Medical Center	Healthcare	2,682
Modesto Junior College	Educational	2,435
Seneca	Fruit Products	2,100
Del Monte Foods	Fruit Products & Processing	2,000
Doctors Medical Center	Healthcare	2,000
Foster Farms	Poultry Processing	1,813
Stanislaus Food Products	Vegetable Processing	1,651
Kaiser Permanente	Healthcare	1,478
City of Modesto	Government	1,400
Wal-Mart	Retailer	1,244
SBC	Telecommunications	1,175
Sutter Gould Medical Foundation	Healthcare	1,005
Save Mart	Supermarket	955
Sylvan School District	Educational	739
Frito-Lay (Pepsi-Co)	Snack Foods	700
Racor	Filtration Products	700
Silgan Containers	Metal Can Manufacturing	440
Foster Farms Dairy	Dairy Operations	435
Pacific Southwest Containers	Packaging Products	409

Note:

(b) Reflects peak seasonal levels where applicable

Source: <http://www.modestogov.com/ed/workforce/employers.asp>, 2009; BAE, 2010.

While some Modesto residents work in higher-paying occupations, many others work in the service sector, providing essential services to residents and businesses in the

community. It should be noted that Mean Annual Wages are for one person, so a double-income household would represent a higher percentage of County Median Household Income. In addition, as housing prices have declined significantly over the last two years, homeownership is now an affordable option for moderate-income and some low-income households.

**2009 Housing Element Table 2-26:  
Modesto Annual Salaries, Selected Occupations, 2006**

Occupation	Employed Persons	Mean Annual Wages	% of County Median Household Income
Management	6,750	\$86,460	178
Business and Financial Operations	4,680	\$55,910	115
Computer and Mathematical Science	1,080	\$65,370	135
Architecture and Engineering Occupations	1,350	\$72,570	149
Life, Physical and Social Science	980	\$52,390	108
Community and Social Services	2,790	\$42,840	88
Legal	1,080	\$87,140	179
Education, Training and Library	13,720	\$52,040	107
Arts, Design, Entertainment, Sports and Media	1,770	\$36,330	75
Healthcare Practitioner and Technical	9,120	\$74,380	153
Healthcare Support	4,970	\$25,820	53
Protective Service	2,510	\$37,060	76
Food Preparation and Serving Related	14,530	\$19,290	40
Building and Grounds Cleaning & Maintenance	4,940	\$25,640	53
Personal Care and Service	2,930	\$22,850	47
Sales and Related Occupations	17,530	\$31,290	64
Office and Administrative Support	26,400	\$30,680	63
Farming, Fishing and Forestry	4,640	\$19,200	40
Construction and Extraction	10,080	\$42,940	88
Installation, Maintenance and Repair	6,500	\$40,750	84
Production	13,900	\$30,530	63
Transportation & Material Moving	13,950	\$29,650	61
<b>All Occupations</b>	<b>166,180</b>	<b>\$38,560</b>	<b>79</b>

\*Note: County median household income in 2006 was \$48,566

\*Source: U.S. Census 2006

Source: U.S. Bureau of Labor Statistics 2007

Preliminary unemployment data for December 2009, published by the California Employment Development Department indicate an unemployment rate for Modesto of 15.2 percent. For comparison, the unemployment rate in the County is estimated at 17.5 percent for the same month, and statewide, the unemployment rate was 12.1 percent.

### Jobs-Housing Balance

Modesto has the highest ratio of jobs to housing units in the Northern San Joaquin area. However, a significant percent of Modesto residents commute out of the County for employment -19.1 percent- compared to 9.3 percent statewide based on

data from the 2006 American Community Survey. This high proportion of residents commuting out of the County highlights the trend of Bay Area workers moving to Modesto for more affordably priced housing units. The 2009 Draft Housing Element indicates a need for housing that is affordable to residents at lower pay scales as well as a need to diversify the local employment base to generate employment opportunities for well-paid jobs that would reduce the need for residents to commute to the Bay Area for work.

**2009 Housing Element Table 2-27:  
Housing and Employment, Modesto and Stanislaus County, 2007**

<b>Geographic Area</b>	<b>Total Housing Units</b>	<b>Total Jobs</b>	<b>Jobs Per Housing Unit</b>
<b>Northern San Joaquin Counties</b>			
City of Modesto	72,883	94,556	1.30
Stanislaus County	170,631	204,536	1.20
San Joaquin County	222,697	236,924	1.06
Merced County	80,577	73,661	0.91
<b>Total</b>	<b>546,788</b>	<b>609,677</b>	<b>1.12</b>
<b>Bay Area Counties</b>			
Alameda County	560,311	730,232	1.30
Contra Costa County	388,376	364,714	0.94
Marin County	107,927	126,025	1.17
Napa County	52,694	76,096	1.44
San Francisco County	356,462	658,909	1.85
San Mateo County	266,469	364,553	1.37
Santa Clara County	609,928	924,417	1.52
Solano County	148,456	136,575	0.92
Sonoma County	195,525	212,227	1.09
<b>Total</b>	<b>2,686,148.00</b>	<b>3,593,748.00</b>	<b>1.34</b>

Source: 2005-2007 American Community Survey 3-Year Estimates, 2008 DemographicsNow

### **Local Economic Development Trends and Initiatives**

As discussed above, the jobs-to-housing ratio in Modesto is improving and is better on the aggregate level than in many other cities in the region. However, because of an increasing number of residents who work outside of the City and County, and an increasing number of workers in Modesto who live elsewhere, traffic congestion is becoming worse, impacting the City's ability to provide adequate transportation infrastructure and expand economic opportunities. The Inter-Regional Partnership (IRP), a partnership formed in 1998 consisting of 15 selected officials from 5 counties — Alameda, Contra Costa, San Joaquin, Santa Clara, and Stanislaus — indicates that the most effective incentives for economic development in job-poor areas would be those that:

- Improve their competitive position in the marketplace by reducing the cost of off-site improvements;
- Improve the quality of the workforce; and/or,
- Reduce the time for processing local development proposals.

In the City, though plenty of land may be zoned to allow economic development, the cost of providing infrastructure to this land, especially transportation infrastructure, is seen as a constraint to development. Adaptive reuse of redevelopment areas and existing buildings is a potential mechanism for economic development with less-burdening infrastructure costs.

Modesto's Community and Economic Development Department has several programs intended to encourage economic activity that will benefit current and future residents:

- Modesto Redevelopment Project Area Incentives;
- Economic Development Revolving Loan Program;
- Economic Development Revenue Bonds; and
- Enterprise Designation Areas.

**4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.***

*NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

### **Long-Term and Short-Term Community Development Objectives**

The Community Development priorities listed above in the "Priority Non-Housing Community Development Needs" section represent the City's long-term objectives while the strategies and objectives detail Modesto's short-term objectives. Additional information may also be found in the Housing and Community Development Activities table in Attachment F of this document.

### **Antipoverty Strategy (91.215 (h))**

- 1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.***

### **Antipoverty Goals, Programs and Policies**

Providing opportunities for low-income families to improve their economic status is a focus of effort for the City. The City will work in this area by:

- Seeking to address economic development through partnerships with the non-profit and for profit sectors to increase economic opportunity in the City of Modesto.
- Providing staff support to organizations and businesses interested in furthering economic development opportunities.
- Enhancing relationships with other public agencies that work with low-income families through non-profit workgroups, to address the potential of joint applications for grants that address the needs of low-income families.
- Continuing with efforts to increase the supply of affordable housing in the community. While the production and preservation of affordable housing on its own will not raise people's income or lift them from poverty, it does contribute to stabilizing living expenses for low-income families, so that they have more discretionary income for other living expenses.
- Developing a process, in compliance with Section 3 requirements, to give preference to low- and very low-income persons or business concerns employing low- and very low-income persons in contract bidding opportunities for housing construction, rehabilitation, or other public construction projects that use HUD funds.

***2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.***

**Extent to Which the Strategy Will Reduce Number of Poverty-Level Families**

The City's strategy for reducing poverty will be successful only to the extent that:

- Adequate state and federal funding is available for education, job training, and supportive service programs that will increase economic opportunity and self-sufficiency;
- Adequate state and federal funding is available for regional infrastructure necessary to support economic development; and
- Modesto's competitiveness in relation to other regional economies attracts employers and industries that create higher paying jobs.

Unfortunately, the City of Modesto has little or no direct control over these factors and can make only marginal improvement in the local rate of poverty through its use of federal and other funds.

**Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

- 1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.***

## 5 Year Strategic Plan LIHTC Coordination response:

Since this section applies to the state only, no response is required.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

#### Priorities, Strategies, and Objectives for Non-Homeless Special Needs

Refer to the Non-Homeless Special Needs table for a description of priorities and objectives regarding non-homeless special needs. Most of the following priorities, strategies, and objectives overlap with previously identified Housing and Community Development priorities, strategies, and objectives.

#### **Priority SN-1. Provide housing and supportive services for elderly and frail elderly residents.**

Strategy SN-1A: Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income senior housing. (Also see Strategies H-1A, H-2A, and H-3B)

- Objective SN-1A.i: Construct or provide housing rehabilitation and improvement assistance to 25 senior households annually, or 125 households over 5 years. (Also see Objectives H-1A.i, H-2A.i, H-3B.i, and H-3B.ii)

Strategy SN-1B: Use CDBG to fund supportive services for senior residents such as food delivery and nutritional education programs. (Also see Strategy CD-3A)

- Objective SN-1B.i: Provide supportive services to 175 seniors annually, or 875 seniors over 5 years. (Also see Objective CD-3A.i)

#### **Priority SN-2. Provide housing supportive services that allow for independent living by populations with special needs including the physically disabled, developmentally disabled, persons with severe mental illness, and persons with alcohol or other addictions.**

Strategy SN-2A: Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income housing for persons with disabilities, mental illness, and substance addictions. (Also see Strategies H-1A, H-2A, and H-3B)

- Objective SN-2A.i: Construct or provide housing rehabilitation and improvement assistance to 18 units in supportive housing facilities annually, or 90 units over 5 years. (Also see Objectives H-1A.i, H-2A.i, H-

3B.i, and H-3B.ii)

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

- Objective SN-2B.i: Provide supportive services to 250 special needs residents annually, or 1,250 persons over 5 years. (Also see Objectives CD-3A.i and CD-3A.ii)

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.**

**Use of Federal, State and Local Resources**

Refer to the Non-Homeless Special Needs table for a description of resources to be used to address identified needs. In general, most non-homeless special needs for housing will be met by using CDBG and HOME funds in combination with the State of California's CalHOME funds and funds from the City's Redevelopment Agency. Supportive services will be funded primarily by the CDBG program, both with grants and by the revolving loan fund. Housing and supportive services for persons with HIV/AIDS would also receive HOPWA funds.

**Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

*\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

**1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.**

*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

**Estimate of Persons in Subpopulations Requiring Housing and Supportive Services**

The Non-homeless Special Needs table in Attachment F shows a total of 15,864 elderly households.<sup>27</sup> Of these elderly households, an estimated 5,355 are frail elderly households, and frail elderly is defined as persons 65 years old or older who have self-care or mobility limitations. This estimate of frail elderly applies the percentage of frail elderly households in relation to the total elderly households from 2000 CHAS data to the total elderly households as of 2007. A total of about 500 federally-assisted multifamily units are available for the elderly (see Table 14 in Attachment D for a list of units), leaving a gap of about 15,360 units. All elderly

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<sup>27</sup> 2009 Modesto Housing Element (Pg. 2-38)

households, however, are not in need of housing specifically designed for the elderly, and may choose to remain in their existing housing unit as they age. There are an additional 1,257 residential care facility beds within Modesto that provide care to frail elderly.<sup>28</sup> Considering there are about 5,355 frail elderly households, there is a shortage of as much as 4,100 beds if each frail elderly household only had one member, and if all required specialized housing. While it is difficult to identify all the organizations providing supportive services to the elderly and frail elderly as well as the number of residents they serve, the City has supported one organization in recent years providing food services to approximately 200 seniors annually.

The number of persons with severe mental illness is estimated at about 12,100 persons.<sup>29</sup> The California Department of mental health estimated that 5.77 percent of the total population in Stanislaus County in 2007 has a need for mental health services. Applying this percentage to the total population in Modesto, results in the estimate of 12,100 persons in need of mental health services. It is unknown how many housing units or supportive services are available in Modesto for persons with severe mental illness.

While data on the number of developmentally disabled persons in Modesto is unknown, The Arc (previously the Association for Retarded Citizens) estimates that nationally about one to three percent of the population has mental retardation.<sup>30 31</sup> Therefore, an estimate of two percent is applied to the total population in Modesto to give an estimate of about 4,200 developmentally disabled persons. There are at least 82 permanent beds available in Stanislaus County, and open to Modesto residents, for the developmentally disabled, through the Stanislaus Community Assistance Project (SCAP). These same 82 beds, the equivalent of 55 units, are also available to those with HIV/AIDS.<sup>32</sup>

In order to estimate the number of physically disabled persons, the total number of disabled persons, as reported in the 2000 Census, is multiplied by the share of the total disabled population that is reported to be physically disabled in the Draft 2009 Housing Element.<sup>33</sup> There are 163 permanent beds for the physically disabled available in Stanislaus County, and open to Modesto residents. These units include housing provided through the Stanislaus Community Assistance Project (SCAP) as well as units that are available for elderly, disabled, and handicapped persons at Conant Place.

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<sup>28</sup> *Ibid* (Pg 2-41)

<sup>29</sup> Series P5 Estimates of Need for Mental Health Services For California for Serious Mental Illness. [http://www.dmh.ca.gov/Statistics\\_and\\_Data\\_Analysis/Total\\_Population\\_by\\_County.asp](http://www.dmh.ca.gov/Statistics_and_Data_Analysis/Total_Population_by_County.asp). Accessed on January 10, 2010.

<sup>30</sup> Mental retardation is defined by The Arc as "is a disability that occurs before age 18. It is characterized by significant limitations in intellectual functioning and adaptive behavior as expressed in conceptual, social and practical adaptive skills. It is diagnosed through the use of standardized tests of intelligence and adaptive behavior."

<sup>31</sup> The Arc website. <http://www.thearc.org/NetCommunity/Document.Doc?id=143>. Accessed January 12, 2009.

<sup>32</sup> Personal Communication. Carol Punty, Director of Housing Services, and Joe Gibbs, Director of Development, Stanislaus Community Assistance Project. January 14, 2009.

<sup>33</sup> City of Modesto 2009 Draft Housing Element. Pg 2-40.

The number of alcohol/other drug addicted individuals is calculated using data from the California Department of Drug and Alcohol Programs.<sup>34</sup> In Stanislaus County, there was an estimated rate of 1,023.7 persons per 100,000 persons in 2004 that were admitted to Alcohol and Drug Treatment Programs. Applying this rate to the City of Modesto 2009 population results in an estimate of 2,151 persons. To the extent that many of the people admitted to treatment programs are not in need of housing, this estimate will tend to over-state the need. It is unknown how many housing units are available in Modesto for persons with alcohol or other drug addictions. The City has provided CDBG funding to several substance abuse programs, assisting an average of 250 persons each year.

The number of person with HIV/AIDS and their families is not available for the City of Modesto. Data on the number of persons with HIV/AIDS within the larger Stanislaus County population suggest that in Modesto there may be 143 persons with HIV/AIDS. (See explanation of methodology in Housing Needs for Special Groups section of this Comprehensive Plan).

Finally, the estimate of the number of public housing residents takes the total number of public housing units in Modesto (432) and multiples it by the average household size in Modesto as of 2009 (2.85), which equals 1,231 existing public housing residents. In addition, the 3,345 applications on file at the Stanislaus Housing Authority for subsidized housing units is also multiplied by the average household size in Modesto as of 2009 (2.85) for a total of about 9,530 persons. Adding these two sums together results in a need for public housing for around 10,760 persons, but only enough units exist to house 1,231 persons.

***2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.***

### **Priority Housing and Supportive Service Needs**

Refer to the Non-Homeless Special Needs table for identification of priority needs.

***3. Describe the basis for assigning the priority given to each category of priority needs.***

### **Basis for Assigning Priority to Needs**

Refer to response to Item #2 in the General Questions section.

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<sup>34</sup> Indicators of Alcohol and Other Drug Risk and Consequences for California Counties: Stanislaus County, 1007. California Department of Alcohol and Drug Programs. Accessed on January 10, 2010.  
[http://www.adp.ca.gov/Prevention/pdf/2007\\_Indicators/Stanislaus.pdf](http://www.adp.ca.gov/Prevention/pdf/2007_Indicators/Stanislaus.pdf)

**4. Identify any obstacles to meeting underserved needs.**

**Obstacles to Meeting Underserved Needs**

Refer to response to Item #3 in the General Questions section.

**5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

**Description of Facilities and Services**

Refer to the Continuum of Care application for Stanislaus County. A summary of services and facilities from the application is contained in Attachment E.

**6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.**

**Justification of Use of HOME for Other Tenant-Based Rental Assistance**

The City does not propose to use HOME funds for tenant-based rental assistance.

**Housing Opportunities for People with AIDS (HOPWA)**

*\*Please also refer to the HOPWA Table in the Needs.xls workbook.*

- 1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.**
- 2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**
- 3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible**

*population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

- 4. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.***
- 5. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.***
- 6. *The Plan includes the certifications relevant to the HOPWA Program.***

**5 Year Strategic Plan HOPWA response:**

The City does not receive HOPWA funds directly. Programs that operate in the City receive HOPWA allocations through the State of California. Stanislaus Community Assistance Project (SCAP) acts as the fiscal agent for HOPWA funds allocated to Stanislaus County through the State. As the lead agency for HOPWA funding, the State is responsible for preparing plans for the distribution of HOPWA funds.

SCAP provides housing services for persons with HIV/AIDS as well as case management, benefits counseling, client advocacy, home health, and mental health counseling. SCAP was awarded a Special Projects of National Significance (SPNS) transitional housing demonstration grant of \$1,244,488 in 2005 to provide housing assistance to 30 households who are predominantly chronically homeless living with HIV/AIDS. The program has implemented an innovative Transitional Housing Model that provides a transitional supported housing environment with coordinated supportive services and case management that will enable the clients to obtain permanent housing. The City of Modesto is now working with SCAP to provide physical accessibility features to housing units and an affordability covenant.

**Specific HOPWA Objectives**

- 1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.***

**5 Year Specific HOPWA Objectives response:**

The City does not receive HOPWA funds directly. Programs that operate in the City receive HOPWA allocations through the State of California.

## OTHER NARRATIVE

***Include any Strategic Plan information that was not covered by a narrative in any other section.***

See the attachments below for additional information and narrative.

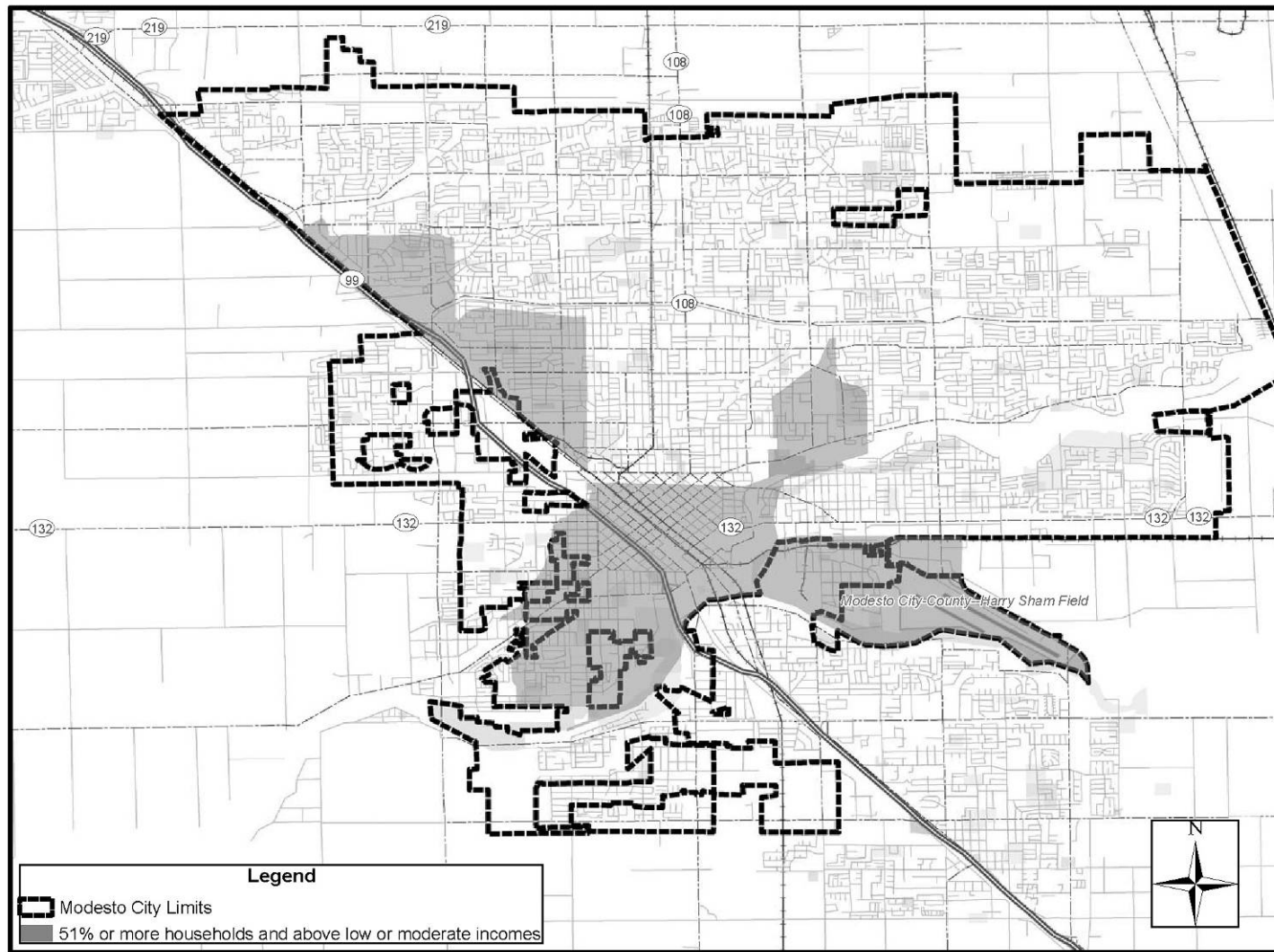
## Attachment A: Data Sources

- **Bay Area Economics (BAE)** – BAE is listed as a source simply to indicate that it is responsible for assembling the table. BAE is not the primary source for any of the data provided in this report. All primary sources are listed in each table.
- **Claritas, Inc.** Claritas is a private data vendor that offers demographic data for thousands of variables for numerous geographies, including cities, counties, and states. Using 2000 U.S. Census data and more current American Community Survey as a benchmark, Claritas provides current year estimates for many demographic characteristics such as household composition, size, and income. This is particularly valuable given the fact that many cities have undergone significant change since the last decennial census was completed over nine years ago. BAE used Claritas data to characterize population and households and to describe housing needs. Current-year demographic data from Claritas can be compared to decennial census data from 2000. Claritas does not publish margin of errors for their data.
- **DataQuick Information Systems.** DataQuick is a private data vendor that provides real estate information such as home sales price and sales volume trends. DataQuick also provides individual property records, which includes detailed information on property type, sales date, and sale amount. This information allowed BAE to assess the market sales price of homes sold in the County.
- **RealFacts.** RealFacts, a private data vendor, provides comprehensive information on residential rental markets. Based on surveys of large apartment complexes with 50 or more units, this data includes an inventory analysis as well as quarterly and annual rent and occupancy trends.
- **Stanislaus County Homeless Census and Survey, 2009.** In January 2009, a count of homeless individuals in Stanislaus County was conducted. Concurrently, one-on-one interviews with homeless individuals were completed to create a qualitative profile of the County's homeless population. This report provides detailed information on the size and composition of the homeless population in Stanislaus County.
- **State of California, Department of Finance.** The Department of Finance publishes annual population estimates for the State, counties, and cities, along with information on the number of housing units, vacancies, average household size, and special populations. The demographic data published by the Department of Finance serves as the single official source for State planning and budgeting, informing various appropriation decisions.

- **State of California, Employment Development Department.** The Employment Development Department identifies the largest 25 private-sector employers in each County.
- **U.S. Census Bureau.** The Census Bureau collects and disseminates a wide range of data that is useful in assessing demographic conditions and housing needs. These are discussed below.
  - **Decennial Census.** The 2000 Census provides a wide range of population and housing data for the County, region, and State. The decennial Census represents a count of everyone living in the United States every ten years. In 2000, every household received a questionnaire asking for information about sex, age, relationship, Hispanic origin, race, and tenure. In addition, approximately 17 percent of households received a much longer questionnaire which included questions social, economic, and financial characteristics of their household as well as the physical characteristics of their housing unit. Although the last decennial census was conducted nine years ago, it remains the most reliable source for many data points because of the comprehensive nature of the survey.
  - **Comprehensive Housing Affordability Strategy (CHAS).** CHAS provides special tabulation data from the 2000 Census which shows housing problems for particular populations, including the elderly, low-income households, and large households. This data is used in the assessment of demand for special needs housing.
  - **Building Permits.** The Census Bureau provides data on the number of residential building permits issued by cities by building type.

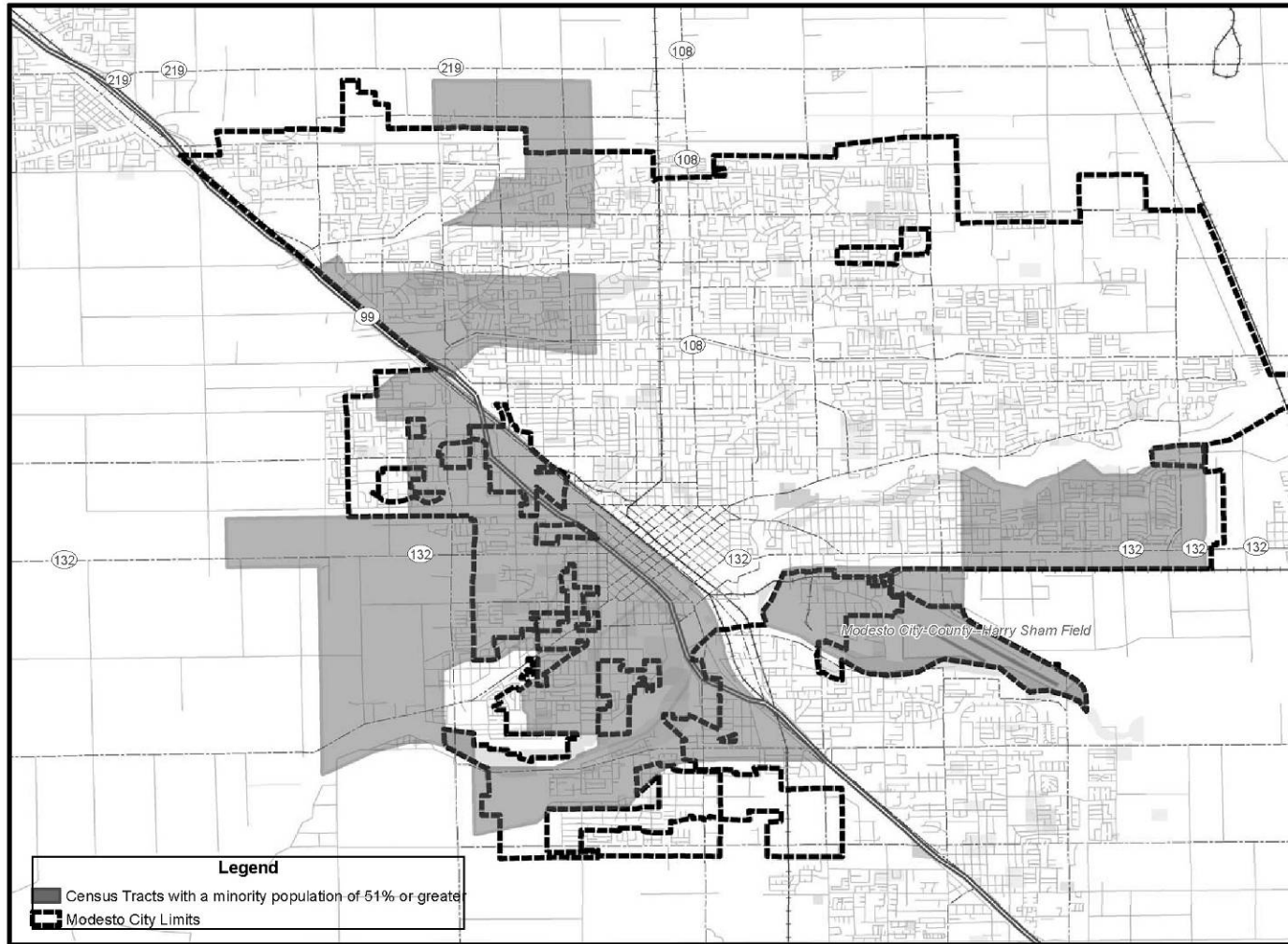
**Attachment B: Areas Of Low/Moderate-Income And Minority Concentration**

## Low and Moderate Income Household Concentrations, City of Modesto, 2000



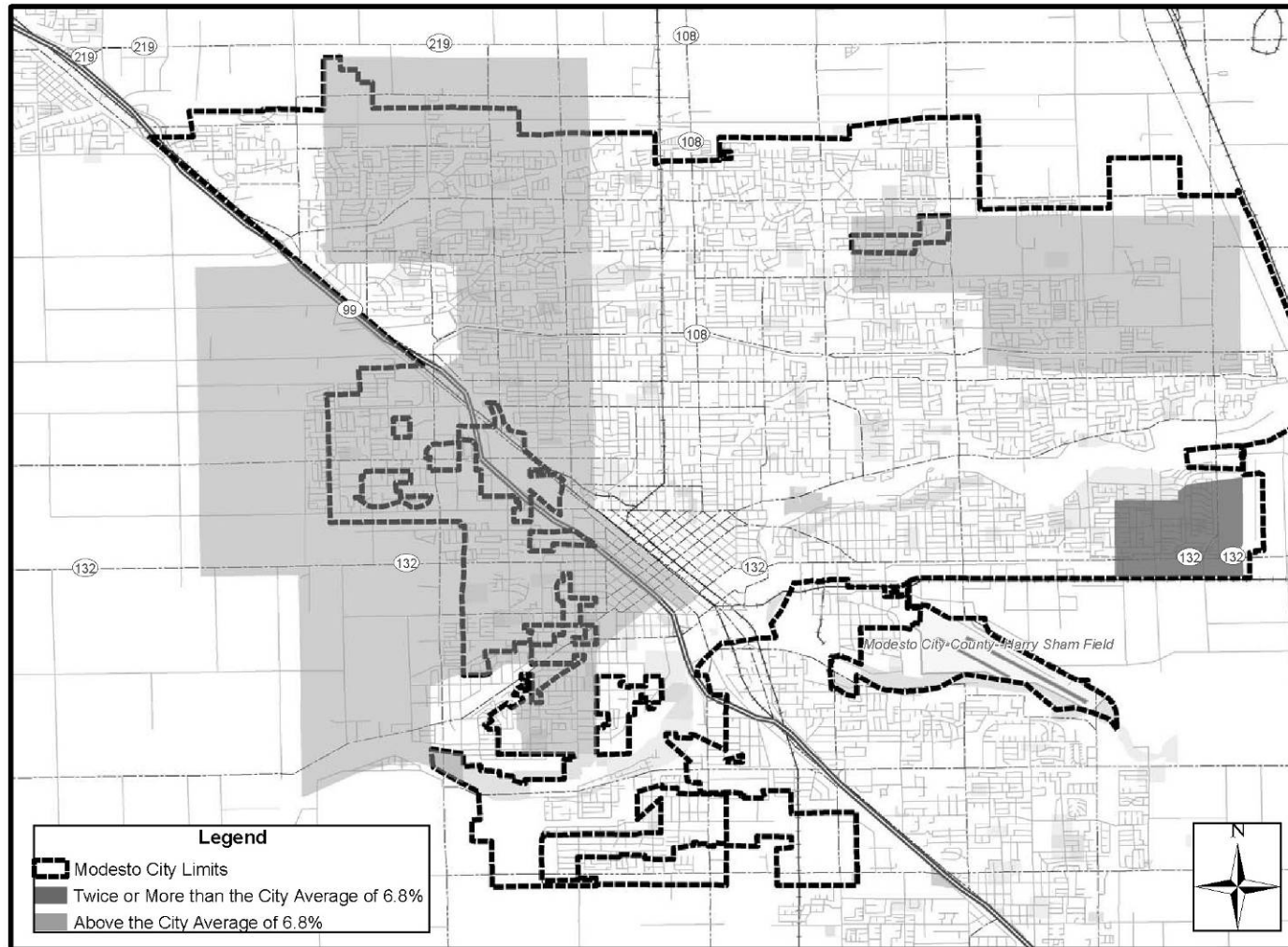
Sources: CHAS, 2000; BAE, 2010.

### Minority Population Concentration, City of Modesto, 2009



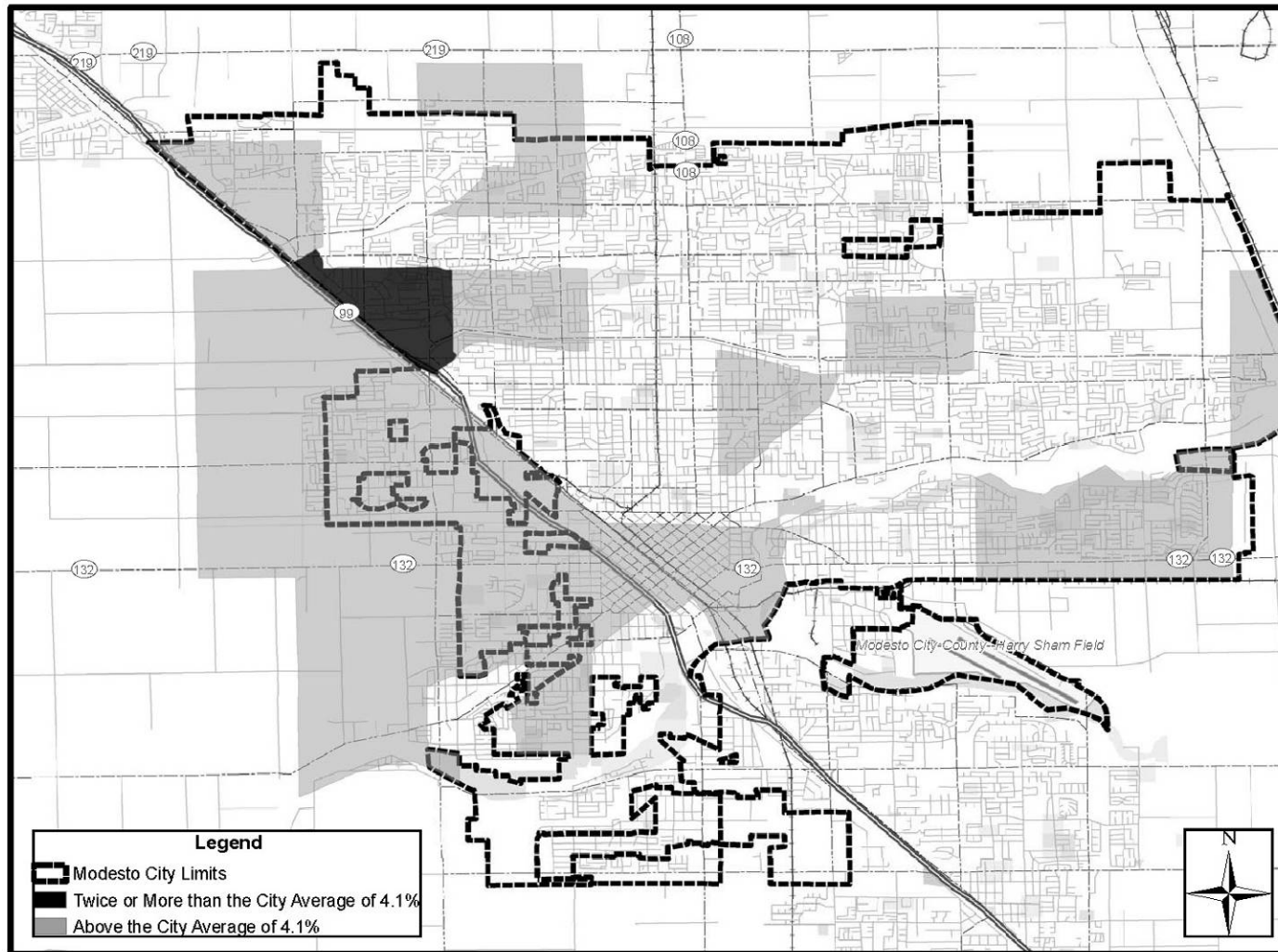
Sources: Claritas, 2009, BAE, 2010.

### Asian/Native Hawaiian/Pacific Islander Population Concentration, City of Modesto, 2009



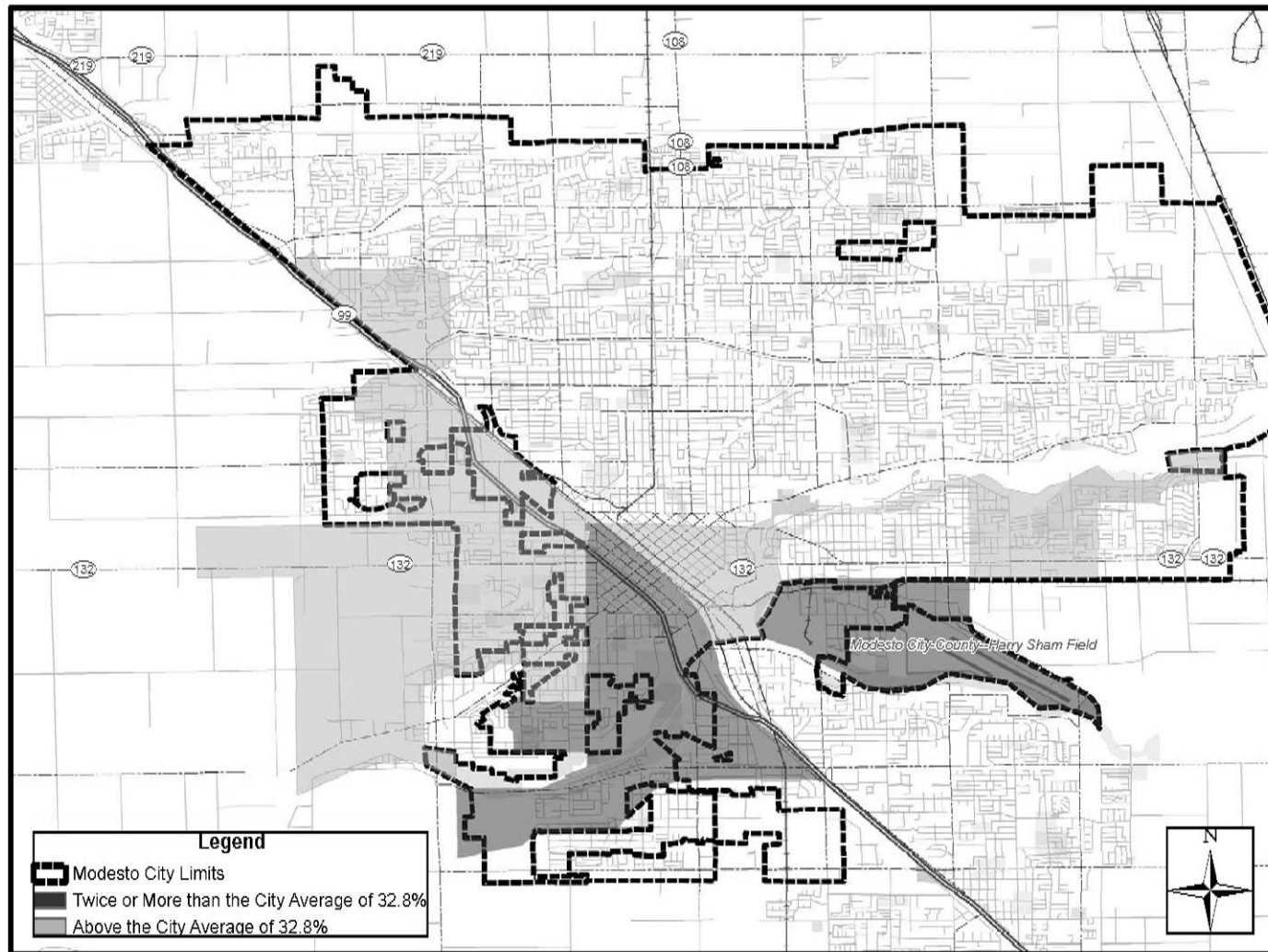
Sources: Claritas, 2009; BAE, 2010.

## Black Population Concentration, City of Modesto, 2009



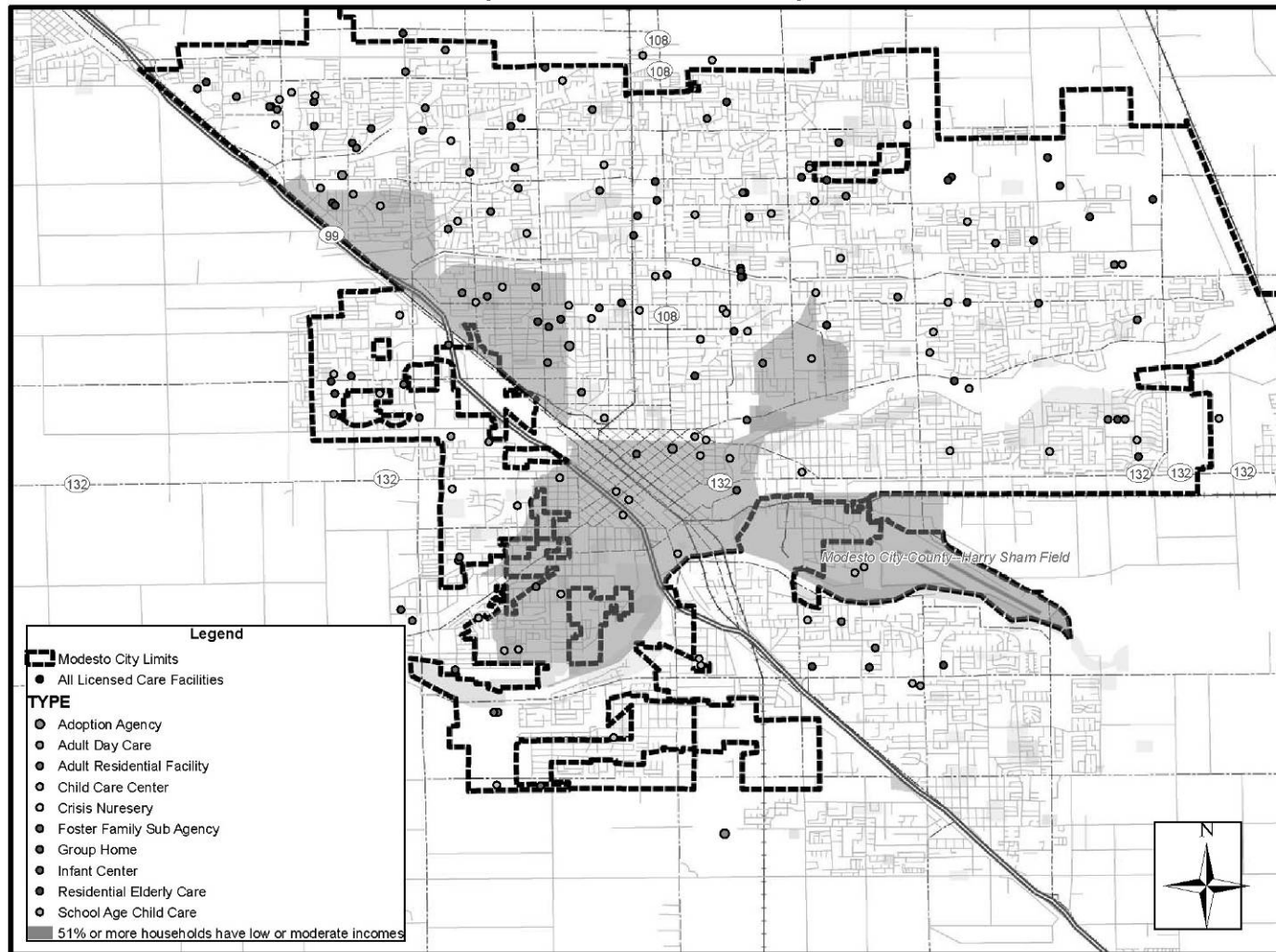
Sources: Claritas, 2009; BAE, 2010.

### Hispanic Population Concentration, City of Modesto, 2009



Sources: Claritas, 2009; BAE, 2010.

### Licensed Community Care Facilities, City of Modesto, 2009



Sources: State of California Department of Social Services, 2009; BAE, 2010.

## Attachment C: Public and Agency Comments

### Public Comments

#### Resident Survey Results

The City distributed a resident questionnaire to solicit community opinions and concerns regarding community needs that can be addressed through federal funds covered under the Consolidated Plan. These categories of need were:

- Community Services
- Housing
- Economic Development
- Community Facilities and Infrastructure

These categories of need were further divided into specific topics, such as "senior centers" and "street, lighting, and sidewalk improvements" (from the Community Facilities and Infrastructure category), and "youth activities" (from the Community Services category). For each topic, the respondent was asked to indicate unmet needs that warrant expenditure of public funds by checking a "priority" level from Lowest to Highest need, with one denoting the lowest need and four the highest need. A copy of the questionnaire is included at the end of this Attachment.

The questionnaire was distributed to community organizations and neighborhood associations which were notified of the Consolidated Plan update and to attendees at public Consolidated Plan meetings. Questionnaires were completed by 38 residents and 11 service providers. Resident surveys were submitted by residents living throughout the City of Modesto, with no concentration of surveys from any one neighborhood.

The three levels of importance —high, medium, or low— were assigned based on the average score received for each topic. The higher the average score, the more important the topic as a priority need.

High priority needs were those with an average score of 3.0 or higher. There were 15 topics that received a score greater than 3.0, and they ranked as follows:

- Mental Health Services
- Neglected/Abused Children
- Job Creation/Retention
- Employment or Vocational Training
- Health Services
- Anti-Crime Programs
- Homeless Services
- Senior Housing
- Disabled Services
- Housing for Disabled

- Health Care Facilities
- Affordable Rental Housing
- Homeless Facilities
- At-Risk Youth Services
- Domestic Violence Services (e.g., counseling)

Moderate priority needs were those with an average score of 2.5 to 2.99. There were 20 topics that received a score 2.5 or greater and less than 3.0, and they ranked as follows:

- Street, Lighting, and Sidewalk Improvements
- Senior Centers
- Transportation Assistance
- Food and Nutrition Services
- Youth Centers
- Parks and Recreation Facilities
- Youth Activities
- Child Care
- Graffiti and Blight Removal
- Foreclosure Prevention and Housing Counseling
- Drainage/Flooding Improvements
- Substance Abuse Services
- Child Care Centers
- Senior Activities
- Housing for Emancipated Youth (aging out of foster care)
- Homeownership Assistance
- Energy Efficiency Improvements
- Family Counseling and Case Management
- Emancipated Youth (aging out of foster care)
- Disabled Access Improvements

Low priority needs were those with an average score of less than 2.5. There were 16 topics that received a score less than 2.5, and they ranked as follows:

- Small Business Loans
- Rental Housing Rehabilitation
- Disabled Accessibility Improvements
- Legal Services
- Parking Facilities
- Owner-Occupied Housing Rehabilitation
- Housing for Large Families
- Tenant/Landlord Mediation
- Fair Housing Services
- HIV/AIDS Services
- Small Business Development and Mentoring
- Lead Paint Testing and Abatement
- Building & Façade Improvement

- Traffic Calming Improvements
- Assistance for Seismic Retrofitting: Housing
- Assistance for Seismic Retrofitting: Non-Housing

### **Public Comments from Workshops and Hearings**

There were no comments received at the public workshops. During the public comment period, a member of the Citizens Housing & Community Development Committee requested a couple of clarifications from City staff on the Strategic Plan document. The comment and staff's response is included at the end of this attachment.

At the City Council public hearing on the Consolidated Plan, a representative of California Rural Legal Assistance, Inc. presented a letter commenting on the Consolidated Plan on behalf of the residents of the Parklawn Neighborhood, which is located in an unincorporated area within Stanislaus County, outside the Modesto city limits. In summary, the comment letter suggests that the City of Modesto, by failing to annex areas outside of the City where California Rural Legal Assistance asserts that low-income and minority households experience poor living conditions, is failing to address the needs of those communities. The letter is also included at the end of this attachment. These comments have been taken into consideration. However, the City feels that given its limited resources, it has a responsibility to address priority needs within the City and that areas outside of the City limits are beyond the purview of the Consolidated Plan. The City has established a Neighborhood Revitalization Area (NRSA) in the Airport Neighborhood and is focusing its available resources on improving this area within the City where low-income and minority communities have endured poor neighborhood conditions. The table included at the end of this attachment indicates that there is a concentration of Hispanic residents in the Airport Neighborhood that is more than double the share of Hispanic households in the City and County. Given this prior commitment to targeted revitalization efforts in the Airport Neighborhood which requires ongoing support, and the fact that the City has fully programmed its available Consolidated Plan resources to address housing and community development needs within other areas of the City, the City does not believe it is appropriate to focus Consolidated Plan policies or resources on areas that lie outside the City, at this time.

### **Key Stakeholder/Service Provider Comments**

The City held a meeting on January 27<sup>th</sup>, 2010 for Key Stakeholders to provide input on the Consolidated Plan priority needs as well as current obstacles and issues facing service providers in the City of Modesto. Nearly 140 invitations as well as copies of the survey were sent out two weeks prior to the meeting. A copy of the invitation letter and survey are included at the end of this Attachment. Those in attendance at the Key Stakeholder Meeting include:

1. Bev Hatcher, Modesto Police Department/ Weed and Seed Program
2. Dave Cooperider, Stanislaus County Affordable Housing Corporation (STANCO)

3. Dana Culbertson, Stanislaus Community Assistance Project and Modesto Citizens Housing & Community Development Committee
4. Garrad Marsh, Modesto City Council and Modesto Citizens Housing & Community Development Committee
5. Joe Gibbs, Stanislaus Community Assistance Project
6. Misty Ridenour, Howard Training Center
7. Michael Pratt, Modesto Citizens Housing & Community Development Committee
8. Chris Harringfeld, Modesto Citizens Housing & Community Development Committee and Housing Rehabilitation Loan Committee
9. Jose A. Nuno, Visionary Home Builders of California
10. Bill Fagan, Housing Authority of the County of Stanislaus
11. Dave Meling, Stanislaus County Affordable Housing Corporation (STANCO)
12. Cam Quach, Children's Crisis center
13. Don Borgwardt, Housing Authority of the County of Stanislaus
14. Linda Kenyon, Modesto Citizens Housing & Community Development Committee
15. Dorothy Griggs, Modesto Citizens Housing & Community Development Committee
16. Anita Hellam, Habitat for Humanity, Stanislaus
17. Dan Hoffman, General Contractor
18. Dori Kolima, Satellite Housing
19. Ryan Swehla, Trinity Ventures
20. Ana Rocha, West Modesto King Kennedy Neighborhood Collaborative
21. Eugene T. Hays, Modesto Citizens Housing & Community Development Committee
22. Alita Roberts, Modesto Citizens Housing & Community Development Committee
23. Cindy VanEmpel, City of Modesto, Senior Planner
24. Jody Christiansen, City of Modesto PRND- HUD staff
25. Cheryl Davis, City of Modesto PRND- HUD staff
26. Scott Humphries, City of Modesto PRND- HUD staff
27. Carol Averell, City of Modesto PRND- HUD staff

The meeting included a breakout session for Key Stakeholders to provide input on the following eight topic areas:

- Barriers to Affordable Housing Development
- Homeless
- Seniors
- Health and Disabilities
- Lenders, Brokers, First-Time Homebuyer Assistance
- Fair Housing Issues
- Non-Housing Community Development Needs
- Other? (e.g., minorities, domestic violence)

Stakeholders were asked to address three questions related to each of the eight topic areas:

1. *What are particular concerns and needs associated with each population/issue area?*

2. *What policies/programs can help address these needs?*
  - *What policies/programs work well now?*
  - *Are there any major policy/program gaps that should be addressed?*
3. *What are recommended priorities over next 5 years?*

Below is a summary of comments received during the meeting:

### **Barriers to Affordable Housing Development**

#### Concerns/Needs:

- Leveraging requirement; it would be easier to just have one funding source.
- City's focus is on assisting with acquisition; must find other funding for rehabilitation of units.
- It is difficult to get outside funding
- Vacancy rates are high, higher than reported by California Department of Finance
- Project-based Section 8 projects are likely to remain in Section 8 program.
  - It is likely to be five years before housing market recovery and possibility of these projects to opt out of program
- Not enough services to support the diverse population in affordable housing communities: emancipated fosters, young single parents, persons transitioning out of incarceration, persons with drug/alcohol dependencies, persons with disabilities, expecting large veteran population in near future.
  - Housing is just part of the solution
  - NIMBYs
  - Limited resources
- Prevailing Wage requirements are significantly higher than actual local wages.
  - To avoid prevailing wage, can build smaller projects with fewer units.
  - Can build on smaller lots.
  - Similar overhead costs for small projects relative to larger projects.

#### Policies/Programs:

- Capital Facility Fee deferrals and waivers are very helpful, and not common in other jurisdictions.
- Density bonuses, planned development zoning, and variances are also very helpful to affordable housing projects.
- Can the fast track process for affordable housing be improved and made even faster?
- Need to explore set-aside for smaller projects to help support large overhead costs.

#### Recommended Priorities:

- Workforce housing
- First-time homebuyers
- Affordable rental housing
- Transitional housing for the homeless

- Combine affordable housing with services
- Infill affordable housing
- Redevelopment of abandoned homes

## Homeless

### Concerns/Needs:

- Need more facilities in suitable neighborhoods
- For childcare, need donations; always operating at capacity
- Current gap in housing for veterans and seniors
- Need emergency and transitional housing for families
- Reporting requirements are getting more demanding; is there a way to centralize reporting and tracking?

### Policies/Programs:

- Gap: shelter service for kids before they get involved with system
- Not much kid-specific services
- Supportive housing- need this for success; overall very cost effective from a community-wide standpoint when considering the diversion of clients from other types of programs and interventions
- Possibly develop a centralized tracking system

### Recommended Priorities:

- Kids
- Veterans
- Seniors
- Try to reach “working poor” who are not eligible now due to income limits

## Seniors

### Concerns/Needs:

- Housing near services
- More units
- Nutrition and exercise
- Meals on Wheels serves between 1,200 and 1,300 mostly homebound seniors monthly
- Younger, disabled/homebound persons may not be age-eligible for services
- Dilapidated housing
- Inaccessible houses- need ramps, grab bars
- Need transportation options
- Perception of transit is a problem
- In home or other physical assistance needed, but funding from State is declining; residents may need to go to assisted living situation, which is more costly per capita compared to in-home care
- In home example is Ralston Towers: emergency service, small unit, Meals on Wheels has lunch service, but no health or meal services provided by Ralston
- Social capital

- Access to healthcare – Kaiser has moved out of downtown
- Perception of various services may be an impediment to accepting assistance

Policies/Programs:

- Need senior transportation
- Free transit passes
- Public awareness/outreach programs
- Nutritional counseling/exercise programs

Recommended Priorities:

- Affordable housing
- Locate housing where seniors can age in place
- Transportation, need more than Dial-a-Ride
- Outreach/improve perceptions so eligible residents enroll in programs

**Health and Disabilities**

Concerns/Needs:

- Homeless mental health issues
- Health insurance
- Education
- Obesity
- Modifications for the disabled

Policies/Programs:

- Need more curb cuts; can use CDBG funds as in past
- Low-income households can use Disabled access Assistance Program for rehab

Recommended Priorities:

- Supportive housing for the homeless with mental health disabilities

**Lenders, Brokers, First-Time Homebuyer Assistance**

Concerns/Needs:

- Need down payment money for first-time homebuyers
- Current market conditions are a concern
- Need homebuyer education
- Need to get word out about available programs
- Reluctance of lenders to use program because it is complicated

Policies/Programs:

- Additional money for Down Payment Assistance Program (DPAP)
- Streamline government financing for FHA and DPAP

Recommended Priorities:

- More money
- More marketing

- More staff

### **Fair Housing Issues**

#### Concerns/Needs:

- Households experiencing foreclosure are not aware of their rights
- Language barriers- different languages and dialects
- Special needs/elderly needs
- Discrimination against large families
- Need accountability on foreclosures
  - Landlords required to provide notice to tenants about pending foreclosure

#### Policies/Programs:

- Provide information in other languages

#### Recommended Priorities:

- Education for tenants/renters and homeowners

### **Non-Housing Community Development Needs**

#### Concerns/Needs:

No comments received

#### Policies/Programs:

No comments received

#### Recommended Priorities:

No comments received

### **Other**

#### Concerns/Needs:

- Downtown housing
- Case management with supportive housing
- Programs for at-risk youth/anti-crime
- Food nutrition services
- Foreclosure prevention/counseling

#### Policies/Programs:

- CDBG funding for infrastructure in the downtown
- Appropriate structured programs for at-risk youth with enforcement

#### Recommended Priorities:

- Affordable downtown housing for all groups
- Supportive housing for persons with mental illness
- Affordable senior housing (Baby Boomers)
- Renovate Ralston Towers



*Parks,  
Recreation and  
Neighborhoods  
Department*

*1010 Tenth Street  
Suite 4400  
P.O. Box 642  
Modesto, CA 95353  
209/577-5344  
209/579-5077 Fax*

*Hearing and Speech  
Impaired Only  
TDD 209/526-9211*

January 14, 2010

**Dear Sir/Madam:**

The City of **Modesto** is updating its "Consolidated Plan" for the use of funds **from** the U.S. Department of Housing and Urban Development (HUD) for the 2010 to 2015 time period, along with an accompanying "Analysis of Impediments to Fair Housing Choice," or AI. The Consolidated Plan sets forth local goals to address needs such as **affordable** housing, emergency shelter, public services, economic development, and neighborhood improvement. This is an important effort, because it will guide the manner in which approximately \$10.8 million in federal funds are spent within the City of **Modesto** through 2015.

On January 27<sup>th</sup>, 2010, the City of **Modesto's** Citizens Housing & Community Development Committee will hold a meeting to gather initial input **from** local stakeholders for the Consolidated Plan and AI updates. The meeting will include a presentation of background information on local community development needs, but most importantly, it will provide a venue for local stakeholders to voice their opinions on local needs, programs to address needs, and priorities for the next five years. Your participation in this process is needed and strongly encouraged. It is essential that individuals like you, who are intimately familiar with local community development needs, assist in the development of the Consolidated Plan and AI.

The meeting will be held at **12:00** noon, in the Council Chambers (basement floor), at **1010 10<sup>th</sup> Street, Modesto, CA**, and will last for approximately 90 minutes. This meeting will also be open to the public. Feel free to invite **other** stakeholders and interested parties to join you on the 27. Also attached please find a Community Needs Assessment Survey. Please complete the survey and bring it with you to the meeting on the 27<sup>th</sup> or if you are not able to attend please mail the survey to:



**City of Modesto  
Parks, Recreation and Neighborhoods Department  
P O Box 642  
Modesto CA 95352  
Attn.: Mary Hansen**

**If you have any questions regarding the meeting please contact Mary Hansen at (209)577-5247. Thank you for your time, and we hope to see you at the meeting.**

**Sincerely,**

**Judith Ray  
Deputy Director**





City of Modesto

## WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN OUR CITY?

Each year, the City of Modesto receives Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG) and HOME Investment Partnership funds from the federal government for community development, shelter and housing activities. To set priorities in spending the money, the City of Modesto prepares a five-year Consolidated Plan. The Plan identifies housing and community development needs and contains a strategy to address these needs. The City of Modesto wants you to have a voice in how the funds are invested. Please assist us by completing this survey.

You may return the completed survey at the January 27, workshop or by mail to:

Mary Hansen  
City of Modesto  
Parks, Recreation & Neighborhoods Housing Division  
P.O. Box 642  
Modesto, CA 95353

**For residents:** What neighborhood do you live in? \_\_\_\_\_

**For community service providers:** What issues does your organization address? \_\_\_\_\_

**Please consider (1) the needs in your city and (2) the level of need of the following items.**

Community Services	Least Need			Greatest Need
Food and Nutrition Services	1	2	3	4
Family Counseling and Case Management	1	2	3	4
Foreclosure Prevention and Housing Counseling	1	2	3	4
Disabled Services	1	2	3	4
Senior Activities	1	2	3	4
Youth Activities	1	2	3	4
At-Risk Youth Services	1	2	3	4
Neglected/Abused Children	1	2	3	4
Child Care	1	2	3	4
Anti-Crime Programs	1	2	3	4
Health Services	1	2	3	4
Mental Health Services	1	2	3	4
Tenant/Landlord Mediation	1	2	3	4
Legal Services	1	2	3	4
Transportation Assistance	1	2	3	4

Substance Abuse Services	1	2	3	4
Domestic Violence Services (e.g., counseling)	1	2	3	4
Homeless Services	1	2	3	4
Emancipated Youth (aging out of foster care)	1	2	3	4
HIV/AIDS Services	1	2	3	4
Other_____	1	2	3	4

<b>Housing</b>	<b>Least Need</b>			<b>Greatest Need</b>
Disabled Access Improvements	1	2	3	4
Owner-Occupied Housing Rehabilitation	1	2	3	4
Rental Housing Rehabilitation	1	2	3	4
Homeownership Assistance	1	2	3	4
Affordable Rental Housing	1	2	3	4
Housing for Disabled	1	2	3	4
Senior Housing	1	2	3	4
Housing for Large Families	1	2	3	4
Housing for Emancipated Youth (aging out of foster care)	1	2	3	4
Fair Housing Services	1	2	3	4
Lead Paint Testing and Abatement	1	2	3	4
Energy Efficiency Improvements	1	2	3	4
Assistance for Seismic Retrofitting	1	2	3	4
Other_____	1	2	3	4

<b>Economic Development</b>	<b>Least Need</b>			<b>Greatest Need</b>
Small Business Loans	1	2	3	4
Small Business Development and Mentoring	1	2	3	4
Job Creation/Retention	1	2	3	4
Employment or Vocational Training	1	2	3	4
Building & Façade Improvement	1	2	3	4
Assistance for Seismic Retrofitting	1	2	3	4
Other_____	1	2	3	4

<b>Community Facilities and Infrastructure</b>	<b>Least Need</b>			<b>Greatest Need</b>
Senior Centers	1	2	3	4
Youth Centers	1	2	3	4
Child Care Centers	1	2	3	4
Parks and Recreation Facilities	1	2	3	4
Health Care Facilities	1	2	3	4



**Carol A. Averell**

---

**From:** Carol A. Averell  
**Sent:** Monday, April 26, 2010 9:16 PM  
**To:** LINDA KENYON  
**Cc:** Judith Ray  
**Subject:** RE: Consolidated Plan

Hi Linda,

Thank you for your comments.

Yes, it is a lot of documentation we have to put together and we hope that some people will take some time to read these documents. We make these documents available through our website, and we also have hard copies available at our office.

In response to your questions:

1. The tool rental program is available in the Airport Neighborhood as part of our Neighborhood Stabilization Strategy Area, to help households in the Airport Area continue to clean up and maintain their properties.
2. The Consolidated Plan is the strategic plan we are required to submit to HUD, to address how the City will utilize the three entitlement funds (CDBG, ESG and HOME) allocated in an annual basis. The NSP1 and NSP2 funds are stimulus funds allocated to the City by formula or on a competitive basis. The NSP funds are a one time allocation, and we are not required to include them in the Consolidated Plan. However we are required to report the use of these funds on a quarterly basis and if possible as often as we spend the funds. We are also required to report the progress of these programs in two different Federal government databases, and we post our quarterly reports in our website, so Modesto Citizens can see how the funds are being spent.

I hope I answer your questions.

Once again thank you for taking the time to review these documents, we sure appreciate your time and your comments.

---

**From:** LINDA KENYON [mailto:lsken57@att.net]  
**Sent:** Mon 4/26/2010 7:44 PM  
**To:** Carol A. Averell; Judith Ray  
**Subject:** Re: Consolidated Plan

Carol,

I have been perusing the documents that we were given at the CH&CDC meeting on Wednesday. I was trying to match the public input with the priorities. They seem to be okay.

I am amazed at the amount of documentation requiring staff time to prepare. I know it is required, but I wonder if anyone actually reads it all.

A couple of questions:

1. Why is the tool rental program only available in the Airport Neighborhood?
2. Why is there no reference to our utilization of NSP1 and NSP2 funds?

5/5/2010

Looking at what we approved last Wednesday for NSP2, the city will provide 100 properties for low-income families, 40 properties for homeless youth and 35 properties for rental housing for special needs residents. NSP1 has approved at least 25 properties for rental to low income families plus other facilities.

I understand that these are one-time funds. However the use of these funds should have a positive impact on the housing inventory in Modesto. This could be reflected somewhere in the report, but I could not find it.

I hope you will include my comments with the council agenda item.

Linda Kenyon



CALIFORNIA RURAL LEGAL ASSISTANCE, INC.  
MIGRANT FARMWORKER PROJECT

LSC

#15

cc: Mayor/Council  
City 'ty  
City Manag  
PRN

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**Alma Alvarez**  
AWHP Community Worker

**Elizabeth C. Trujillo**  
Legal Secretary

**Eloise Emael**  
Administrative Legal Secretary

**Community Equity Initiative:**

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Program Director

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Directors of Litigation,  
Advocacy & Training

April 27, 2010

Carol Averell  
Senior Community Development Program  
City of Modesto  
1010 10th Street  
Modesto, CA 95354

RE: Comments to 2010-2015 Draft Consolidated Plan

Dear Ms. Averell:

These comments are submitted on behalf of residents of the Parklawn Neighborhood, also known as Hatch-Midway. Parklawn is a predominantly Latino, unincorporated community, located within Modesto's sphere of influence, with severe infrastructure needs such as a sewer system, sidewalks and storm-water drainage.

California Rural Legal Assistance, Inc. submitted comments to the Analysis of Impediments to Fair Housing (AI), which are attached to this letter and incorporated herein. Similar to the AI, the Draft Consolidated Plan fails to address the discriminatory patterns of residential segregation and exclusion in Parklawn and similar neighborhoods, does not discuss the contentions articulated in CCCI v. Modest, USCA 9th Circuit Case Numbers 07-16715 and 07-17407, does not discuss how historic and current City policies have precluded the fair and equitable provision of services and infrastructure to Parklawn and similar communities, nor does it propose actions or programs to overcome those obstacles.

The consequences of the patterns of annexation by the City and its policies and practices, including but not limited to the City's measure M policy, the Master Tax Sharing Agreement between the City and Stanislaus County, the infrastructure precondition to a measure M vote, the absence of adequate sewer, storm water drainage, sidewalks and other infrastructure, have precluded Parklawn and similar communities from having access to safe, affordable and decent housing.

By failing to establish strategies or programs in the Draft Consolidated Plan to address and rectify the City of Modesto's discriminatory annexation, service provision, and investment practice and policies, the plan fails to address the critical infrastructure, fair housing, and affordable housing needs of Modesto.

Sincerely,

*Juan Carlos Cancino*

California Rural Legal Assistance, Inc.  
Juan Carlos Cancino  
Staff Attorney



# CALIFORNIA RURAL LEGAL ASSISTANCE, Inc.

# COPY

April 20, 2010

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Fax 530.741.0854  
ijacobs@crla.org

**Ilene J. Jambs**  
*Director of Litigation,  
Advocacy & Training*  
*ALS admitted in District of Columbia  
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*in Salinas*

**William G. Hoerger**  
**Ilene J. Jacobs**  
*in Marysville*  
**Cynthia Rice**

### OTHER REGIONAL OFFICES

- Coachella
- Delano
- El Centro
- Fresno
- Arvin
- Gilroy
- Madera
- Modesto
- Monterey
- Oceanside
- Oxnard
- Paso Robles
- Salinas
- San Luis Obispo
- Santa Barbara
- Santa Cruz
- Santa Maria
- Santa Rosa
- Stockton
- Watsonville

Carol Averell  
Senior Community Development Program  
City of Modesto  
1010 10<sup>th</sup> Street  
Modesto, CA, 95354

Re: Comments on Draft City of Modesto Analysis of Impediments to Fair Housing

Dear Ms. Averell:

These comments are submitted on behalf of the plaintiffs in *CCC/ v. Modesto*, USCA 9<sup>th</sup> Circuit Case Nos. 07-16715 & 07-17407, who reside in predominantly Latino unincorporated neighborhood islands within the City of Modesto's Sphere of Influence. The neighborhoods have been annexed around by the City, contrary to both LAFCO policy and the City's and County's articulated policies, and have been neglected and discriminated against by the City and Stanislaus County in the provision of needed infrastructure and municipal services.

The Draft City of Modesto Analysis of Impediments to Fair Housing (AI) does not address the discriminatory patterns of residential segregation and exclusion in these neighborhoods and others, does not discuss the contentions in the CCC/ case, does not analyze the formal and informal City policies and practices that cause this exclusion based on race and national origin, and does not propose any actions or programs to overcome these impediments to fair housing.

The consequences of the patterns of annexation by the City, and its policies and practices, including but not limited to the City's Measure M policy (requiring a vote before sewer service can be extended), the Master Tax Sharing Agreement between the City and Stanislaus County (excluding the neighborhoods, resulting in no agreements for tax sharing and creating a barrier to annexation), the infrastructure condition (requiring the County to bring neighborhoods to city infrastructure standards prior to a Measure M vote, another barrier), the absence of adequate sewer services and storm drainage, inadequate police response times and failure of economic development planning (excluding the neighborhoods from

Carol Averell  
Senior Community Development Program Specialist  
April 20, 2010  
Page 2

infrastructure spending) have resulted in the perpetuation of physical and political isolation of the neighborhoods. The resulting segregation and concentration have been characterized by the plaintiffs' expert in the CCCI case as creating apartheid-like living conditions for Latino populations in the excluded neighborhoods. This has an adverse impact, of course, on health and safety, economic gain and housing conditions for the neighborhoods and the entire City.

You will find enclosed for your consideration copies of several of the policies in need of analysis and the complaint, briefs and excerpts from the expert opinions in the case. We also enclose the opinion by the Ninth Circuit Court of Appeals in the case, though of course an analysis of impediments to fair housing goes beyond the specific legal standards applicable to a discrimination lawsuit. Please feel free to request additional information.

Sincerely,



Ilene J. Jacobs  
Director of Litigation, Advocacy and Training  
California Rural Legal Assistance, Inc.



Brian P. Brosnahan, Esq.  
Kawowitz, Benson, Torres & Friedman LLP

cc: Robert Rubin, Esq., Lawyers' Committee for Civil Rights  
Katherine Hogan, Esq., CRLA  
Charles Hauptman, Regional Director, HUD  
Rebecca Schenck, Consultant, Bay Area Economics  
✓ Modesto City Council (w/ enclosures)  
Susana Alcala Wood, City Attorney

Enclosures:

CCCI, et al v City of Modesto, et al:  
Third Amended Complaint (*Attachment 1*)  
USDC 9th Circuit Court - Opening Brief (*Attachment 2*)  
USDC 9th Circuit Court - Reply Brief (*Attachment 3*)  
USDC 9th Circuit Court - Opinion (10108109) (*Attachment 4*)  
Modesto City Council - Measure M (*Attachment 5*)  
Osner Testimony re Maze-Spencer (*Attachment 6*)  
1996 MTSA (*Attachment 7*)  
Supplemental Johnson Declaration (*Attachment 8*)  
Additional Johnson stats (*Attachment 9*)  
Initial Johnson Declaration (*Attachment 10*)

## Households by Race/Ethnicity, 2000 and 2009

Household Race/Ethnicity (a)	Airport Neighborhood Revitalization Area (b)				City of Modesto				Stanislaus County			
	2000		2009 (Est.)		2000		2009 (Est.) (c)		2000		2009 (Est.) (c)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Not Hispanic or Latino</b>												
White	525	45%	347	33%	45,212	70%	44,806	62%	98,277	151%	100,775	59%
Black or African American	14	1%	8	1%	2,285	4%	3,102	4%	3,352	5%	4,723	3%
American Indian and Alaska Native	11	1%	6	1%	500	1%	538	1%	1,212	2%	1,335	1%
Asian	21	2%	15	1%	2,733	4%	3,602	5%	4,520	7%	6,346	4%
Native Hawaiian and Other Pacific Islander	1	0%	1	0%	240	0%	355	0%	368	1%	594	0%
Some Other Race	3	0%	2	0%	147	0%	170	0%	255	0%	286	0%
Two or More Races	36	3%	26	2%	1,970	3%	2,299	3%	4,200	6%	5,286	3%
<b>Subtotal: Not Hispanic or Latino</b>	<b>611</b>	<b>53%</b>	<b>405</b>	<b>38%</b>	<b>53,087</b>	<b>82%</b>	<b>54,871</b>	<b>76%</b>	<b>112,184</b>	<b>173%</b>	<b>119,346</b>	<b>70%</b>
<b>Hispanic or Latino</b>												
White	221	19%	319	30%	4,818	7%	7,000	10%	12,858	20%	20,029	12%
Black or African American	2	0%	4	0%	97	0%	150	0%	167	0%	267	0%
American Indian and Alaska Native	12	1%	14	1%	245	0%	338	0%	532	1%	805	0%
Asian	0	0%	0	0%	74	0%	107	0%	147	0%	238	0%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	17	0%	20	0%	36	0%	56	0%
Some Other Race	279	24%	283	27%	5,792	9%	8,887	12%	17,186	26%	27,036	16%
Two or More Races	34	3%	40	4%	829	1%	1,221	2%	2,036	3%	3,152	2%
<b>Subtotal: Hispanic or Latino</b>	<b>548</b>	<b>47%</b>	<b>660</b>	<b>62%</b>	<b>11,872</b>	<b>18%</b>	<b>17,723</b>	<b>24%</b>	<b>32,962</b>	<b>51%</b>	<b>51,582</b>	<b>30%</b>
<b>Total: Households</b>	<b>1,159</b>	<b>100%</b>	<b>1,065</b>	<b>100%</b>	<b>64,959</b>	<b>100%</b>	<b>72,594</b>	<b>100%</b>	<b>145,146</b>	<b>223%</b>	<b>170,928</b>	<b>100%</b>

### Notes:

(a) Based on race/ethnicity of the head of household. Race/ethnicity is self-reported.

(b) Census tract 06099002100, Airport Neighborhood

(c) 2009 figures for the City of Modesto and Stanislaus County are based on total household estimates from the California Department of Finance and race/ethnic distribution estimates from Claritas 2009 figures.

Sources: California Department of Finance, 2010; Claritas, 2010; BAE, 2010.

**Attachment D: Housing Needs and Conditions Tables**

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**Table 1: Population and Household Trends, 2000 and 2009**

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<b>City of Modesto</b>	<b>2000</b>	<b>2009 (est.) (a)</b>	<b>Average Annual Growth 2000-2009</b>	<b>Percent Change 2000-2009</b>
<b>Population</b>	188,856	210,088	1.3%	11.2%
<b>Households</b>	64,959	72,594	1.4%	11.8%
<b>Average Household Size</b>	2.86	2.85	0.0%	-0.3%
<b>Household Type</b>				
HH with Children (b)	42.9%	43.0%		
HH without Children	57.1%	57.0%		
<b>Tenure</b>				
Homeowners	58.7%	60.0%		
Renters	41.3%	40.0%		

---

**Notes:**

(a) 2009 figures for the City of Modesto are based on total population and household estimates from the California Department of Finance and household type and tenure distribution estimates from Claritas.

(b) Households with children have at least one member under the age of 18.

Sources: Department of Finance, 2009; Claritas, 2009; BAE, 2009.

---

**Table 2: Age Distribution, 2000 and 2009**

---

<b>Age Distribution</b>	<b>City of Modesto</b>			
	<b>2000</b>		<b>2009 (est.) (a)</b>	
	<b>Number</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent of Total</b>
Under 18	56,785	30.1%	57,621	27.4%
18-24	18,108	9.6%	21,263	10.1%
25-34	25,421	13.5%	31,390	14.9%
35-44	29,185	15.5%	27,689	13.2%
45-54	24,117	12.8%	28,110	13.4%
55-64	14,278	7.6%	20,720	9.9%
65 and Over	20,962	11.1%	23,295	11.1%
<b>Total</b>	<b>188,856</b>	<b>100%</b>	<b>210,088</b>	<b>100%</b>
<b>Median Age</b>	<b>32.7</b>		<b>33.3</b>	

---

Note:

(a) 2009 figures for the City of Modesto are based on total population estimates from the California Department of Finance and age distribution estimates from Claritas. 2009 figures for all other areas are based solely on estimates provided by Claritas.

Sources: California Department of Finance, 2009; Claritas, 2009; BAE, 2009.

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**Table 3: Households by Race/Ethnicity, 2000 and 2009**

---

<b>Household Race/Ethnicity (a)</b>	<b>City of Modesto</b>			
	<b>2000</b>		<b>2009 (Est.) (b)</b>	
	<b>Number</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent of Total</b>
<b>Not Hispanic or Latino</b>				
White	45,212	70%	44,806	62%
Black or African American	2,285	4%	3,102	4%
American Indian and Alaska Native	500	1%	538	1%
Asian	2,733	4%	3,602	5%
Native Hawaiian and Other Pacific Islander	240	0%	355	0%
Some Other Race	147	0%	170	0%
Two or More Races	1,970	3%	2,299	3%
<b>Subtotal: Not Hispanic or Latino</b>	<b>53,087</b>	<b>82%</b>	<b>54,871</b>	<b>76%</b>
<b>Hispanic or Latino</b>				
White	4,818	7%	7,000	10%
Black or African American	97	0%	150	0%
American Indian and Alaska Native	245	0%	338	0%
Asian	74	0%	107	0%
Native Hawaiian and Other Pacific Islander	17	0%	20	0%
Some Other Race	5,792	9%	8,887	12%
Two or More Races	829	1%	1,221	2%
<b>Subtotal: Hispanic or Latino</b>	<b>11,872</b>	<b>18%</b>	<b>17,723</b>	<b>24%</b>
<b>Total: Households</b>	<b>64,959</b>	<b>100%</b>	<b>72,594</b>	<b>100%</b>

---

**Notes:**

(a) Based on race/ethnicity of the head of household. Race/ethnicity is self-reported.

(b) 2009 figures for the City of Modesto are based on total household estimates from the California Department of Finance and race/ethnic distribution estimates from Claritas 2009 figures.

Sources: California Department of Finance, 2009; Claritas, 2009; BAE, 2009.

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**Table 4: Household Income Distribution, 1999 and 2009**

---

<b>Income Range</b>	<b>City of Modesto</b>			
	<b>1999 (a)</b>		<b>2009 (est.) (b)</b>	
	<b>Number</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent of Total</b>
Less than \$15,000	10,453	16.1%	8,646	11.9%
\$15,000 - \$24,999	8,864	13.6%	8,289	11.4%
\$25,000 - \$34,999	8,742	13.5%	7,727	10.6%
\$35,000 - \$44,999	7,793	12.0%	7,954	11.0%
\$45,000 - \$59,999	9,508	14.6%	10,436	14.4%
\$60,000 - \$74,999	6,920	10.7%	8,078	11.1%
\$75,000 - \$99,999	6,451	9.9%	9,115	12.6%
\$100,000 - \$149,999	4,393	6.8%	8,168	11.3%
\$150,000 or more	1,835	2.8%	4,180	5.8%
<b>Total Households</b>	<b>64,959</b>	<b>100%</b>	<b>72,594</b>	<b>100%</b>
<b>Unadjusted Median Household Income</b>	<b>\$40,425</b>		<b>\$49,975</b>	
<b>Adjusted Median Household Income (c)</b>	<b>\$53,825</b>		<b>\$49,975</b>	

---

**Notes:**

(a) 1999 figures are based on Census 2000, Summary File 1 total household figures and Summary File 3 income distribution estimates.

(b) 2009 figures for the City of Modesto are based on total household estimates from the California Department of Finance and income distribution estimates from Claritas 2009 figures.

(c) The 1999 median household income estimates are adjusted to represent 2009 dollars using the California Department of Finance All Urban Consumer Price Index (CPI) of 1.331, revised in November 2009.

Sources: Census 2000, 2009; California Department of Finance, 2009; Claritas, 2009; BAE, 2009.

**Table 5: Overcrowding by Income Category and Tenure, City of Modesto, 2000**

	All Income Levels		Extremely Low Income (Less than 30% of AMFI)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
<b>Persons Per Room (a)</b>										
<b>Owner Occupied</b>										
1.00 Person or less	35,445	54.5%	1,555	2.4%	2,370	3.6%	4,245	6.5%	27,275	41.9%
1.01 - 1.50 Persons	1,640	2.5%	65	0.1%	155	0.2%	305	0.5%	1,115	1.7%
1.51 Persons or More	1,225	1.9%	75	0.1%	120	0.2%	305	0.5%	725	1.1%
<b>Subtotal: Owner-Occupied</b>	<b>38,310</b>	<b>59%</b>	<b>1,695</b>	<b>3%</b>	<b>2,645</b>	<b>4%</b>	<b>4,855</b>	<b>7%</b>	<b>29,115</b>	<b>45%</b>
<b>Renter Occupied</b>										
1.00 Person or less	22,140	34.0%	4,050	6.2%	3,520	5.4%	4,880	7.5%	9,690	14.9%
1.01 - 1.50 Persons	2,240	3.4%	425	0.7%	455	0.7%	625	1.0%	735	1.1%
1.51 Persons or More	2,385	3.7%	495	0.8%	645	1.0%	565	0.9%	680	1.0%
<b>Subtotal: Renter Occupied</b>	<b>26,765</b>	<b>41%</b>	<b>4,970</b>	<b>8%</b>	<b>4,620</b>	<b>7%</b>	<b>6,070</b>	<b>9%</b>	<b>11,105</b>	<b>17%</b>
<b>Total Households</b>	<b>65,075</b>	<b>100%</b>	<b>6,665</b>	<b>10%</b>	<b>7,265</b>	<b>11%</b>	<b>10,925</b>	<b>17%</b>	<b>40,220</b>	<b>62%</b>

Note:

(a) Overcrowding is defined as more than one person per room.

Sources: 2000 CHAS dataset, huduser.org, 2009; BAE, 2009.

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**Table 6: Occupancy and Vacancy Data, 2009**

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<b>Units</b>	<b>City of Modesto</b>	
	Number of Units	Percent of Total
Occupied Housing Units	72,594	96.7%
Vacant Housing Units	2,480	3.3%
<b>Total</b>	<b>75,074</b>	<b>100%</b>

---

Source: Department of Finance, 2009; BAE, 2009.

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**Table 7: Residential Building Permits, City of Modesto**

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<b>Units in Structures</b>	<b>Year</b>								
	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Single-Family Units	1,330	1,109	864	280	398	261	289	139	35
Multifamily Units	31	21	60	297	262	288	289	45	0
<i>2-unit Multifamily</i>	8	18	14	10	12	12	22	2	0
<i>3- and 4-unit Multifamily</i>	3	3	12	8	6	9	0	0	0
<i>5+ unit Multifamily</i>	20	0	34	279	244	267	267	43	0
<b>Total</b>	<b>1,361</b>	<b>1,130</b>	<b>924</b>	<b>577</b>	<b>660</b>	<b>549</b>	<b>578</b>	<b>184</b>	<b>35</b>

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Sources: HUD State of the Cities System Building Permits Database, 2009; BAE, 2009.

---

**Table 8: Housing Stock by Year Built, 2000**

---

<b>Year Structure Built</b>	<b>City of Modesto</b>	
	<b>Number of Units</b>	<b>Percent of Total</b>
1999 to 2000 (a)	1,206	1.8%
1995 to 1998	2,349	3.5%
1990 to 1994	5,645	8.4%
1980 to 1989	16,286	24.2%
1970 to 1979	17,635	26.2%
1960 to 1969	9,600	14.3%
1950 to 1959	7,445	11.1%
1940 to 1949	3,981	5.9%
1939 or earlier	3,131	4.7%
<b>Total Units</b>	<b>67,278</b>	<b>100%</b>

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Note:

(a) Census 2000 figures report units built through March of 2000.

Sources: Census 2000, 2009; Clartias, 2009; BAE, 2009.

---

**Table 9: Housing Conditions, City of Modesto, 2000**

---

<b>Tenure</b>	<b>Plumbing</b>		<b>Kitchen</b>	
	Complete Plumbing Facilities	Lacking Complete Plumbing Facilities	Complete Kitchen Facilities	Lacking Complete Kitchen Facilities
Owner	38,180	136	38,264	52
Renter	26,560	227	26,474	313
<b>Total units (a)</b>	<b>64,740</b>	<b>363</b>	<b>64,738</b>	<b>365</b>

---

Note:

(a) The total number of units in this table do not add up to the totals shown in Table 8 due to sampling error and nonsampling error that are present in Census SF3 data file.

Sources: Census 2000, 2009; BAE, 2009.

**Table 10: Single-Family Housing Sales Prices, City of Modesto, October 2009 to December 2009 (a)**

Unit Sales Price	Single-family Units						Condominium Units				
	Number 0 and 1-bedroom	Number 2-bedroom	Number 3-bedroom	Number 4+ bedroom	Total	Percent Total	Number 1-bedroom	Number 2-bedroom	Number 3+bedrooms	Total	Percent Total
Under \$100,000	5	146	319	54	524	36.2%	7	41	9	57	82.6%
\$100,000 - \$149,999	2	35	266	78	381	26.3%	0	1	3	4	5.8%
\$150,000 - \$199,999	1	14	137	78	230	15.9%	0	3	0	3	4.3%
\$200,000 - \$249,999	0	11	56	62	129	8.9%	1	2	0	3	4.3%
\$250,000 - \$299,999	0	3	35	55	93	6.4%	0	0	1	1	1.4%
\$300,000 - \$349,999	0	2	22	14	38	2.6%	0	0	1	1	1.4%
\$350,000 - \$399,999	0	1	9	14	24	1.7%	0	0	0	0	0.0%
Over \$400,000	0	1	8	20	29	2.0%	0	0	0	0	0.0%
<b>Total</b>	<b>8</b>	<b>213</b>	<b>852</b>	<b>375</b>	<b>1,448</b>	<b>100%</b>	<b>8</b>	<b>47</b>	<b>14</b>	<b>69</b>	<b>100%</b>
<b>Median Sales Price</b>	<b>\$125,000</b>						<b>\$79,947</b>				

Note:

(a) Number of single-family and condominium units sold in the City of Modesto between October 1, 2009 and December 31, 2009.

Sources: Dataquick.com, 2009; BAE, 2009.

**Table 11: Affordability of Market Rate, For-Sale Housing in Modesto, 2009**

**Single-Family Residences**

<u>Income Level</u>	<u>Income Limit (a)</u>	<u>Max. Affordable Sale Price</u>	<u>Percent of SFRs Recently Sold within Price Range (c)</u>
Extremely Low-Income (Up to 30% of MFI)	\$17,900	\$73,623	20.0%
Low-Income (up to 50% MFI)	\$29,800	\$122,430	37.4%
Moderate-Income (Up to 80% of MFI)	\$47,700	\$196,053	53.3%
Median Sale Price (3-bedroom units)			\$120,000
Number of Units Sold (3-bedroom units)			852

**Condominiums**

<u>Income Level</u>	<u>Income Limit (a)</u>	<u>Max. Affordable Sale Price</u>	<u>Percent of SFRs Recently Sold within Price Range (c)</u>
Extremely Low-Income (Up to 30% of MFI)	\$17,900	\$40,690	0.0%
Low-Income (up to 50% MFI)	\$29,800	\$89,497	35.7%
Moderate-Income (Up to 80% of MFI)	\$47,700	\$163,120	78.6%
Median Sale Price (3-bedroom units)			\$93,500
Number of Units Sold (3-bedroom units)			14

Notes:

(a) Income limits published by U.S. Department of Housing and Urban Development for four-person household in Modesto MSA, 2009.

(b) Assumptions used to Calculate affordable sales price:

Annual Interest Rate (Fixed)	5.04%	Freddie Mac 2009 annual average Primary Mortgage Market Survey data tables.
Term of mortgage (Years)	30	
Percent of sale price as down payment	10%	
Initial property tax, annual	1.25%	City of Modesto Housing Element
Mortgage insurance as percent of loan amount	0.35%	
Annual homeowners' insurance rate as percent of sale	0.12%	CA Dept. of Insurance website, based on average of all quotes assuming \$150,000 of coverage and 26-40 year old homes
Homeowners Fee (monthly)	\$200	Average HOA dues for condos currently available for sale on condos.com
Percent of household income available for PITI	30%	
PITI = Principal, Interest, Taxes, and Insurance		

(c) Number of single-family and condominium units sold in the City of Modesto between October 1, 2009 and December 31, 2009.

Sources: U.S.HUD, 2009; Dataquick, 2009; BAE, 2009.

**Table 12: City of Modesto Rental Housing Market, 3Q 2009 (a)****Current Market Data**

<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
Studio	236	4.8%	515	\$615	\$1.19
Jr 1BR	40	0.8%	538	\$708	\$1.32
1 BR/1 BA	1,826	36.9%	652	\$734	\$1.13
2 BR/1 BA	1,006	20.3%	847	\$805	\$0.95
2 BR/1.5 BA	48	1.0%	1,150	\$913	\$0.79
2 BR/2 BA	1,653	33.4%	931	\$910	\$0.98
2 BR Townhouse	4	0.1%	1,200	\$975	\$0.81
3 BR/2 BA	139	2.8%	1,177	\$1,180	\$1.00
<b>Totals</b>	<b>4,952</b>	<b>100%</b>	<b>797</b>	<b>\$816</b>	<b>\$1.02</b>

**Average Rent History**

<u>Unit Type</u>	<u>2005</u>	<u>2008</u>	<u>2009</u>	<u>2005-2009 Change</u>	<u>2008-2009 Change</u>
Studio	\$574	\$610	\$616	7.3%	1.0%
Jr 1BR	\$670	\$708	\$708	5.7%	0.0%
1 BR/1 BA	\$698	\$734	\$737	5.6%	0.4%
2 BR/1 BA	\$773	\$816	\$806	4.3%	-1.2%
2 BR/2 BA	\$853	\$909	\$915	7.3%	0.7%
2 BR Townhouse	\$821	\$1,095	\$1,055	28.5%	-3.7%
3 BR/2 BA	\$1,081	\$1,143	\$1,192	10.3%	4.3%
Average, All Units	\$773	\$813	\$819		

**Occupancy Rate**

<u>Year</u>	<u>Average Occupancy</u>
2005	93.9%
2006	93.0%
2007	94.8%
2008	93.4%
2009	89.1%

**Net Absorption**

<u>Year</u>	<u>Units Built (c)</u>	<u>Total Units</u>	<u>Occupied Units</u>	<u>Units Absorbed</u>
2004	0	4,480	4,161	n.a.
2005	232	4,712	4,419	258
2006	0	4,712	4,377	-42
2007	0	4,712	4,466	89
2008	0	4,712	4,401	-65

Note:

(a) Represents only those apartment complexes with 100 units or more.

Sources: Real Facts, Inc., 2009; BAE, 2009.

**Table 13: Foreclosure Data for the Census Tracts with the Greatest Need, 1Q 2009 (a)**

<u>Census Tract</u>	<u>Estimated Foreclosures</u>	<u>Estimated Mortgages</u>	<u>Estimated Foreclosure Rate</u>	<u>Estimated Percentage Sub-prime Loans</u>
000602	81	764	10.60%	27.07%
000801	144	1406	10.24%	24.90%
000802	99	817	12.12%	36.46%
000803	189	1596	11.84%	35.17%
000805	88	820	10.73%	28.46%
000806	34	342	9.94%	24.03%
000807	130	1314	9.89%	22.84%
000905	146	1459	10.01%	23.76%
000906	61	630	9.68%	21.16%
000907	116	1087	10.67%	27.30%
000908	100	925	10.81%	28.73%
000909	123	1043	11.79%	35.07%
000910	144	1359	10.60%	27.15%
000912	462	4853	9.52%	20.52%
001001	108	1088	9.93%	22.98%
001002	73	671	10.88%	29.47%
001100	70	654	10.70%	27.72%
001200	88	794	11.08%	30.11%
001300	132	1306	10.11%	24.00%
001400	137	1221	11.22%	31.12%
001500	190	1534	12.39%	37.39%
001601	113	836	13.52%	44.55%
001603	165	1265	13.04%	40.95%
001604	100	759	13.18%	43.19%
001700	38	278	13.67%	46.00%
001800	25	210	11.90%	34.92%
001900	135	1296	10.42%	26.16%
002003	282	2453	11.50%	32.80%
002004	170	1429	11.90%	35.54%
002100	78	537	14.53%	50.72%
002200	117	886	13.21%	42.79%
002301	256	1894	13.52%	43.90%
02302	84	659	12.75%	39.46%
002400	294	2196	13.39%	43.27%
02501	203	1784	11.38%	30.65%
02803	75	716	10.47%	26.55%

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**Note:**

(a) The factors in determining target areas within the City of Modesto were that the foreclosure rate had to be ten-percent or above or the sub-prime loan rate had to be at twenty-percent or above.

Sources: City of Modesto, 2009; BAE, 2009.

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**Table 14: Inventory of Assisted Housing Developments/Units**

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<u>Property</u>	<u>Affordable Units</u>	<u>Total Units</u>	<u>Section 8 Expiration/ end Affordability Covenant</u>	<u>Housing Type</u>	<u>Funding source</u>
Cameron Villa Apartments	68	68	9/30/2013	Family	Federally Assisted
Colonial Farms	100	100	2/1/2013	Family	Federally Assisted
El Casa Verde I	110	110	7/31/2011	Family	Federally Assisted
El Casa Verde II	32	32	7/31/2011	Family	Federally Assisted
Marple Manor	145	146	11/30/2010	Elderly	Federally Assisted
Parkview Christian Estates	60	99	9/30/2010	Elderly	Federally Assisted
Ralston Tower	145	180	11/30/2010	Elderly	Federally Assisted
Vinewood Apartments	75	75	9/11/2012	Elderly	Federally Assisted
Conant Place	12	81	2024	unknown	City supported
Sherwood Manor	2	21	2024	unknown	City supported
Gateway Village	48	48	2036	unknown	City supported
1005 Maze Blvd.	3	3	2029	unknown	City supported
Ashwood Village	89	120	2038	unknown	City supported
Brighton Place	4	11	2019	unknown	City supported
Randazzo Avenue	24	24	2029	unknown	City supported
Woodstone Apartments	56	56	2055	unknown	City supported
Pine Meadows	36	36	2030	unknown	City supported
Carver Road	18	18	2035	unknown	City supported
Miller Pointe	16	16	2054	unknown	City supported
Village One Town Center	19	20	2038	unknown	City supported
Paramount	12	12	2062	unknown	City supported
Palm Valley Apartments	40	40	2063	unknown	City supported
<b>Total</b>	<b>1,114</b>	<b>1,316</b>			

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Source: City of Modesto Housing Element, 2009; HUD, 2009; BAE, 2009

**Attachment E: Continuum Of Care Homeless Facilities And Services**

The following information has been excerpted from the Stanislaus County Housing & Support Services Collaborative, Continuum of Care Application 2009, Exhibit 1 to the U.S. Department of Housing and Urban Development.

### **The Continuum of Care Collaborative**

The lead entity for the Stanislaus County Continuum of Care (COC) development is the Stanislaus County Housing and Support Services Collaborative (SCHSSC). The SCHSSC was originally established in 2000 through the merging of several small collaboratives, which focused on service, and housing needs for various populations. In July of 2001, The Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Stanislaus County Housing and Support Services Collaborative as the coordinating body for homeless programs and services in Stanislaus County. The mission of the SCHSSC is to advocate, coordinate, and optimize services for men, women and families who are homeless in Stanislaus County. The SCHSSC's activities include data collection, education, outreach, advocacy, development of the Homeless Management Information System (HMIS), and updating of the Continuum of Care Plan.

The SCHSSC is comprised of individual members and more than 50 agencies and organizations representing all cities within the County of Stanislaus. Representation includes members from non-profit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police service departments, faith-based and other community-based organizations, service agencies, community members, government agencies and housing developers. The SCHSSC has an Executive Committee and four standing and/or temporary committees established in order to accomplish a specific goal. These committees are dedicated to working on 1) Needs for different special populations, 2) Preventing and ending homelessness in Turlock 3) Grant Review and Program Performance Evaluation, and 4) Continuum of Care updates.

Members of the collaborative meet monthly as a group and sub-committees meet either monthly or as needed to work towards the goal of improving the existing plan, discussion of new programs, development of greater collaboration, and identifying gaps in the existing plan. The SCHSSC draws on the strength and experience of its membership as well as the experience and commitment of other key stakeholders. SCHSSC ensures fairness and equity in the development of its COC process and related funding applications by seeking the participation of diverse individuals and organizations that represent all communities and sub-populations within the County.

### **Planning Process**

The SCHSSC is the entity that coordinates the on-going development of the County-wide Continuum of Care. Building on the network of organizations and coalitions developed over the last nine years, its efforts have enriched the ability of organizations to draw upon each other's expertise, and resources to address homelessness, streamlined service delivery, and enhanced coordination between

agencies and state and local providers. Overall, its efforts have resulted in a Continuum that is productive, vibrant, and sustainable over the long term. Many accomplishments and the progress made in increasing the level of housing and supportive service programs within the past year are identified in the COC planning meetings and topics illustrated further in this section of the narrative.

The SHSSC has appointed the four sub-committees to be responsible for the day-to-day work of developing the Continuum. The SCHSSC is charged with meeting the challenges of developing a fair, open, participatory, and effective County-wide Continuum of Care in Stanislaus County. The vision of the SCHSSC is: "Housing is a basic human right. People who are homeless should have adequate, affordable housing and access to comprehensive services tailored to their individual needs." The SCHSSC holds regular monthly meetings for all members within the collaborative. The subcommittee groups meet either monthly or as needed depending upon the project to develop the Continuum of Care and its associated application. Members of the Sub Committees undertake tasks including:

1. Organizing the planning process
2. Collecting needs data and inventorying system capacity
3. Determining and prioritizing gaps and needs
4. Developing policies and setting priorities to ensure service effectiveness
5. Reviewing grant applications and providing technical support to grantees
6. Identifying funding resources available for development of housing and supportive services
7. Developing strategies to strengthen the existing continuum of care plan

**Continuum of Care Membership Organization Chart**

The chart identified all the Continuum of Care member organizations or individuals directly involved in the Continuum of Care planning process.

Organization Name	Membership Type	Organization Type	Organization Role	Subpopulations
California State Parole	Public Sector	Law enf...	Committee/Sub-committee/Work Group	NONE
Behavioral Health & Recovery Services	Public Sector	Loca l g...	Primary Decision Making Group, Lead agency for 10-year pl...	Seriousl y Me...
Ceres Partnership for Healthy Children	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	Youth
City of Hughson	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	NONE
City of Modesto - Council	Public Sector	Loca l g...	Attend Consolidated Plan planning meetings during past 12...	NONE
City of Modesto - Parks, Recreation, Neighborhoods	Public Sector	Loca l g...	Committee/Sub-committee/Work Group, Attend 10-year planni...	NONE
City of Riverbank	Public Sector	Loca l g...	Attend 10-year planning meetings during past 12 months, C...	NONE
City of Turlock - Neighborhood Preservation	Public Sector	Loca l g...	Attend 10-year planning meetings during past 12 months, C...	NONE
Community Services Agency	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	NONE
Families First	Private Sector	Non-pro...	Committee/Sub-committee/Work Group	Youth
Health Services Agency	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	NONE
Stanislaus County Planning & Community Development	Public Sector	Loca l g...	Primary Decision Making Group, Attend Consolidated Plan p...	NONE
Veteran's Administration	Public Sector	Stat e g...	Committee/Sub-committee/Work Group	Veteran s
Veterans & Aging Services	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	Veteran s
Housing Authority County of Stanislaus	Public Sector	Publi c ...	Primary Decision Making Group, Attend Consolidated Plan p...	NONE
Modesto Junior College	Public Sector	Sch ool ...	Committee/Sub-committee/Work Group	NONE
CSU Stanislaus Cares Resource Center	Public Sector	Sch ool ...	Attend 10-year planning meetings during past 12 months, C...	NONE

Modesto Police Department	Public Sector	Law enf...	Committee/Sub-committee/Work Group	NONE
Stanislaus Economic Development & Workforce All...	Public Sector	Loca l g...	Committee/Sub-committee/Work Group	NONE
Center for Human Services	Private Sector	Non-pro..	Committee/Sub-committee/Work Group, Attend 10-year planni...	Youth
Children's Crisis Center	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	Youth
Community Housing & Shelter Services	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Disability Resources Agency for Independent Living	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Family Promise of Greater Modesto	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE
Habitat for Humanity Stanislaus	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE
Haven Women's Center	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	Domesti c Vio...
Parent Resource Center	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	Youth
Project Sentinel	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Red Cross Stanislaus	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Second Harvest	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Stanislaus Community Assistance Project	Private Sector	Non-pro..	Primary Decision Making Group, Committee/Sub-committee/Wo...	HIV/AIDS
STANCO	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Turning Point Community Programs	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	Seriousl y Me...
We Care Program	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
United Samaritans	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Calvary Temple - Nineveh Outreach	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE

Interfaith Ministries	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE
Modesto Gospel Mission	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE
Rock of Recovery	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	Substance Abuse
Salvation Army	Private Sector	Faith-b...	Committee/Sub-committee/Work Group	NONE
United Way	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
La Loma Neighborhoods	Private Sector	Other	Committee/Sub-committee/Work Group	NONE
Telecare	Private Sector	Businesses	Committee/Sub-committee/Work Group	Seriously Me...
Doctors Medical Center	Private Sector	Hospita..	Committee/Sub-committee/Work Group	NONE
Golden Valley Health Centers	Private Sector	Hospita..	Committee/Sub-committee/Work Group	NONE
Paul Boden	Individual	Homeles..	Committee/Sub-committee/Work Group	NONE
Mick Matthews	Individual	Homeles..	Committee/Sub-committee/Work Group	NONE
Coalition on Homelessness	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Area Agency on Aging	Public Sector	Local g...	Committee/Sub-committee/Work Group	NONE
California Rural Legal Assistance	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Friends Outside	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE
Help Others Sleep Tonight (HOST)	Private Sector	Non-pro..	Committee/Sub-committee/Work Group	NONE

Emergency Shelter Program Information			Target Population		All Year-Round Beds/Units			Seasonal Beds	O/V Beds
Organization Name	Program Name	Geo Code	A	B	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Seasonal Beds	Overflow/Voucher
Center for Human Services	Hutton House	062292	YMF		0	0	8	0	0
Children's Crisis Center	Cricket House	062292	YMF		0	0	10	0	0
Children's Crisis Center	Guardian House	062292	YMF		0	0	14	0	0
Children's Crisis Center	Sawyer House	062292	YMF		0	0	9	0	0
Children's Crisis Center	Verda's House	062292	YMF		0	0	5	0	0
Children's Crisis Center	Marsha's House	062292	YMF		0	0	12	0	0
CHSS	Motel Vouchers	062292	HC		100	33	0	0	0
Family Promise	FP Church Sites	062292	HC		14	4	0	0	0
Haven Women's Center	Haven Shelter	062292	HC	DV	25	8	0	0	0
Interfaith Ministries	Santa Fe	069099	SMF+H C		0	0	0	127	0
Modesto Gospel Mission	Mission	062292	SMF+H C		90	30	150	0	0
Nirvana	131 Kelly	062292	SMF		0	0	3	0	0
Salvation Army	Berberian Winter Shelter	062292	SMF		0	0	0	100	0
SCAP	HOPWA Vouchers	062292	SMF	HIV	0	0	2	0	0
STANCO/Turning Point	Garden Gate	062292	SMF		0	0	9	0	0
We Care Program	We Care Shelter	062292	SMF+H C		0	0	0	35	0
Turlock Gospel Mission	Turlock Gospel Mission	062292	HC		0	0	0	30	0
Insert organization name									

Transitional Housing Program Information			Target Population		All Year-Round Beds/Units		
Organization Name	Program Name	Geo Code	A	B	Beds for Households with Children	Units for Households with Children	Beds for Households without Children
Center for Human Services	Pathways	062292	SMF		2	1	14
CHSS	Laura's House	062292	HC		64	16	0
Haven Women's Center	Women's Haven	062292	HC	DV	16	4	0
Interfaith Ministries	Redwood	062292	HC		65	15	0
Interfaith Ministries	Park Avenue	062292	HC		17	9	0
Nirvana	1116 Alice St	062292	SF		0	0	6
Nirvana	1116 1/2 Alice St	062292	SF		0	0	6
Nirvana	1028 Reno	062292	SM		0	0	30
Nirvana	1040 Reno	062292	SM		0	0	6
Nirvana	1525 Stetson	062292	SM		0	0	6
Nirvana	1641 Pearl	062292	SF		0	0	6
Nirvana	1720 Groveton	062292	SM		0	0	6
Salvation Army	Berberian Transitional	062292	SMF		0	0	36
SCAP	Halo Ensenada	062292	SMF+HC		12	6	4
SCAP	Halo Tully	062292	SMF+HC		6	3	6
SCAP	TIPP	062292	SMF+HC		20	10	25
SCAP	Halo - Drago Park	062292	SMF+HC		3	1	5
SCAP	Halo - Fort Sumpter	062292	SMF+HC		2	1	2
STANCO	Garden Gate	062292	SMF		0	0	21
STANCO	Locust	062292	SMF		0	0	3
STANCO	Maze	062292	SMF		0	0	2
STANCO	California	062292	SMF		16	8	15
STANCO	California	062292	SM		0	0	2
SCAP	Athens	062292	SMF+HC		0	0	14
SCAP	16th St	062292	SMF+HC		12	6	4
SCAP	2nd St - Oakdale	062292	SMF		0	0	8
STANCO	Garvey	062292	SMF		0	0	3

Permanent Housing Program Information			Target Population		All Year-Round Beds/Units		
Organization Name	Program Name	Geo Code	A	B	Beds for Households with Children	Units for Households with Children	Beds for Households without Children
HACS	S+C 1	069099	SMF		0	0	6
HACS	S+C 2	069099	SMF		0	0	11
HACS	S+C 3	069099	SMF+HC		25	7	8
HACS	S+C 4	069099	SMF+HC		45	13	10
HACS	Miller Point S+C 5	069099	SMF		0	0	15
HACS	S+C 6	069099	SMF+HC		36	12	11
HACS	S+C 7	069099	SMF+HC		18	6	6
HACS	HCV Vouchers	069099	SMF		0	0	25
SCAP	Halo House 1	062292	SMF+HC		11	4	4
SCAP	Halo House 3	062292	SMF		0	0	18
SCAP	Halo House 5	062292	SMF		0	0	18
SCAP	Halo Houses 9	062292	SMF		0	0	12
STANCO	California	062292	SMF		0	0	5
STANCO	Maze Blvd	062292	SMF		0	0	2
Turning Point	Affordable Housing Project	062292	SMF		0	0	12
SCAP	HALO 17	062292	SMF		0	0	13
Turning Point	Supportive Housing	062292	SMF		0	0	9

## **Attachment F: CPMP Tool Tables**

**TABLE 3B ANNUAL HOUSING COMPLETION GOALS**

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Rental Goals</b>	9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Owner Goals</b>	41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Homeless	25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	43	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>	68	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	41	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Housing Needs Table			Grantee:													Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population						
			Only complete blue sections. Do NOT type in sections other than blue.													% HSHLD	# HSHLD									
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems			Current % of Households	Current Number of Households	3-5 Year Quantities										% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population			
					Year 1	Year 2	Year 3	Year 4*	Year 5*	Multi-Year	% HSHLD	# HSHLD														
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	% HSHLD	# HSHLD						
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	941														100%	2140	Yes	2193	143			
			Any housing problems	71.4	672							3				3	0	0%	H	Y	C,H	84.6	1810			
			Cost Burden > 30%	71.0	668							3				3	0	0%	H	Y	C,H					
			Cost Burden >50%	60.5	569	1	1	1	1	1	1	5	0	0%	H	Y	C,H									
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1920																	Yes				
			With Any Housing Problems	89.8	1724	1	1	1							3	0	0%	H	Y	C,H						
			Cost Burden > 30%	87.8	1686											0	###									
			Cost Burden >50%	76.6	1471											0	###									
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	780																	Yes				
			With Any Housing Problems	95.5	745											0	###									
			Cost Burden > 30%	89.7	700											0	###									
			Cost Burden >50%	73.1	570											0	###									
	Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%	1329																	Yes				
			With Any Housing Problems	80.4	1069	1	1	1	1						4	0	0%	H	Y	C,H						
			Cost Burden > 30%	79.7	1059											0	###									
			Cost Burden >50%	70.4	936											0	###									
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	621																					
			With Any Housing Problems	85.8	533	6	6	6	6	6	6	30	0	0%	H	Y	C									
			Cost Burden > 30%	85.8	533											0	###									
			Cost Burden >50%	62.6	389											0	###									
		Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	509																	Yes			
				With Any Housing Problems	81.3	414	5	5	5	6	6	27	0	0%	H	Y	C									
				Cost Burden > 30%	81.3	414											0	###								
				Cost Burden >50%	77.4	394											0	###								
Owner		Large Related	NUMBER OF HOUSEHOLDS	100%	198																	Yes				
			With Any Housing Problems	85.4	169	7	7	7	7	7	35	0	0%	H	Y	C										
			Cost Burden > 30%	80.3	159											0	###									
			Cost Burden >50%	78.3	155											0	###									
Owner	All other hshold	NUMBER OF HOUSEHOLDS	100%	349																	Yes					
		With Any Housing Problems	61.3	214											0	###										
		Cost Burden > 30%	61.3	214											0	###										
		Cost Burden >50%	50.1	175											0	###										

Household Income > 30 to <=50% MFI																					
		Owner	Renter																		
Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	917														100%	2373	Yes	2433
		With Any Housing Problems	77.8	713	4	4	3	4	3	18	0	0%	H	Y	C,H			77.7	1844		
		Cost Burden > 30%	77.3	709								0	####								
			Cost Burden >50%	40.3	370							0	####								
	Small Related	NUMBER OF HOUSEHOLDS	100%	1835																Yes	
		With Any Housing Problems	90.2	1655		2					2	0	0%	H	Y	C,H					
		Cost Burden > 30%	85.3	1565								0	####								
			Cost Burden >50%	34.1	626							0	####								
	All other household	NUMBER OF HOUSEHOLDS	100%	959																Yes	
		With Any Housing Problems	95.4	915	1	1	1				3	0	0%	H	Y	C,H					
		Cost Burden > 30%	76.6	735								0	####								
			Cost Burden >50%	25.0	240							0	####								
Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	884															Yes		
		With Any Housing Problems	86.4	764								0	####								
		Cost Burden > 30%	86.0	760								0	####								
			Cost Burden >50%	43.0	380							0	####								
	Small Related	NUMBER OF HOUSEHOLDS	100%	1354															Yes		
		With Any Housing Problems	52.4	709	7	7	7	7	8	36	0	0%	H	Y	C						
		Cost Burden > 30%	52.4	709								0	####								
			Cost Burden >50%	36.9	500							0	####								
	All other household	NUMBER OF HOUSEHOLDS	100%	669															Yes		
		With Any Housing Problems	84.3	564								0	####								
		Cost Burden > 30%	83.7	560								0	####								
			Cost Burden >50%	62.8	420							0	####								
Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	364														Yes			
		With Any Housing Problems	97.3	354								0	####								
		Cost Burden > 30%	92.0	335								0	####								
		Cost Burden >50%	52.2	190							0	####									
Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	240													Yes				
		With Any Housing Problems	87.5	210								0	####								
		Cost Burden > 30%	87.5	210								0	####								
		Cost Burden >50%	60.4	145							0	####									

Household Income > 50 to <= 80% MFI																					
Owner	Renter																				
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	965													100%	3060	Yes	3068	
		With Any Housing Problems	57.0	550													59.2	1812			
		Cost Burden > 30%	56.0	540																	
		Cost Burden >50%	20.7	200																	
	Small Related	NUMBER OF HOUSEHOLDS	100%	2809															Yes		
		With Any Housing Problems	59.2	1663	1	1	1						3	0	0%	H	Y	C,H			
		Cost Burden > 30%	46.8	1315																	
		Cost Burden >50%	2.1	59																	
	Large Related	NUMBER OF HOUSEHOLDS	100%	1000															No		
		With Any Housing Problems	78.0	780																	
		Cost Burden > 30%	36.0	360																	
		Cost Burden >50%	2.0	20																	
All other hshold	NUMBER OF HOUSEHOLDS	100%	1290															Yes			
	With Any Housing Problems	59.7	770																		
	Cost Burden > 30%	55.8	720																		
	Cost Burden >50%	4.3	55																		
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1955														Yes			
		With Any Housing Problems	34.0	665	6	6	6	6	6	6	30	0	0%	H	Y	C					
		Cost Burden > 30%	34.0	665																	
		Cost Burden >50%	17.4	340																	
	Small Related	NUMBER OF HOUSEHOLDS	100%	1350															Yes		
		With Any Housing Problems	75.6	1021																	
		Cost Burden > 30%	72.6	980																	
		Cost Burden >50%	23.7	320																	
	Large Related	NUMBER OF HOUSEHOLDS	100%	1015															Yes		
		With Any Housing Problems	84.2	855																	
		Cost Burden > 30%	58.1	590																	
		Cost Burden >50%	11.3	115																	
All other hshold	NUMBER OF HOUSEHOLDS	100%	539															No			
	With Any Housing Problems	77.7	419	9	9	9	9	9	10	46	0	0%	H	Y	C						
	Cost Burden > 30%	77.7	419																		
	Cost Burden >50%	32.5	175																		
		<b>Total Any Housing Problem</b>	41.7	18146	48	0	50	0	47	0	49	0	46	0	240	0	Total Disabled		5466		
		<u>Total 215 Renter</u>														0	Tot. Elderly		3842	Total Lead Hazard	7694
		<u>Total 215 Owner</u>														0	Tot. Sm. Related		16850	Total Renters	28332
		<b>Total 215</b>			0	0	0	0	0	0	0	0	0	0	0	0	Tot. Lg. Related		7985	Total Owners	15231

<b>Jurisdiction</b>						
<b>Housing Market Analysis</b>						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Affordability Mismatch</b>						
Occupied Units: Renter		9310	10215	7290	26815	11166
Occupied Units: Owner		1888	6790	29634	38312	672
Vacant Units: For Rent	4%	260	620	144	1024	503
Vacant Units: For Sale	2%	39	135	494	668	11
Total Units Occupied & Vacant		11497	17760	37562	66819	12352
<b>Rents: Applicable FMRs (in \$s)</b>		734	864	1,239		
<b>Rent Affordable at 30% of 50% of MFI (in \$s)</b>		558	670	775		
<b>Public Housing Units</b>						
Occupied Units		53	157	214	424	0
Vacant Units		0	4	4	8	0
Total Units Occupied & Vacant		53	161	218	432	0
<b>Rehabilitation Needs (in \$s)</b>		0	0	0	0	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		311	173	634	1118	(N) enumerations ▼														
2. Homeless Families with Children		70	46	165	281															
2a. Persons in Homeless with Children Families		185	132	365	682															
Total (lines 1 + 2a)		496	305	999	1800															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Jurisdiction														
						Data Quality														
1. Chronically Homeless		68	374	442	442	(N) enumerations ▼														
2. Severely Mentally Ill		39	0	39	39															
3. Chronic Substance Abuse		45	0	45	45															
4. Veterans		25	0	25	25															
5. Persons with HIV/AIDS		22	0	22	22															
6. Victims of Domestic Violence		7	0	7	7															
7. Youth (Under 18 years of age)		34	0	34	34															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund?	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	985	222	763	8	0	8	0	8	0	8	0	8	0	40	0	0%	M	Y	CDBG
	Transitional Housing	1028	168	860	3	0	3	0	3	0	3	0	3	0	15	0	0%	M	Y	CDBG
	Permanent Supportive Housing	572	163	409	3	0	3	0	3	0	3	0	3	0	15	0	0%	H	Y	HOME
	Total	2585	553	2032	14	0	14	0	14	0	14	0	14	0	70	0	0%			
Chronically Homeless		442	141															H	Y	HOME

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H. M. L.	Plan to Fund?	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	406	229	177	4	0	4	0	4	0	4	0	4	0	20	0	0%	M	Y	CDBG
	Transitional Housing	525	223	302	4	0	4	0	4	0	4	0	4	0	20	0	0%	H	Y	CDBG
	Permanent Supportive Housing	333	135	198	3	0	3	0	3	0	3	0	3	0	15	0	0%	H	Y	HOME
	Total	1264	587	677	11	0	11	0	11	0	11	0	11	0	55	0	0%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Grantee Name: Jurisdiction																				
Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H	Plan to Fund? Y	Fund Source: CI
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	15864	500	15364	19	0	19	0	19	0	26	0	20	0	103	0	0%	H	Y	C,F
	53. Frail Elderly	5355.3	1,257	4098.3	5	0	5	0	4	0	4	0	4	0	22	0	0%	H	Y	C,F
	54. Persons w/ Severe Mental Illness	12122	15	12107	15	0	3	0	0	0	3	0	3	0	24	0	0%	H	Y	C,F
	55. Developmentally Disabled	4201.8	163	4038.8	1	0	15	0	3	0	4	0	4	0	27	0	0%	M	Y	C,F
	56. Physically Disabled	8714	163	8551	2	0	0	0	11	0	7	0	7	0	27	0	0%	M	Y	C,F
	57. Alcohol/Other Drug Addicted	2150.7	0	2150.7	0	0	0	0	4	0	4	0	4	0	12	0	0%	M	Y	C
	58. Persons w/ HIV/AIDS & their families	143	55	88	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	A
	59. Public Housing Residents	10764	432	10332	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	O
	<b>Total</b>	<b>59315</b>	<b>2585</b>	<b>56730</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>215</b>	<b>0</b>	<b>0%</b>			
Supportive Services Needed	60. Elderly	15864	450	15414	87	0	88	0	87	0	88	0	87	0	437	0	0%	H	Y	C
	61. Frail Elderly	5355.3	1257	4098.3	88	0	87	0	88	0	87	0	88	0	438	0	0%	H	N	C
	62. Persons w/ Severe Mental Illness	12122	0	12122	10	0	10	0	10	0	10	0	10	0	50	0	0%	H	Y	C
	63. Developmentally Disabled	4201.8	0	4201.8	2	0	2	0	2	0	2	0	2	0	10	0	0%	M	Y	C
	64. Physically Disabled	8714	15	8699	11	0	11	0	11	0	11	0	11	0	55	0	0%	M	Y	C
	65. Alcohol/Other Drug Addicted	2118.1	250	1868.1	227	0	227	0	227	0	227	0	227	0	1135	0	0%	M	Y	C
	66. Persons w/ HIV/AIDS & their families	143	800	-657	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	A
	67. Public Housing Residents	10764	432	10332	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	O
	<b>Total</b>	<b>59283</b>	<b>3204</b>	<b>56079</b>	<b>425</b>	<b>0</b>	<b>425</b>	<b>0</b>	<b>425</b>	<b>0</b>	<b>425</b>	<b>0</b>	<b>425</b>	<b>0</b>	<b>2125</b>	<b>0</b>	<b>0%</b>			

Jurisdiction		Only complete blue sections.																				
		Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source	
							Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)																		####	H	\$280,000	Y	C
02 Disposition 570.201(b)																		####				
03 Public Facilities and Improvements (General) 570.201(c)			6	3	3	1		1					1				3		H	\$1,761,417	Y	C
03A Senior Centers 570.201(c)																		####	M		N	
03B Handicapped Centers 570.201(c)																		####	L		N	
03C Homeless Facilities (not operating costs) 570.201(c)			3849	1140	2709	25		25		25		25		25		125		H	\$218,282	Y	C, E	
03D Youth Centers 570.201(c)																		####	M		N	
03E Neighborhood Facilities 570.201(c)																		####	M		N	
03F Parks, Recreational Facilities 570.201(c)																		####	M		N	
03G Parking Facilities 570.201©																		####	L		N	
03H Solid Waste Disposal Improvements 570.201(c)																		####	L		N	
03I Flood Drain Improvements 570.201(c)																		####	M		N	
03J Water/Sewer Improvements 570.201(c)																		####	M		N	
03K Street Improvements 570.201(c)			16		16	3		3		3		3				12		H	\$159,451	Y	C	
03L Sidewalks 570.201(c)			8		8	1		2		2		1				6		H	\$360,825	Y	C	
03M Child Care Centers 570.201(c)																		####	M		N	
03N Tree Planting 570.201(c)																		####	L		N	
03O Fire Stations/Equipment 570.201(c)																		####	M		N	
03P Health Facilities 570.201(c)																		####	H		N	
03Q Abused and Neglected Children Facilities 570.201(c)																		####	M		N	
03R Asbestos Removal 570.201(c)																		####	L		N	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)																		####	M		N	
03T Operating Costs of Homeless/AIDS Patients Programs																		####	M		N	
04 Clearance and Demolition 570.201(d)								1								1		M	\$67,790	Y	C	
04A Clean-up of Contaminated Sites 570.201(d)																		####	L		N	
05 Public Services (General) 570.201(e)						43727		43726		43726		43726		43727		218632		H	\$800,690	Y	C, E	
05A Senior Services 570.201(e)			15864	450	15414	175		175		175		175		175		875		H	\$72,785	Y	C	
05B Handicapped Services 570.201(e)			8714	15	8699	11		11		11		11		11		55		H	\$59,997	Y	C	
05C Legal Services 570.201(E)																		####	L		N	
05D Youth Services 570.201(e)						73		73		73		73		72		364		H	\$145,560	Y	C	
05E Transportation Services 570.201(e)																		####	M		N	
05F Substance Abuse Services 570.201(e)			2118	250	1868	182		182		182		182		182		910		M	\$163,769	Y	C	
05G Battered and Abused Spouses 570.201(e)																		####	M		N	
05H Employment Training 570.201(e)						7		7		7		7		7		35		M	\$25,442	Y	C	
05I Crime Awareness 570.201(e)																		####	M		N	
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))						364		364		364		364		364		1820		H	\$145,576	Y	C	
05K Tenant/Landlord Counseling 570.201(e)						73		73		73		73		72		364		H	\$50,946	Y	C	
05L Child Care Services 570.201(e)						291		291		291		291		291		1455		H	\$254,756	Y	C	
05M Health Services 570.201(e)						219		218		218		218		219		1092		H	\$145,573	Y	C	
05N Abused and Neglected Children 570.201(e)						22		22		22		22		21		109		H	\$72,757	Y	C	
05O Mental Health Services 570.201(e)			12122		12122	7		7		7		7		8		36		H	\$72,690	Y	C	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)			2193		2193	3		3		3		3		3		15		H	\$87,048	Y	C	
05Q Subsistence Payments 570.204																		####	L		N	
05R Homeownership Assistance (counselling) 570.204						69		69		69		42		42		291		H	\$145,555	Y	C, E, O	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)																		####	L		N	
05T Security Deposits (if HOME, not part of 5% Admin c																		####	L		N	

06 Interim Assistance 570.201(f)															####	L		N	
07 Urban Renewal Completion 570.201(h)															####	L		N	
08 Relocation 570.201(i)															####	L		N	
09 Loss of Rental Income 570.201(j)															####	L		N	
10 Removal of Architectural Barriers 570.201(k)															####	M		N	
11 Privately Owned Utilities 570.201(l)															####	L		N	
12 Construction of Housing 570.201(m)			9	9	9	9	8	44							####	H	\$2,544,733	Y	H
13 Direct Homeownership Assistance 570.201(n)			7	7	7	7	8	36							####	H	\$2,180,700	Y	C
14A Rehab: Single-Unit Residential 570.202			16	16	15	15	15	77							####	M	\$2,182,200	Y	C
14B Rehab: Multi-Unit Residential 570.202															####	M		N	
14C Public Housing Modernization 570.202															####	M		N	
14D Rehab: Other Publicly-Owned Residential Buildings 570.202															####	M		N	
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202															####	M		N	
14F Energy Efficiency Improvements 570.202			4	4	4	3	3	18							####	H	\$217,770	Y	C
14G Acquisition - for Rehabilitation 570.202			15	15	15	14	14	73							####	H	\$4,364,400	Y	C
14H Rehabilitation Administration 570.202	1	1	1	1	1	1	1	5							####	H	\$1,988,250	Y	C
14I Lead-Based/Lead Hazard Test/Abate 570.202	2193	2193	25	25	25	26	26	127							####	M	\$363,807	Y	C
15 Code Enforcement 570.202(c)			2184	2184	2184	2184	2184	10920							####	H	\$727,897	Y	C
16A Residential Historic Preservation 570.202(d)															####	L		N	
16B Non-Residential Historic Preservation 570.202(d)															####	L		N	
17A CI Land Acquisition/Disposition 570.203(a)															####	L		N	
17B CI Infrastructure Development 570.203(a)															####	M		N	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)															####	L		N	
17D Other Commercial/Industrial Improvements 570.203(a)															####	L		N	
18A ED Direct Financial Assistance to For-Profits 570.203(b)															####	L		N	
18B ED Technical Assistance 570.203(b)															####	L		N	
18C Micro-Enterprise Assistance															####	L		N	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad															####	L		N	
19B HOME CHDO Operating Costs (not part of 5% Admin ca															####	L		N	
19C CDBG Non-profit Organization Capacity Building			2	2	2	2	1	9							####	M	\$280,471	Y	C
19D CDBG Assistance to Institutes of Higher Education															####	L		N	
19E CDBG Operation and Repair of Foreclosed Property															####	L		N	
19F Planned Repayment of Section 108 Loan Principal															####	L		N	
19G Unplanned Repayment of Section 108 Loan Principal															####	L		N	
19H State CDBG Technical Assistance to Grantees															####	L		N	
20 Planning 570.205															####	L		N	
21A General Program Administration 570.206	1	1	1	1	1	1	1	5							####	H	\$198,000	Y	C
21B Indirect Costs 570.206	1	1	1	1	1	1	1	4							####	H	\$287,160	Y	C
21D Fair Housing Activities (subject to 20% Admin cap) 570.206															####	H		N	
21E Submissions or Applications for Federal Programs 570.206															####	H		N	
21F HOME Rental Subsidy Payments (subject to 5% cap)															####	L		N	
21G HOME Security Deposits (subject to 5% cap)															####	L		N	
21H HOME Admin/Planning Costs of PJ (subject to 5% cap															####	H	\$1,223,610	Y	H
21I HOME CHDO Operating Expenses (subject to 5% cap)															####	H	\$230,486	Y	H

HOPWA	22 Unprogrammed Funds															###	M	N	
	31J Facility based housing – development															###	M	N	
	31K Facility based housing - operations															###	M	N	
	31G Short term rent mortgage utility payments															###	L	N	
	31F Tenant based rental assistance															###	L	N	
	31E Supportive service															###	H	N	
	31I Housing information services															###	M	N	
	31H Resource identification															###	M	N	
	31B Administration - grantee															###	H	N	
	31D Administration - project sponsor															###	L	N	
	<b>Totals</b>	47086.1448	1860	45226.1448	47518	47518	47515	47487	47480	237518									