



Consolidated Plan

Fiscal Year 2020-2024

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Annual Action Plan

Fiscal Year 2020-2021

Prepared by:
Community and Economic Development Department
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Executive Summary

ES-05 Executive Summary

Introduction

The City of Modesto is an “entitlement grantee” under the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) programs. HUD requires entitlement grantees adopt a comprehensive, long-term plan for the use of its HUD funds known as the Five-Year “Consolidated Plan” (Consolidated Plan) which analyzes the City’s housing and community development needs, with a priority focus on low- and moderate- income individuals, households, and neighborhoods, and describes long-term strategies for meeting those needs.

The Consolidated Plan is required by HUD for continued participation in HUD’s CPD programs including Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. The overall goal of these CPD programs is to develop viable urban communities by providing promoting integrated approaches that provide decent housing, suitable living environments, and expanding economic opportunities for low- and moderate-income persons.

The Consolidated Plan serves as:

- A planning document, built through a participatory process, for the City of Modesto (City)
- An application for federal funds under HUD's CDBG formula grants programs.
- A strategy to implement HUD's programs; and
- A method to allocate funds to specific projects and activities for the first fiscal year of the Consolidated Plan.

This Consolidated Plan will cover fiscal years 2020 to 2024. It is important to note that in the case of Modesto, the fiscal year begins July 1 and ends on June 30. Therefore, this Consolidated Plan will be in effect from July 1, 2020 to June 30, 2025, cover five (5) full fiscal years. Within this document, when referencing the length of projects, goals, or funding, these refer to fiscal years.

It is important to note that during the development of this Consolidated Plan the City of Modesto was put in a position to react to the unique coronavirus, COVID-19. The outbreak of COVID-19 dramatically shifted economic conditions of jurisdictions throughout the Country. Data reflected in this report does not consider the economic realities that COVID-19 impacted on the communities throughout the County. The City will receive federal funding to address COVID-19 challenges. The City has made an attempt to include allocations and strategies in this Consolidated Plan with the information available during the development of this document. However, if HUD’s direction shifts from what is outlined in this Plan, an amendment to this Consolidated Plan and/or Action Plan may need to be conducted at a later time.

The City of Modesto has recently updated its *Vision, Mission, Goals and Strategies* document – the 2020-2025 Strategic plan was adopted by City Council on August 14, 2019. The City has outlined ten (10) goals within three (3) target areas, those target areas are: Quality of life, Economic vitality, and Governance and service delivery. The strategies outlined in this Consolidated Plan and Annual Action Plan align with

the strategies and vision articulated in the City's Planning document. For full view of the City's *Vision, Mission, Goals and Strategies* document, please see: <http://modestogov.com/330/Reports-and-Publications> Summary of the objectives and outcomes identified in the Plan

The City has identified several areas where funds will be focused. Not all areas highlighted here will receive the same level of funding. The Needs Assessment, Market Analysis, and the community engagement process served to inform the prioritization of projects outlined in the 2020 Annual Action Plan as well as the goals and priority needs that will guide the City's use of HUD funds over the next five (5) years. The primary areas that the City will address with HUD funds are:

- Affordable housing development
- Addressing and Preventing homelessness
- Enhance Infrastructure and Public Facilities
- Providing Public Services to Low Income Households (Includes Fair Housing Services)
- Community and Economic development

Evaluation of past performance

The City utilizes resources identified in the Strategic Plan and Annual Action Plan sections of this Plan to carry out programs and activities. The City continues to take an active role in the production and development of affordable housing, addressing the social and economic needs of low- and moderate-income individuals and the special needs populations within the City.

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

Housing programs funded through the CDBG, ESG and HOME Programs assisted in stabilizing neighborhoods by providing affordable housing rehabilitation and enforcing City building codes that are designed to assure the community's housing stock is safe and sanitary.

CDBG and ESG funded public service programs strove to alleviate the problem of gaps in human service needs throughout the City by offering various programs such as emergency rental assistance and homeless case management. In light of continuing decreases in funds and increased construction costs, staff and subrecipients continue to explore alternative strategies to provide decent affordable housing, create economic development opportunities, and ensure suitable living environments.

At least once per year, staff conducts formal onsite monitoring of CDBG, ESG and HOME funded projects implemented by subrecipients. These visits are conducted more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements.

The City is proud to highlight the following projects it took part on via partnerships with local service providers (note: these projects have been completed or currently under development):

Kansas House:

The Kansas House project is a collaborative project in partnership with the City of Modesto, Stanislaus County and the Housing Authority of the County of Stanislaus (HACS). The project will provide Permanent Supportive Housing (PSH) for those who are homeless or at risk of becoming homeless. Placement is based on referrals by service providers, and residents may include single men and women, partners, and single parents with a child or adult siblings.

The HACS acquired the Kansas Street property late 2019 and the total project cost is estimated at \$7,600,000 million, including acquisition costs. The City of Modesto contributed \$2,500,000 of CDBG funding (derived from NSP program income) toward the acquisition of this property. This project will provide housing opportunities to approximately 200 homeless individuals.

Edwards Estates Homeownership Project:

This project will assist two households at the highest level in the housing continuum through homeownership. In partnership with Great Valley Housing Development corporation, the City provided HOME CHDO funds for the construction of two single family homeownership units to be sold to first time homebuyers. Proceeds from the sale of the first two units will be used to assist in the construction of additional units for a total of up to 35 homebuyer units.

Youth Navigation Center:

The City was proud to partner with the Center for Human Services, a local youth service provider, for the acquisition of property to establish a stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness. The Youth Navigation Center will create a space where existing services, currently at different sites, will be relocated and new services developed, creating a clear pathway for youth/young adults.

Mellis Park Improvements Project

The City awarded CDBG funds for public improvements Mellis Park located in one of Modesto’s low-income census area. Improvements included: removal and replacement of the picnic area including picnic structure, concrete paving, drinking fountain and barbeque units to accommodate a ADA accessible recreational facility which included ADA tables, ADA parking stalls, ADA drinking fountain, ADA curb ramp, safety lighting, and accessible concrete paths to park facilities

Summary of citizen participation process and consultation process

The City offered a variety of engagement methods for both stakeholders and the public to participate in the Consolidated Plan process. The City also took special consideration to include low- and moderate-income communities; hosting community meetings in low- and moderate-income census tracts. The City takes an active role in gathering public feedback and input into the Consolidated Plan. The details of the engagement process are outlined in the next section, Process, and are highlighted below:

- Public community meetings
- Community survey
- Stakeholder meetings and presentations

- Stakeholder interviews (via phone, in-person, and email)

The public community meetings were district-based, having at least one meeting within each of Modesto’s six districts. Meeting times were typically held in the evening to accommodate participation of the greatest number of households. At each meeting Spanish translation was made available and email/phone follow-up conversations were offered to anyone who had additional input after the meeting had ended.

The community survey was disseminated in both English and Spanish through City channels. The survey link was placed on the City website and shared with faith-based groups, service providers, nonprofits and stakeholders throughout the City.

Summary of public comments

Please see Appendix A – Public Comments

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

All comments made at public and stakeholder meetings were accepted and integrated where possible into the Consolidated Plan process. No comments or input were left out of the Appendix A – Public Comments.

Summary

The City makes every effort to coordinate and align this Consolidated Plan with the strategic plans of other organizations that share the mission of fulfilling public needs, especially serving those low- and moderate-income households. This Consolidated Plan will outline the needs of communities and will culminate in the Strategic Plan where those needs are met with goals and strategies to address the needs identified in this Consolidated Plan. The City conducted a robust outreach effort within the City and ensured any individual or organization that wished to voice their individual needs, the needs of their community, or the needs of a population they serve were included.

The Process

PR-05 Lead & Responsible Agencies

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

Agency Role	Name	Department/Agency
Lead Agency	Modesto, CA	Community and Economic Development Department
CDBG Administrator	Modesto, CA	Community and Economic Development Department
HOME Administrator	Modesto, CA	Community and Economic Development Department
ESG Administrator	Modesto, CA	Community and Economic Development Department

The City is the lead agency responsible for preparation of the Consolidated Plan and for administration of each grant program and its associated funding source(s). Primary oversight of the City's HUD entitlement grant programs comes from the Citizens' Housing and Community Development Committee (CH&CDC). This committee is appointed by the City Council and is comprised of representatives from the City Council, Planning Commission, Housing Rehabilitation Loan Committee, Human Relations Commission and/or Citizens Redevelopment Advisory Commission and several citizens-at-large. Generally, the citizens-at-large represent low-income and racial minority groups. The CH&CDC makes funding recommendations to the City Council regarding HUD CDBG, HOME, ESG, and/or State funded programs related to housing and community development.

The CH&CDC meets approximately once a month. These are meetings that are publicly noticed, are open to the public and are generally held at Tenth Street Place, 1010 Tenth Street, Modesto, California. Public comments are both encouraged and welcomed.

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

Consolidated Plan Public Contact Information

The following are various ways in which an interested party can contact the City of Modesto CEDD staff with comments regarding the City's Consolidated Plan:

Telephone: (209) 577-5211

Hearing Impaired: Dial 711, and ask for 209-577-5211

Email: housing@modestogov.com

In person: 1010 Tenth Street, Suite 3100, Modesto, California

Mail: City of Modesto,
Community Development Division,
P.O. Box 642.
Modesto, California 95353

PR-10 Consultation

Introduction

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

The City continuously reviews and improves delivery systems, including feedback loops. This section will outline the efforts made by the City to include public and stakeholder input into the Consolidated Plan process

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

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

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

The City works closely with the Housing Authority of the County of Stanislaus (HACS) as well as the Stanislaus County Affordable Housing Corporation (STANCO). This working relationship is evident through consistent productive partnerships on projects and regular communication to address needs and shifting trends.

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

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

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

The City is an active member of the Stanislaus County CoC as well as the Stanislaus Homeless Alliance (SHA). The CoC and the SHA support all service delivery mechanisms as they relate to working to end and address homelessness. Both the CoC and the SHA are further described in section NA-40 of this Consolidated Plan.

The City regularly coordinates with the CoC, the SHA, as well as individual stakeholders including during the development of this Consolidated Plan. Coordination with the CoC consists of:

- Meetings with the CoC at large as well as the CoC subcommittees such as the CoC Advisory Council, Community Projects & Grant Review Committee, HMIS Governance Committee, Point in Time Housing Inventory Count Committee, Homeless Populations and Subpopulations Committee, Funding and Resource Committee, Housing Committee, and the Planning and Development Committee.
- The City of Modesto currently leads weekly Coordinated Entry meetings in an effort to fill vacant housing units in the community.
- The City regularly coordinates with service providers including but not limited to Community Housing and Shelter services, BHRS, CSA, the HACS, STANCO, and County Veterans Services in efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. Coordination with these entities occurs via monitoring meetings, CoC meeting interactions, client service referrals, and or/program planning.

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

Consultation with the CoC occurs by having members of the CoC participate on the City's CDBG/ESG application scoring committee to determine how to best allocate CDBG and ESG program funds. Award recommendations are then vetted through the CoC and CH&CDC committees for endorsement and forward to City Council.

To develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, the City of Modesto uses performance measures captured annually by HMIS to evaluate the outcomes of projects assisted with ESG funds. The performance measures will help evaluate the performance to determine the most effective services and assist with future allocation of ESG funds.

The City collaborates with the CoC to implement the Homeless Management Information System (HMIS). HMIS allows agencies and providers to identify and document gaps in service as well as maintaining accurate data regarding housing and service needs as seen from the community. The CoC

encourages greater participation from non-HUD funded organizations into HMS by providing CDBG funding for acquisition of necessary HMIS equipment and technical assistance.

These include length of homelessness, returns to homelessness, number of sheltered homes persons, employment and income growth for persons, homeless for the first time, and exit and retention to permanent housing.

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

The City is also part of the Community of Practice (CoP) Initiative. This initiative provided an opportunity for the community to access HUD technical assistance through an online, group learning, peer-to-peer collaborative approach. This collective approach provided a better understanding of the current strengths and challenges within the COC and provided resources and expertise to improve system process.

The City led the recent Data Quality Plan update with a focus on data quality for both federally funded and non-federally funded projects to ensure accurate reporting, and an overall picture and transparency of homelessness within the COC. All organizations participating in HMIS are required to adhere to the Data Quality Plan. The implementation of the plan provides the COC an understanding of program performances and assists with the determination that the appropriate strategies and resources are deployed.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/Organization	Parent Resource Center
Agency/Group/Organization Type	Services – Children Services – Education Child Welfare Agency
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The agency was consulted regarding priority needs and shifting service trends over the past five (5) years. Anticipated outcomes of the consultation are integration of needs and priorities into the Consolidated Plan to ensure

	consultation or areas for improved coordination?	community needs are reflected through goals and projects outlined in this plan.
2	Agency/Group/Organization	Stanislaus County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted regarding priority needs and shifting service trends over the past five (5) years. Anticipated outcomes of the consultation are integration of needs and priorities into the Consolidated Plan to ensure community needs are reflected through goals and projects outlined in this plan.
3	Agency/Group/Organization	Housing Authority of the County of Stanislaus
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was consulted via email, phone call, and offered support with data collection. The Housing Authority and the City share many affordable housing goals, and the outcome of this consultation is further collaboration on goals and strategies outlined in the Consolidated Plan.
4	Agency/Group/Organization	Opportunity Stanislaus
	Agency/Group/Organization Type	Services – Employment Services – Education Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Stanislaus was consulted via a telephone call. The outcome of this consultation is clearly identifying needs and areas of collaboration for workforce development in Modesto and the County.
5	Agency/Group/Organization	Modesto Public Works Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Public Works Department was consulted via email and in City meetings regarding community needs and strategies. Transportation needs were identified, most notably for disabled youth, seniors, and low-income individuals.
6	Agency/Group/Organization	California Rural Legal Aid (CRLA)
	Agency/Group/Organization Type	Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CRLA was consulted via telephone regarding community needs and strategies to address barriers to housing CRLA client’s face. Most notably, the cost of housing and low vacancy rate is giving leverage to property owners over low- and moderate-income households that may be more vulnerable.
7	Agency/Group/Organization	Modesto Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Chronically homeless Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Police Department was consulted via email and in City meetings regarding community needs and strategies. The primary needs identified are access to supportive services, specifically mental health services and substance abuse services. The Homeless Engagement and Response Team (HEART) from Modesto Police Department continue to work with service providers in Modesto to deliver holistic services and attempt to divert individuals from the criminal justice system.
8	Agency/Group/Organization	South Modesto Partnerships
	Agency/Group/Organization Type	Other – Community Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The South Modesto Partnership was consulted via the public meeting that took place in South Modesto districts as well as email. Meetings and email correspondence identified community needs, conditions, and strategies.

	consultation or areas for improved coordination?	
9	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project Sentinel was consulted via a telephone conference. The meeting consisted of identifying primary needs of Project Sentinel clients as it pertains to fair housing and services.
10	Agency/Group/Organization	Stanislaus Homeless Alliance (SHA)
	Agency/Group/Organization Type	Regional organization Planning organization Publicly funded institution/System of care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the SHA and all its partner members in several ways. The City facilitated a meeting with the entire group, going over Consolidated Plan overview and then discussing system level needs, gaps, and strategies moving forward to address homelessness and housing in the City.
11	Agency/Group/Organization	Stanislaus County System of Care (CoC)
	Agency/Group/Organization Type	Regional organization Planning organization Publicly funded institution/System of care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children

		<p>Homeless Needs – Veterans</p> <p>Homeless Needs – Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Anti-poverty strategy</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the CoC and all its partner members in several ways. The City facilitated a meeting with the entire group, going over Consolidated Plan overview and then discussing system level needs, gaps, and strategies moving forward to address homelessness and housing in the City.
12	Agency/Group/Organization	Modesto Department of Information Technology
	Agency/Group/Organization Type	Other government – Local Services – Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City IT Department was consulted via email about the broadband needs and the projected systems moving forward impacting households and their access to broadband.
13	Agency/Group/Organization	Stanislaus County Office of Emergency Services
	Agency/Group/Organization Type	Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Office of Emergency Services was consulted via email, discussing disaster relief plans, emergency planning, and existing strategies on addressing the variety of possible natural disasters the region faces.
14	Agency/Group/Organization	Stanislaus County Affordable Housing Corporation
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Stanislaus County Affordable Housing Corporation was consulted via telephone conference and discussed needs of public housing residents as well as the needs for services of all low- and moderate-income households in the communities served.
15	Agency/Group/Organization	Sutter Health
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Office of Emergency Services was consulted via email, outlining the greatest needs, highlighting what is working well, and what f populations are seeing an increased need for services.

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

The City sought wide input from agencies and organizations serving the community in any capacity. No agency or organization was specifically left out of the consultation process.

Describe other local/regional/state/federal planning efforts involved in preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
General Plan	City of Modesto	The plan outlines community growth strategies and the need to include housing and services among those strategies
City Strategic Plan	City of Modesto	This plan highlights the key areas the City plans to address, including quality of life, economic development goals, and the creation of a homelessness and housing plan.
Housing Element	City of Modesto	The goals overlap where needs are identified: additional affordable housing.
Plan to Address Homelessness in Stanislaus County	County CoC	The goal of addressing and ending homelessness is a shared goal between the City and the CoC
Public Housing Agency (PHA) Plan	Stanislaus County Housing Authority	Both include the need to increase affordable housing stock and integrate quality services

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan

In addition to those organizations and plans listed above, the City regularly coordinates with other public institutions such as schools and hospitals in efforts to increase service delivery systems and/or better understand needs of the communities in which they serve.

The City will be coordinating with the State of California as the State rolls out new funding sources such as the Permanent Local Housing Allocation (PLHA) that will assist in addressing local housing and homelessness needs. The City will align these and any other resources made available by the State with HUD funds to maximize the impact on local needs.

PR-15 Citizen Participation

**Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City conducted a robust citizen participation marketing process consisting of multiple posts on social media, newspaper publications, notification on CoC and other local special interest group list serves, distribution of marketing materials to targeted neighborhood groups, online surveys, and in person presentations and announcements to active neighborhood collaborative groups.

The City held a total of fourteen (14) public community meetings, with at least one (1) meeting being each Council district. Each community meeting was held at a public space and Spanish translation was made available. These meetings consisted of a Consolidated Plan overview, and then allowed for conversation about needs, priorities within the community, and any changes or shifts that are happening that may be addressed through HUD-funded programs.

The City also facilitated several stakeholder meetings gathering input from the Continuum of Care (CoC) as well as the Stanislaus Homeless Alliance (SHA). These meetings consisted of a Consolidated Plan overview and then also set aside time to discuss needs in the service delivery system, potential gaps, and strategies to address the goal of ending homelessness.

There was also targeted outreach for organizations that are involved in housing, service delivery, organizations addressing special needs, infrastructure and public works. This targeted outreach resulted

in email and phone communication gathering input on needs and priorities within the respective organization.

A community survey was made available to the community, asking for input on priorities within the community. The survey was designed specifically for Consolidated Plan input and reflects the needs of the community from the citizens’ perspective.

A summary of all meetings as well as the community survey are included in Appendix A – Public Comments.

NOTE: The live public community meetings to introduce each of the draft documents to the public were canceled due to the COVID-19 pandemic. Draft documents were made available for online review and advertised via social media, local newspaper, and housing, CoC, and community list servs.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
Public Meeting	Other – District 1 10/29/19 Fire House #6	See Appendix A	See Appendix A
Public Meeting	Other – District 2 11/7/19 W. Modesto King Kennedy	See Appendix A	See Appendix A
Public Meeting	Other – District 2 11/01/19 S. Modesto The Center	See Appendix A	See Appendix A
Public Meeting	Other – District 2 10/30/19 W. Modesto Housing Authority Trunk or Treat	See Appendix A	See Appendix A
Public Meeting	Other – District 3 10/28/19 Trinity United Presbyterian Church	See Appendix A	See Appendix A
Public Meeting	Other – District 3 10/30/19 Stand Down Veteran Event	See Appendix A	See Appendix A
Public Meeting	Other – District 4 11/6/19 Airport Neighborhood – Healthy Start	See Appendix A	See Appendix A
Public Meeting	Other – District 5 11/13/19 Stanislaus Veteran’s Center	See Appendix A	See Appendix A
Public Meeting	Other – District 6 11/13/19	See Appendix A	See Appendix A

	Fire House #9		
Public Meeting	Non-targeted/broad community 11/20/19 Boy Scout Clubhouse – Enslin Park	Community wide public meeting	See Appendix A
Public Meeting	Non-targeted/broad community	CoC meeting and attendance of all regularly attending organizations	See Appendix A
Public Meeting	Non-targeted/broad community	SHA meeting and attendance of all regularly attending organizations	See Appendix A
Public Hearing	Non-targeted/broad community 04/16/20 Tenth Street Place	Citizens’ Housing and Community Development Committee	See Appendix A
Public Hearing	Non-targeted/broad community 05/12/20 Tenth Street Place	City Council	See Appendix A
Survey	Non-targeted/broad community	See Appendix A	See Appendix A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development and homelessness for the City of Modesto.

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered.

Below are highlights from each section within the Needs Assessment. Please see each section for further detail.

NA-10- Housing Needs Assessment

- Of all households in Modesto, 36% are paying more than 30% of their monthly incomes towards housing costs (including utilities)
- Of those Modesto households earning 0-80% (29,570) of the area median income, 68% are cost burdened (20,108).

- Low-income renter households experience housing problems at higher rates when compared to low-income owner households.
 - Nearly 50% of all renter-households earn less than 80% AMI and experience a housing problem; 17% of owner-households earn less than 80% AMI and experience a housing problem

NA-15-30 - Disproportionately Greater Need

- Considering cost burden, Black/African American and Pacific Islander households experience a disproportionate greater need as compared to other race and ethnic groups in Modesto
 - A disproportionate greater need is defined as a group that experiences a housing problem at a rate of greater than ten percentage points.

NA-35 - Public Housing

- There is a total of 647 public housing units
 - Of those units, 72 are qualified as accessible units
- The greatest needs identified among those public housing units are grab bars, ramps for entry, and lower level units

NA-40 - Homeless Needs Assessment

- The 2019 PIT Count reported 809 unsheltered and 591 sheltered persons experiencing homelessness
- The Salvation Army added 50 beds to its original Berberian Emergency Shelter for a total of 206 beds
- The Salvation Army has recently added 182 beds in coordination with the closure of the Modesto Outdoor Emergency Shelter (MOES)
- An on-site referral service center is in development at the Salvation Army, with the aim of providing the array of CoC services to those experiencing homelessness as well as those at-risk of homelessness
- The Kansas House project, currently being renovated, will add 103 permanent supportive housing units to house homeless individuals who exited from MOES.

NA-45 - Non-Homeless Special Needs Assessment

- About 14% of the Modesto population is aged 65 or older, this ratio is expected to increase over the lifecycle of this Consolidated Plan
- Some of the most common needs brought up within public meetings were:
 - Affordable units near transportation/work opportunities
 - Additional affordable housing units that accommodate larger families (5 members or more)

NA-50 - Non-Housing Community Development Needs

- Through survey and public consultations, the following non-housing needs were identified (not an exhaustive list).
 - Homeless facilities and service centers
 - Park and community programming for youth and seniors
 - Childcare support
 - Public Facilities

NA-10 Housing Needs Assessment

Summary of Housing Needs

The data throughout this document is generated from the United States Census Bureau and the Department of Housing and Urban Development (HUD). The Comprehensive Housing Affordability Strategy (CHAS) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (ACS) data. The most recent CHAS data used in this document - the 2012-2016 5-year estimate -- are determined for each jurisdiction that receives HUD funding. Because 2016 is the latest available CHAS dataset, this document will utilize 2016 data throughout. Utilizing 2016 throughout the document will make for clearer comparisons and make for a consistent narrative across all sections of the Consolidated Plan.

Because CHAS data is derived from ACS data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Frail Elderly or Extra Elderly: Ages 75+

Household: All people living in a housing unit. Members of a household can be *related* or *unrelated*.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

The term Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are interchangeable when the terms are being used to explain CHAS data derived from ACS data. For consistency throughout this document, only the term AMI will be used. It is important to note that within this document, AMI refers to the entire City of Modesto. Throughout this document data tables compare populations based on income ranges. These income ranges are categorized based on AMI and are used by HUD to determine eligibility to certain programs.

Of the programs Modesto receives HUD funds for, each program targets household income as a percentage of the area median income (AMI) at slightly different ranges.

- CDBG -> 0%-80% AMI
- HOME -> 0%-60% AMI
- ESG -> 0%-30% AMI

HUD defines the following income brackets as low-moderate income.

- Extremely Low Income = <30% AMI
- Low Income = 30-50% AMI
- Moderate Income 50-80% AMI

HUD entitlement programs, CDBG, ESG, and HOME, operate under federally established income limits. The following table provides the 2016 income limits subject to annual adjustments by HUD.

2016 HUD Income Limits: Modesto, CA

Household Size	30% of Median Very Low Income	50% of Median Low Income	80% of Median Moderate Income	100% of Median
1	\$12,400	\$20,650	\$33,000	\$41,300
2	\$16,020	\$23,600	\$37,700	\$47,200
3	\$20,160	\$26,550	\$42,400	\$53,100
4	\$24,300	\$29,450	\$47,100	\$58,900
5	\$28,440	\$31,850	\$50,900	\$63,700
6	\$32,580	\$34,200	\$54,650	\$68,400
7	\$36,550	\$36,550	\$58,450	\$73,100
8	\$38,900	\$38,900	\$62,200	\$77,800

Source: U.S. Department of Housing and Urban Development (HUD); huduser.gov

The 2016 Income limits are highlighted here because the Comprehensive Housing Affordability Strategy (CHAS) data that is used throughout this Needs Assessment section is 2012-2016 data. By using the same years dataset, better comparisons and assumptions can be made. The tables throughout this section utilize the 30%, 50%, 80%, and 100% AMI categories; the above table offers context to those numbers, highlighting the actual income of households that are experiencing housing problems. To offer a comparison showing the growth of HUD Income Limits from 2016, the 2019 income limits are highlighted below. The housing and non-housing issues addressed in this Consolidated Plan will be addressing present issues, so although it is clear to make comparisons using 2016 data, it is also important to recognize the households and their incomes projects and activities within this Consolidated Plan will work to address.

2019 HUD Income Limits: Modesto, CA

Household Size	30% of Median Very Low Income	50% of Median Low Income	80% of Median Moderate Income	100% of Median
1	\$13,650	\$22,700	\$36,300	\$45,400
2	\$16,910	\$25,950	\$41,500	\$51,900
3	\$21,330	\$29,200	\$46,700	\$58,400
4	\$25,750	\$32,400	\$51,850	\$64,800
5	\$30,170	\$35,000	\$56,00	\$70,000
6	\$34,590	\$37,600	\$60,150	\$75,200
7	\$39,010	\$40,200	\$64,300	\$80,400

8	\$42,800	\$42,800	\$68,450	\$85,600
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Source: U.S. Department of Housing and Urban Development (HUD); huduser.gov

Modesto General Characteristic Changes

	Base Year: 2000	Most Recent Year: 2016	% Change
Change in Population	188,856	208,512	10%
Change in Number of Households	67,179	75,377	12%
Change in Median Household Income	\$56,743 (2016 Dollars)	50,996	-10%

Source: 2000 Census & 2012-2016 ACS

As of 2016, Modesto had a population of just under 210,000. This is a 10% increase from 2000 and a 3% increase from 2011 (the last time the Consolidated Plan was submitted). This modest increase matches Stanislaus County’s growth rate over the same period. Considering the change in median household income, Modesto household wages have generally not kept pace with inflation. When adjusting for inflation, the median household income has decreased by 10% from 2000 to 2016. This rate is very similar to the County and other cities within the County; their median household incomes mostly falling between 0% to 15% between 2000 and 2016 when adjusting for inflation.

The following tables identify the percentage of households in Modesto within each income bracket. The HUD Area Median Family Income (HAMFI) is a calculation of median income completed by HUD. Throughout this document Area Median Income (AMI) and HAMFI may be considered interchangeable.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,525	8,885	12,160	6,680	34,925
Small Family Households	3,100	3,085	5,070	2,820	17,370
Large Family Households	700	1,160	1,890	925	3,875
Household contains at least one person 62-74 years of age	1,414	1,985	2,785	1,510	7,935
Household contains at least one person age 75 or older	1,070	1,510	1,755	855	2,955
Households with one or more children 6 years old or younger	1,645	1,844	3,204	1,214	5,390

Source: 2012-2016 CHAS

The following tables identify the percentage of households in Modesto within each income bracket. The HUD Area Median Family Income (HAMFI) is a calculation of median income completed by HUD. Throughout this document Area Median Income (AMI) and HAMFI may be considered interchangeable.

Housing Needs Summary Tables

The following tables identify housing needs by both income bracket and by renter/owner. The housing problems are identified as follows:

1. Units lacking complete kitchen facilities;
2. Units lacking complete bathroom facilities;
3. Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
 - a. A cost burden over 50% is considered severely-cost burdened
4. Overcrowding which is defined as more than one (1) person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
 - a. Overcrowding that is more than 1.5 persons per room, is considered severely overcrowded

The tables below outline those renter-households and owner-households that experience one of the housing problems described above. Among renters and owners, cost burden and severe cost burden is the greatest housing problem experienced. For renter households with 0-50% AMI, severe cost burden is very likely, while for 30% cost burden, those renter households earning 50-80% are most likely to experience cost burden.

Owner Housing Problems

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Substandard Housing – No complete plumbing or kitchen facilities	15	-	4	-	70
Severely Overcrowded – >1.51 people per room	40	4	60	50	310
Overcrowded - 1.01-1.5 people per room	25	50	245	150	820
Housing cost burden greater than 50% of income	1,275	1,285	1,055	265	4,060
Housing cost burden greater than 30% of income	165	705	1,670	1,235	6,360
Zero/negative Income	170	-	-	-	170

Source: 2012-2016 CHAS

Renter Housing Problems

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Substandard Housing – No complete plumbing or kitchen facilities	245	105	80	100	745
Severely Overcrowded – >1.51 people per room	245	210	225	25	745
Overcrowded - 1.01-1.5 people per room	355	480	495	180	2,050
Housing cost burden greater than 50% of income	4,050	3,165	745	85	8,065
Housing cost burden greater than 30% of income	700	1,495	3,880	935	7,545
Zero/negative Income	435	-	-	-	435

Source: 2012-2016 CHAS

The tables below outline severe housing problems experienced by both renters and owners. The severe housing problems are:

1. Units lacking complete kitchen facilities;
2. Units lacking complete bathroom facilities;
3. Housing cost burden of more than 50 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
4. Overcrowding which is defined as more than one (1.5) persons per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Severe Owner Housing Problems

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Having 1 or more housing problems	1,525	2,045	3,030	1,695	11,615
Having no housing problems	140	730	1,950	2,025	26,520
Household has negative income, but no housing problems	170	-	-	-	170

Source: 2012-2016 CHAS

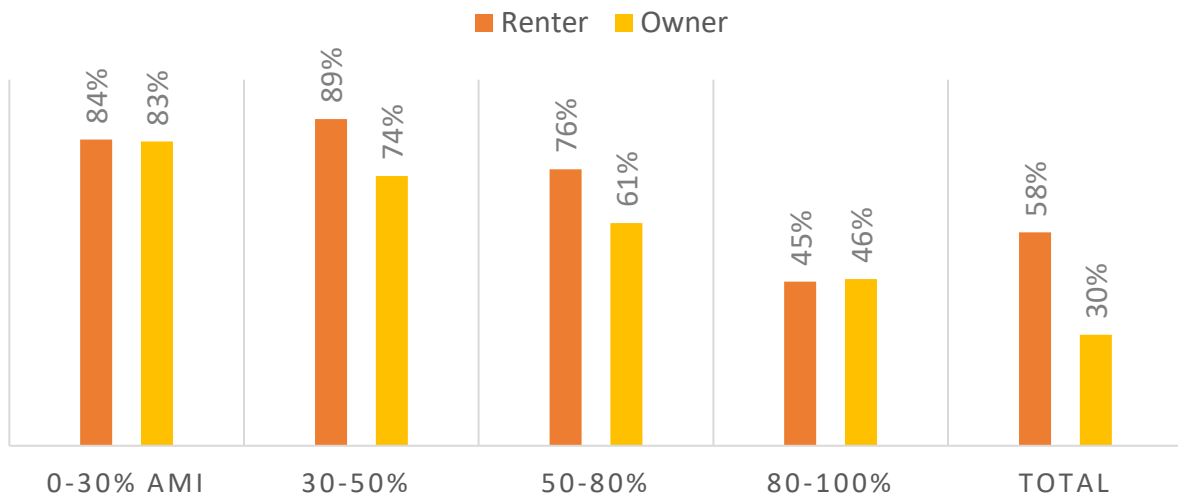
Severe Renter Housing Problems

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Having 1 or more housing problems	5,600	5,455	5,425	1,325	19,150
Having no housing problems	660	655	1,755	1,630	13,280
Household has negative income, but no housing problems	435	-	-	-	435

Source: 2012-2016 CHAS

The graph below outlines the chart above, households experiencing severe housing problems. It is mostly notable that renter households experience severe housing problems at nearly double the rate of owner households. This discrepancy is mostly found in the 30-80% income range for renter households. Both renter and owner households that earn less than 30% of the area median income experience problems above an 80% rate.

HOUSEHOLDS BY INCOME AND TENURE WITH SEVERE HOUSING PROBLEMS



Source: 2012-2016 CHAS

The two tables below highlight 30% cost burden for both renter and owner households. Each table identifies household subtypes. The subtypes are:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Other: Non-family households, most typically single-person households

Owner Cost Burden > 30%

	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	
Small Related	400	515	995	1,910
Large Related	20	260	665	945
Elderly	780	1,040	895	2,715
Other	254	200	280	734
Total need by income	1,454	2,015	2,835	6,304

Source: 2012-2016 CHAS

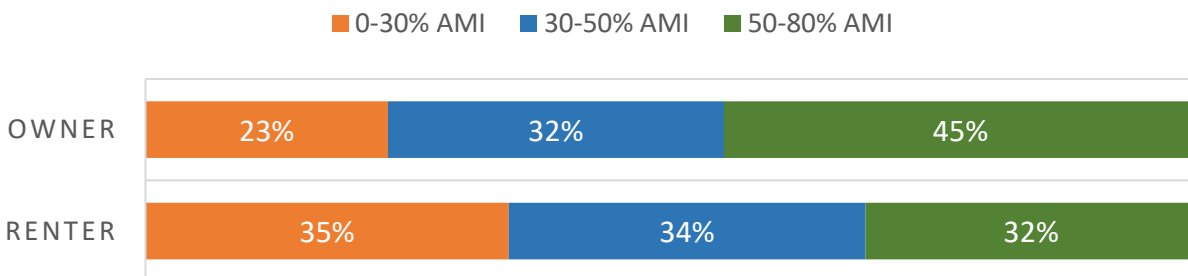
Renter Cost Burden > 30%

	Renter			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	
Small Related	2,335	2,260	2,350	6,945
Large Related	560	805	610	1,975
Elderly	1,005	1,020	890	2,915
Other	1,620	1,335	1,185	4,140
Total need by income	5,520	5,420	5,035	15,975

Source: 2012-2016 CHAS

The graph below highlights the cost burden experienced by households earning less than 80% AMI in Modesto. While renter households are relatively evenly distributed across income brackets, a plurality of low- moderate-income owner households experiencing cost burden are earning 50-80% of the area median income.

SHARE OF HOUSEHOLDS EXPERIENCING COST BURDEN



Source: 2012-2016 CHAS

The two tables below highlight severe cost burden for both renters and owners, further broken down by household subtype. Severe cost burden is when a household is paying more than 50% of their income towards housing (including utilities). The household subtypes are:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Other: Non-family households, most typically single-person households

Owner Severe Cost Burden > 50%

	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	
Small Related	375	375	435	1,185
Large Related	10	125	210	345
Elderly	630	690	290	1,610
Other	250	110	170	530
Total need by income	1,265	1,300	1,105	3,670

Source: 2012-2016 CHAS

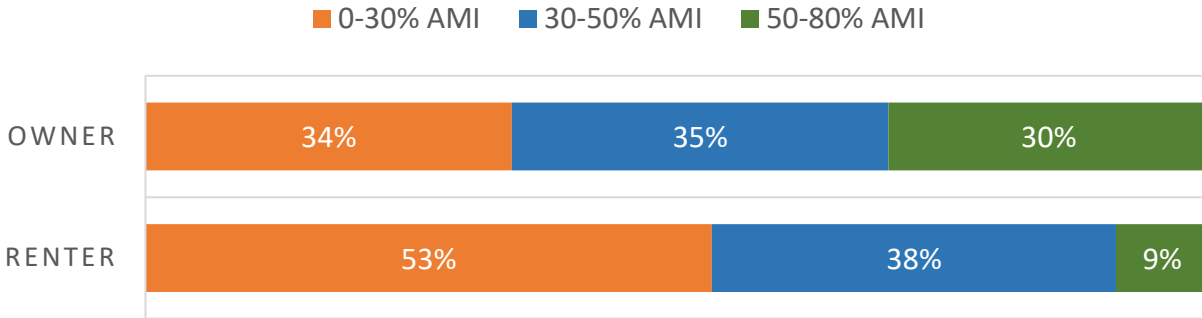
Renter Severe Cost Burden > 50%

	Renter			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	
Small Related	2,210	1,450	335	3,995
Large Related	530	485	130	1,145
Elderly	695	575	165	1,435
Other	1,365	915	155	2,435
Total need by income	4,800	3,425	785	9,010

Source: 2012-2016 CHAS

The graph below shows that of all renter households experiencing severe cost burden (greater than 50% of household income towards housing costs), those renter households earning less than 30% of the area median income make up the majority. In looking at owner households experience severe cost burden, those households are more evenly distributed across income brackets.

SHARE OF HOUSEHOLDS EXPERIENCING SEVERE COST BURDEN



Source: 2012-2016 CHAS

The tables below highlight overcrowding among both renter and owner households. Although not a problem as common as cost burden, this issue is still indicative of a housing supply that does not offer affordable units large enough for those families that may require more than two bedrooms.

Owner Crowding (More than one person per room)

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Single family households	65	25	220	155	465
Multiple, unrelated family households	0	34	80	45	159
Other, non-family households	0	0	0	0	0
Total need by income	65	59	300	200	624

Source: 2012-2016 CHAS

Renter Crowding (More than one person per room)

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Single family households	575	600	575	160	1,910
Multiple, unrelated family households	45	95	125	35	300
Other, non-family households	10	4	24	10	48
Total need by income	630	699	724	205	2,258

Source: 2012-2016 CHAS

The two tables below identify those renter and owner households with children present, further identifying those households by income. Low- to moderate-income households with children are more likely to be renter households as indicated in the tables below.

Owner Households with Children Present

Owner			
0-30% AMI	>30-50% AMI	>50-80% AMI	Total
155	434	979	1,568

Source: 2012-2016 CHAS

Renter Households with Children Present

Renter			
0-30% AMI	>30-50% AMI	>50-80% AMI	Total
1,490	1,410	2,225	5,125

Source: 2012-2016 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2016 American Community Survey (ACS) there are about 17,000 single-person households in Modesto. About 55% of the single-person households are renter households. Of all renter households, 29% are single-person, while of all owner households, 20% are single-person households.

The tables above show that approximately 40% of all households in Modesto earn less than 80% AMI. Also, from the tables above; it is known that of those low- and moderate-income households approximately 75% experience at least one housing problem. We can apply these rates to the single-person households identified above in order to estimate the number of single-person households that are in need of housing assistance.

Given the 17,000 single-person households in Modesto, we can conservatively estimate that 40% are low- and/or moderate-income households, 6,800 households. Of those 6,800 single-person households we can then assume that approximately 75% experience at least one housing problem and are in need

of housing assistance. Assuming these estimates we can conclude that 5,100 single-person households are in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Through data provided by the Modesto Police Department, in 2019 there were a total of 201 cases of domestic violence that involved someone already experiencing homelessness. Of those 201 cases, 17 had documented as having at least one child as part of the case. These households experiencing homelessness and fleeing a domestic violence situation need a variety of housing and supportive services to regain stability. This is especially true of those households experiencing homelessness, fleeing domestic violence, and with children. This number does not include those households that were not already experiencing homelessness.

The number and type of families living with a disability are discussed in detail in the section below, NA-45. There is no dataset available that estimates the number of individuals experiencing dating violence, sexual assault, and stalking and also in need of housing assistance.

What are the most common housing problems?

The tables above outline that overwhelmingly the most common housing problem experienced by households in Modesto is cost burden, both at 30% and at 50% cost burden.

Of all households in Modesto, 36% are households that experience cost burden (>30% household income towards housing costs). This numbers both go up significantly to 68% when only considering those households earning 80% AMI or less.

Overcrowding is a housing problem experienced by a smaller number of households; however, this housing problem has increased over time. Overcrowding is often seen in housing markets that are tight where lower income households may be put into positions where they rent a unit that is affordable but does not adequately fit their household.

Are any populations/household types more affected than others by these problems?

In Modesto low- and moderate-income renter households experience housing problems at higher rates. In the City 50% of renter households earn less than 80% AMI and experiencing a housing problem. While 17% of all owner households are low-income households experiencing a housing problem.

Small family households make up the majority of the households experiencing housing problems followed by elderly households. The rate of housing problems experienced by elderly households is however greater than small family households, meaning those elderly households make up a smaller portion of households throughout the City, however they do experience housing problems at a higher rate.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either

residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The fewer financial resources a household has, the greater their risk of homelessness. Throughout the City, those households earning less than 50% AMI are more likely to be in unstable work situations more prone to intermittent work schedules or part-time wages without benefits. A household with little financial resources is a medical emergency or a layoff at work away from being unsheltered or unstably housed. These households, both with working members and those households on disability or fixed income with total financial resources that do not allow them to save money towards future economic development opportunities or the funding of emergencies are at the greatest risk of becoming homeless.

The success of those receiving assistance for housing placement comes from the dedication of case management. During the case management, which last from six months to a year depending on the program, teaches recipients life skills including but not limited to budgeting, basic household maintenance, and personal grooming. Along with teaching and reinforcing these skills, it is most beneficial to get families engaged in a support system that fosters the skills for long term success. One local program incentivizes this behavior through a step-down approach to the financial benefits and requiring a dollar for dollar match. For every dollar provided in rental assistance the recipient is required to put an equal amount in savings. This sets the household up to have a year of rental savings.

As Households are nearing the end of their RRH assistance, they are encouraged through learned behaviors over the course of their case management to stay engaged with the system to ensure wrap-around services are being utilized its maximum potential.

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:

The Stanislaus County System of Care (SCSOC) uses HMIS to collect and track data on housing and services to persons experiencing homelessness and at-risk of homelessness. The SCSOC utilize HUD's official definition of at-risk for homelessness released in January 2012. There are three categories to the definition: 1. Individuals and Families 2. Unaccompanied Children and Youth 3. Families with Children and Youth.

For a complete list of defining characteristics for each category please see the following link -> https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The household characteristics that are most closely linked to housing instability and increased risk of homelessness are cost burden and household income. Those households that are both low-income and cost burdened are the most vulnerable because these households have the least capacity for saving income towards addressing emergency situations that may arise. This issue is compounded in the extremely tight housing market in Modesto.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is highlighted in yellow.

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race/ethnicity and comparing that figure to the share of all Modesto households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity). The “Share” column identifies what percentage of the population in that row is experiencing a housing problem. A group experiencing housing problems ten percentage points above *Jurisdiction as a whole* is considered to be experiencing a disproportionate need.

0%-30% of Area Median Income

Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	7,125	800	605	84%
White	3,255	575	385	77%
Black / African American	470	-	25	95%
Asian	470	30	80	81%
American Indian, Alaska Native	110	20	-	85%
Pacific Islander	55	-	-	100%
Hispanic	2,625	110	105	92%

Source: 2012-2016 CHAS

Among those Modesto households earning 0-30% AMI, Black/African American and Pacific Islander households experience a disproportionate need.

30%-50% of Area Median Income

Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	7,500	1,385	0	84%
White	3,675	955	0	79%
Black / African American	435	135	0	76%
Asian	350	45	0	89%
American Indian, Alaska Native	40	8	0	83%
Pacific Islander	-	-	0	
Hispanic	2,770	205		93%

Source: 2012-2016 CHAS

Among those Modesto households earning 30-50% AMI, there are no race or ethnicity groups that experience a disproportionate need.

50%-80% of Area Median Income

Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	8,455	3,705	0	70%
White	3,820	1,970	0	66%
Black / African American	430	80	0	84%
Asian	595	90	0	87%
American Indian, Alaska Native	15	-	0	100%
Pacific Islander	115	29	0	80%
Hispanic	3,325	1,475	0	69%

Source: 2012-2016 CHAS

Among those Modesto households earning 50-80% AMI, Black/African American, Asian, American Indian/Alaska Native, and Pacific Islander households experience a disproportionate need.

80%-100% of Area Median Income

Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	3,020	3,655	0	45%
White	1,615	2,040	0	44%
Black / African American	105	40	0	72%
Asian	175	170	0	51%
American Indian, Alaska Native	-	20	0	0%
Pacific Islander	-	25	0	0%
Hispanic	990	1,315	0	43%

Source: 2012-2016 CHAS

Among those Modesto households earning 80-100% AMI, Black/African American households experience a disproportionate need.

Discussion

Those race or ethnicity groups experiencing a disproportionate rate of housing problems are as follows:

0-30% AMI Range

- Black / African American
- Pacific Islander

30-50% AMI Range

- None

50-80% AMI Range

- Black / African American
- Asian
- American Indian, Alaska Native
- Pacific Islander

80-100% AMI Range

- Black / African American

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

Note that the tables below identify *severe* housing problems, as opposed to the tables above that identified non-severe housing problems. Severe housing problems differ from non-severe in two instances. Those differences are underlined below:

The four severe housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden greater than 50%

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is highlighted in yellow.

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race/ethnicity and comparing that figure to the share of all Modesto households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity). The “Share” column identifies what percentage of the population in that row is experiencing a housing problem. A group experiencing housing problems ten percentage points above *Jurisdiction as a whole* is considered to be experiencing a disproportionate need.

0%-30% of Area Median Income

Severe Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	6,255	1,670	605	73%
White	2,840	990	385	67%
Black / African American	420	55	25	84%
Asian	340	160	80	59%
American Indian, Alaska Native	100	30	0	77%
Pacific Islander	55	0	0	100%
Hispanic	2,380	355	105	84%

Source: 2012-2016 CHAS

Among those Modesto households earning 0-30% AMI, Black/African American, Pacific Islander, and Hispanic households experience a disproportionate need considering severe housing problems.

30%-50% of Area Median Income

Severe Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	11,200	21,275	0	34%
White	7,260	13,885	0	34%
Black / African American	1,065	2,155	0	33%
Asian	1,560	2,440	0	39%
American Indian, Alaska Native	59	180	0	25%
Pacific Islander	0	55	0	0%
Hispanic	645	1,805	0	26%

Source: 2012-2016 CHAS

Among those Modesto households earning 30-50% AMI, no households experience a disproportionate need considering severe housing problems.

50%-80% of Area Median Income

Severe Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	2,905	9,255	0	24%
White	1,045	4,745	0	18%
Black / African American	175	335	0	34%
Asian	295	390	0	43%
American Indian, Alaska Native	10	4	0	71%
Pacific Islander	0	139	0	0%
Hispanic	1,290	3,500	0	27%

Source: 2012-2016 CHAS

Among those Modesto households earning 50-80% AMI, Black/African American, Asian, and American Indian/Alaska Native households experience a disproportionate need considering severe housing problems.

80%-100% of Area Median Income

Severe Housing Problems	One or more housing problems	No housing problems	No income & no housing problems	Share
Jurisdiction as a whole	855	5,825	0	13%
White	375	3,290	0	10%
Black / African American	45	95	0	32%
Asian	40	305	0	12%
American Indian, Alaska Native	0	20	0	0%
Pacific Islander	0	25	0	0%
Hispanic	370	1,940	0	16%

Source: 2012-2016 CHAS

Among those Modesto households earning 50-80% AMI, Black/African American households experience a disproportionate need considering severe housing problems.

Discussion

Those race or ethnicity groups experiencing a disproportionate rate of severe housing problems are as follows:

0-30% AMI Range

- Black / African American
- Pacific Islander
- Hispanic

30-50% AMI Range

- None

50-80% AMI Range

- Black / African American
- Asian
- American Indian, Alaska Native

80-100% AMI Range

- Black / African American

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is highlighted in yellow.

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race/ethnicity and comparing that figure to the share of all Modesto households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity). The “Share” column identifies what percentage of the population

in that row is experiencing a housing problem. A group experiencing housing problems ten percentage points above *Jurisdiction as a whole* is considered to be experiencing a disproportionate need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income	Share
Jurisdiction as a whole	42,030	15,020	13,465	670	40%
White	25,960	7,710	6,545	440	35%
Black / African American	1,015	670	875	25	60%
Asian	2,525	850	865	80	40%
American Indian, Alaska Native	195	45	120	0	46%
Pacific Islander	190	200	55	0	57%
Hispanic	11,180	5,140	4,660	115	47%

Source: 2012-2016 CHAS

Discussion

Black / African American and Pacific Islander households experience cost burden at a disproportionate rate compared to the jurisdiction as a whole. While 40% of all households in Modesto experience cost burden, 60% of African American households and 57% of Pacific Islander households experience cost burden.

NA-30 Disproportionately Greater Need: Discussion

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are several instances where a racial or ethnic group experience disproportionate housing needs in Modesto. All of those instances are highlighted above in sections NA-15 through NA-25 in the discussion part of each section.

If they have needs not identified above, what are those needs?

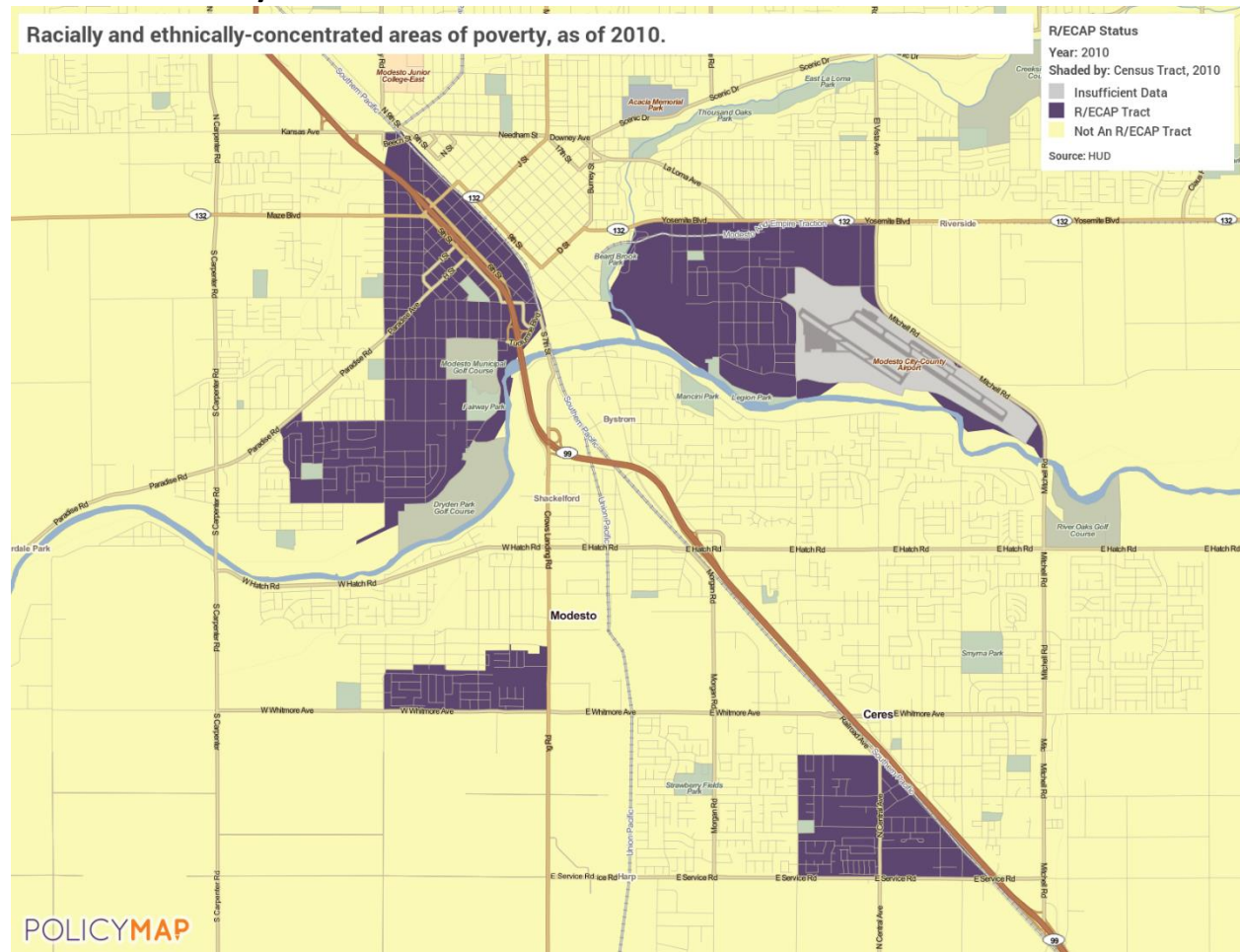
No other needs are identified. Special needs populations are addressed in section NA-40 of this Consolidated Plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to 2010 Census data, there are five (5) Racial/Ethnic Concentrated Areas of Poverty (R/ECAP) census tracts within Stanislaus County, one of which is completely within Modesto bounds, while the four remaining are completely in or at least partially within County bounds near Modesto.

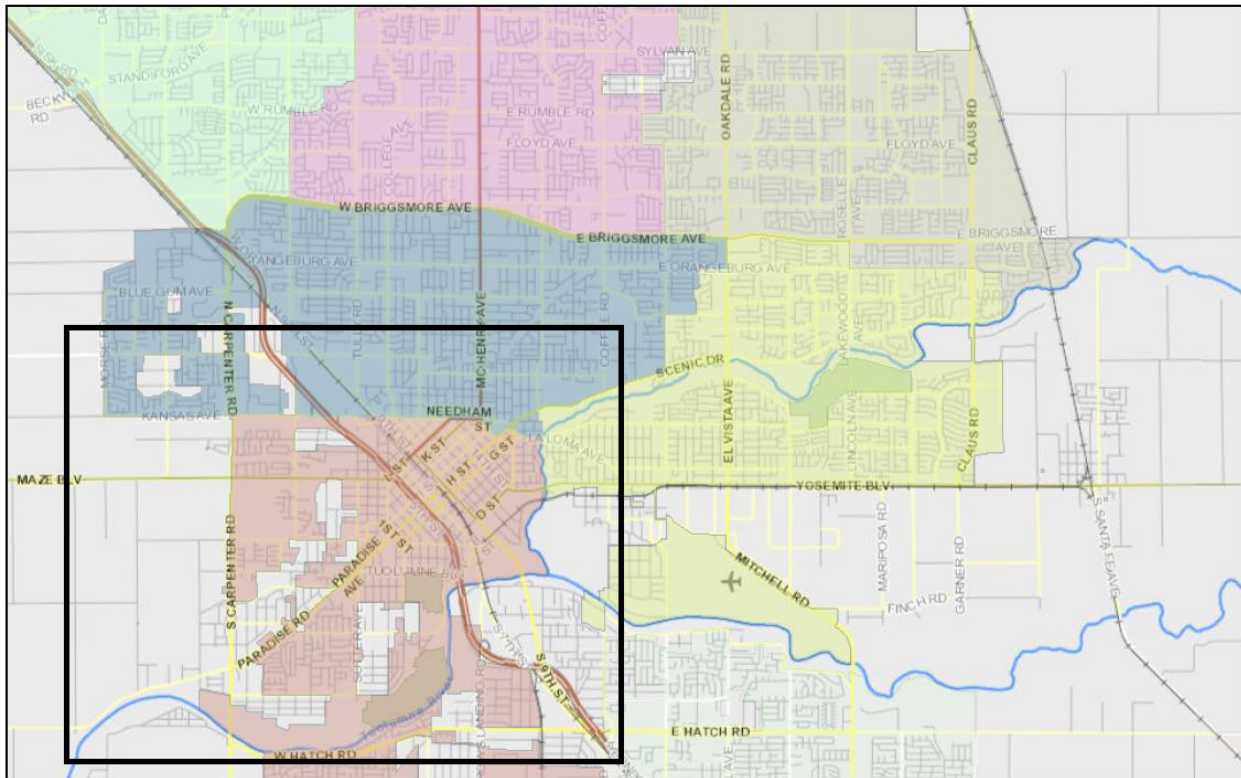
These R/ECAP census tracts are defined as: Census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

Modesto Area R/ECAPs



It is important to note that the R/ECAP census tracts are located all near the County pockets that exist within Modesto. The map below makes clear where those County pockets are in relation to the map that highlights the R/ECAPs near Modesto. The black box within the map below corresponds to the geography of the R/ECAP map above.

Modesto Map – County Pockets



January 9, 2020

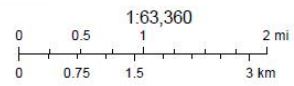
Council Districts

- District 1, Mani Grewal
- District 2, Tony Madrigal
- District 3, Kristi Ah You
- District 4, Bill Zoslocki
- District 5, Jenny Kenoyer
- District 6, Douglas Ridenour Sr.

Jurisdictions

- CERES
- HUGHSON
- MODESTO

COUNTY



Web AppBuilder for ArcGIS

NA-35 Public Housing

Total Vouchers in Use

	Public Housing		Vouchers				
	Total	Project -based	Tenant -based	Special Purpose Voucher			
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units/vouchers available	647	647	242	4170	231	230	25
# of Accessible Units	72	72					

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Source: Housing Authority of Stanislaus County (HASC)

Characteristics of Residents

Characteristics	Public Housing	Vouchers			
		Project – based	Tenant -based	Special Purpose Voucher	
				Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	1.3%	5.6%	1.3%	100%	100%
# of Elderly Program Participants (>62)	26%	40.4%	37.6%	48%	11%
# of Disabled Families	31%	33.3%	52.3%	40%	10.9%
# of Families requesting accessibility features	12%	N/A	10%	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A

Source: Housing Authority of Stanislaus County (HASC)

Race of Residents

Race	Public Housing	Vouchers				
		Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	87.9%	93.6%	79.1%	78%	92.6%	N/A
Black/African American	4.5%	5.2%	14%	18.6%	5.4%	N/A
Asian	7.1%	.8%	4.9%	.6%	2%	N/A
American Indian, Alaska Native	.5%	.4%	1.4%			N/A
Pacific Islander						N/A
Other			.6%			N/A

Source: Housing Authority of Stanislaus County (HASC)

Ethnicity of Residents

Ethnicity	Public Housing	Vouchers				
		Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	64.8%	40%	27.6%	22.7%	37.4%	N/A
Not Hispanic	35.3%	60%	72.4%	77.3%	62.6%	N/A

Source: Housing Authority of Stanislaus County (HASC)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of Stanislaus has identified the following needs to be the greatest among those tenants and applicants on the waiting list for accessible units:

- Grab bars
- Ramps for front and rear home entry
- Walk in showers
- ADA toilets
- Lower level units
- Service animal permitted

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Housing Authority County of Stanislaus (HACS) reported the following number of households on each program’s waiting list:

- Public Housing Waiting List: 8,000 households
- Section 8 Waiting List: 10,000 households

The HACS does not have specific information as to the type of families or demographics.

The HACS has identified the following needs to be the most immediate needs of residents:

- Community engagement
- Transportation assistance
- Workforce assistance
 - vocational training
 - resume building
 - job search assistance
- Childcare
- Financial literacy
- Credit counseling/repair

How do these needs compare to the housing needs of the population at large?

The needs outlined above are similar to those needs identified to the population at large, excluding the need for affordable housing. The population at large has also indicated a need for support in increasing wages from employment, childcare, and transportation assistance as well, based on input received at the community meetings.

NA-40 Homeless Needs Assessment

Introduction

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

The Strategic Plan to end homelessness in Modesto is a county-wide effort led by the Stanislaus County Continuum of Care, known as the Stanislaus Community System of Care (SCSOC). As of 2017, the Stanislaus County Housing and Support Services Collaborative (which acted as the Continuum of Care) and the Homelessness Action Council merged efforts in an effort to eliminate duplication of efforts and to coordinate available resources. The SCSOC is staffed by a 25 member Council representing all major sectors of the County including government (City, County), service providers, public, homelessness advocates, and three reserved spots for individuals with lived experience.

The SCSOC meets monthly and continually work to coordinate services and improve relationships and the homelessness service system. The SCSOC has been utilizing a Homeless Management Information System (HMIS) since 2012.

In January 2019, the SCSOC adopted the *Plan to Address Homelessness in Stanislaus County*, a guiding document to coordinate services and organize around common principles. The plan outlines five (5) core strategies:

1. Outreach and Engagement
 - a. Improve outreach with a focus on engaging those not currently involved with the system of care
2. Coordinated Access
 - a. Fully implement and sustain a countywide coordinated entry system
3. Creation and Access to Housing
 - a. Increase affordable housing options and improve access to temporary, transitional, and permanent supportive housing options
4. Supportive Services
 - a. Increase availability and alignment of services and resources
5. Strengthening the System of Care
 - a. Increase community awareness and participation among county civic and government leaders

Please see the following link to view the entire plan -> <https://csocstan.com/blog/plan-to-end-homelessness-in-stanislaus-county/>

The following tables are all numbers from the most recent Point in Time (PIT) Count, 2019.

Modesto 2019 Point-In-Time Count

(The tables below reflect data for the City of Modesto only)

Population	Estimate the # of persons experiencing homelessness on a given night	
	Unsheltered	Sheltered
Persons in Households with Adult(s) and Child(ren)	52	201
Persons in Households with Only Children	2	2
Persons in Households with Only Adults	755	388
Chronically Homeless Individuals	162	67
Chronically Homeless Families	129	61
Veterans	57	45
Unaccompanied Child	24	27
Persons with HIV	14	1
Total	809	591

Data Source: 2019 PIT Count

Modesto Homelessness by Race/Ethnicity

Race:	Unsheltered	Sheltered
White	616	414
Black or African American	69	104
Asian	15	10
American Indian, Alaska Native	36	16
Pacific Islander	6	8

Data Source: 2019 PIT Count

Ethnicity:	Unsheltered	Sheltered
Hispanic	170	229
Non-Hispanic	599	361

Data Source: 2019 PIT Count

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The PIT count does identify the number of persons becoming homelessness in a year for each category. As for those exiting homeless each year, the CoC system performance measures identify the number and location of exit from homelessness each year. The chart below highlights those individuals as well as those individuals that exit homelessness and return to homelessness.

Modesto Homelessness by Race/Ethnicity

	Total # of persons exiting homelessness to a permanent housing destination	Return to homelessness in:			Total Returns to homelessness within 2 years
		Less than 6 months	6-12 months	13-24 months	
Exit from Street Outreach	2	0	1	0	1
Exit from Emergency Shelter	650	93	35	65	193
Exit from Transitional Housing	86	8	4	4	16
Exit from Safe Haven	219	7	10	9	26
Exit from Permanent Housing	957	108	50	78	236
Total Returns to Homelessness		216	100	156	472

Source: Stanislaus County CoC 2018 System Performance Measures

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the 2019 PIT Count, in Modesto there were:

- 253 persons in households with adult(s) and child(ren)
 - Of those 253 persons, 52 were unsheltered
- 190 chronically homeless families
 - Of those 253 families, 129 were unsheltered
- 102 veterans
 - Of those 102 veterans, 57 were unsheltered

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

It is important to note that not at all individuals counted in the 2019 PIT count identified their race or ethnicity, so the tables below do not all add up to all of those individuals counted in the 2019 PIT Count. Within Modesto the following tables show the percentage of those counted in the 2019 PIT Count by race and ethnicity.

Race:	Unsheltered	Sheltered
White	48%	32%
Black or African American	5%	8%
Asian	1%	1%
American Indian, Alaska Native	3%	1%
Pacific Islander	0%	1%

Data Source: 2019 PIT Count

Ethnicity:	Unsheltered	Sheltered
Hispanic	13%	17%
Non-Hispanic	44%	27%

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Modesto approximately half of those individuals experiencing homelessness during the 2019 PIT Count were counted as unsheltered. Specifically, in Modesto 43% of those counted in the 2019 PIT were counted as unsheltered. In looking at who those unsheltered individuals are, persons in households with only adults make up the vast majority of those unsheltered individuals. Of those unsheltered in Modesto, 93% were persons in households with adults only.

In 2019 there was a temporary outdoor emergency shelter established to address the growing need; the Modesto Outdoor Emergency Shelter (MOES). This shelter closed in December 2019. To protect the individuals that could no longer be able to stay at the MOES, 182 new low barrier shelter beds were added at the newly opened Access Center Emergency Shelter which is located adjacent to the Salvation Army Berberian Shelter. The Berberian Shelter side also increased their capacity by an additional 50 beds for a total of 206 available beds at the Berberian Shelter. This is being funded through private donations, the City of Modesto, Stanislaus County Foundation investments, and HEAP funds.

Discussion

Homelessness in Modesto and Stanislaus County has experienced an increase since the development of the last Consolidated Plan in 2014-2015. The 2014 PIT Count reflected 1,156 homeless individuals in Modesto, while the 2019 PIT count identified 1,400 homeless individuals. The largest shift in sub-populations since 2014 has been the increase in unsheltered homelessness. Accounting for about 40% in 2014, the 2019 PIT count identified that 58% of homeless individuals were unsheltered.

NA-45 Non-Homeless Special Needs Assessment

Introduction

There are a variety of subpopulations of households that are not homeless but still may require specialized supports to maintain an independent living situation. The subpopulations covered in this section will be: persons with disabilities, elderly, youth, persons with HIV/AIDS, victims of domestic violence, and farmworkers. The facilities and services available to these subpopulations are discussed in greater detail in the Market Analysis (MA-35) section of this Consolidated Plan.

Describe the characteristics of special needs populations in your community:

Persons with Disabilities:

The tables below outlines the number of individuals with the associated disability type.

Disability by Type

Disability Type	# of persons	% of Total Population
Hearing Difficulty	9,121	4.4%
Vision Difficulty	6,266	3.0%

Cognitive Difficulty	11,982	6.2%
Ambulatory Difficulty	16,285	8.4%
Self-Care Difficulty	7,110	3.7%
Independent Living Difficulty	12,509	8.1%

Source: 2017 ACS

Of disability categories outlined in the above table, those individuals aged 65 and above make up the majority of those experiencing hearing and ambulatory difficulty. Vision difficulty is experienced more commonly among all age ranges, skewing slightly higher among older populations.

Elderly:

According to the 2017 American Community Survey (ACS), about 14% of the population in Modesto are over the age of 65. When considering special needs for the elderly, several key elements are at play:

- This age group is more likely to be on a fixed income, with fewer opportunities to increase income
- The elderly population is often more susceptible to injury and illness
- Those over the age of 65 are more likely to need services associated with a disability, particularly a physical disability that then limits the types of housing available

Retirement homes do offer an alternative type of housing that may deliver on the needed services; however, these homes are not affordable to many, and many elderly individuals prefer to “age in place.” A complicating factor to those elderly individuals that desire to age in place is their ability to upkeep their home to a condition that is both suitable in general and then suitable for any special need they may have. Home repair programs, social programming, and transportation are critical to this demographic.

What are the housing and supportive service needs of these populations and how are these needs determined?

With all of the special needs populations, needs are mostly determined by local agencies, government and non-government alike. Some examples of these agencies are Disability Resource Agency for Independent Living (DRAIL), the County Area Agency on Aging, The County Aging and Veteran Services Agency, Catholic Charities, Society of Disabilities, Stanislaus County Affordable Housing Corporation, Behavioral Health, Modesto Independent Living Center, among others.

The local agencies best understand the populations they serve, and their needs are discussed in regularly scheduled meetings.

Some of the needs regularly brought up in meetings are as follows:

- More affordable housing units for those earning less than 50% - 80% AMI
- Affordable units near transit/work opportunities to make for reasonable commutes

- Units that can accommodate varying family sizes; namely studios or units built for a single occupant, and also families that are greater than five

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

California recently became the first state in the nation to allow pharmacies to dispense HIV prevention drugs without a doctor’s prescription through passage of S.B 159. This law will allow California residents to obtain both the pre-exposure and post-exposure prescriptions at a pharmacist’s discretion. Stanislaus County has seen an uptick in the number of residents living with HIV; going from 560 active cases in 2013 to 776 cases in 2017 (California HIV Surveillance Report – 2017).

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction’s need for Public Facilities:

The need for public facilities has increased as the City has continued to grow; and the need for certain kinds of facilities has grown more given the kinds of populations that have grown most notably in Modesto.

❖ Homeless Facilities (i.e. shelters)

- The Modesto Outdoor Emergency Shelter (MOES) was closed at the end of 2019. This is a need that has been consistently brought up in community meetings and ranks the highest within community survey results.
- As a result of MOES closing, the newly opened Access Center Emergency Shelter added 182 beds to provide low barrier emergency shelter to those individuals who were in MOES.
- Salvation Army Berberian Shelter increased its capacity with another 50 additional beds for a total of 206 beds.
- Stanislaus County began operation of a service referral center, known as the Access Center, that will be located at the Salvation Army Berberian Shelter site. The center is staffed by service providers that are part of the CoC – the aim is to address those experiencing homelessness or at-risk of becoming homeless with services at a single location.
- The Salvation Army also has a formal partnership with the local Veterans Administration, providing transitional housing and associated services.
- In partnership with the City of Modesto and other entities, the Center for Human Services will open a Youth Navigation Center. The Youth Navigation Center will be in Modesto and will be a one stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness.

❖ Parks/Recreational Facilities

- There is a desire from community members for additional programming in recreational centers for youth and seniors. Specifically, after-school programming for youth and social activities for seniors
 - The City of Modesto assisted with ADA improvements and replacement of a shade structure in Mellis Park in West Modesto, a low income census tract in the community
 - During the community input process, a Community Center was brought up as a need for South Modesto
- ❖ Childcare Center/Facility
 - This need was expressed through survey results and several community meetings. Modesto is the economic center of the County and many families live here for work. As housing becomes tighter and more expensive, low- and moderate-income families will find this support increasingly useful.

How were these needs determined?

These needs were highlighted in the City-wide survey as well as community/public meetings that focused on community needs on both housing and non-housing issues. Also, local plans and regional strategic plans support the needs listed above. Finally, as with all community needs, local organizations (government and non-government) that work directly with the community are consulted regularly to discuss changing or developing needs within the community.

Describe the jurisdiction’s need for Public Improvements

Similar to public facilities’ needs, public improvement needs grow as the City and the County continue to grow.

- ❖ Sidewalks, curbs, gutters, & bus stops
 - This was the top need identified in the community survey and regularly came up in public meetings that were held in areas consisting of large numbers of County pockets. Bus stop improvements often came along with sidewalk improvements and on nearly every occasion this came up, it was on connection with County pockets within Modesto. Bus stop improvements specifically were making them wheelchair accessible especially near bus stops where those utilizing a wheelchair need accessible sidewalks to access bus stops. Also, rain/wind covers for bus stops throughout the City was often brought up in public meetings.
- ❖ Storm drain improvements
 - This need is similar to the one above in that most often this need was referenced in conjunction with County pockets.
- ❖ Accessibility improvements
 - This need is most often referenced in conjunction with sidewalks and curb cuts as well as bus stops and building access.

There were two additional needs that were regularly brought up in public meetings or added often enough in write-in comments within the survey to acknowledge here:

1. Tree maintenance
 - a. Tree maintenance is a need throughout the City; it is noted that Mayor Ted Brandvold indicated that this is the need his office most often receives.
2. Garbage dumping
 - a. In many public meetings it was a concern of residents that illegal garbage dumping is taking place.

How were these needs determined?

These needs were highlighted in the City-wide survey as well as community/public meetings that focused on community needs on both housing and non-housing issues. Also, local plans and regional strategic plans support the needs listed above. As with all community needs, local organizations (government and non-government) that work directly with the community are consulted regularly to discuss changing or developing needs within the community.

Describe the jurisdiction’s need for Public Services

The Continuum of Care (CoC) for the County continues to develop efficiencies and build relationships across organizations to limit service gaps in the system of care. The needs outweigh the available resources in the City; however, some of the highest-level needs are:

- ❖ Homelessness prevention services
 - The number of individuals experiencing homelessness in Modesto and Stanislaus County has grown over the past several years. There are many factors contributing to this: tight housing market, changes in laws/regulations, limited shelter beds, among others.
 - In several consultations homelessness prevention came up as an important part of providing supportive services and having clients engage in such services. This is because from the view of several service providers, the most difficult individuals to engage with services now form a large portion of those identified in the 2019 PIT Count and having those individuals stably housed is critical when considering their engagement with supportive services.
- ❖ Substance abuse services
 - This was the second highest vote-getter in the community survey. The community considers there to be a close connection between the increase in homelessness throughout the region and substance use. Understanding that making substance abuse recovery services more readily available will support the initiatives working to end homelessness in the City and Region.
- ❖ Workforce development
 - This need was identified as being targeted specifically to those individuals experiencing homelessness, however it is understood that this need encompasses those experiencing homelessness and also those that are at-risk of becoming homeless due to economic circumstances. It is expected that the City will continue to grow, increasing pressure on the housing market, it will be imperative that those that work in the City are able to

afford homes within the City. Workforce development has the potential to assist those households earning less than 80% AMI to increase their financial circumstances.

How were these needs determined?

Public service needs were identified through outreach to agencies and stakeholders providing services within the City as well as the City-wide community survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The data used throughout the Housing Market Analysis is derived from the 2012-2016 American Community Survey (ACS). This is the data that HUD prepopulates tables with and the years also used the Needs Assessment section.

The following gives a brief overview of the Market Analysis results, with more detailed information included in each corresponding section.

MA-10: Number of Housing Units

- As of 2016, Modesto has 75,377 housing units, 74% of which are single-family homes
- Rental homes have a varying range of sizes; 23% are one-bedrooms or studios, 38% are 2-bedroom homes, and 39% of rental homes have 3 or more bedrooms.
- Of all owner-occupied homes, 87% are homes with 3 or more bedrooms.

MA-15: Cost of Housing

- The housing market for both owners and renters has steadily risen following the housing crisis in the early 2010's.
- The lowest point for home values according to Zillow came in November 2011, reaching \$122,100.
- As of late 2019, the median rental rate in Modesto is \$1,495 and the median home value is \$306,913.
- Since 2010, the rental market is up nearly 70% and home values are up an estimated 110%.

MA-20: Condition of Housing

- Just over 50% of all renter-occupied housing units have at least one housing condition (cost burden, over-crowding, or substandard condition).
- 31% of owner-occupied housing units have a housing condition in Modesto
- Considering the age of the housing stock in Modesto, 55% of owner-occupied housing was built before 1980, while 61% of renter-occupied housing was built before 1980.

MA-30: Homeless Facilities

- There a number of organizations within the Continuum of Care (CoC) that operate beds at varying level of services:

- Emergency Shelter beds -> 734 (511 in Modesto)
- Transitional Shelter beds -> 214 (202 in Modesto)
- Permanent Supportive Housing beds -> 620 (615 in Modesto)
- There is a total of 1,568 beds combining emergency shelter, transitional shelter, and permanent supportive housing beds; of those, 1,328 are located in Modesto.
 - There are some beds within each category that prioritize those that are chronically homeless, veterans, or unaccompanied youth.

MA-35: Special Needs Facilities and Services

- Primary needs for those special-needs populations are accommodations for mobility such as wheelchairs, grab bars, and adequately wide hallways and entry ways.
- There is a need for additional incentive to have those receiving services for substance abuse disorders to remain stably housed in housing circumstances that allow maximum support and wrap-around services as needed.
- The consultation with the CoC identified several types of services that are in need throughout the County:
 - Those individuals with mental health and/or addiction issues need supportive services at each step of their process across the spectrum of housing options
 - Successes were identified in households exiting transitional housing into permanent housing when connected with employment opportunity/trainings
- Specifically, life skills, budgeting and financial literacy, and mental health supports were listed as the top kinds of services needed

MA-40: Barriers to Affordable Housing

- Development fees
 - Zoning change fees, impact fees, land dedications, school district fees, and site improvement requirements all may contribute to the lack of available affordable housing within the City
 - The City plans regularly investigates policies and works with the appropriate departments and stakeholders to mitigate those policies and fees that may minimize affordable housing developments
- State of California SB2 Planning Grants Program (PGP): The City will utilize State SB2 PGP program funds to develop an Affordable Housing plan to identify opportunity sites for affordable housing; funds will also be used to of exploring zoning code amendments to facilitate housing development.

MA-45: Non-Housing Community Development Assets

- The Modesto, and the larger Stanislaus County, expects the economy to continue to grow and unemployment rates to continue trending downward.
 - The industries with the largest employment in Modesto are:
 - Trade, Transportation, and Utilities
 - Education
 - Health Care and Social Assistance

- Government
 - Retail Trade
 - Manufacturing
- Those industries expected to see the greatest growth through 2026 are:
 - Education
 - Health Care and Social Assistance
 - Leisure and Hospitality
 - Transportation, Warehousing, and Utilities
- The unemployment rate has fallen for several years in a row, reaching 13.6% in Modesto for all workers in 2016
 - The unemployment rate for certain age groups is far less:
 - Ages 35-44 -> 8.5%
 - Ages 45-54 -> 8.1%
 - Ages 55-59 -> 5.3%
 - Ages 60-64 -> 5.5%

MA-60: Broadband Needs of Housing

- Broadband competition in Modesto is similar to other cities of similar size and employer makeup.

MA-10 Housing Market Analysis: Number of Housing Units

Introduction

In order to draw a fair comparison between CHAS calculations and conditions presented in the Needs Assessment, the following sections utilize 2012-2016 ACS five-year estimates. The 2016 dataset is used because the 2016 CHAS data is the latest release, 2017 data is expected to be release in late 2020. Throughout this section there are datapoints that reflect 2018 or 2019 to supplement the 2016 data that corresponds to the Needs Assessment section.

Based on such figures, single-unit detached properties make up the large majority of Modesto’s housing stock. Multi-family units of five or more units make up about 14% of the housing market in the City, which it typical in moderately dense cities. Single-unit attached homes are those homes that may share an outside wall, commonly referred to as a “townhouse” or “rowhouse.” Meanwhile, manufactured housing, such as mobile homes and RVs, make up about 2% of total stock. Such housing is often found in more economically and environmentally vulnerable areas.

The table below indicates the number of housing units located in each building type. For example, there are 7,541 housing units located in buildings where there are between 2-4 units in the building.

Residential properties by number of units

Property Type	Number	%
1-unit detached structure	52,945	70.2%
1-unit, attached structure	3,191	3.4%
2-4 units	7,541	10.0%
5-19 units	5,310	7.1%
20 or more units	5,392	7.2%
Mobile Home, boat, RV, van, etc.	1,609	2.1%
Total	75,377	100.0%

Source: 2012-2016 ACS

Looking at renter households, just under a quarter of all renter households are in units that have one bedroom or less (23.5%). A large share of renter-occupied units are in homes that have two bedrooms or more.

Renter Unit Size by Tenure

	Renters	
	Number	%
No bedroom	1,653	5.0
1 bedroom	6,067	18.5
2 bedrooms	12,334	37.5
3 or more bedrooms	12,815	39.0

Source: 2012-2016 ACS

Looking at owner households, the large majority have three bedrooms or more, with only 13.2% of all owner households having two bedrooms or less.

Owner Unit Size by Tenure

	Owners	
	Number	%
No bedroom	173	0.05
1 bedroom	159	0.04
2 bedrooms	4,700	12.3
3 or more bedrooms	33,272	86.9

Source: 2012-2016 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Located within Modesto, there are 202 transitional housing units, 804 permanent supportive housing units, and 754 affordable housing units. These federally assisted units vary in type from beds located within emergency shelters to multi-family units in Modesto spread across eighteen (18) separate properties.

As described in the 2015-2023 Housing Element, Modesto supports a variety of multi-family affordable housing units through new construction as well as acquisition and rehabilitation. The targeting for the City-assisted units are income-based, focusing on supporting those households that are earning below

80% AMI. The Stanislaus County Affordable Housing Corporation (STANCO) also supports units throughout the City. STANCO, through partnerships with local service providers, targets those with needs beyond financial support and integrates behavioral health supports into housing. For a full list of the units that STANCO supports, please see section MA-30.

The HACS operates several complexes within Modesto that all target low- and moderate-income households. More specifically, several complexes are for seniors where there are units with 1- to 3-bedroom units. The housing authority also has complexes that are specifically geared for small and/or large families. Units in the Brighton Village complex in Modesto are 3-bedroom with a minimum of three persons and a maximum of seven persons.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority of the County of Stanislaus is the largest landlord of multifamily and senior housing for low- and moderate-income populations within the City. The Housing Authority owns and manages over 1,400 rental units in Modesto. As of June 2019, 60 of those units were deemed “high-risk” according to the California Housing Partnership. These units are Parkview Christian Estates (60 units); both are Section 8 contract and deemed at-risk due to their latest affordability year ending soon, 2021 and 2020 respectively. Cameron Villa Apartments (68 units) were previously considered “high-risk” but secured Low Income Housing Tax Credits award for the rehabilitation of this project increasing its affordability by 30 years.

Does the availability of housing units meet the needs of the population?

Based on data within the Needs Assessment section, the community survey results, and feedback from public community meetings, the availability of affordable housing units does not currently meet the needs of the population. Indicative of the growing housing costs in the City and throughout the County, the number of cost-burdened households has increased as housing costs have increased. This points to a need for affordable housing of varying sizes throughout the City to meet the need of those cost-burdened families. As indicated in the 2015-2023 Housing Element, the following highlights several of the primary housing needs:

- Shortage of housing supply in California
- Affordable housing units are being lost as they are sold in the private market
- Limited availability of large rental units for large-households
- Increase in single-parent households indicates a future need for one and two bedroom units that are affordable on a single income
 - This need also points to the need for childcare support
- The overall high rates of cost-burden, and particularly those that are renting, indicate that there are limited affordable options for low-income renter households of all sizes and even fewer options for those households to purchase a home
- In the extremely tight housing market, affordable housing is being lost to units being sold given a large increase in home values.

Describe the need for specific types of housing

The immediate need is for rental housing that is affordable for families and individuals earning 80% AMI or less. As indicated in the Housing Element, overcrowding among large-households indicates a need for additional affordable rental units that can accommodate households with 5+ members. Similarly, an increase in single-parent households indicates a need for small and affordable units where a single income and the cost of childcare still make the units affordable.

The expected growth in Modesto, 60% over the next 10 years and 100% over 20 years, paired with the relative affordability of the region compared to the Bay Area, indicates the need for housing units that can accommodate a growing elderly population. According to the State of California demographic projections, the population that is 70+ years old are expected to grow by 37% between 2020 and 2030 within Stanislaus County. As Modesto is the center of the County for primary healthcare services and social support services, it can be expected that Modesto will experience an increased need for housing that is suitable to elderly households.

In all public meetings the need for more affordable units of all sizes across the entire City was regularly heard.

MA-15 Housing Market Analysis: Cost of Housing

Introduction

The cost of housing in Modesto has steadily risen since about 2012. Like other cities across the county, recovery from the mortgage crisis of 2008 has been slow. According to Zillow data, the Modesto housing market peaked in March and April of 2006, with the Zillow Home Value Index reaching \$355,000. The lowest point in the housing market according to the same Zillow Index came in November of 2011, at \$122,100. As costs edge back to pre-housing crisis levels, affordable housing will be at the forefront of development needs and will also be a City priority.

The tables below reflect Zillow housing data within the City, giving a timeline of changes from 2000 to current conditions. While the cost of owning a home has fluctuated by over 100% since 2000, the rental market has been more stable, although still seeing a substantial increase of nearly 70% since 2000.

Cost of Housing

	Base Year: 2000	2010	2016	2018	% Change (2000-2018)
Median Home Value	\$126,000	\$282,500	\$208,000	\$265,100	110.4%
Median Contract Rent	\$551	\$819	\$852	\$929	68.6%

Source: 2000 Census, 2006-2010 ACS, & 2012-2016 ACS

Zillow Data	2000	2005	2010	2015	2019	% Change (2010 to 2019)
Zillow Home Values	127,400	327,200	139,700	2013,800	306,913	119.7%
Zillow Rental Values	-	-	1,244	1,246	1,495	20.1%

Source: Zillow

The table below highlights the ranges of rent typically being paid in Modesto as of 2016. The table shows that most renters in Modesto are paying above \$1,000 in rent each month, given that the table's data is from 2016, and the rents have risen since then, it can be assumed that a greater percentage of Modesto renters are paying more than what the table may show. It is also important to note that the fair market rent (FMR) for a 2-bedroom unit is near \$1,000, about 45% below the median rental value according to Zillow.

Gross Rent Paid

Rent Paid	Number	%
Less than \$500	367	1.3%
\$500-999	3,696	13.1%
\$1,000-1,499	9,513	33.8%
\$1,500-1,999	7,568	26.9%
\$2,000 or more	7,028	24.9%

Source: 2012-2016 ACS

The table below is a calculation made by HUD to determine the number of units deemed affordable for each income bracket. Affordability in this instance means that a household is not paying more than 30% of monthly gross incomes towards housing costs including utilities.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,145	No Data
50% HAMFI	3,210	1,770
80% HAMFI	15,265	5,919
100% HAMFI	No Data	10,132
Total	19,620	17,821

Source: 2012-2016 ACS

The table above identifies the number of units that are affordable to each income bracket. Understandably, those with the lowest income have the fewest housing options that are affordable. There is a total of 17,410 households in Modesto earning 50% AMI or less. Although there is not data as to the number of units affordable to owners at 30% AMI; the data still indicates a severe shortage of homes that are affordable especially for those low-income households in Modesto.

The Fair Market Rent and HOME rents outlined below are HUD calculations that work to inform payment standards for the Housing Choice Voucher program among other HUD programs. The Fair Market Rent (FMR) is the basis for determining the maximum monthly subsidy for a family receiving housing assistance through a HUD program. Keep in mind that about 60% of those households renting in Modesto are in units that are two-bedrooms or less. The FMR rate and the High and Low HOME rents

seemingly are operating at a value that is slightly less than what a unit rents for in Modesto.

2016 Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$634	\$717	\$936	\$1,337	\$1,615
High HOME Rent	\$634	\$717	\$889	\$1,018	\$1,116
Low HOME Rent	\$542	\$581	\$697	\$806	\$900

Source: HUD Fair Market Rent – Huduser.gov

Considering the table above and comparing the fair market rent (FMR) to the median 2016 contract rent of \$852, the data shows that the median contract rent falls between the FMR for a 1-bedroom and 2-bedroom unit. However, there is a discrepancy between Zillow data and ACS data, with Zillow data showing higher rental values; above \$1,200 where ACS shows \$852.

Is there sufficient housing for households at all income levels?

As noted in the Needs Assessment, particularly the cost burden data, there is not sufficient affordable housing for those households earning less than 80% AMI; particularly those renter households. According to the Stanislaus County Regional Housing Needs Assessment (RHNA), Modesto accounts for 6,361, or 30%, of the 21,330 new units needed to accommodate population and job growth throughout the County. Similarly, the RHNA identifies that in Modesto 39.88% of those units should be made affordable, meaning that 2,537 affordable units were deemed to be needed in Modesto at the creation of the most recent RHNA. When referring to the RHNA, affordable means affordable for those low- and very low-income households, meaning those households earning less than 50% AMI.

As outlined in the RHNA, the need for net new housing units by income bracket is as follows:

- Very-low income -> 1,546 units
- Low-income -> 991 units
- Moderate-income -> 1,100
- Above moderate-income -> 2,724

These numbers indicate a significant need for affordable housing among all income brackets, however especially a need on the edges of the spectrum, those very low-income households and those above moderate-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices are expected to increase as the City continues to grow and the region also continues to bring in new businesses and households which increase pressure on the housing market. This concern of affordable housing shortage is potentially exacerbated by a regional housing crisis occurring in the San Francisco Bay Area. As housing is more affordable in Modesto and Stanislaus County as compared to the Bay Area, the housing market is able to more readily be occupied by those households earning wages from the Bay Area, which are typically much higher than Modesto wages. This effect has the potential to

continue to drive housing prices up. As a result, housing will become increasingly more unaffordable to households working in Modesto.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME and FMR rental rates are slightly below the median rental rates according to Zillow data. Zillow aggregates all rental types, so the \$1,508 may skew a bit higher than what rental rates for one- and two-bedroom units. According to rentjungle.com the average 2-bedroom unit is \$1,245 as of March 2020 and rentcafe.com indicates that the average rent in Modesto is \$1,257.

2020 Rental Rates

	Rental Cost
One-Bedroom FMR (2020)	\$885
Two-Bedroom FMR (2020)	\$1,105
Three-Bedroom FMR (2020)	\$1,567
Zillow Average (All unit sizes)	\$1,508
Rentjungle.com (two-bedroom)	\$1,245
Rentcafe.com (all units sizes)	\$1,257

Source: HUD FMR; Zillow Housing Data; Rentjungle.com; Rentcafe.com

The rental rates table highlights the differences that exist between the fair market rent (FMR) and the current rate in Modesto. The market is difficult for both renters and owners at this point in time. That being the case, homebuyers that are unable to obtain financing or are unable to find an affordable unit to purchase are relegated to the rental market. The rental market then gets increasingly tight for those renters. This rental market that is becoming increasingly unaffordable for those earning less than 80% AMI is a reason the City prioritizes limited resources for affordable rental housing.

MA-20 Housing Market Analysis: Condition of Housing

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation"

According to HUD, substandard housing conditions within the City of Modesto include the following:

- Violation of State building and housing codes;
- Lack of adequate plumbing, kitchen, or heating facilities; and
- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

A housing unit is considered to be in "Standard Condition" if the unit:

- Is structurally sound and provides adequate shelter from the weather elements and a securable interior environment
- Has operable indoor plumbing (a minimum of one of each: wash basin, water closet, bathing facilities, kitchen sink)
- Has an adequate, safe electrical system
- Has a sanitary food preparation facility
- Has no presence of environmental health concerns such as mold and lead
- Meets and or exceeds HUD Housing Quality Standards (HQS).

A housing unit is considered to be in “substandard condition but suitable for rehabilitation” if the housing unit:

- Does not meet one or more of the conditions required for a dwelling to be in “standard condition” and the cost to bring the dwelling into compliance does not exceed 75 percent of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75 percent of the value of the house and property.

The table below highlights both owner-occupied and renter-occupied households and their rate of experiencing housing conditions. The table shows that renter households are more likely to experience a housing condition as defined above. While 58% of renter-occupied homes in Modesto have a housing condition, 31% of owner-occupied units experience such housing conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,339	30%	16,907	51%
With two selected Conditions	277	1%	2,174	7%
With three selected Conditions	0	0%	69	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,688	70%	13,719	42%
Total	38,304		32,869	

Source: 2012-2016 ACS

Despite renter-occupied homes having more housing conditions to report, the age of the housing stock is relatively similar when comparing owner-occupied and renter-occupied homes. Renter-occupied homes are very slightly more likely to be built before 1979; while 61% of renter-occupied homes are

built prior to 1979, 55% of owner-occupied homes are built before 1979.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,646	15%	2,709	8%
1980-1999	11,907	31%	9,935	30%
1950-1979	17,863	47%	16,867	51%
Before 1950	2,888	8%	3,358	10%
Total	38,304		32,869	

Source: 2012-2016 ACS

Considering the age of housing stock in Modesto, lead-based paint is a primary risk when looking at homes built before 1979. Lead-based paint was banned in 1978, therefore in looking at the tables above and below we can get a sense of the amount of homes in Modesto that may be at risk of still having lead-based paint.

The table below identifies that renter-occupied homes are slightly more likely to have risk of lead-based paint present. Of the nearly 41,000 homes in Modesto built before 1980, nearly half are renter-occupied homes. The difference the table outlines is that of all renter-occupied homes in Modesto, 62% are built before 1980, whereas of all owner-occupied homes, 54% are built before 1980. Of all those homes built before 1980 with children present, just over half are renter-occupied homes.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	20,751	54%	20,225	62%
Housing units built before 1980 with children present	3,537	10%	4,535	14%

Source: 2012-2016 ACS & 2012-2016 CHAS

Vacant Units

	Total
Available for Rent	1,123
Rented, not occupied	150
For sale only	432
Sold, not occupied	170
For seasonal, recreational, or occasional use	161
Other vacant	1,281
Total	3,317

Source: 2018 American Community Survey

Data identifies a total of 3,317 vacant units within Modesto. This number includes both renter and owner units, however, no specific data set is available to estimate the number of rental units that are currently available in the market. American Community Survey data from 2018 suggests that of all

vacant units in the City, about one-third are available to rent. The number reflected by the ACS data is perceived to be high locally, given the extremely tight housing market.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Generally, the housing stock across the City is well maintained. However, certain neighborhoods are impacted by deferred maintenance. The 2016 City of Modesto Housing Element estimated 15,000 housing units in need of rehabilitation and 500 housing units require complete replacement. Many areas with older housing stock correspond with areas of higher concentrations of low- and moderate-income households. Those low- and moderate-income owner households are more likely to defer maintenance due to financial constraints. Those landlords renting to low- and moderate-income households are more apt to defer maintenance because the return on investment may not be economical. Renter occupied units tend to be older; although there is nearly an equal amount of owner-occupied housing units in the City; a greater proportion of renter-occupied housing was built pre-1980. Another important note to consider is that renter-occupied housing is often less likely to be rehabilitated in a tight housing market. In a tight housing market, landlords are able to consistently fill vacancies, which minimizes incentives for a renter-occupied rehabilitation.

This is particular importance where there are concentrations of households earning less than 80% AMI. As the Needs Assessment points out, these households experience housing problems at higher rates, meaning they are more vulnerable to substandard housing because their options are more limited than other households throughout the City. There is a need for landlords to be reminded of code requirements and upkeep standards, especially in those neighborhoods where households are most likely to be low and moderate-income.

On September 24, 2019 the City of Modesto Council approved the creation of the Rental Housing Safety Program. The program will support efforts to maintain the supply of safe, decent, and sound affordable housing through conservation and rehabilitation of existing housing stock. The program will require property owners to ensure basic safety items such as:

- Hot and cold running water
- Electrical power (No generators)
- Heat
- Functioning sewer system
- Safe entry door
- Safe exits
- No mold or other infestations
- Smoke and Carbon Monoxide Detectors
- Functioning Mechanical Systems
- Properly Functioning Windows
- Water heaters properly secured

- Address numbers legible from the street
- Stairways in good condition
- Roofs free of tarps

Property owners will be required to conduct an annual inspection of their rental unit and make repairs as necessary, then certify that the unit meets minimum standards of the program. Up to ten (10) percent of all rental units in the self-certification program will be selected for inspections.

In a community meeting held in District 4, hosted by the Airport Neighborhood Collaborative, a concern was raised of rental units in the District being in disrepair and the property owners indicating to tenants that rent would be increased if repairs were complete. This concern highlights a need for code enforcement in ways that protect tenants.

The City’s Housing Division has partnered with the Neighborhood Preservation Unit for referrals of any homes that have code violations that may be able to benefit from the City’s Homeowner Rehabilitation Program.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards.

According to the tables above, the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) data estimate that nearly 21,000 owner-occupied units and 20,000 renter-occupied units were built before 1980. Knowing that 42% of all households in the City are considered low- moderate-income we can apply this percentage to all housing units across the City to estimate the number of low- moderate-income households that are living in units built before 1980, thus at greater risk of being exposed to lead-based paint hazards.

Assuming 42% of owner-occupied and renter-occupied housing units in the City are low and/or moderate-income households we can determine the following:

- An estimated 8,820 owner-occupied households in the City are both low and/or moderate-income and also live in a housing unit built before 1980
- An estimated 8,400 renter-occupied households in the City are both low and/or moderate-income and also live in a housing unit built before 1980

MA-25 Public And Assisted Housing

Totals Number of Units

	Public Housing	Vouchers				
		Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	647	242	4,170	231	230	25
# of accessible units	72					

Source: Stanislaus County Housing Authority Housing Inventory Report

Describe the supply of public housing developments:

There are 647 public housing units, most of which are scattered throughout the City. Of these public housing units, most of the structures were developed in the 1950's.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

There are a total of 647 housing units controlled by the Housing Authority of the County of Stanislaus (HACS). Physical condition of the public housing units: Good/Fair. Most of the public housing units were built in the 1950's as this includes normal wear and tear, or only slight defects which are normally corrected during the course of regular maintenance and inspections.

Public Housing Condition

Public Housing Development	Most Recent Inspection Score
Scattered Site	91
Scattered Site	85
Scattered Site	88
Cameron Villa Apartments	91
El Casa Verde	92
Marple Manor	88
Ashwood Village	87
Parkview Christian Estates	65
Vinewood Apartments	94
Orangeburg Manor	76
Ralston Tower	87
Colonial Farms	74

Source: Huduser.gov / Physical Inspection Scores

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In Consultation with the Housing Authority of the County of Stanislaus, they have described the greatest restoration needs to be plumbing, electrical, and exterior painting throughout the stock of housing controlled by HACS.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACS is currently working on supportive housing programs that include transitional housing to help people prepare for independent living and permanent supportive housing for people with long-term or chronic service needs. Maintain transitional and supportive housing for people who have been homeless or at risk of homelessness.

The Family Self-Sufficiency Program is a five-year voluntary program designed to help families achieve self-sufficiency by providing case management and referrals to supportive social services not limited to:

1. Child Care/Transportation/Budgeting/Counseling
2. Education (H.S. diploma, GED, Community College and Four-Year institutions)
3. Job Search and Work Skills/Legal Services
4. Parenting Skills/Health/Food & Nutrition
5. Career Guidance Counseling
6. Communication Skills/Stress Management
7. Drug & Alcohol Counseling
8. Stress Management/Self-Esteem/Motivation
9. Homeownership

The Family Self-Sufficiency program works in conjunction with the Program Coordinating Committee to create an effective delivery system of supportive services to provide critical tools to help families on their path to self-sufficiency. This committee has been established to create an established partnership and linking services with the intention of assisting residents by offering up to date possible resources, moving along the housing continuum, available in the county.

The HACS' efforts to improving the living environment of low- and moderate-income families residing in public housing include creating housing opportunities among the entire housing continuum. An example of this is the Edwards Estates Homeownership Project. This project consists of the construction of 35 single family homeownership units to be sold to first time homebuyers. This project will provide the opportunity to public housing residents become homeowners.

MA-30 Homeless Facilities and Services

Introduction

Homeless facilities and services are coordinated through the Continuum of Care in the County, the Stanislaus Community System of Care (SCSOC). The agencies that are part of the SCSOC provide several types of housing and services:

- Emergency shelter for families, adult individuals, and youth
- Rapid Re-Housing (RRH) for families and adult individuals

- Transitional housing for families and adult individuals
- Permanent Supportive Housing (PSH) for adult individuals

Available homelessness resources are summarized below in the table and then listed in detail following the table.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds	Voucher / Seasonal / Overflow Beds	Year Round Beds	Year Round Beds	Under Development
Households with Adult(s) and Child(ren)	37	39	50	249	
Households with Only Adults	313	96	125	315	
Total Beds	734	155	202	804	140
Subset of Total Bed Inventory (where available)					
Chronically Homeless Households	N/A	N/A		272	
Veterans	0	0	16	227	
Unaccompanied Youth	22		16		

Source: HUD 2018 Continuum of Care Homeless Assistance Programs: Housing Inventory Count Report (HIC)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

- **AspiraNet** provides vocational education and job training through its California Department of Education Workability program
- **Behavioral Health and Recovery Services (BHRS)** administers Stanislaus County’s behavioral health and recovery services. (Inpatient, PSH Supportive Service, Street Outreach, Telecare, ACCESS Team)
- **Central Valley Opportunity Center (CVOC)** is a nonprofit employment training and service provider serving the counties of Stanislaus, Merced, and Madera.
- **Community Services Agency (CSA) - STANWORKS** oversees the County’s Welfare-To-Work program which helps CalWORKS customers find and keep a job. CalWORKS is a State welfare program that gives cash aid and services to eligible needy California families.
- **Community Services Agency (CSA) – Welfare-To-Work program** also includes assisting with job training to upgrade persons to higher paying jobs. This agency’s mission is to protect children and adults, who are at risk, preserve families, provide temporary economic assistance, promote personal responsibility in the areas of job readiness and self-sufficiency, and practice program and system integrity through innovative and effective business strategies
- **Disability Resource Agency for Independent Living (DRAIL)** is a nonprofit corporation that provides to persons with disabilities.

- **Downtown Streets Team:** a program that is designed to provide homeless individuals skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed.
- **Employment Development Department (EDD)** is a State agency that provides services to Individuals in Californian under Unemployment Insurance, State Disability Insurance, workforce investment, and Labor Market Information programs. , and assisting disadvantaged recipients in becoming self-sufficient.
- **Golden Valley Health Center (Corner of Hope Homeless Outreach Program)** provides free health services including dental, vision, general medical and mental health services.
- **Health Services Agency (HSA)** in partnership with local hospitals and physician groups supplements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care.
- **Homeless Employment Litter Program:** This project will result in the employment of homeless individuals to pick up litter around our city streets and state highways around Modesto.
- **Interfaith Ministries of Greater Modesto** serves hundreds of individuals and families in the City, with emergency food and clothing.
- **Job Corps,** administered by The U.S. Department of Labor, is a no-cost education and vocational training program for persons between the ages of 16 and 24 who qualify as low income
- **National Alliance on Mental Illness (NAMI)** provides employment assistance, by providing informational resources, detailing vocational programs available to persons with a mental illness, legal protections, and health coverage options.
- **Opportunity Stanislaus** provides Workforce Investment Act services to the residents of Stanislaus County.
- **The Salvation Army Modesto Corps** provides an array of services to the homeless, including Emergency shelter and the new Access Center Low Barrier Shelter.
- **Stanislaus County Department of Aging & Veterans Services** provides assistance and advocacy to the men and women who served in the Armed Services of America, their dependents, and survivors and the general public in obtaining benefits and entitlements from the U.S. Department of Veterans Affairs, Department of Defense, and State and local agencies.
- **TeleCare Corporation** manages one of Stanislaus County's Regional Service Teams, providing outpatient and intensive community support mental health services to an estimated 350 to 400 adults living in eastern Modesto. .
- **Turning Point** (Empowerment Center) offers programs in seven California counties to assist persons with a mental illness.
- **The United Samaritans Foundation** operates four mobile food service trucks from their facilities in Turlock, Hughson, and Modesto, delivering nutritious lunches to nine Stanislaus communities five days per week.
- **The Valley Mountain Regional Center** provides a variety of resources to children and adults with developmental disabilities in Stanislaus, San Joaquin, Amador, Calaveras, and Tuolumne counties.
- **The U.S. Department of Veterans Affairs** provides numerous benefits and services to veterans and their families including health care, vocational rehabilitation, education, and home loans.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- **Bennett Place** contains 18 units that are reserved for persons who have a serious mental illness (SMI) or serious emotional disturbance (SED) and are homeless or at risk for homelessness.
- **The Berberian Emergency Shelter** provides up to 206 cold weather beds to unaccompanied homeless adult men and women and up to 30 year-round beds to homeless persons with special medical needs.
- **The Berberian Transitional Living Facility** provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months.
- **Catholic Charities** provides a variety of programs and services with a new office location as of 2019 in Modesto. Catholic Charities provides transportation services, housing and case management services, low-cost healthcare, and childcare as well as immigration and legal services.
- **Children’s Crisis Center of Stanislaus County (CCC)** provides childcare and shelter services to abused, neglected, and at-risk children in the community.
- **Community Housing and Shelter Services (CHSS)** provides opportunities to households with and without children to obtain and maintain permanent housing.
- **Community Impact of Central Valley (CICV)** provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program (HOPWA).
- **Cricket, Guardian, Marsha’s, Sawyer, and Verda’s Houses** provides shelter for children who may be involved in a family crisis or a conflict situation.
- **Family Promise of Greater Modesto** provides shelter at church sites and case management support for finding permanent affordable housing.
- **Haven Women’s Center of Stanislaus County** provides shelter services and outreach to homeless women and children in the South Stanislaus County area and within the City. Services include those for victims of domestic violence.
- **Homeless Prevention and Rapid Re-Housing Program (HPRP)** provides rental assistance in conjunction with intensive case management.
- [Housing Authority of the County of Stanislaus](#) administers 222 Shelter Plus Care Certificates and HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.
- **Hutton House** is an emergency shelter for runaway, homeless, and youth in crisis who are ages 13-17.
- **Low Barrier Youth Shelter/Youth Access Center** a one stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness.
- **Meadow Glen** is a 32-unit permanent rental supportive housing serving very low-income foster youth aged out of foster care.
- **Miller Pointe** is a 15-unit permanent rental housing project serving very low-income households.
- **Mission Emergency Shelter** provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and children for a maximum stay of fourteen days.
- **The Modesto Men’s Gospel Mission and Women’s Mission** provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day.

- **New Life Program Residential** is an on-site program, operated by the Modesto Gospel Mission, for up to 41 unaccompanied adult men and women who need specialized help to return to societal living. This program is operated by the Modesto Gospel Mission.
- **Pathways** is a transitional living and support services program that focuses on youth who have “aged out” of the foster care placement system.
- **The Salvation Army Modesto Corps** provides an array of services to the homeless.
- **Salvation Army Veteran Emergency Shelter:** provides shelter services to homeless individuals who are U.S. Veterans.
- **Stanislaus County Affordable Housing Corporation (STANCO)** operates eight properties for permanent affordable housing and conducts outreach to place people in supportive housing. STANCO also operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.
 - **STANCO Transitional Housing**
 - California – 36 beds and 4 units
 - Garden Gate – 3 beds and 1 unit
 - Ricardo – 3 beds and 1 unit
 - Locust – 3 beds and 1 unit
 - Garvey – 13 beds
 - REST House - 5 beds
 - **STANCO Permanent Supportive Housing**
 - 24 beds
- **Turning Point Community Programs** provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence and self-sufficiency.
- **Turning Point Respite Center at Garden Gate** provides a safe home-like environment for up to 12 homeless mentally ill persons nightly.

MA-35 Special Needs Facilities and Services

Introduction

Services made available to those populations with specific needs are an important component of keeping households stably housed, minimizing risks of homelessness or becoming precariously housed. The services throughout the City are increasingly delivered with efficiency and coordination as the Stanislaus Community System of Care (the County Continuum of Care) improves its systems and communication across service providers.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Considering each sub-population, below are the specific needs:

Elderly, frail elderly, and persons with physical, mental, and developmental disabilities:

- In rental units, reasonable modifications that address mobility needs such as grab bars, ramps instead of stairs, and/or adequately wide hallways and doors for wheelchair access should it be required
- Access to organized social activities; whether this be through public transit or shuttle services provided by senior centers
- Affordable and quality in-home care, both physical care such as nurses and non-physical care such as social workers and/or case managers
- Those persons with developmental and/or mental disabilities need a variety of housing options with varying levels of independence, access to differing levels of supportive services.

Persons with HIV/AIDS and their families

- The Community Impact of Central Valley (CCIV) provide services to individuals with HIV/AIDS through the HOPWA program. Persons with HIV/AIDS are significantly more vulnerable to becoming homeless during their lifetime.
 - Those persons with HIV/AIDS are in need of ongoing medical care, and thus need access to affordable housing options within reasonable distance to location of care.
 - From this need, stems the need for rental assistance, security deposit assistance, mortgage assistance, payment for utilities, and food provisions.

Persons with Alcohol or other drug addictions

- In several consultations with community stakeholders, the concern of substance abuse and drug addiction was brought up in conjunction with the increase in visible homelessness
 - It is felt by stakeholders that there needs to be more incentives for those seeking treatment to remain in treatment and then more robust wrap-around services upon an individual leaving treatment

The Stanislaus County Behavioral Health and Recovery Services (BHRS) offers over thirty years of experience in the delivery of community mental health and substance abuse services. Services offered at Stanislaus Recovery Center include adult assessments, residential, withdrawal management (social model), intensive outpatient treatment for substance use and co-occurring disorders. SRC is an intricate part of the continuum of care in Stanislaus County's Behavioral Health & Recovery Services. The City will continue to partner with BHRS wherever the opportunity arises.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in the City include:

- Group Homes: Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youths.

- Adult Residential Facilities: Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly: Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. These facilities are regulated by the State Department of Social Services (DSS).
- Permanent Supportive Housing (PSH): These are multi-family buildings where service providers and housing providers work together to provide permanent housing, case management and health care services to the most vulnerable populations within the community. These programs are regulated by Stanislaus County Behavior Health and Recovery Services (BHRS).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The “91.215(e)” above references how a jurisdiction plans to prioritize housing and supportive services to persons who are not homeless but may require supportive housing such as elderly, persons with disabilities, and public housing residents.

The City understands that those households that are most vulnerable need additional supports to obtain stability in housing. The City proposes to utilize ESG funds to support emergency shelter activities within the CoC and the coordinated entry system that matches the right services to the households given their individual circumstance, this includes taking into consideration special needs in both housing and supportive services. The City uses CDBG funds to support non-homeless special needs populations through public services that are funded through a request for proposal (RFP) process.

MA-40 Barriers to Affordable Housing

Describe any negative effects of public policies on affordable housing and residential investment.

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

Development Fees:

- Zoning Change Fee
 - Should a development or housing unit be proposed for a site where it is not consistent with the General Plan and/or should a project be proposed for a site it is not currently permitted by zoning, a fee of up to \$5,231 is required depending on the zoning change needed.
 - These costs could potentially stifle the development of housing in areas where it may otherwise be reasonable

- Given a low supply of housing affordable to low- and/or moderate-income households, these costs may inhibit housing choice for those households
- Impact Fee, land dedications, site improvements
 - The costs to integrate necessary infrastructure (streets, sidewalks, storm drains, etc.) are bore by the developer, but are ultimately passed on to the consumer
 - These costs contribute to pricing out low- and/or moderate-income households for affordability reasons
 - The City may provide fee waivers in some cases and/or fee deferrals in others allowing construction to move forward with less up-front costs
- School district fees
 - School fees range from \$2.97 to \$4.66 per square foot; with an average of \$3.82 per square foot
 - These may add significant costs to larger developments, contributing to the pricing out of low- and/or moderate-income households

The City of Modesto regularly analyzes City building codes, market constraints, and housing/non-housing development policies, be it through the Consolidated Plan process, the Analysis of Impediments update, or the Housing Element update. The City acknowledges that outdated building codes and land use policies inhibit the development of housing for all income levels and the City understands the importance of regularly analyzing how local policies and ordinances impact the housing market for those households earning less than 80% of the area median income.

To assist in mitigating barriers to affordable housing, the City will utilize State SB2 PGP program funds to develop an Affordable Housing plan to identify opportunity sites for affordable housing; funds will also be used to of explore zoning code amendments to facilitate housing development.

MA-45 Non-Housing Community Development Assets

Introduction

The County Seat of Stanislaus County, Modesto has industry centered in food processing and manufacturing (due to the agricultural San Joaquin Valley surrounding the City), healthcare, and businesses services. These industries are also expected to grow over the next decade, indicating that many of the businesses in these sectors will continue to expand and bring in additional job opportunities to the region. The unemployment rate has fallen steadily since recovery from the housing crisis in the late 2000's early 2010's. Although wage growth has not kept pace with housing costs, as unemployment shrinks and businesses expand and compete for labor, the region is hopeful that wages will increase as unemployment decreases.

Economic Development Market Analysis

Business Activity

The largest employers in Modesto are predominantly food/manufacturing, healthcare, and government.

The table below highlights those largest employers in Modesto.

Employer	Industry	# Of Employees
Manufacturing		
E. & J. Gallo	Winery	6,700
Del Monte Foods Inc	Fruit Products	2,010
Stanislaus Foods	Canning	1,875
Foster Farms Dairy	Dairy Products	850
Frito Lay	Snack Products	637
Pacific Southwest Containers	Container Manufacturing	430
Non-Manufacturing		
Stanislaus County	County Government	4,480
Modesto City Schools	Education District	3,556
Doctors Medical Center	Health Care	2,600
Memorial Medical Center	Health Care	2,400
Save Mart Supermarkets	Retail Grocer	1,650
City of Modesto	City Government	1,500
Stanislaus County Office of Education	Education District	1,300
Sylvan School District	Education District	917
Modesto Junior College	Education Institution	842
Vituity	Medical Billing/Coding	800
Storer Coachways	Transportation	500
Modesto Irrigation District	Water & Electric Utility	450
Costco	General Merchandise	210

Source: Stanislaus County Economic Development Strategy 2019-2024 (<http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf>)

The table below outlines the types of industries located in Modesto and how many employees are working in that industry as of 2016. The table goes further and underscores the projected employment in each industry to 2026. The more right-hand column in the table below shows the expected percentage of growth in any given industry.

Industry	2016 Employment Estimate	Projected 2026 Employment	Projected Numeric Change 2016-2026	Percentage Change (%)
Trade, Transportation, and Utilities	37,100	40,700	3,600	9.7
Educational Services (Private), Health Care, and Social Assistance	31,100	40,700	9,600	30.9
Health Care and Social Assistance	29,500	38,900	9,400	31.9
Government	27,600	29,000	1,400	5.1
State and Local Government	26,800	28,000	1,200	4.5
Local Government	24,800	25,800	1,000	4
Retail Trade	22,700	23,600	900	4

Manufacturing	21,800	21,800	0	0
Leisure and Hospitality	18,700	21,900	3,200	17.1
Nondurable Goods Manufacturing	15,600	15,600	0	0
Local Government Education	15,500	16,300	800	5.2
Total Farm	14,900	15,200	300	2
Professional and Business Services	14,600	16,000	1,400	9.6
Self-Employment	13,300	14,300	1,000	7.6
Food Manufacturing	9,400	9,200	-200	-2.1
Other Local Government	9,300	9,500	200	2.2
Mining, Logging, and Construction	9,000	10,300	1,300	14.4
Transportation, Warehousing, and Utilities	8,200	10,600	2,400	29.3
Administrative and Support and Waste Management and Remediation Services	7,500	8,200	700	9.3
Durable Goods Manufacturing	6,200	6,200	0	0
Wholesale Trade	6,100	6,500	400	6.6
Other Services	5,400	6,000	600	11.1
Financial Activities	5,300	5,600	300	5.7
General Merchandise Stores	5,000	5,100	100	2
Food and Beverage Stores	4,300	4,400	100	2.3
Clothing and Clothing Accessories Stores	2,300	2,200	-100	-4.3
State Government	2,000	2,200	200	10
State Government Education	1,700	1,900	200	11.8
Educational Services (Private)	1,600	1,800	200	12.5
Information	1,000	1,000	0	0
Federal Government	800	1,000	200	25
Other State Government	300	300	0	0
Private Household Workers	200	200	0	0
Total Nonfarm	171,500	192,800	21,300	12.4
Total Employment	199,900	222,500	22,600	11.3

Source: State of California Employer Development Department (EDD)

Employment Growth

Within the next ten years, the largest industry employment gains in the Modesto Metropolitan Statistical Area (MSA) by percentage growth are projected to be: Health Care and Social Assistance; Private Educational Services; Transportation, Warehousing, and Utilities; the Federal Government; and Leisure and Hospitality. By number of employees, Health Care and Social Assistance; Private Educational Services; and Trade, Transportation, and Utilities are projected to have the largest gains.

The gain in jobs will come with uneven local income gains. Those sectors projected to have the largest gains in employment are service sectors jobs, more typically lower-paying jobs, and those high-education jobs such as legal, engineering, and medical which typically pay higher-end wages. Steadily

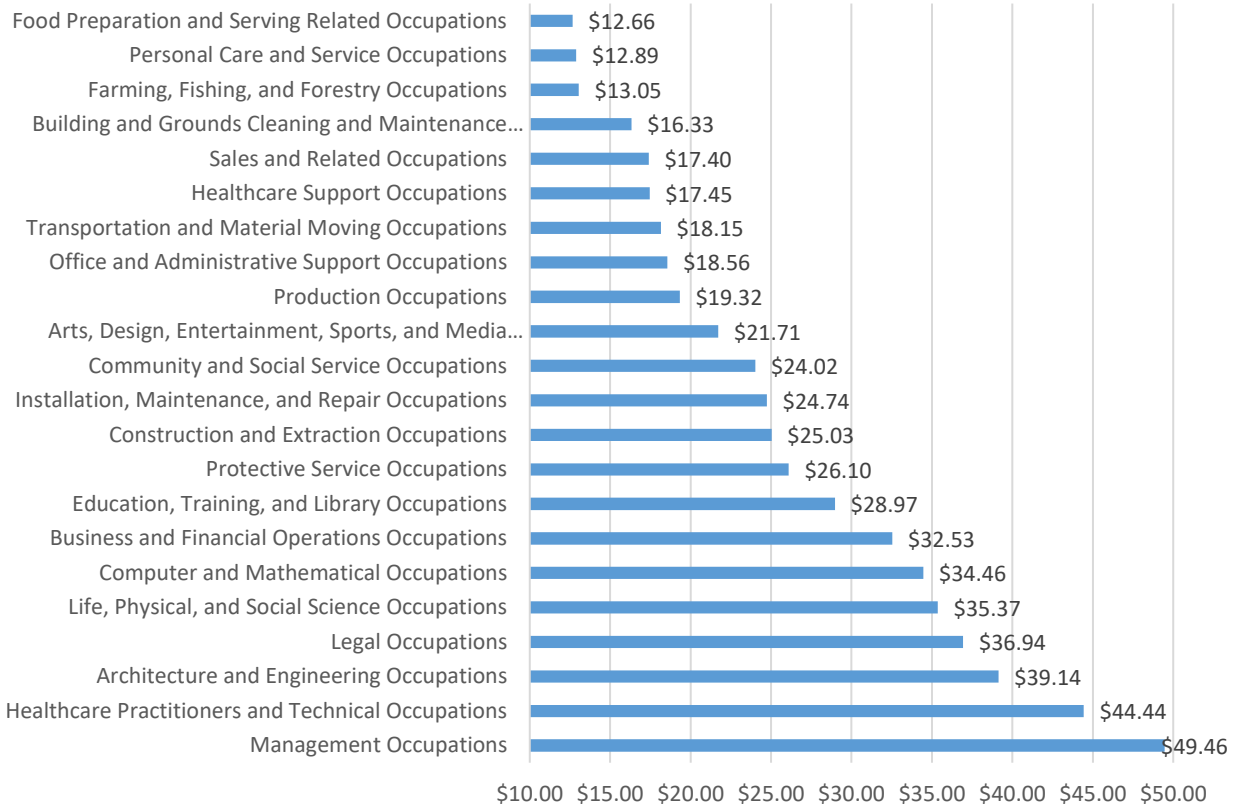
lower unemployment rates will support wage growth in service sector jobs, however the housing market is currently outpacing wage growth.

Healthcare and social assistance, the industry with the largest projected gains, has several occupational groups with a wide average wage range. Jobs in Personal Care and Service Occupations, including personal home care aides and home health aides, pay, on average, \$12.89 per hour or \$26,810 per year. These jobs will nationally account for 70 percent of all new jobs in the next ten years, a ratio that will likely occur in Modesto as well given the projected growth of the elderly population.

Healthcare Practitioners and Technical Occupations will likely also grow within the City and include doctors, dentists, registered nurses, and physical therapists. These jobs currently pay \$44.44 per hour or \$92,430 per year. (Bureau of Labor Statistics) These jobs will continue to grow, especially with Kaiser Permanente, Doctors Medical Center, Memorial Hospital, and Valley Children's Regional Center employing high numbers in this occupation group.

The table below shows the average wage for the different types of occupations and industries within Modesto. Those with the highest average wages are those with higher education levels. Those industries with the largest expected growth are healthcare, education, technologies, transportation, and warehousing. The average wages among those industries are in the top 50% of the wages outlined in the table below.

Employment by Occupational Group with Average Wage Modesto, CA MSA



Source: Bureau of Labor Statistics May 2018 OES Estimates

The table below shows that as of 2016, there was about 97,000 people in the Modesto civilian labor force, with an unemployment rate of 13.6%. The unemployment rate steadily decreases with age, reaching the lowest rate of 6.5% among those 55-59 years of age. As the economy continues to improve, the unemployment rate among all age groups is expected to continue to decline. This low rate of unemployment should support wage growth.

Labor Force

Total Population in the Civilian Labor Force	98,215
Civilian Employed Population 16 years and over	88,099
Unemployment Rate	10.3%
Unemployment Rate for Ages 16-19	32.1%
Unemployment Rate for Ages 20-24	18.1%
Unemployment Rate for Ages 25-29	11.2%
Unemployment Rate for Ages 30-34	11.2%
Unemployment Rate for Ages 35-44	8.5%
Unemployment Rate for Ages 45-54	8.1%
Unemployment Rate for Ages 55-59	5.3%
Unemployment Rate for Ages 60-64	5.5%
Unemployment Rate for Ages 65-74	4.3%
Unemployment Rate for Ages 75+	5.3%

Source: 2014-2018 ACS

The table below identifies the largest occupation sectors in Modesto. Those top sectors outlined below reflect the tables above showing the industries throughout Modesto. Those largest sectors are reflective of both manufacturing and non-manufacturing jobs.

Occupations by Sector

	Number of People
Management, business and financial	23,900
Farming, fisheries and forestry occupations	1,996
Service	16,350
Sales and office	21,884
Construction, extraction, maintenance and repair	9,308
Production, transportation and material moving	12,196

Source: 2012-2016 ACS

The table below highlights the commute times experienced by those working in Modesto. An estimated nearly 70% of all persons working in Modesto take less than 30 minutes to commute to and from work each day.

Travel Time

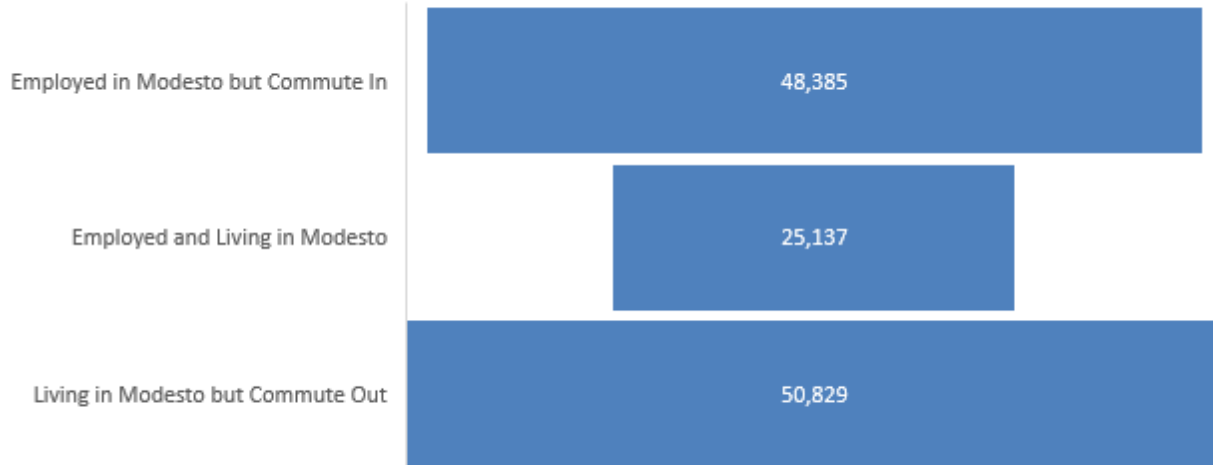
Travel Time	Number	Percentage
< 30 Minutes	53,977	69%
30-59 Minutes	14,759	19%
60 or More Minutes	9,018	12%
Total	77,753	

Source: 2012-2016 ACS

According to the graphic below, despite the large number of employers within Modesto, more than double the number of Modesto residents commute out of the City daily than stay within the City to

work. About an equal number of people commute into the City for work as commute out, indicating an imbalance in the types of housing or neighborhoods within the City to nearby employment.

Modesto Resident and Worker Commute Direction



Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics 2017

Of those residents commuting out, almost half are workers making more than \$3,333 per month as shown below. This is most likely indicative of those workers commuting to the Bay Area and elsewhere for higher paying jobs and commuting back to a home in Modesto for more affordable housing relative to the areas where high-tech jobs have increased the housing market substantially.

Resident Wages: Residents Who Commute Out for Employment

Income	Number	Percent
Workers Earning \$1,250 per month or less	8,677	17.1%
Workers Earning \$1,251 to \$3,333 per month	18,225	35.9%
Workers Earning More than \$3,333 per month	23,927	47.1%

Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics 2017

The table below shows the population in Modesto that are in the labor force. The table breaks down the parts of the labor force by education attainment. The table shows that the rate of unemployment get lower given more education. In this case, about 5% of those with a bachelor’s degree or higher are unemployed; while 10% of those with some college or associate’s degree are unemployed and 14% of those with a high school education are unemployed. This does not necessarily indicate that more education is always the solution for unemployment, rather a quality match of training and skills to the available jobs is important to consider.

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,562	2,267	7,264
High school graduate (includes equivalency)	17,847	2,730	8,511
Some college or Associate's degree	26,459	2,952	9,581
Bachelor's degree or higher	15,621	880	3,123

Source: 2012-2016 ACS

The table below shows Modesto residents by age and educational attainment. Of those aged 25 to 65, the majority of the population has a high school degree or higher.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	172	1,140	2,014	5,253	3,911
9th to 12th grade, no diploma	2,279	2,829	2,385	4,472	2,818
High school graduate, GED, or alternative	7,696	8,052	7,101	14,035	7,446
Some college, no degree	9,034	10,123	6,894	12,989	6,643
Associate's degree	877	2,345	2,004	4,679	2,258
Bachelor's degree	948	3,361	3,527	6,150	3,242
Graduate or professional degree	39	1,200	1,605	3,781	1,781

Source: 2012-2016 ACS

The table below outline the median earnings by workers in Modesto when considering their education levels. As is true in most cities, the greater an individual's education, the greater their earning power. This is also true in Modesto where those with bachelor's degree earn about 80% more than those with a high school diploma.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,206
High school graduate (includes equivalency)	29,963
Some college or Associate's degree	35,774
Bachelor's degree	55,080
Graduate or professional degree	76,549

Source: 2012-2016 ACS

The table below shows the level of education as a portion of the entire population. Comparing California, to Stanislaus County, to Modesto, the table shows that just over half of all Modesto residents

have a high school diploma or some college with no degree. There is a near equal number of Modesto residents with less than a high school education than there are those with a bachelor’s degree or higher.

Education of Population 25 years and over	California	Stanislaus County	Modesto
Less than 9th grade	9.90%	12.20%	9.20%
9th to 12th grade, no diploma	8.00%	10.20%	9.30%
High school graduate (includes equivalency)	20.60%	28.10%	27.30%
Some college, no degree	21.70%	25.20%	27.30%
Associate's degree	7.80%	7.80%	8.40%
Bachelor's degree	20.10%	11.10%	12.10%
Graduate or professional degree	11.90%	5.40%	6.20%

Source: 2012-2016 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The “Management, business and financial” and “Sales and office” employment sectors are the largest within Modesto.

Describe the workforce and infrastructure needs of the business community:

The following Economic Development Focus and Priorities were identified by the City of Modesto in the Stanislaus County Comprehensive Economic Development Strategy 2019-2024

Strengthen Infrastructure for Core Business Clusters

Ensure critical infrastructure is in place and that plans anticipate industry growth and demand trends:

- Water and Wastewater for Industrial Users including Food and Beverage
- Improve Rail and Road transport for manufacturers and distribution services
- Improve Air transport for specialty manufacturing and executive needs
- Competitive city-wide High-Speed Networking and Internet Services. 20 Gbps Fiber Optic Network to support Business, Government services and future connectivity initiatives.

Support Economic Recovery and Resilience

Support Manufacturing and Export

- Recruit companies in NAICS sectors that complement and/or advance core clusters
- Leverage eleven Federally designated Opportunity Zones
- Improve network and internet availability and reliability with redundant fiber optic network
- Support Job “InSourcing” – keep sustainable jobs in USA

- Support public and private workforce development initiatives to increase skilled labor supply in specific competencies and roles identified by anchor businesses
- Support venture incubation including UC Merced Modesto Venture Lab and private training and co-working programs
- Develop a plan and promote development of a Tech/Venture Zone
- Support repurposing and reuse of reclaimed brownfield land
- Support higher quality of life developments
- Develop a new downtown master plan emphasizing infill, densification, affordable housing and transit-centered development
- Continue development of master plan for Tuolumne River Regional Park. Regional Park will enhance recreation and travel destination opportunities and improve management and mitigation of regional flood hazard along Modesto’s main riparian corridor

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has been actively seeking and supporting programs that create economic growth in various sectors. Below are some of the activities that will have a significant impact over the foreseeable future.

Major changes with economic impact: investments or initiatives, public or private

Construction

- State of California – New County Courthouse - \$279million construction project funded by State of California to open 2023. This is creating jobs in both the construction and extended services being offered at the new site.

Transportation

- San Joaquin Joint Powers Authority – Ace Rail Extension commuter service through Modesto funded by SB132 and renovation of Modesto Transit Center with service to begin by end 2022. SJJPA funding \$0.4million for parking lot reconfiguration. \$3.9million planned in two Phases refurbish and modernize Modesto transit center – Phase 1 \$2.2million to refurbish building and landscaping - \$1.2million from StanCOG, \$1million Federal; Phase 2 - \$1.7million to add parking and walkway. (Adam Barth quoted in ModestoBee 2/18/18).
- SR-132 Highway transit upgrade in two phases \$82million and \$132million to help connect Modesto commerce to I-5 freeway (\$ per Caltrans district 10 site).
- Measure L local roadway, bicycle and pedestrian transportation projects FY19-20 - \$ 7,182,734 funded by special sales tax
- Modesto bus fleet modernization – 5 electric buses FY19-FY20 plus charging stations. (Public Works for best total \$investment figure)

Private investment

- Entekra – New offsite home construction manufacturing center, \$35million capital investment, 250 new jobs
- Canopy Growth - New contract bottling and cbd/hemp infused product manufacturing center, Phase 1 of 2 plant purchase \$17million + capital improvements 100-150 new jobs
- Sovena Oils – New food oil plant coming online 2020, \$9million investment, 30 employees.

Brownfield remediation

- 40 acres owned by FMC Corporation on Graphics Way (should be early-mid 2020 that the final remediation action plan is accepted by the California Water Board). Zoned for commercial development.

Workforce development needs arising from investments and initiatives above

- VOLT Institute-Workforce development assistance - plant maintenance mechanics for new manufacturing centers. This program is filling an essential need creating job placement opportunities within a livable wage job sector for the unemployed and underemployed.
- Downtown Streets Team and Ready to Work (RTW) are creating jobs and labor activities for chronically homeless individuals to assist with cleaning streets and receive on the job training and support to get them to a level of placement though another permanent job.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Despite better skill/education within Modesto’s current workforce than the surrounding County, more workforce training will be needed to align the City with local and regional models for economic growth, particularly in business, healthcare and education; Modesto currently has a smaller percentage of college graduates than the California average. The Stanislaus County Comprehensive Economic Development Strategy notes that “The communities of Stanislaus will need to continue to diversify and strive to better prepare and develop the workforce with the skills and technology awareness to make our locations attractive to new clusters and expanded, non-agricultural employment sectors.” The Economic Development Strategy’s educational priorities of “Developing specialized education including higher education, career technical education, and workforce development” and “Supporting the development of college level program infrastructure” will help both local economic growth and wage potential within Modesto.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Opportunity Stanislaus is a primary workforce development organization in the County and in Modesto. There have been recent successes in development of training initiatives through partnership with the private sector. Opportunity Stanislaus developed the VOLT Institute, located in Modesto, to offer training for maintenance and technology positions. VOLT was developed in consultation with local businesses to address their needs for machine maintenance and continuing education among their workforce. After initial success and continued discussions with local businesses, VOLT has recently began offering a course on programmable logic controls in partnership with the Automation Group. The Continuing Education (CEs) and multi-day workshops VOLT offers also contributes to a workforce that is directly linked to local companies that are looking to hire. A large portion of those attending VOLT are already employed and the additional training may increase wages or offer opportunities to move laterally into a position with higher earning potential. VOLT does offer scholarships to those in need on a case-by-case basis.

Modesto Junior College (MJC) has a Workforce Development Team that is made available to organizations and businesses to customize trainings to meet workforce needs. MJC offers options across the range of sectors currently working in Modesto and works to pair students to available jobs through internship programs. MJC offers a variety of course lengths, from certificates and CEs to two- and four-year degrees.

Both VOLT and MJC work to contribute to this Consolidated Plan by placing their efforts in wage growth and employment stability. Providing quality and affordable housing is one aspect of minimizing cost burden and housing problems experienced by residents, however these efforts need to be paired with an employment angle as well. VOLT and MJC offer programs and often direct placement opportunities to employment that produces stability and wages that may allow a household to obtain market-rate rent or homeownership.

The Stanislaus County Workforce Development team partners with local school districts and the junior college to work towards continuity in workforce development. Offering free workshops and trainings, Stanislaus County Workforce Development works to connect local residents to available training and educational opportunities that will realistically lead to job placement.

The City currently contracts with the "Downtown Streets Team" (DST), a program that is designed to help "Team Members" (clients) activate skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed. These include things like maintaining a schedule, teamwork, accountability, self-confidence and more. DST team members rebuild all of these as well as regain a sense of pride in and stewardship of their community. In addition, Team Members gain valuable experience that they can list at the top of their resume to overcome long experience gaps.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the City of Modesto was a development partner for the Stanislaus County Comprehensive Economic Development Strategy 2019-2024

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Stanislaus County Comprehensive Economic Development Strategy outlines several Modesto initiatives that will work to support this Consolidated Plan

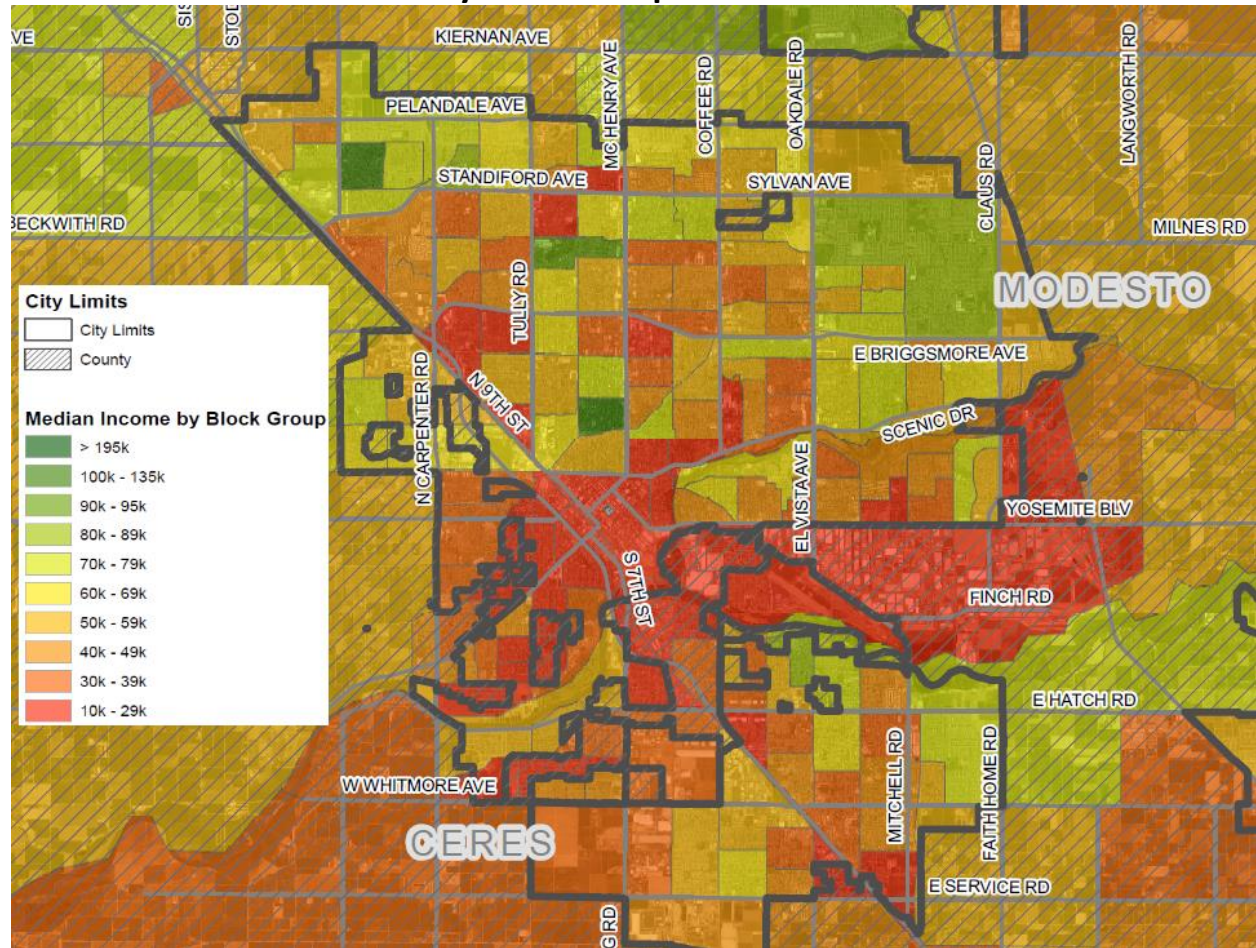
- Update to Modesto General Plan
 - By clearly outlining the economic plan for the future, it can more easily be incorporated to development plans such as this one.
 - The Modesto General Plan update is discussed in more detail in the Strategic Plan of this document.
- The Downtown Mater Plan (DMP) is currently under development. A City Council workshop was held on December 17, 2019 and the draft DMP is expected to be completed in the first quarter of 2020.
- The City plans to continue development of the Tuolumne Regional Park Plan
- LinkModesto: Fiber Network Infrastructure Master Plan was finalized in 2017 with the goal of developing a city-wide fiber network providing low-cost, effective, and resilient information and communication technologies for Modesto.
 - The support of this infrastructure from the City will encourage new business and support existing businesses through an increase in technology capacity.
- Support and promote passenger rail service improvements and general public transportation growth
 - An improved public transportation system will work to minimize traffic congestion as well as allow employees to move more freely across the city, in turn potentially increasing housing options.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

While there is no data source that geographically identifies where households with multiple housing problems are, a map showing median income by block group will offer where concentrations of low- and moderate-income households may be. Because cost burden is the most widely experienced housing problem, the map below depicts the parts of the City where those households may be located.

Median Household Income by Block Group



Source: Stanislaus County GIS

The map above reiterates closely what was identified in the NA-30 section where Racial/Ethnic Concentrations of Poverty (R/ECAP) were identified. Those areas in South and West Modesto, District 2 have several R/ECAP census tracts. Most higher earning block groups are North of downtown, then spreading both East and West moving further North.

Community meetings in all districts reflected the lack of affordable housing and the gap that exists between wages and housing costs. However, in those communities with greater low- and moderate-income populations, there was greater turnout of community members identifying the issues of housing costs and access to opportunities such as education and transit.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A Racial/Ethnic Concentrated Areas of Poverty (R/ECAP) census tract is defined as: Census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

According to 2010 Census data, there are five (5) R/ECAP census tracts within Stanislaus County, one of which is completely within Modesto bounds, while four are completely in or at least partially within

County bounds near Modesto. Those R/ECAP census tracts are located in South Modesto or South of Modesto in County property.

What are the characteristics of the market in these areas/neighborhoods?

As identified in the map, median household incomes in some of those block groups are low and have not risen enough to keep pace with the housing market. Many residents in these areas with extremely low-income have issues meeting basic needs and rely on supports to acquire food, childcare, and/or transportation. Additionally, those persons with a disability and seniors have compounded issues often with fewer financial resources and additional health care costs.

The Needs Assessment and Market Analysis found that there are not enough homes affordable to those low- and moderate-income households. As housing costs continue to rise in the region and incomes do not keep pace with those cost increases, this will further limit housing options and opportunities for those low- and moderate-income households.

Are there any community assets in these areas/neighborhoods?

Every neighborhood in Modesto has assets that community members look to as adding value. These assets are community centers, places of worship, schools, libraries, and parks. Public assets are dispersed throughout the City and the City continues to invest in both development of new community assets as well as the improvement of existing assets.

Assets include the Community Center located in Marshall Park. This Facility was constructed on 2005 and is currently under repayment through the City's Section 108 loan. The City often funds improvement projects that expands community enrichment programs like the kitchens at the Senior Center and Airport Neighborhood Community Centers.

Are there other strategic opportunities in any of these areas?

There is opportunity in each of these communities to capitalize on. However, given limited funding not all projects that would assuredly add value to a neighborhood can be pursued. The City makes efforts to leverage State or other Federal funds where possible to bring in additional funds to develop and support projects that add assets desired by the community.

The City was awarded an \$8.5 million grant to renovate Cesar E. Chavez Park, located in West Modesto, that will include building an aquatic center with pool and splash pad, soccer field, lighted picnic pavilion and a plaza for skateboarders as well as renovating the park's existing features. This project will have a positive impact on the neighborhood and community as a whole.

The City applied for funding for two other parks: Mellis Park and Mancini Park. The City will apply through the next round of Proposition 68 funding with the intent to bring additional asset improvements to the Community.

MA-60 Broadband Needs of Housing

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The internet is becoming increasingly integrated into the economy, education, and social life. As such, new technologies require faster speeds to take advantage of all the tools the internet offers. Low- and moderate-income households are more likely to be without broadband than are households with more income as broadband may be viewed as a luxury when considering the choices of medical care, transportation costs, and education. As carriers in the region begin to roll out 5G wireless capabilities, these services will augment existing wired services. As 5G services are further developed, the availability of direct Wi-Fi services will become available as an alternative to current wired offerings. It is assumed that wired broadband will continue to dominate the market, however 5G options will begin to become available at a fairly rapid pace.

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

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition across Modesto is commensurate with other metropolitan areas across the United States. The primary providers are AT&T, Xfinity Comcast, Spectrum, Hughes Net, and Viasat. Comparing prices of the three largest providers (AT&T, Xfinity, and Spectrum), the average cost for the lowest plan that qualifies as broadband is about \$45/month. Increased competition and the ability for residents to reasonably switch providers will work to keep prices down.

Given competition among broadband carriers, the primary role of City government will be to assist in the permitting process for carriers to implement infrastructure plans as carriers roll out 5G and as wired broadband continue to expand.

Percent of Households by Number of Internet Service Providers

Jurisdiction	No providers	1 or more providers	2 or more providers	3 or more providers
Modesto	0.0	100	100	100
Stanislaus County	0.0	100	100	100
Nationwide	0.10	99.9	98.7	89.3

Source: FCC Broadband Mapping – broadbandmap.fcc.gov

The Modesto and Stanislaus County area at-large is well above the national average considering broadband access and competition. Lack of broadband provider competition leaves room for market rigidity – allowing providers to not offer affordable options for low- or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what may be deemed non-essentials, such as broadband services. However, Modesto has relatively high broadband coverage with multiple providers. For those households that do struggle for broadband access, all city libraries offer free internet access.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Based on the Regional Hazard Mitigation Plan adopted in July 2018, the following hazards were assessed and reviewed based on their risks in conjunction with climate changes.

Earthquake Hazard

The impact of climate change on earthquakes is unclear. There are some articles that claim climate change and drought, resulting from climate change, may increase the likelihood of earthquakes, but there seems to be no consensus within the scientific community.

Within the City limits of Modesto, the risk to the vulnerable populations is unknown.

Landslide Hazard

Climate change may impact storm patterns in California, increasing the probability of more frequent, intense storms with varying duration. Increase in global temperature could affect the snowpack and its ability to hold and store water. Warming temperatures also could increase the occurrence and duration of droughts, which would increase the probability of wildfire, reducing the vegetation that helps to support steep slopes. Tree mortality resulting from drought, pests or any other threat could also pose an increase to landslides. Currently, Stanislaus County is not experiencing tree mortality as severe as other areas of California due to the drought and bark beetle. However, any future loss of trees would reduce the protection of steep slopes and thereby increase the probability for landslide occurrences.

Within the City limits of Modesto, the risk is minimal to the vulnerable populations.

Dam Failure Hazard

An article published by researchers D. E. Rheinheimer and J.H. Viers from the University of California at Davis discusses the effects of climate change on reservoir operations. The article is titled Combined Effects of Reservoir Operations and Climate Warming on the Flow Regime of Hydropower Bypass Reaches of California's Sierra Nevada. This article and others imply that climate change will impact the traditional operation measures and flow regimes used for dams as river conditions and water levels are fluctuating. Climate change may increase drought which lessens the water available or may produce intense sudden storms. Reservoir operators may need to change operations to mitigate the impact of climate change on rivers and the ecosystem.

The vulnerable populations within the City limits of Modesto could be impacted by a Dam failure. Probability of this is considered very low, but in the event, it is noted that; vulnerable populations are downstream from a potential dam failure. The populations most vulnerable are those that have the least time to evacuate and need assistance. Populations that may need assistance to evacuate include the elderly, disabled and young. The vulnerable population also includes those who may not have adequate warning to evacuation from emergency notification systems. The loss of life is impacted by the amount of early warning time first responders and the public has prior to the incident.

Flood Hazard

The impact of climate change may lessen the flood risk in some areas including Stanislaus County. Climate change may increase drought and lessen snowpack in the mountains resulting in less water in the region. Climate change may produce unpredictable weather patterns that results in strong or slow-moving storms that could cause localized flooding. It is anticipated that climate change will cause the sea level to rise. It is unclear how the rising sea level impacts of coastal flooding and coastal erosion may impact inland areas including Stanislaus County.

The vulnerable populations within the City limits of Modesto could be impacted by extreme flooding and the probability is considered high for recurrence as there is an incident recorded approximately every 14 years. Probability of this is considered high, emergency officials have received notice of potential flooding before the incident giving first responders time to notify and evacuate residents. The more vulnerable populations are those who are not able to self-evacuate including the elderly, young and those with disabilities. The homeless population is vulnerable in a flood incident and may need expanded notification and relocation efforts. Law enforcement and fire departments have coordinated the notification of homeless in past incidents. Drivers who ignore warnings of flood are also a population of concern particularly in the west side of the County at Eastin Road and Orestimba Creek. The county maintains crossing guards for this section, but they are sometimes ignored.

Wildfire Hazard

California has experienced a significant drought over the past five years. The drought has stressed all ranges of fuel in the wildland in Stanislaus County producing extreme fire behavior. The areas most affected by the drought would be the river bottom fuels and the fuels in the extreme west and east foothill portions of the County.

Though the risk in our County is extremely high, these areas are located well west and east of the City limits of Modesto. The only current risk to the vulnerable residents of the City would be air quality should an event arise within the County's State Responsibility Areas (SRA). Air Quality mitigation and emergency protocols are managed by the San Joaquin Air Quality District.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan is meant to clearly outline the City's priority needs, goals, and strategies for resource allocation of funds it receives on an annual basis from the Housing and Urban Development Department (HUD). Those HUD funds are The Community Development Block Grant (CDBG), The HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. These three (3) sources of funding, in conjunction with other state and local leveraged resources will fund projects and activities that work to achieve the goals outlined in this section of the Consolidated Plan.

The goals and priority needs identified in this Consolidated Plan are informed by a specific process that the City carried out over a period of four months. The process involved the following ways of gathering feedback and input from the community and stakeholders:

- Resident survey (online and in-person)
- Telephone consultations and interviews from stakeholder organizations
- Public meetings, held by council district
- Direct feedback from City staff
- Stanislaus Community System of Care (CoC)
- Monthly City Manager Reports
- City Beat
- City Strategic Plan

This Strategic Plan is informed through the ways outlined above and in conjunction with the Needs Assessment and the Market Analysis sections.

The City of Modesto has recently updated its *Vision, Mission, Goals and Strategies* document – the 2020-2025 Strategic plan was adopted by City Council on August 14, 2019. The City has outlined ten (10) goals within three (3) target areas, those target areas are: Quality of life, Economic vitality, and Governance and service delivery. All the strategies outlined in this section align with the strategies and vision articulated in the City’s Planning document. For a full view of the City’s *Vision, Mission, Goals and Strategies* document, please see: <http://modestogov.com/330/Reports-and-Publications>

SP-10 Geographic Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

SP-25 Priority Needs

Priority Needs

The following priority needs have been established based upon on data from the Needs Assessment, Market Analysis, public meetings, and community survey results.

It is the City’s intention to identify priority needs in a way that will allow the City to develop projects should new partnership opportunities or funding streams not identified within this plan arise during the lifecycle of this Consolidated Plan. Projects and activities will be funded at the City’s discretion among

all priorities as deemed necessary based on local needs determined on an annual basis or during the program year.

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronis Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence People with Physical disabilities People with Alcohol or Other Addictions
	Geographic Areas Affected	City-wide
	Associated Goals	Improve Quality and Increase Affordable Housing
	Description	Use HOME funds to leverage funding for the construction of new affordable rental housing units through partnerships with the State, the housing authority, and using tools such as land banking, the revolving loan fund, and housing set-aside funds. Use CDBG funds for home repair, acquisition of property for affordable housing, disability access/improvements, first time homebuyers, lead based paint services, energy efficiency improvements and similar projects.
	Basis for Relative Priority	Based on the Needs Assessment, Market Analysis, public meetings, and survey results, the high housing cost burden and low vacancy rates create a great demand for affordable housing for all households in the City, especially those earning below 80% of the area median income and those households that have special needs.
2	Priority Need Name	Addressing and Preventing Homelessness
	Priority Level	High
	Population	Extremely Low Low Income Large Families

		<p>Families with Children</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>People with Mental Illness</p> <p>People with Chronic Substance Use Disorders</p> <p>Veterans</p> <p>Survivors of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>People with Mental Disabilities</p> <p>People with Physical Disabilities</p> <p>People with Developmental Disabilities</p> <p>People with Alcohol or Other Addictions</p>
	Geographic Areas Affected	City-wide
	Associated Goals	Work Towards Ending Homelessness
	Description	Addressing the individuals and families that are experiencing homelessness was among the top needs identified in public meetings and the survey results from the communities. There is a need to provide services to those experiencing homelessness and temporary shelter situations so the homeless individuals and families may regain housing stability.
	Basis for Relative Priority	Data from the Needs Assessment and Market Analysis and public outreach indicate that addressing homelessness in Modesto and throughout the region is a top priority. As housing costs continue to rise and wages at lower income brackets have not kept pace with those increases, more families become at risk for homelessness.
3	Priority Need Name	Enhance Infrastructure and Public Facilities
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>People with Mental Illness</p> <p>People with Chronic Substance Use Disorders</p> <p>Veterans</p>

	Survivors of Domestic Violence People with Mental Disabilities People with Physical Disabilities People with Developmental Disabilities People with Alcohol or Other Addictions Non-Housing Community Development
Geographic Areas Affected	City-wide
Associated Goals	Enhance Infrastructure and Public Facilities
Description	Addressing this need will work to improve the physical structures throughout the City in CDBG program eligible areas. Improved infrastructure allows for further development of housing and community assets, increasing community outcomes and parlaying into additional affordable housing.
Basis for Relative Priority	Through public meetings, survey results, and consultations, the need for improvements to streets, curbs, sidewalks, bus stops, street lighting, and gutters was identified.
4	
Priority Need Name	Public Services
Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Public Housing Residents Chronis Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence People with Mental Disabilities People with Physical Disabilities People with Developmental Disabilities People with Alcohol or Other Addictions Non-Housing Community Development
Geographic Areas Affected	City-wide
Associated Goals	Access to Jobs, Education, and Other Services

	Description	Housing and general cost of living expenses continue to increase. Low- and moderate-income households may need support services to obtain and maintain standard affordable housing. Providing support services including but not limited to childcare, after-school programs for youth, recreational activities for seniors and supportive services for at-risk populations will assist low-and moderate-income households obtain and maintain standard affordable housing.
	Basis for Relative Priority	Based on feedback through public meetings held throughout the City and the community survey, the need for social and supportive services has increased since the development of the last Consolidated Plan. The City will plan to reach the public services cap using CDBG funds given the need justified through community feedback and the data analysis conducted in the Needs Assessment section of this Consolidated Plan.
5	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Public Housing Residents Chronis Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence People with Mental Disabilities People with Physical Disabilities People with Developmental Disabilities People with Alcohol or Other Addictions Non-Housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Enhance Infrastructure and Public Facilities Access to Jobs, Education, and Other Services
	Description	In an effort to stimulate the economy, the City proposes to address its economic goals through various programs. The creation and retention of full-time equivalent jobs will be provided via grant, rebate and loan programs. As the cost of living rises, there is a need to assist low- and

	<p>moderate-income households increase their incomes. Job training and educational opportunities afford low- and moderate-income households an opportunity to increase their earning. The City will continue to explore new partnerships with businesses, developers and service providers to address community and economic development goals.</p>
Basis for Relative Priority	<p>Based on the Needs Assessment and consultations there is a need to increase the number of jobs paying a living wage and there is a need to match existing job openings with trained individuals. Additionally, COVID-19 has created a need to assist businesses and developers with the retention and creation of jobs.</p> <p>Under community development, specific concerns regarding tree maintenance and illegal trash dumping were brought up in several public meetings as well as write-in comments on the community survey.</p>

SP-30 Influence of Market Conditions

Influence of Market Conditions

The following table describes market conditions that may influence the City’s investment of funds in affordable housing types as outlined below:

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City is not planning to use HOME funds for TBRA.
New Unit Production	Community Outreach, Stakeholders, and data from the Needs Assessment and Market Analysis indicate that low-income households are cost burdened and experience housing problems at a higher rate. The City plans to prioritize the creation of new affordable units understanding the housing and land market continue to increase in costs.
Rehabilitation	Data from the Needs Assessment and Market Analysis as well as outreach efforts for the development of this plan indicate that low-income households experience housing problems at a higher rate. These housing problems may include substandard housing. The City will prioritize the rehabilitation of existing housing, especially owner-occupied housing and rental housing serving special needs populations. The vacancy rates have steadily declined; this tightening of the market has increased cost in acquiring both rental and ownership rehabilitation opportunities.
Acquisition, including preservation	Similar to above, data and community outreach indicates that cost burden and housing problems are more likely among those households earning less than 80% AMI. The City will prioritize the preservation of existing affordable rental housing, especially those at risk of conversion to market rate. It is understood that the housing market continues to become more costly and all of the activities listed above will in turn also become more costly. The City will

	prioritize those projects where the funding will impact the greatest number of people in the greatest need.
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SP-35 Anticipated Resources

Introduction

There are several potential funding sources to implement the strategies contained in the 2020 - 2024 Consolidated Plan. These sources include, but are not limited to:

- Funds covered under the Consolidated Plan: CDBG, HOME, and ESG
- 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;
- Sources leveraged by local partners when contributing HUD Funds to projects including but not limited to Federal Home Loan Bank Affordable Housing Program

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan
			Annual Allocation:	Program Income:	Prior Year Resources	Total:	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,900,954	\$800,000	\$1,069,442	\$3,770,396	\$7,603,816
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$934,812	\$400,000	\$4,935,068	\$6,269,880	\$3,739,248
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter	\$164,549	\$0	\$0	\$164,549	\$658,196

		Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing					
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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging HUD resources allows the City to use local, state and other funds to combine with federal resources to maximize reach and impact of the City’s HUD funded programs. Through the vetting of project applications for HUD funding, the City emphasizes the importance of leveraging to potential applicants. In Program Year 2019, the City developed a new project scoring system that places higher weight and rewards project applicants with higher level of leveraged funds. Upon project award, the City verifies that leverage funds pledged in the project application have been awarded/committed to the respective applicant/project.

Entitlement Funds:

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

- **ESG Match Requirements:**

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

Cash contributions mean cash expended for allowable ESG costs, while noncash contributions mean the value (using a method reasonably calculated to establish fair market value) of any real property, equipment, goods, and services contributed to an ESG activity, provided that if these had to be paid with ESG funds, the costs would have been allowable.

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

- **HOME Match Requirements:**

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

The City intends to satisfy this requirement by allocating sufficient funds from the Affordable Housing Fund for this purpose.

Interdepartmental Leveraging

In the past, HUD funds have been used with resources from other City departments in the implementation of projects related to public facilities, infrastructure improvements, and park improvement projects. Through these projects HUD funds have been used in combination with local funds such as the City's Water Fund and resources related to parks projects.

In addition, the City encourages the construction Very Low and Low Income Housing development projects within the City and provides Capital Facility Fee (CFF) deferral, credit and exemption of CFF fees.

State Housing and Community Development Sources

In addition to federal resources, the State of California provides funding for affordable housing development, homebuyer programs, transit-oriented development, special needs housing, and infrastructure. Most projects that the City supports are through partnerships with local organizations who leverage significant amounts of resources. The following is a list of sources that, through such partnerships, the City has either directly or indirectly accessed in the past or seeks to access in the future:

- Low-Income Housing Tax Credit Program: administers both federal and State programs that encourage private investment in affordable housing.
- Permanent Local Housing Allocation (PLHA) Program:
- Affordable Housing and Sustainable Communities (AHSC) Program: funding for Green House Gas reducing-transit oriented affordable housing development and transportation-related infrastructure.
- Mental Health Services Act (HMSA): State funds administered at the county level to serve low-income mental health services clients.
- Housing Related Parks Program: Competitive funding for Parks that support affordable housing projects.
- SB 2 – The Building Homes and Jobs Act: provides a “permanent source” of funding for affordable housing by imposing a \$75 fee on each recorded document up to a maximum of \$225 per transaction per parcel, estimated to generate \$200 to \$300 million annually, statewide. The legislation requires that for moneys collected on and after January 1, 2018 until December 31, 2018, that 50% of the funds go to local governments, and for money's collected after January 1, 2019, that 70% be provided to local governments.
- Homeless Emergency Aid Program (HEAP): a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. HEAP funds are intended to provide funding to Continuums of Care (CoCs) and large cities with populations over 330,000, so they may provide immediate emergency assistance to people experiencing homelessness or those at imminent risk of homelessness.

- California Emergency Solutions and Housing (CESH) Program: provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by SB 850.
- Homeless Housing, Assistance, and Prevention Program (HHAP): HHAP is a block grant program designed to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.

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

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

- An executive order to make excess state land available for affordable housing
- Connecting affordable housing developers to local surplus land and strengthening enforcement of the Surplus Lands Act
- Requiring cities and counties to inventory and report surplus and excess local public lands to include in a statewide inventory

During this Consolidated Plan period, the City will work to identify of City owned properties to meet this requirement with the intent to continue to add to the City’s affordable housing stock. The intent is to transfer eligible properties to non-profit organizations to utilize the properties for low income households or rehabilitate the units and sell them to a low-income household.

Additionally, the City, as the successor housing entity to the former Redevelopment Agency of the City of Modesto, owns a parcel that will be utilized to develop 74 affordable housing units for low and very low-income households. The City is working with EAH, a non-profit affordable housing developer, to obtain project construction financing including State grants and tax credits to leverage HOME funding.

SP-40 Institutional Delivery Structure

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community and Economic Development Department	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	City-wide
Parks, Recreation and Neighborhoods Department	Departments and agencies	Planning neighborhood improvements public facilities	City-wide
Housing Authority of the County of Stanislaus	PHA	Homelessness Ownership Planning Public Housing Rental Housing	City-wide
Stanislaus County	Government	Economic Development Homelessness Non-homeless special needs Planning Public Housing	City-wide
Public Works Department	Departments and agencies	Planning neighborhood improvements public facilities	City-wide
Police and Fire Departments	Departments and agencies	Planning	City-wide
Modesto City Schools	Public institution	Homelessness Non-homeless special needs Planning neighborhood improvements	City-wide

		public facilities public services	
California Association for the Physically Handicapped	Non-profit organizations	Non-homeless special needs public facilities	City-wide
Center for Human Services	Non-profit organizations	public services Street outreach	City-wide
Central Valley Opportunity Center	Non-profit organizations	public services	City-wide
The Children's Crisis Center	Non-profit organizations	public services	City-wide
Community Housing and Shelter Services	Non-profit organizations	Rental subsidy public facilities	City-wide
Bread of Life Ministries	Non-profit organizations	Homelessness public services	City-wide
The Disability Resource Agency for Independent Living (DRAIL)	Non-profit organizations	Non-homeless special needs/homeless? public services	City-wide
Doctor's Medical Center Foundation & Stanislaus Community Assist.	Non-profit organizations	public services	City-wide
Golden Valley Health Centers Homeless Health Project	Non-profit organizations	public services	City-wide
Habitat for Humanity, Stanislaus	Community/Faith-based organization	Home Ownership	City-wide
Haven Women's Center	Non-profit organizations	Domestic Violence public services	City-wide
Healthy Aging Association	Non-profit organizations	Non-homeless special needs public services	City-wide
Interfaith Ministries	Community/Faith-based organization	Homelessness public services	City-wide
Modesto Gospel Union	Community/Faith-based organization	Homelessness public services	City-wide
Modesto Love Center Ministries	Community/Faith-based organization	Homelessness public services	City-wide
Parent Resource Center	Non-profit organizations	public services	City-wide
Project Sentinel	Non-profit organizations	Planning public services Fair housing	City-wide

The Salvation Army (Emergency)	Community/Faith-based organization	Homelessness public services shelter	City-wide
Second Harvest Food Bank	Non-profit organizations	Homelessness public services	City-wide
Self-Help Enterprises	Non-profit organizations	Rental	City-wide
CICV	Non-profit organizations	public services	City-wide
Stanislaus County Affordable Housing Corporation (STANCO)	Non-profit organizations	Rental/BHRS	City-wide
Telecare	Non-profit organizations	public services	City-wide
United Way	Philanthropic organization	Planning public services	City-wide
United Samaritan Foundation	Philanthropic organization	Planning public services	City-wide

Assess of Strengths and Gaps in the Institutional Delivery System

The comprehensive nature of the delivery system in the City is one of its strengths. The delivery system includes public agencies, private firms, and non-profit organizations that have involvement in housing, providing services, homelessness, and community development issues. Each type of organization involved contributes its own knowledge and trust with the community in which they serve, which ensures a more comprehensive approach to solving housing and community development problems.

The City of Modesto has been a key partner in the Focus on Prevention initiative which began in 2014 and aimed at improving the coordination among service providers and engaging multiple community sectors to address underlying causes and needs of underserved population groups. The City's active involvement in the Stanislaus Community System of Care (CSOC), which acts as the local Continuum of Care, is key in ensuring that there's coordination between public and assisted housing providers and private governmental health, mental health and service agencies.

The Stanislaus Community System of Care has steadily improved communication and coordination since the development of the last Consolidated Plan. The group is led by a 25-member council representing all major sectors of the community, government, non-profit, service and housing agencies, and healthcare. There are regularly scheduled meetings where all groups gather and discuss potential gaps in the system, ways to further coordinate to create system efficiencies, and methods of sharing resources in a way that best serves the community. This intentional increased coordination at the local and County level have so far proven to be a key strength in the delivery of services. It has further allowed for local needs to bubble up to a place with wider knowledge and resources while the issues maintain local context and conditions.

Working alongside the CoC is the Stanislaus Homelessness Alliance (SHA). The SHA aims to develop a unified vision and strategy with clear outcomes. The SHA is comprised of elected officials and non-government community leaders with the appropriate level of authority necessary to implement homelessness strategies and initiatives within the community. The SHA meets monthly and documents all meeting activities within the Stanislaus County CoC website at: <https://csocstan.com/get-involved/sha/>

There is always room for improvement. The comprehensive nature of the delivery system creates places where interests and resources from the different entities involved will not always align. Coordination among the various agencies can sometimes be difficult, even among agencies within the same organization. Because the system involves government agencies, and both nonprofit and for-profit agencies, there is room for a difference of opinion in how to address certain issues that may arise. These issues will continue to be resolved through open and clear communication and the implementation and evolution of the recently established Coordinated Entry System for housing and homeless services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	

*Blank cells indicate the service is not targeted to that particular population

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City funds and is an active partner in the service delivery system. The City has several different services to respond to the needs of the homeless, including shelter and preventative services. Such services include those directed at the social and health needs of homeless families and individuals. These wrap-around services are targeted to the general homeless population as well as to specific populations such as youth, foster youth, veterans, chronically homeless and families with children.

The homeless response task force quickly assembled and from October 2018 to February 2019, established and opened the Modesto Outdoor Emergency Shelter (MOES) on February 20, 2019. This area under the 9th Street Bridge at the Tuolumne River Regional Park was set up to provide the necessary access and a safer and more secure place for those staying at this shelter. Since then, MOES was managed in collaboration with the Stanislaus County Community Services Agency and a local non-profit service provider to provide ongoing case management, connect the residents to services, and work with getting the clients housing ready. When MOES opened, the camp housed 415 residents, roughly one tent for every family.

The MOES was officially closed as of Wednesday, December 11th, 2019. A total of 182 individuals from the MOES site were relocated to the newly formed Access Center Emergency Shelter at 330 9th Street which officially opened on December 2, 2019. The Access Center is a low barrier shelter that allows persons be sheltered with less restrictions as those imposed by traditional homeless shelters.

Services provided to MOES residents during their stay included but not limited to assistance with form completion, obtaining birth certificates, case management, assistance benefits, identification cards, life skills, homeless court, disability services, education, employment services, food assistance, health services, housing search, medical intervention, material goods, mental health, counseling, mental health referrals, senior services, and social security assistance.

The City will continue to partner with the respective entities for the continued operation of the Access Center which is now an integral part of the area's service delivery system.-

Even with such a comprehensive approach, certain populations remain hard to house. Such as those chronically homeless persons who are severely mentally ill and those afflicted by chronic substance abuse disorders. The City of Modesto will continue to work with its partners to assist chronically homeless individuals within the housing continuum.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While there are programs that are targeted to meet the needs of special needs homeless such as persons with HIV/AIDS, veterans, youth, aging-out foster youth, women and children, and the mentally ill, there are gaps in case management and housing opportunities for single individuals, couples, and homeless individuals with pets.

In recent years, there have been several significant local efforts at closing gaps in the delivery of services to avoid the duplication of services and to provide services in the most effective and efficient manner. The following are key examples of the strengths in the current service delivery system:

1. **Coordinated Entry:** One of the most significant steps at closing the gaps of the service delivery system which has been recently implemented is the Coordinated Entry System. Coordinated Entry is a consistent, community wide intake and placement process through which people experiencing homelessness are efficiently connected to available housing services within the community. With Coordinated Entry, homeless individuals and families complete standard triage assessment survey that identifies the best type of services for that household. Participating programs accept referrals from the system, reducing the need for people to traverse the county seeking assistance at every provider separately. The process helps prioritize housing and homeless assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The process also provides information about service needs and gaps to help plan assistance and identify needed resources in our community. The community has worked hard to improve on this process, and ensure that we are assisting poverty-level families not only with prioritizing them for their housing needs, but assessing all other needs. Now that these needs are assessed case managers will continue reaching out to the members to connect to applicable services until housing becomes available.
2. Another significant strength in the delivery system is the Community Assessment, Response, and Engagement (CARE) Multidisciplinary (MDT) personnel strategy. The CARE team is a joint strategy from the City of Modesto as well as Stanislaus County. The CARE team is made up of staff that are capable of engaging individuals and households in crisis, distressed in the moment for any number of reasons relating to mental or physical health. The creation of the CARE team was catalyzed by the urgent need to address a growing number of individuals that have extremely high contact rates with multiple local service agencies and may be found out in public visibly distressed and in need of support. This CARE team conducts regular outreach and engagement with what are most often the “hard to reach” individuals and households. The CARE team activity is tracked in detail through the CoC and its reporting.
3. **Access Center:** The City of Modesto and Stanislaus County partnered with the Salvation Army to construct an additional 182 bed, low barrier emergency shelter at 330 S. 9th Street, Modesto. The Salvation Army is the Operator of the new 182 bed Access Center Emergency Shelter. The shelter is intentionally low-barrier (showers, drug and alcohol testing are not required to enter) to eliminate reasons that individuals may choose not to enter emergency shelter and begin a

path to self-sufficiency. ACES was designed and constructed to allow homeless individuals to enter with pets, partners and possessions, the three most important impediments to entering shelter. When MOES closed in December 2019, over 500 homeless individuals previously camping at the site were eligible to transition to the new low barrier emergency shelter.

4. **Downtown Streets Team (DST):** DST employs a volunteer Structured Daily Activity (SDA) model in which those experiencing or at risk of homelessness volunteer on beautification projects within Modesto and Stanislaus County. Incentives for volunteering include, but are not limited to, intensive case management, employment navigation, service connection, and a non-cash basic needs stipend. The DST model is designed to help Team Members (clients) activate skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed. These include things like maintaining a schedule, team work, accountability, self-confidence and more. Through the SDA model, Team Members rebuild all of these as well as regain a sense of pride in and stewardship of their community. In addition, Team Members gain valuable experience that they can list at the top of their resume to overcome long experience gaps. SDA projects are generally beautification projects, which includes basic tasks such as litter cleanup in the community. Thus, the model inherently provides a public service and a public benefit in the communities the program serves.

The City works in close coordination with service providers and utilizes case management expertise of a household's individual circumstance to best navigate a family's next steps along the housing spectrum. For those special needs populations, local service providers work closely with the City and other organizations within the CoC to ensure an assessment of needs is completed and then matched with the right level of services and interventions.

Treatment for substance abuse disorder is available in the community, but there are limited opportunities for persons who are actively using substances to be housed other than an overnight emergency shelter. Overnight shelter for those who are severely mentally ill is also limited. Services and supportive housing (transitional and permanent) are available but those with the most severe mental illness often do not have housing that is coupled with the level of care they require. These populations are often housed temporarily through short-term confinement or institutionalization as the result of arrest by law enforcement, but struggle to find suitable permanent housing placements.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The primary mechanism behind the institutions that are delivering services and housing throughout the community is the CoC. The CoC has continued to evolve its partnerships and strengthen its communication and coordination among partners. An investment into the CoC will yield the most results with the goal of strengthening the service delivery system. There will rarely be enough funding to adequately meet the need of community, however as the communities within the County continue to

invest resources into the CoC, this will be the primary strategy in overcoming any gaps in the service delivery system that may be identified.

Through the CSOC's consistent collaboration with all the all the programs that address homeless and affordable housing issues within the region. This sets the tone of the collaborative efforts. Through these collaborative efforts the region pulls together to unify system delivery. Evidence of these practices through the provider engagement with coordinated entry, with this provider coordination is the ongoing case conference meetings that ensure housing first and housing readiness is efficiently being rolled out. The providers are unifying case management practices with a robust look at essential supportive services to ensure that the all the needs of the recipient are addressed.

The Stanislaus Homeless Alliance (SHA) was introduced as an entity that operates in close conjunction with the CoC. The SHA will work to offer clear strategies and a unified approach to homelessness within the County. The function of the SHA will be to leverage and support existing partnerships within the CoC, working to mitigate the opportunity for gaps to form within the service delivery structure. Addressing the shortfall of available resources to meet the need, the City will utilize state funding where possible to fill gaps and further leverage private funding when possible.

The Citizens' Housing and Community Development Committee is a committee appointed by the City of Modesto City Council. This committee makes funding recommendations to the City Council regarding HUD funding, and this committee is comprised of representatives from a wide range of government agencies as well as several citizens at-large. These at-large citizens are often represented by low-income and racial minority groups. This committee meets once a month and discusses needs, issues, and strategies on how to utilize available funding to best support the community. This committee, being comprised of members of the public and governmental organizations is well suited to identify service delivery gaps and coordinate strategies to and effective solutions to address those gaps in the service delivery system.

The City of Modesto will be a recipient of State of California's Permanent Local Housing Allocation (PLHA) Program funds. These funds will be used to provide affordable housing opportunities to low income and homeless families and individuals which will assist the City in carrying out its strategy to address the priority needs (affordable housing and addressing homelessness).

SP-45 Goals Summary

Goals Summary Information

The following table outlines the goals, funding, and what the funding aims to achieve. The Goal Outcome Indicator in the far-right column indicates the type of activity the funding will be used for and the desired quantity. These are the five-year goals being pursued in program years 2020 through 2024; not every goal will receive the exact same amount of funding each year as the amount of funds given from HUD will fluctuate.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Condition and Increase Supply of Affordable Housing	2020	2024	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$3,517,889 HOME: \$4,172,267	400 Households Housing Units
2	Works Towards Addressing and Preventing Homelessness	2020	2024	Homeless	City-Wide	Addressing and Preventing Homelessness	CDBG: \$837,078 HOME: \$142,414 ESG: \$761,040	9,400 Persons assisted 40 Households assisted
3	Increase Access to Jobs, Education, and Other Services	2020	2024	Non-Housing Community Development	City-Wide	Community and Economic Development	CDBG: \$338,175	7,000 Persons Assisted
4	Enhance Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	City-Wide	Community and Economic Development	CDBG: \$3,559,736	6,000 Persons assisted
5	Administration	2020	2024	Administration	City-Wide	N/A	CDBG: \$1,179,585 HOME: \$359,379 ESG: \$61,705	NA

Goal Descriptions

1	Goal Name	Improve the Condition and Increase Supply of Affordable Housing
	Goal Description	Through the Needs Assessment, the Market Analysis, public meetings, consultations with stakeholders, and survey results, the lack of affordable housing in the City consistently stood to be the number one issue. The activities tied to this goal will work to preserve and expand the supply of affordable housing.
2	Goal Name	Addressing Homelessness
	Goal Description	Homelessness has become an issue for the region as a whole, and because Modesto is the County Seat and the center for most supportive services, the goal of working towards ending homelessness is a goal for the HUD funding. The activities tied to this goal will support getting individuals and families out of homelessness as well as preventing from individuals and families from becoming homeless. The City is engaged in both supporting those agencies that provide services to those that are homeless as well as providing support in housing options across the spectrum: emergency shelters, transitional shelters, rapid re-housing, and permanent supportive housing.
3	Goal Name	Increase Access to Jobs, Education, and Other Services
	Goal Description	It is often most difficult for those with less education and currently lower wages to increase their economic prosperity. The activities tied to this goal will work to increase residents' job readiness through skill training, promotion of business, educational opportunities, and other strategies that may serve low-income populations in their attempts to seek economic opportunities.
4	Goal Name	Enhance Infrastructure and Public Facilities
	Goal Description	The investment in publicly owned facilities and infrastructure improves the community and neighborhoods in which they serve. This investment directly impacts housing development and economic growth of communities. The activities tied to this goal will improve parks, streets, sidewalks, lighting, ADA accessibility, among other activities that serve residents.
5	Administration	Administration for CDBG, ESG, and HOME programs.
	Goal Description	Funding for the administration of the CDBG, ESG, and HOME programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City has released a Request for Proposals (RFP) to select experienced and financially capable development organizations, including Community Housing Development Organizations (CHDO) to assist the City with implementing Affordable Housing Development projects.

The City estimates, based on prospective projects, approximately 90 to 100 housing units may be developed during the next five years to provide low and very low-income units to households. Additionally, the City expects that 25% of these units will serve very low-income households at or below 30% of the area median income. The City estimates the remaining units to be available to households that are between 60% to 80% of the area median income.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

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

The Housing Authority previously implemented a services and communication “quality control” system that provides the Housing Authority with immediate customer feedback and identifies areas that may need improvement. The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include on site resident training/informational meetings, regular newsletters and flyers.

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

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

Reach- Stanislaus Housing Authority non-profit to provide scholarships to their residents.

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

Is the public housing agency designated as troubled under 24 CFR part 902?

Not Applicable. The Housing Authority of the County of Stanislaus is a high Performer, not a troubled Public Housing Authority.

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

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

Development Fees:

- Zoning Change Fee
 - Should a development or housing unit be proposed for a site where it is not consistent with the General Plan and/or should a project be proposed for a site it is not currently permitted by zoning, a fee of up to \$5,231 is required depending on the zoning change needed.
 - These costs could potentially stifle the development of housing in areas where it may otherwise be reasonable
 - Given a low supply of housing affordable to low- and/or moderate-income households, these costs may inhibit housing choice for those households
- Impact Fee, land dedications, site improvements
 - The costs to integrate necessary infrastructure (streets, sidewalks, storm drains, etc.) are bore by the developer, but are ultimately passed on to the consumer
 - These costs contribute to pricing out low- and/or moderate-income households for affordability reasons
 - The City may provide fee waivers in some cases and/or fee deferrals in others allowing construction to move forward with less up-front costs
- School district fees
 - School fees range from \$2.97 to \$4.66 per square foot; with an average of \$3.82 per square foot
 - These may add significant costs to larger developments, contributing to the pricing out of low- and/or moderate-income households

Accessory Dwelling Units (ADU):

- The ADU ordinance in Modesto was passed on October 1, 2019 through City Ordinance 3704-C.S. The ordinance is currently under further review to meet the demands of state law
- The ADU ordinance will be integrated into Modesto’s Downtown Master Plan and the City will coordinate with the County to have “shelf-ready” plans to increase speed and availability in developing ADU’s where appropriate.

The City of Modesto regularly analyzes City building codes, market constraints, and housing/non-housing development policies, be it through the Consolidated Plan process, the Analysis of Impediments update, or the Housing Element update. The City acknowledges that outdated building codes and land use policies inhibit the development of housing for all income levels and the City understands the importance of regularly analyzing how local policies and ordinances impact the housing market for those households earning less than 80% of the area median income.

The City was awarded State SB2 PGP program funds. To assist in mitigating any barriers to affordable housing, the City will utilize funds to develop an Affordable Housing plan to identify opportunity sites for affordable housing; funds will also be used to explore zoning code amendments to facilitate housing development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

In 2017, the State of California passed a 15-bill housing package aimed at addressing the state’s housing shortage and high housing costs. Specifically, SB 2, which is part of the 15-bill housing package, established a permanent source of revenue intended to increase the affordable housing stock in California.

In 2019, the State of California released a Notice of Funding Availability to all local governments in California for the SB2 Planning Grants Program (PGP). The PGP program is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

In response to the NOFA, the City of Modesto applied for and was awarded \$625,000. Funds will be partially used for the development of an Affordable Housing Plan which will consist of two primary components:

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

The SB2 Planning grant will play a significant role in assisting the City address affordable housing needs and any barriers currently in place.

All of the goals from the City's 2015-2023 Housing Element are relevant to the Consolidated Plan, and several goals explicitly aimed at removing barriers to the development of housing within the City.

Goal Number 4 of the 2015-2012 Housing Element is "Ensure land use and zoning procedures accommodate housing," stating that the City will work to track changes in Housing Law as to be consistent with supportive of State and federal laws. The goal also aims to review local regulations periodically for the ability to accommodate projected housing demands. Goal number 5 is "Reduce government constraints," with the aim of continuing to identify any development fees, impact fees, and other municipal costs that may unduly constrain housing production.

The City is also currently in process as a partner in the development of the Regional Analysis of Impediments to Fair Housing Choice (AI) for Stanislaus County. The AI will analyze public policies, strategies, and housing market practices that could potentially create barriers to affordable housing for households within the City. The AI will also identify actions to be taken in order to alleviate any barriers identified.

SP-60 Homelessness Strategy

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City participates in Continuum-wide planning to move individuals and families from homelessness to permanent housing and independent living through a network of housing linked to supportive services. The local Continuum of Care (CoC), Stanislaus Community System of Care, released its *Plan to Address Homelessness in Stanislaus County*¹ in January 2019. The plan contains five core strategies to address homelessness, each of those strategies aligns with the goals and efforts of this Consolidated Plan. Below is a table that outlines three of the core components of the *Plan to Address Homelessness in Stanislaus County* and how that component relates to this Consolidated Plan:

County Plan Component	City of Modesto Plan Overlap
Outreach and engagement	The City makes ESG funds available to organizations that conduct street outreach and engage with households directly. Through the use of ESG funds, the City supports a coordinated entry system (CES) and the individualized support that is the most efficient use of funds.
Creation of and access to housing	The City plans to use CDBG and HOME funds to support the creation and preservation of affordable housing. Housing is always part of the plan in addressing homelessness, and the City’s Consolidated Plan places a large emphasis on the development of affordable housing for low- and moderate-income households.
Supportive services	The City supports this component through use of funds focused on public services (CDBG) as well as ESG funds that help fund organizations that offer direct services to those individuals and households experiencing homelessness.

Along with this adopted plan, in recent years the CoC has been strategized through working groups and with the introduction of the Stanislaus Homeless Alliance (SHA). This revamping of the CoC includes a partnership with HomeBase resulting in a more efficient CoC application and NOFA process with aims to increase CoC funding. All ESG sub-recipients that carry out emergency shelter activities have a street outreach component to its service provision. Additionally, these ESG sub-recipients also participate in the local Continuum of Care’s point-in-time count, which affords them an opportunity to reach out to unsheltered persons.

The CoC will continue the implementation of the Coordinated Entry System (CES) as the to match those individuals experiencing homelessness to the services that best suit their needs including connecting homeless to housing opportunities. The CoC formed a CES Task Force that will continue to meet

¹ <https://stancares.wpcomstaging.com/wp-content/uploads/2019/01/Plan-to-Address-Homelessness-in-Stanislaus-County.pdf>

regularly to assist with the continued evolution and implementation of the CES and address any issues that arise. The CoC will provide continued training for participating service providers and continue developing any necessary tools to effectively manage the system. This matching of appropriate needs is the most effective use of resources and minimizes bottlenecks in the service delivery system.

The CoC has several programs that focus on outreach and individuals and family engagement. The Access Center is located in Modesto and has a team that goes out into the communities five (5) days a week to connect those experiencing homelessness with services and benefits. The OEC also provides assessments, referrals, and a physical entry point into the Coordinated Entry System.

The following are examples of local project efforts aimed at reaching out to homeless persons and assessing their needs which will be part of the City's Strategy. The City will continue to partner and be part of these efforts of reaching out to homeless individuals:

Center for Human Services – Street Outreach

Since Program Year 2018-19, the City of Modesto has provided ESG funds to Center for Human Services to conduct street outreach for homeless youth. The program's objective is to become familiar with youth hangouts and become a consistent presence among the youth with the end goal of engaging homeless youth and connecting them to services including but not limited to shelter to access shelter, housing, and/or support services. The City will continue to partner with Center for Human Services in order to continue reaching out to youth with the goal to engage them early enough to interrupt their homelessness cycle.

Community Assessment, Response, and Engagement (CARE) Multidisciplinary (MDT) personnel strategy:

The CARE Team mission is to facilitate the expedited identification, assessment, and linkage of homeless individuals to housing and supportive services within Stanislaus County subject to the provisions of the Welfare and Institutions Code (WIC) section 18999.8. This WIC Code section was added effective January 1, 2018, to authorize California counties to establish multidisciplinary personnel teams to address homelessness within the county. Every CARE Team member is tasked with conducting outreach and engagement. The strength of the CARE Team comes from the ability to leverage experience and expertise from multiple disciplines when assisting a CARE client. During the initial and on-going client contacts, rapport is developed, and client issues are identified and prioritized. When issues are general, CARE Team members will link the client to a resource; whereas when the need is more specific, the relevant team member provides specialized care. For example, when the CARE Team identifies a CARE client who has agreed to take a mental health assessment, the CARE Team clinician will respond to the location to provide brief counseling, and schedule and conduct the mental health assessment. The need for this type of service was identified during the CARE planning process, and by implementing this, the CARE program is utilizing an innovative approach to meet the needs of the CARE population.

Addressing the emergency and transitional housing needs of homeless persons

The City of Modesto is where most services (including shelter and transitional housing) are located in Stanislaus County. The City of Modesto funds shelter activities to the maximum extent possible with

CDBG Public Services and ESG funds. Other strategies designed to address homelessness, such as financial assistance and supportive housing are carried out through other City funding sources to build affordable housing designed to serve youth experiencing homelessness and other extremely low-income/homeless populations.

All individuals and families receiving services through the CoC are receiving care that is individualized. Meaning whether the individual/family is in an emergency shelter or a transitional shelter the most effective support the CoC can offer is that which directly meets the needs of the individual/family as opposed to a “one-sized-fits-all” type of support.

The service providers and stakeholders involved in the CoC meet monthly to discuss issues and concerns that arise, this discussion may also include a look forward to needs and gaps experienced by a specific sub-population. These meetings monthly meetings are an effective place to coordinate the support and care for those individuals and families that are in an emergency shelter or a transitional shelter.

The City will partner with shelter providers in Modesto such as The Salvation Army to provide emergency shelter and low barrier shelter services to homeless persons. The newly formed Access Center Emergency Shelter will provide low-barrier (showers, drug and alcohol testing are not required to enter) to eliminate reasons that individuals may choose not to enter emergency shelter and begin a path to self-sufficiency. ACES is designed to allow homeless individuals to enter with pets, partners and possessions, which are typically the three main impediments to entering into a homeless shelter.

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

Center for Human Services – Pathways Program: Pathways is a 16-bed transitional living program that addresses the need for shelter and support services for homeless youth 18 to 21 years of age. Shelter is provided up to 21 months. The Pathways Program provides basic life skills, interpersonal and jobs skills training, assistance with obtaining medical insurance and assistance related to advancing educational opportunities.

Stanislaus County Affordable Housing Corporation (STANCO): STANCO operates transitional housing facilities that provide housing opportunities for homeless persons with mental disabilities.

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

The CoC continues to home in on system processes and address gaps in the service delivery that can be shored up to ensure that specific vulnerable sub-populations do not fall through the cracks. As the CoC

partnerships grow and each entity becomes more understanding of their role as well as the roles of other agencies, the system will yield more effective results for those individuals and families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days someone experiences homelessness.

The delivery of wrap-around services is critical to the long-term success of those individuals and families that have experienced homelessness but are now housed. Through the CoC, there are housing supports made available, offering financial assistance, security deposits, legal services, credit repair, utility payments, counseling, among others. It is understood by the CoC and its partners that the end goal is not to simply find housing, but to maintain stable housing.

Families and children experiencing homelessness are prioritized as reflected by CDBG and ESG allocations to sub-recipients that serve these subpopulations (CSA Partnership, Center for Human Services, Children's Crisis Center, Haven Women's Center, and Family Promise).

The City of Modesto's Homelessness Prevention and Rapid Re-Housing (HPRP) activities include the allocation of ESG funds for chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth so they may receive security deposit assistance. Another subpopulation that is targeted with ESG HP/RP financial assistance are families with dependent children.

The City of Modesto, its ESG subrecipients, the CSOC and other partners have been especially strategic in creating opportunities that will stably house, either in the short term or long term, and promote the self-sufficiency of these subpopulations of persons experiencing homelessness. ESG subrecipients have also had to find strategic ways to assist clients find housing and keep their housing. The following are recent strategies that have been implemented locally in which the City will continue to be a partner in as its strategy at helping homeless individuals transition from homelessness to housing.

Empire Migrant Center:

Supported by the FOP movement, the Stanislaus County Community Services Agency's (CSA) partners with the Housing Authority to house homeless families during the cold-weather months in vacant family units at the Empire Migrant Center. The Empire Migrant Center located at 5132 South Ave. is used as a cold-weather shelter for homeless families. The Empire Migrant center consists of 90 single family dwelling units used for farmworker housing during project from April to October each year. This project allowed CSA to use 21 of the 90 units to place homeless families in these units during the months of November through March. This project will be a multi-year partnership allowing CSA to place homeless families each winter in housing and provide case management services with a goal to permanently house homeless households.

Youth Navigation Center:

The Center for Human Services provides a wide range of services that strengthen and support youth and families. One of the biggest projects currently being developed is a Youth Navigation Center. The Youth Navigation Center will be in Modesto and will be a one stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness. The Youth Navigation Center will create a space where existing services, currently at different sites, will be relocated and new services developed, creating a clear pathway for youth/young

adults. Most importantly, this Center will establish a coordinated system of care for this vulnerable population and will serve youth within Stanislaus County. Once completed, this project will provide the following services:

- Street outreach and engagement services
- Homeless prevention & diversion services
- Coordinated entry and assessment
- Crisis/Drop-in and Shelter for 13-17-year old persons (8 beds)
- Hutton House: Crisis/Drop-in and Low-Barrier Shelter for 18-24-year-old persons (24 beds)
- Pathways Program: Transitional Housing for 18-24-year-old persons (15 beds)
- Access to housing services including permanent housing slots designed for youth with diverse circumstances
- On-site education and employment services

Downtown Streets Team:

Another key effort led in Modesto aimed at reducing the number of people living in poverty and provide housing opportunities to homeless individuals is the Downtown Streets Team (DST). Downtown Streets Team employs a volunteer Structured Daily Activity (SDA) model in which those experiencing or at risk of homelessness volunteer on beautification projects within Modesto and Stanislaus County. Incentives for volunteering include, but are not limited to, intensive case management, employment navigation, service connection, and a non-cash basic needs stipend.

The DST model is designed to help “Team Members” (clients) activate skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed. These include things like maintaining a schedule, teamwork, accountability, self-confidence and more. Through the SDA model, Team Members rebuild all these as well as regain a sense of pride in and stewardship of their community. In addition, Team Members gain valuable experience that they can list at the top of their resume to overcome long experience gaps.

SDA projects are generally beautification projects, which includes basic tasks such as litter cleanup in the community. Thus, the model inherently provides a public service and a public benefit in the communities DST serves in.

Homeless Employment Litter Program

Similar to the Downtown Streets team project, the City is forming a new partnership with Ready to Work (a nonprofit organization which creates opportunities where individuals who are either experiencing or at-risk of homelessness gain employment support while generating clean streets) and the California Department of Transportation (CalTrans) to initiate the Homeless Employment Litter Program (HELP). This partnership will result in the employment of homeless individuals to pick up litter around our city streets and state highways around Modesto RTW has been very successful in transitioning individuals into full-time employment and permanent housing. Along with market level compensation, employees will receive an employment plan to help secure graduation from the program, as well as assistance with resume building, filling out applications, interviewing and much more. Complementary to a more beautiful city, the goal is to develop a platform that will give individuals all the tools needed to become self-sufficient.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The *Plan to Address Homelessness in Stanislaus County* identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners. The City helps lead in the coordination of Continuum-wide services. Furthermore, homelessness prevention assistance, while scarce, is provided through an ESG sub-recipient (Community Housing and Shelter Services). Again, foster care youth and those exiting the foster care system will be served through the City partnership with the Housing Authority on the above-mentioned federal stimulus funded activity.

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

Focus on Prevention Homelessness Initiative

Over four years ago, the Stanislaus County Board of Supervisors launched the Focus on Prevention (FOP) countywide initiative with the aim to improve the quality of life for all Stanislaus residents and families, through coordinated prevention efforts that work across multiple community sectors and address root causes of homelessness and other issues. The City of Modesto has been a stakeholder in the FOP movement since its inception, supporting the efforts to assist residents in escaping homelessness.

Homeless Discharge Coordination:

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

The City partnered with Stanislaus County Affordable Housing Corporation (STANCO) on the 522 E. Granger Ave. project. This project will provide housing to individuals with serious mental illness who are homeless or at risk of homelessness.

During Program Year 2018-2019, the City also partnered with the HACS on projects such as 201 E. Coolidge, 416 E. Coolidge and 0 Vine Street.

- 201 E. Coolidge is a 40-unit multi-family housing complex providing affordable housing opportunities to low income families.

- 416 E. Coolidge will be a new construction project featuring eight (8) single family homes as permanent supportive housing for behavioral health clients.
- 0 Vine Street will be a two-phase project with 23 housing units for homeless veterans and 12 units for senior housing.

Homeless Prevention and Rapid Rehousing:

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

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The Market Analysis section of this Consolidated Plan estimates that 8,820 owner-occupied low-income households and 8,400 renter-occupied low-income households are living in units built before 1980. Because lead-based building materials was banned in 1979, this is the best available estimate of the number of households that may have lead-based materials to abate.

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

City staff provides the HUD approved “Protect Your Family From Lead in Your Home” pamphlet to homeowners when lead-based paint is found or presumed to be present. Homeowner Rehabilitation Program Policies & Procedures adhere to 24 CFR 35.100 Subpart J 35.930(b), 24 CFR 35.100 subpart J 35.930(c), and 24 CFR 35.100 subpart J 35.930(d). Contractors who are working in homes where lead-based paint is found or presumed to be present provides to the homeowners EPA pamphlet “The Lead-Safe Certified Guide to Renovate Right” prior to construction activities.

Housing rehabilitation projects will be subject to federal regulations for Lead-Based Paint and contractors must be certified in safe work practices when completing the rehabilitation work. Costs related to lead-based paint inspections, clearance and abatement will be included in the City’s housing rehabilitation loan program which is paid from entitlement funds.

How are the actions listed above related to the extent of lead poisoning and hazards?

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

How are the actions listed above integrated into housing policies and procedures?

The City's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the City's loan agreements for new projects prohibit the use of any lead-based paint.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City coordinates the efforts among many stakeholders to effectively support low-income households through the projects associated with this Consolidated Plan. In addition to supporting low-income households directly in Modesto, the City acknowledges the regional nature of many issues facing low-income households. That being so, the City takes its role seriously as a participating member of the CoC as well as the Stanislaus Homeless Alliance (SHA).

The vision of the City, as well as the organizations in which it participates is to develop and implement effective programs and projects that are coordinated and resourced efficiently. Addressing the goals and priority needs listed within this Consolidated Plan are the primary ways in which the City will work to reduce the number of families living in poverty.

The City is part of the County-wide 2020-2025 Analysis of Impediments to Fair Housing Choice (AI) as well. Within the AI, an analysis was completed to understand those policies that may disproportionately impact low-income households in negative ways, or those policies that inadvertently impact low-income households in ways that may limit their choices in both choice of housing and thus, employment.

Another strategy the City will use is to enter into community partnerships that provide economic development opportunities for low income households. Partnerships such as those with Opportunity Stanislaus, the local economic development and workforce agency, will seek to leverage any funds available to the city (federal and/or state) for the economic advancement of low-income families with the end goal to get them out of poverty levels.

The City may also work with its Economic Development Department to consider the creation of a CDBG special economic development program to assist existing small businesses with loans or grants that will result in the creation of jobs for low income individuals and/or assist low income persons with the creation of microenterprise businesses as another strategy at reducing the number of poverty-level families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, creating new jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the lifecycle of the Consolidated Plan.

Much of the affordable housing plan coordination occurs at the CoC and SHA level where City efforts and initiatives are shared and updates are provided. By doing this, the City may receive feedback from both bodies and/or new ideas may arise for new partnerships and/or enhancement of service delivery.

An example of the coordination that exists within the CoC, the Modesto Downtown Streets Team (DST) program was implemented locally after

is a volunteer work-experience program that offers gift cards to individuals that work to beautify downtown Modesto. While those working on the teams exchange up to 20 hours each week beautifying the streets through trash clean up and similar activities, they receive time with an Employment Specialist with the goal of finding gainful employment. The DST has placed over 700 individuals into permanent work.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

For all HUD funded projects, the City has implemented a subrecipient capacity risk analysis criteria that is assessed at the time of application, as part of the application technical review. If the organization does not meet the organizational capacity standards, the project is not considered for funding.

Organizations that meet the capacity requirements, are then assessed for to determine the extent of monitoring. Program/project monitoring ranges from frequent desk audits (i.e., monthly review of project files – performance reports, invoices and supporting documentation, ensuring timely expenditure, tracking progress toward Consolidated Plan/Annual Action Plan goals, etc.) for all HUD funded activities to more extensive and less frequent (at least once every program year) on-site audits for “high-risk” if certain risk factors are identified during project implementation.

In accordance with 24 CFR, Section 92.252, HOME-assisted rental units are monitored and inspected for income certifications, housing quality standards, and other affordability criteria. There are different levels of monitoring that staff follow, beginning at project predevelopment and continuing through the period of affordability. Staff reviews each draw request. Staff meets 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.

The City is currently developing a standardized monitoring plan for each HUD program that meets each program’s requirements. This monitoring plan will be used as a tool to establish monitoring schedule as well as specific documentation to collect/review depending on the project type.

Annual Action Plan

AP-15 Expected Resources

Introduction

During Program Year 2020-2021, the City of Modesto anticipates receiving \$1,900,954 in Community Development Block Grant (CDBG) program funds, \$934,812 in HOME Investment Partnership (HOME) program funds, and \$164,549 in Emergency Solution Grant (ESG) program funds. From the repayment of various loans, staff anticipates receiving \$550,000 in CDBG, \$100,000 from HOME, \$150,000 from NSP, and \$100,000 in the Revolving Loan Fund for a total projected \$400,000 in program income.

There are several potential funding sources to implement the strategies contained in the 2020 - 2024 Consolidated Plan. The funding from HUD is clearly outlined in this plan, and there are other funds that assist implementation for strategies outlined in this plan as well. The funds that may contribute to addressing the needs and goals outlined in this Consolidated Plan are:

- Funds covered under the Consolidated Plan: CDBG, HOME, and ESG
- Funds provided under various programs of the California Department of Housing and Community Development and the California Housing Finance Agency
 - Permanent Local Housing Allocation (PLHA)
- State and federal tax credits and mortgage credit certificates
- Tax exempt bond proceeds;
- The City's General Fund
- Private industry sources such as the Federal Home Loan Bank Board's Affordable Housing Program
- Sources leveraged by local partners when contributing HUD Funds to these projects including but not limited to Federal Home Loan Bank Affordable Housing Program

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,900,954	\$800,000	\$1,069,442	\$3,770,396	\$7,603,816
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$934,812	\$400,000	\$4,935,068	\$6,269,880	\$3,739,248
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	\$164,549	\$0	\$0	\$164,549	\$658,196

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

Leveraging HUD resources allows the City to use local, state and other funds to combine with federal resources to maximize reach and impact of the City’s HUD funded programs. Through the vetting of project applications for HUD funding, the City emphasizes the importance of leveraging to potential applicants. In Program Year 2019, the City developed a new project scoring system that places higher weight and rewards project applicants with higher level of leveraged funds. Upon project award, the City verifies that leverage funds pledged in the project application have been awarded/committed to the respective applicant/project. The City continues to search for other Federal and State funding to use a leverage. As a result, as of 2020, the City will receive a Permanent Local Housing Allocation from the State that will further leverage Federal funding to assist with addressing the goals outlined in the 2020-2024 Consolidated Plan and Annual Action Plan.

The City of Modesto has access to a variety of federal and state resources to achieve its housing and community development goals. These funds include the following key programs in FY 2020-2021 and total just over \$3.97 million:

- CDBG: \$1,900,954
- HOME: \$934,812
- ESG: \$164,549
- PLHA: \$969,747
- CARES ACT COVID-19 CDBG: \$1,118,269
- CARES ACT COVID-19 ESG: \$567,410

Specific funding sources will be utilized based on the opportunities and constraints of each program.

Entitlement Funds:

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

ESG Match Requirements:

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

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

ESG funds, the costs would have been allowable.

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

HOME Match Requirements:

The 25% HOME match requirements are met through the contributions or layers of funds that the developers provide for each HOME -assisted project. The match includes private financing, waiver or deferral of development fees approved by the City Council, Tax Credit Allocations, and any other eligible source. The City intends to satisfy this requirement by allocating sufficient funds from the Affordable Housing Fund for this purpose.

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

The City, as the successor housing entity to the former Redevelopment Agency of the City of Modesto, owns a parcel that will be utilized to develop 74 affordable housing units for low and very low-income households. The City is working with EAH, a non-profit affordable housing developer, to obtain project construction financing including State grants and tax credits to leverage HOME funding.

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

- An executive order to make excess state land available for affordable housing
- Connecting affordable housing developers to local surplus land and strengthening enforcement of the Surplus Lands Act
- Requiring cities and counties to inventory and report surplus and excess local public lands to include in a statewide inventory

During this Consolidated Plan period, the City will work to identify of City owned properties to meet this requirement with the intent to continue to add to the City’s affordable housing stock. The intent is to transfer eligible properties to non-profit organizations to utilize the properties for low income households or rehabilitate the units and sell them to a low-income households.

AP-20 Annual Goals and Objectives

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding*	Goal Outcome Indicator
1	Improve the Condition and Increase Supply of Affordable Housing	2020	2024	Affordable Housing Non-Housing Community Development	Affordable Housing	CDBG: \$703,578 HOME: \$834,453	199 Household Housing Units
2	Work Towards Addressing and Preventing Homelessness	2020	2024	Homeless	Addressing and Preventing Homelessness	CDBG: \$167,416 HOME: \$28,483 ESG: \$152,208	2,000 Persons Assisted 8 Households Assisted
3	Enhance Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Enhance Infrastructure and Public Facilities	CDBG: \$711,947	4,000 Persons assisted
4	Access to Jobs, Education, and Other Economic Development Services	2020	2024	Non-Housing Community Development	Public Services Community and Economic Development	CDBG: \$67,635	1,400 Persons Assisted
5	Administration	2020	2024			CDBG: \$380,190 HOME: \$93,481 ESG: \$12,341	NA

* Funding amounts are annual funding estimates.

Goal Descriptions

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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City estimates, based on prospective projects, approximately 90 to 100 housing units may be developed during the next five years to provide low and very low-income units to households. Additionally, the City expects that 25% of these units will serve very low-income households at or below 30% of the area median income. The City estimates the remaining units to be available to households that are between 60% to 80% of the area median income.

The following are the City’s one-year affordable housing goals:

One Year Goals for the Number of Households Supported Through	Income Demographic
Rental Assistance	8
The Production of New Units	181
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	207

AP-35 Projects

Introduction

The projects to be undertaken in the 2020 program year (July 1, 2020 to June 30, 2021) are summarized below. The City will utilize funds available to address the goals outlined in this Consolidated Plan. The specific projects will target affordable housing opportunities through acquisition, rehabilitation and construction of housing. In addition, the City will provide public services including homelessness services and economic development activities. The City will also provide enhancements to public facilities and infrastructure.

Projects

Project #	Project Name
1	Program Planning and Administration
2	Housing Rehabilitation Administration Activity Delivery
3	Section 108 Loan Repayment
4	Economic Development
5	Public Facilities
6	Affordable Housing – Acquisition, Rehabilitation, homelessness
7	Public Services
8	Affordable Housing – Owner Occupied Housing Rehabilitation

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

The priority needs described in the Strategic Plan are:

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

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

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

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

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

Other obstacles in addressing needs are:

- Limited services to support the diverse population
- High and increasing cost of land throughout the County present obstacles by further limiting the quantity of projects the City can take on given finite financial resources to acquire land that is becoming increasingly expensive
- Increasing rental rates across the City presents an obstacle in that fewer households may be able to be supported given the funding allocated. The money spent on rental assistance may not go as far given increasing rental costs.
- Coordination gaps between service providers and agencies providing housing
 - Coordination continues to improve as the CoC becomes more efficient
- Prevailing wage requirements increase construction costs for housing, thus increasing the cost of affordable housing development, potentially limiting the number of affordable housing developments in the City
- Resident perceptions of various services may hinder them from accepting assistance
- Current housing market and economic conditions
- Education and dissemination of information to low- and moderate-income residents is a potential obstacle. Although the City has excellent relationships with neighborhood associations and organizations within the different districts in the City, there remains an obstacle of reaching the right people to ensure knowledge of programs available to them.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Planning and Administration
	Target Area	City-wide
	Goals Supported	Administration
	Needs Addressed	NA
	Funding	CDBG: \$380,190 HOME: \$93,481 ESG: \$12,341 CARES Act CDBG: \$223,653 CARES ACT ESG: \$56,741
	Description	This project will fund administrative expenses related to the planning and administration of CDBG, HOME, and ESG activities including but not limited to development of HUD plans, contract development, project monitoring, and enforcement of federal regulations. Matrix Code: 21A - General Program Administration Regulatory Citation: 570.206 National Objective: N/A
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	1010 10th Street, Modesto CA 95354
	Planned Activities	Program Administration
	2	Project Name
Target Area		City-wide
Goals Supported		Improve the Condition and Increase Supply of Affordable Housing
Needs Addressed		Affordable Housing
Funding		CDBG: \$250,000

	Description	Activity delivery costs related to carrying out housing rehabilitation activities (rental and owner occupied). Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing; survey, site and utility plans; application processing; and other fees. Matrix Code: 14H Rehabilitation Administration Regulatory Citation: 570.202(b)(9) National Objective: N/A
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City will facilitate housing rehabilitation projects for 15 eligible households per year at or below 80% of the Area Median Income.
	Location Description	Citywide/Low Income Census Tracts.
	Planned Activities	Housing Rehabilitation Activity Delivery
3	Project Name	Section 108 Loan Repayment
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: \$319,441.70
	Description	Planned repayment of Section 108 Loan Principal/interest
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Repayment of Section 108 Loan
4	Project Name	Economic Development
	Target Area	NA
	Goals Supported	Access to Jobs, Education, and Other Economic Development Services
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$250,000 CARES Act COVID19 CDBG: \$800,000

	Description	Partnerships with businesses, developers and service providers to address community and economic development goals including but not limited to the creation and retention of full-time equivalent jobs through grant and loan programs. Matrix Code: 18A - Direct Financial Assistance to For-Profit Businesses Regulatory Citation: 570.203(b) National Objective: 570.208(4)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	CDBG: Assist 8 small businesses negatively impacted by COVID19; Retain minimum of 8 LMI jobs. One FTE created/retained for every \$35,000 CARES Act COVID19 CDBG: Assist 20 small businesses negatively impacted by COVID19; Retain minimum of 20 LMI jobs. One FTE created/retained for every \$35,000
	Location Description	Citywide
	Planned Activities	Economic Development Assistance
5	Project Name	Public Facilities
	Target Area	NA
	Goals Supported	Enhance Infrastructure and Public Facilities
	Needs Addressed	Enhance Infrastructure and Public Facilities
	Funding	CDBG:
	Description	Improve the physical structures throughout the City in CDBG program eligible areas including but not limited to construction or rehabilitation of public facilities and/or improving infrastructure conditions in LMA neighborhoods. Matrix Code: 03A – 04 Regulatory Citation: 570.201(c) National Objective: 570.208(a)(1)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,000 individuals from LMA neighborhoods.
	Location Description	LMA neighborhoods within Modesto
	Planned Activities	Community Centers, park improvements, homeless facilities, and/or other eligible public facilities.
6	Project Name	Affordable Housing – Acquisition, Rehabilitation, Homelessness

	Target Area	NA
	Goals Supported	Improve the Condition and Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG HOME
	Description	Use CDBG funds for acquisition and/or rehabilitation of property for affordable housing, disability access/improvements, first time homebuyers, lead based paint services, energy efficiency improvements and similar projects. Use HOME funds to leverage funding for the construction and/or rehabilitation of new affordable rental housing units through partnerships with the State, the housing authority, and using tools such as land banking, the revolving loan fund, and housing set-aside funds. Matrix Code: 01-02; 11-19E Regulatory Citation: 570201(a) or (c) National Objective: 570.208(a)(3)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Assist 181 households below 80% AMI through the following activities: Kansas House (103), 416 E. Coolidge (8), 0 Vine Street Phase 1 (23), and Youth Navigation Center (47)
	Location Description	Citywide
	Planned Activities	Acquisition, Rehabilitation, Construction of affordable housing units
7	Project Name	Public Services
	Target Area	NA
	Goals Supported	Access to Jobs, Education, and Other Economic Development Services
	Needs Addressed	Public Services
	Funding	CDBG
	Description	Partner with local public service providers to provide essential public services to Modesto residents. Matrix Code: 03T – 05Z Regulatory Citation: 570201(e) National Objective: 570.208(a)(2)
	Target Date	06/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Assist over 2,500 individuals below 80% of AMI through public service activities
	Location Description	Citywide
	Planned Activities	General Public Service Activities
8	Project Name	Affordable Housing – Owner Occupied Rehabilitation
	Target Area	NA
	Goals Supported	Improve the Condition and Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG
	Description	Provide direct financial assistance eligible households through the Homeowner Rehabilitation Program to address health and safety repairs. Matrix Code: 14A Regulatory Citation: 570.202(a)(1) National Objective: 570.208(a)(3) LMH
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Assist 18 households at or below 80% of the AMI
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation

AP-50 Geographic Distribution

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

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

Rationale for the priorities for allocating investments geographically

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

Discussion

No additional discussion.

AP-55 Affordable Housing

Introduction

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

The City offers affordable housing programs to support and assist households in obtaining or maintaining their home. The City utilizes contracts on affordable housing units to ensure units remain affordable for a certain extended period of time. To mitigate the negative effects of public policies that may pose barriers to affordable housing, the City of Modesto has policies in its impact fee program for affordable housing. The current Capital Facility Fees (CFF) Policies and Procedures provide, with respect to very low- and low-income housing exemptions, the total number of housing exemptions granted are not to exceed two percent (2%) of the cumulative total CFF program housing units. The CFF Policies and Procedures also allow a Community Housing and Development Organization (CHDO) to submit an

application and request CFF be waived on new affordable units for households earning sixty (60%) or less of the Area Median Income.

Whenever possible, the City uses HUD resources to partner with local affordable housing developers and/or other public agencies to build affordable housing projects. This Action Plan identifies any such projects to be planned or carried out this Program Year.

One Year Goals for the Number of Households to be Supported	
Homeless	154
Non-Homeless	22
Special-Needs	31
Total	207

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	181
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	207

Discussion

- Rental Assistance (8 households; 4 homeless/4 non-homeless): Community Housing and shelter services will assist a minimum of eight (8) households with City ESG funds for homeless prevention assistance.
- Production of new Units (181 households): Completion of the Kansas House Project will provide 103 new units for homeless households; The Vine Street Project will provide 23 new units to special needs households; 416 E. Coolidge will provide 8 new units, and Youth Navigation Center will provide 47 new units.
- Rehab of Existing Units (18 households): The City will seek to assist 18 households via the City’s owner-occupied housing rehabilitation program.
- Acquisition of Existing Units: The City will work with local partners and look for opportunities to acquire additional properties to provide affordable housing opportunities.

AP-60 Public Housing

Introduction

In Stanislaus County, public housing needs, housing choice vouchers, and other specific HUD funds and services are addressed by two housing authorities:

- The Housing Authority of the County of Stanislaus (HACS), also serving Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne Counties.
- The Riverbank Housing Authority administered by the Housing Authority of the County of Stanislaus.

Public housing sites can range from large apartment buildings to single-family houses. Housing Choice Vouchers (HCV, also often called the “Section 8” program) are a portable rent subsidy that can be used to pay for a portion of rent in private rental housing units. Project-Based Section 8 vouchers are private rental units in which the current occupant receives subsidized rent through the housing authority.

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

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

Collectively, the housing authorities in Stanislaus County provide access to 6,335 subsidized housing units including 736 public housing units, 1,060 project-based Section 8 units, and 4,460 housing choice vouchers, though these totals vary at any given time. Though there are technically two housing authorities, the HACS administers the programs of both the HACS and Riverbank housing authorities.

The HACS has been designated as a “high performing” public housing authority by HUD since 2008. This designation is given to public housing authorities (PHAs) that score above a 90 out of 100 points. PHA projects are assessed based on a physical inspection (40 points), financial condition (25 points), management system (25 points), and timely use of capital funds (10 points). The total PHA score is then created out of the average score for all projects weighted by the number of units.

Like many public housing authorities across the country, the housing authorities in Stanislaus County lack an adequate supply of funding for units and/or vouchers to meet the affordable housing needs within their service areas. This is reflected by long or closed waiting lists for potential units. In Stanislaus County, the average waiting time for a public housing unit is 10 years. Waiting lists for housing choice vouchers are only open occasionally and, even then, sometimes only for select applicants.

PHAs complete both an annual plan and a 5-year plan to help prioritize projects, development, funding, and programs. For 2019-2023, the HACS listed the following goals and objectives (among others) that help affirmatively further fair housing and increase housing choice:

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

Objectives:

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

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

Objectives:

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

3. Increase assisted housing choices.

Objectives:

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

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

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

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

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers. The HACS has implemented a “curbside” appearance program. The focus of the program is the exterior of buildings, parking areas,

play grounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better education residents concerning these problems, information is regularly provided through the HACS newsletter. These actions have assisted the HACS in creating an atmosphere which emphasizes customer satisfaction and communication

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

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

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

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

AP-65 Homeless and Other Special Needs Activities

Introduction

The City of Modesto participates in the County-wide Continuum of Care (CoC) to develop and implement regional goals and strategies to address and end homelessness. The CoC released its *Plan to Address Homelessness in Stanislaus County* in January 2019. A primary function and goal of the CoC is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting services and funds to populations most in need, meeting both the immediate and long-term needs of households experiencing homelessness, and avoiding the duplication of services by coordinating with service providers and the CoC.

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

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

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

The City of Modesto has actively participated in CSOC's planning process to move individuals and families from homelessness to permanent housing and independent living through a network of housing linked to supportive services. The primary strategy document is the annual CSOC Application. Additionally, the City will continue to work with the CoC in the implementation of the continuum-wide Coordinated Entry System (CES) to match the right services to the households given their individual circumstance, this includes taking into consideration special needs in both housing and supportive services. The CoC formed a CES Task Force that will continue to meet regularly to assist with the continued evolution and implementation of the CES and address any issues that arise. The CoC will provide continued training for participating service providers and continue developing any necessary tools to effectively manage the system. This matching of appropriate needs is the most effective use of resources and minimizes bottlenecks in the service delivery system.

In the coming year, the City will continue to partner with organizations such as Center for Human Services (CHS) which conducts street outreach to unsheltered homeless youth. CHS' goal, through street outreach, is to engage with homeless youth and connect them to resources including housing at CHS' Hutton House, a runaway and homeless youth shelter (ages 13-17), or Pathways, a transitional living place for older youth (ages 18-21). In 2019, the City provided CDBG grant and loan funds to CHS to acquire a property that will be used to establish a Youth Navigation Center. This Youth Navigation Center will enhance current outreach efforts and services for the youth population with everything being available at one location.

Community Assessment, Response, and Engagement (CARE) Multidisciplinary (MDT) personnel strategy: The CARE team is a joint strategy from the City of Modesto as well as Stanislaus County. The CARE team is made up of staff that are capable of engaging individuals and households in crisis, distressed in the moment for any number of reasons relating to mental or physical health. The CARE team conducts regular outreach and engagement with what are most often the "hard to reach" individuals and households. The CARE team activity is tracked in detail through the CoC and its reporting. The City will continue to be a partner in the CARE team program in efforts to increase outreach and engagement to homeless households and individuals.

The Downtown Streets Team (DST) is aimed at reducing the number of people living in poverty and

provide housing opportunities to homeless individuals. DTS employs a volunteer Structured Daily Activity (SDA) model in which those experiencing or at risk of homelessness volunteer on beautification projects within Modesto and Stanislaus County. Incentives for volunteering include, but are not limited to, intensive case management, employment navigation, service connection, and a non-cash basic needs stipend.

The DST model is designed to help “Team Members” (clients) activate skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed. These include things like maintaining a schedule, teamwork, accountability, self-confidence and more. Through the SDA model, Team Members rebuild all of these as well as regain a sense of pride in and stewardship of their community. In addition, Team Members gain valuable experience that they can list at the top of their resume to overcome long experience gaps.

SDA projects are generally beautification projects, which includes basic tasks such as litter cleanup in the community. Thus, the model inherently provides a public service and a public benefit in the communities DST serves in.

Finally, the City of Modesto is actively involved in the Annual Point-In-Time (PIT) Count conducted throughout the CoC which includes all of Stanislaus County. The PIT Count includes staff and volunteers going out into the community and physically counting individuals experiencing homelessness as well as outreach efforts linking those individuals to services available within the community. Outreach efforts particularly seek to identify the numbers and needs of those individuals and households experiencing unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The City partners with shelter providers in Modesto such as The Salvation Army to provide emergency shelter and low barrier shelter services to homeless persons. The newly formed Access Center Emergency Shelter will provide low-barrier (drug and alcohol testing are not required to enter) to reduce barriers for individuals choosing to enter an emergency shelter. ACES is designed to allow homeless individuals to enter with pets, partners, and possessions, which are often-cited impediments individuals have when entering a homeless shelter.

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

Center for Human Services – Pathways Program: Pathways is a 16-bed transitional living program that addresses the need for shelter and support services for homeless youth 18 to 21 years of age. Shelter is

provided up to 21 months. The Pathways Program provides basic life skills, interpersonal and jobs skills training, assistance with obtaining medical insurance and assistance related to advancing educational opportunities.

Stanislaus County Affordable Housing Corporation (STANCO): STANCO operates transitional housing facilities that provide housing opportunities for homeless persons with mental disabilities. The City of Modesto provided funding for STANCO in 2019 for transitional housing of five (5) beds. The City will continue to look for partnership opportunities with STANCO and other providers to meet emergency and transitional shelter needs of residents.

Hutton House is an emergency shelter for runaway, homeless, and youth in crisis who are ages 13-17.

Pathways is a transitional living and support services program that focuses on youth who have “aged out” of the foster care placement system.

Children’s Crisis Center of Stanislaus County (CCC) provides child care and shelter services to abused, neglected, and at-risk children in the community.

Cricket, Guardian, Marsha’s, Sawyer, and Verda’s Houses provides shelter for children who may be involved in a family crisis or a conflict situation.

Homeless Prevention and Rapid Re-Housing Program (HPRP) provides rental assistance in conjunction with intensive case management.

Community Housing and Shelter Services (CHSS) provides opportunities to households with and without children to obtain and maintain permanent housing.

Community Impact of Central Valley (CICV) provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program (HOPWA).

Family Promise of Greater Modesto provides shelter at church sites and case management support for finding permanent affordable housing.

Haven Women’s Center of Stanislaus County provides shelter services and outreach to homeless women and children in the South Stanislaus County area and within the City. Services include those for victims of domestic violence.

[Housing Authority of the County of Stanislaus](#) administers 222 Shelter Plus Care Certificates and HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.

Miller Pointe is a 15-unit permanent rental housing project serving very low-income households.

Meadow Glen is a 32-unit permanent rental supportive housing serving very low-income foster youth aged out of foster care.

The Modesto Men’s Gospel Mission and Women’s Mission provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day.

Mission Emergency Shelter provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and children for a maximum stay of fourteen days.

New Life Program Residential is an on-site program, operated by the Modesto Gospel Mission, for up to 41 unaccompanied adult men and women who need specialized help to return to societal living. This program is operated by the Modesto Gospel Mission.

The Salvation Army Modesto Corps provides an array of services to the homeless.

The Berberian Emergency Shelter provides 164 cold weather beds to unaccompanied homeless adult men and women and up to 30 year-round beds to homeless persons with special medical needs.

The Berberian Transitional Living Facility provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months.

Stanislaus County Affordable Housing Corporation (STANCO) operates eight properties for permanent affordable housing and conducts outreach to place people in supportive housing. STANCO also operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.

- **STANCO Transitional Housing**
- California – 36 beds and 4 units

- Garden Gate – 3 beds and 1 unit
- Ricardo – 3 beds and 1 unit
- Locust – 3 beds and 1 unit
- Garvey – 13 beds
- REST House - 5 beds
- **STANCO Permanent Supportive Housing**
- 24 beds

Bennett Place contains 18 units that are reserved for persons who have a serious mental illness (SMI) or serious emotional disturbance (SED) and are homeless or at risk for homelessness.

Turning Point Community Programs provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence and self-sufficiency.

Turning Point Respite Center at Garden Gate provides a safe home-like environment for up to 12 homeless mentally ill persons nightly.

Salvation Army Veteran Emergency Shelter: provides shelter services to homeless individuals who are U.S. Veterans.

Catholic Charities provides a variety of programs and services with a new office location as of 2019 in Modesto. Catholic Charities provides transportation services, housing and case management services, low-cost healthcare, and childcare as well as immigration and legal services.

There is a total of 511 emergency shelter beds in Modesto and 223 within Stanislaus County (not in Modesto) for a total of 734 emergency shelter beds within the County. Additionally, there are 301 emergency shelter beds pending. The emergency shelter beds available in Modesto are from the following organizations:

Modesto Emergency Shelter Beds

Agency	Number of Beds
Center for Human Services	7
Community Housing and Shelter Services (CHSS)	155
Family Promise	14
Haven Women’s Shelter	8
Modesto Gospel Mission	181
Salvation Army	140
Turning Point	3

TOTAL	511
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Source: Stanislaus Homelessness Alliance Affordable Housing Presentation

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

The CoC continues to hone in on system processes and address gaps in the service delivery system to ensure that specific vulnerable sub-populations do not fall through the cracks. As the CoC partnerships grow and each entity becomes more understanding of their role as well as the roles of other agencies, the system will yield more effective results for those individuals and families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days someone experiences homelessness. As stated in the *Coordinated Entry System Policies and Procedures Manual*, the CoC works to assess households for the individual needs and make matches to available housing interventions. The case conferencing teams meet weekly to work through the households that have completed assessments. Each household experiencing homelessness or chronic homelessness is offered a standard assessment tool to ensure fairness and equitable access to available services and housing options across the continuum.

The delivery of wrap-around services is critical to the long-term success of those individuals and families that have experienced homelessness but are now housed. Through the CoC, there are housing supports made available, offering financial assistance, security deposits, legal services, credit repair, utility payments, counseling, among others. It is understood by the CoC and its partners that the end goal is not to simply find housing, but to maintain stable housing.

The City of Modesto’s Homelessness Prevention and Rapid Re-Housing (HPRP) activities include the allocation of ESG funds for all household types including but not limited to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth so they may receive security deposit assistance. Another subpopulation that is targeted with ESG HP/RP financial assistance are families with dependent children.

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

Empire Migrant Center:

Supported by the FOP movement, the Stanislaus County Community Services Agency’s (CSA) partners with the Housing Authority to house homeless families during the cold-weather months in vacant family

units at the Empire Migrant Center. The Empire Migrant Center located at 5132 South Avenue is used as a cold-weather shelter for homeless families. The Empire Migrant center consists of 90 single family dwelling units used for farmworker housing during project from April to October each year. This project allowed CSA to use 21 of the 90 units to place homeless families in these units during the months of November through March. This project will be a multi-year partnership allowing CSA to place homeless families each winter in housing and provide case management services with a goal to permanently house homeless households.

Youth Navigation Center:

The Center for Human Services provides a wide range of services that strengthen and support youth and families. One of the biggest projects currently being developed is a Youth Navigation Center. The Youth Navigation Center will be located in Modesto and will be a one stop service hub providing a continuum of services for young people (13-24 years old) who are experiencing crisis, housing instability, and/or homelessness. The Youth Navigation Center will create a space where existing services, currently at different sites, will be relocated and new services developed, creating a clear pathway for youth/young adults. Most importantly, this Center will establish a coordinated system of care for this vulnerable population and will serve youth within Stanislaus County. Once completed, this project will provide the following services:

- Street outreach and engagement services
- Homeless prevention & diversion services
- Coordinated entry and assessment
- Crisis/Drop-in and Shelter for 13-17-year-old individuals (8 beds)
- Hutton House: Crisis/Drop-in and Low-Barrier Shelter for 18-24-year-old individuals (24 beds)
- Pathways Program: Transitional Housing for 18-24-year-old individuals (15 beds)
- Access to housing services including permanent housing slots designed for youth with diverse circumstances
- On-site education and employment services

Downtown Streets Team:

Another key effort led in Modesto aimed at reducing the number of people living in poverty and provide housing opportunities to homeless individuals is the Downtown Streets Team (DST). Downtown Streets Team employs a volunteer Structured Daily Activity (SDA) model in which those experiencing or at risk of homelessness volunteer on beautification projects within Modesto and Stanislaus County. Incentives for volunteering include, but are not limited to, intensive case management, employment navigation, service connection, and a non-cash basic needs stipend.

The DST model is designed to help “Team Members” (clients) activate skills and attributes that are necessary to move toward employment, housing, and overall a better quality of living, but which are, through the experience of homelessness, often suppressed. These include things like maintaining a schedule, teamwork, accountability, self-confidence and more. Through the SDA model, Team Members rebuild all of these as well as regain a sense of pride in and stewardship of their community. In addition, Team Members gain valuable experience that they can list at the top of their resume to overcome long

experience gaps.

SDA projects are generally beautification projects, which includes basic tasks such as litter cleanup in the community. Thus, the model inherently provides a public service and a public benefit in the communities DST serves in.

Homeless Employment Litter Program

Similar to the Downtown Streets team project, the City is forming a new partnership with Ready to Work (a nonprofit organization which creates opportunities where individuals who are either experiencing or at-risk of homelessness gain employment support while generating clean streets) and the California Department of Transportation (CalTrans) to initiate the Homeless Employment Litter Program (HELP). This partnership will result in the employment of homeless individuals to pick up litter around our city streets and state highways around Modesto RTW has been very successful in transitioning individuals into full-time employment and permanent housing. Along with market level compensation, employees will receive an employment plan to help secure graduation from the program, as well as assistance with resume building, filling out applications, interviewing and much more. Complementary to a more beautiful city, the goal is to develop a platform that will give individuals all the tools needed to become self-sufficient.

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

The *Plan to Address Homelessness in Stanislaus County* identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners. The City helps lead in the coordination of Continuum-wide services. Furthermore, homelessness prevention assistance, while scarce, is provided through an ESG sub-recipient (Community Housing and Shelter Services). Again, foster care youth and those exiting the foster care system will be served through the City partnership with the Housing Authority.

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

Focus on Prevention Homelessness Initiative

Over four years ago, the Stanislaus County Board of Supervisors launched the Focus on Prevention (FOP) countywide initiative with the aim to improve the quality of life for all Stanislaus residents and families, through coordinated prevention efforts that work across multiple community sectors and address root causes of homelessness and other issues. The City of Modesto has been a stakeholder in the FOP movement since its inception, supporting the efforts to assist residents in escaping homelessness.

Homeless Discharge Coordination:

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

Homeless Prevention and Rapid Rehousing:

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

Foster care/youth facilities

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

Corrections/Law Enforcement:

As part of the Coordinated Entry efforts, the City works with law enforcement agencies such as Modesto Police Department and Stanislaus County Sheriff and Probation Departments in discharge planning to

avoid discharge of inmates into homelessness.

AP-75 Barriers to affordable housing

Introduction:

The City's 2015-2023 Housing Element contains an analysis of the barriers that may exist in the development and/or preservation of affordable housing. Many factors may work independently to inhibit affordable housing, but more often there is an intersection of barriers that may impede affordable housing development and/or perseverance. Some of those barriers may include market mechanisms and circumstances, government codes and regulations, physical constraints, and environmental constraints.

Of those types of barriers, below is a summarized list of specific barriers:

- Market barriers
 - Construction costs
 - Land and labor costs
 - Loan/Credit issues for households
- Governmental barriers
 - Land use and zoning regulations
 - Permit fees
 - Residential development standards
 - Parking requirements
 - Development permit procedures
 - Building codes
- Environmental barriers
 - Natural disasters

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

Development Fees:

- Zoning Change Fee
 - Should a development or housing unit be proposed for a site where it is not consistent with the General Plan and/or should a project be proposed for a site it is not currently permitted by zoning, a fee of up to \$5,231 is required depending on the zoning change needed.
 - These costs could potentially stifle the development of housing in areas where it may otherwise be reasonable
 - Given a low supply of housing affordable to low- and/or moderate-income households, these costs may inhibit housing choice for those households
- Impact Fee, land dedications, site improvements
 - The costs to integrate necessary infrastructure (streets, sidewalks, storm drains, etc.) are bore by the developer, but are ultimately passed on to the consumer

- These costs contribute to pricing out low- and/or moderate-income households for affordability reasons
- The City may provide fee waivers in some cases and/or fee deferrals in others allowing construction to move forward with less up-front costs
- School district fees
 - School fees range from \$2.97 to \$4.66 per square foot; with an average of \$3.82 per square foot
 - These may add significant costs to larger developments, contributing to the pricing out of low- and/or moderate-income households

The City of Modesto regularly analyzes City building codes, market constraints, and housing/non-housing development policies, be it through the Consolidated Plan process, the Analysis of Impediments update, or the Housing Element update. The City acknowledges that outdated building codes and land use policies inhibit the development of housing for all income levels and the City understands the importance of regularly analyzing how local policies and ordinances impact the housing market for those households earning less than 80% of the area median income.

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

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

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

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

In 2017, the State of California passed a 15-bill housing package aimed at addressing the state’s housing shortage and high housing costs. Specifically, SB 2, which is part of the 15-bill housing package,

established a permanent source of revenue intended to increase the affordable housing stock in California.

In 2019, the State of California released a Notice of Funding Availability (NOFA) to all local governments in California for the SB2 Planning Grants Program (PGP). The PGP program is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

In response to the NOFA, the City of Modesto applied for and was awarded \$625,000. Funds will be partially used for the development of an Affordable Housing Plan (AHP) which will consist of two primary components:

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

The SB2 Planning grant will play a significant role in assisting the City address affordable housing needs and any barriers currently in place.

All of the goals from the City's 2015-2023 Housing Element are relevant to the Consolidated Plan, and several goals are explicitly aimed at removing barriers to the development of housing within the City.

Goal Number 4 of the Housing Element is "Ensure land use and zoning procedures accommodate housing," stating that the City will work to track changes in Housing Law as to be consistent with supportive of State and Federal laws. The goal also aims to review local regulations periodically for the ability to accommodate projected housing demands. Goal number 5 is "Reduce government constraints," with the aim of continuing to identify any development fees, impact fees, and other municipal costs that may unduly constrain housing production.

The City is also a partner in the development of the Regional Analysis of Impediments to Fair Housing Choice (AI) for Stanislaus County. The AI will analyze public policies, strategies, and housing market practices that could potentially create barriers to affordable housing for households within the City. The AI will also identify actions to be taken in order to alleviate any barriers identified.

AP-85 Other Actions

Introduction:

Actions planned to address obstacles to meeting underserved needs

In alignment with local efforts and initiatives, the City's primary focus in 2020-2021 will be to use HUD resources to address the Consolidated Plan goals, all of which are high priority:

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

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

Actions planned to foster and maintain affordable housing

Because there is a housing shortage in Modesto, one of the City's main strategies will be to use HUD funds to assist with property acquisition for conversion into affordable housing. In the development of the Strategic Plan, the City conducted a request for project proposals to identify potential projects that would assist in addressing the Consolidated Plan needs. The City will use projects identified via the RFP to maximize the use of HUD funds with the end goal of adding affordable housing units to the maximum extent possible.

Actions planned to reduce lead-based paint hazards

The Market Analysis section of the 2020-2024 Consolidated Plan estimates that 8,820 owner-occupied low-income households and 8,400 renter-occupied low-income households are living in units built before 1980. Because lead-based building materials was banned in 1979, this is the best available estimate of the number of households that may have lead-based materials to abate.

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

City staff provides the HUD approved "Protect Your Family From Lead in Your Home" pamphlet to homeowners when lead-based paint is found or presumed to be present. Homeowner Rehabilitation Program Policies & Procedures adhere to 24 CFR 35.100 Subpart J 35.930(b), 24 CFR 35.100 subpart J 35.930(c), and 24 CFR 35.100 subpart J 35.930(d). Contractors who are working in homes where lead-based paint is found or presumed to be present provides to the homeowners EPA pamphlet "The Lead-Safe Certified Guide to Renovate Right" prior to construction activities.

Housing rehabilitation projects will be subject to federal regulations for Lead-Based Paint and contractors must be certified in safe work practices when completing the rehabilitation work. Costs related to lead-based paint inspections, clearance and abatement will be included in the City’s housing rehabilitation loan program which is paid from entitlement funds.

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

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

Actions planned to reduce the number of poverty-level families

Affordable housing is identified as the highest need in the City’s 2020-2024 Strategic Plan. In order to address need for additional affordable housing the City of Modesto works with local affordable housing developers in efforts to identify new projects and/or ways to enhance the supply of affordable housing. Section AP-55 of this Action Plan outlines the City’s 2020-2021 affordable housing goals for this year.

The City will enter community partnerships that provide economic development opportunities for low income households. Partnerships such as those with Opportunity Stanislaus, the local economic development and workforce agency, will seek to leverage any funds available to the city (federal and/or state) for the economic advancement of low-income families with the end goal to get them out of poverty levels. Opportunity Stanislaus developed the VOLT Institute, located in Modesto, to offer training for maintenance and technology positions. VOLT was developed in consultation with local businesses to address their needs for machine maintenance and continuing education among their workforce.

The City may also work with its Economic Development Department to consider the creation of a CDBG special economic development program to assist existing small businesses with loans or grants that will result in the creation of jobs for low income individuals and/or assist low income persons with the creation of microenterprise businesses as another strategy at reducing the number of poverty-level families.

Actions planned to develop institutional structure

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

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

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

disabilities to work in the community. Often, BHRS and City HUD funding resources are leveraged together when partnering with local affordable housing developers such as the HACS and STANCO.

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

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

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

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

Discussion:

No additional discussion.

AP-90 Program Specific Requirements

Introduction:

The below section outlines specific program requirements for CDBG, HOME, and the ESG programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	85%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** The City of Modesto does not use form of investment within the local HOME program other than those identified in Section 92.205.
- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

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

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

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

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

Of the recapture options described in 92.254(a)(5)(ii)(A), the City of Modesto will use a the “Shared Net Proceeds” option as outlined in 24 CFR 92.254(a)(5)(ii)(A)(3). With this option, if the net proceeds are not sufficient to recapture the entire HOME investment, the City and original homebuyer will share the net proceeds.

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

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

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

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

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

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

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

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

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

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

Of the recapture options described in 92.254(a)(5)(ii)(A), the City of Modesto will use a the “Shared Net Proceeds” option as outlined in 24 CFR 92.254(a)(5)(ii)(A)(3). With this option, if the net proceeds are not sufficient to recapture the entire HOME investment, the City and original homebuyer will share the net proceeds.

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

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

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

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

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

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

The City does not intend to use HOME funds for refinancing activities.

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)

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

The City, in consultation with Continuum of Care stakeholders, developed policies and procedures for providing ESG assistance. The policies and procedures adopted are in accordance with HUD and HCD guidelines.

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

2. The City's ESG policies may be accessed at the following website:

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

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

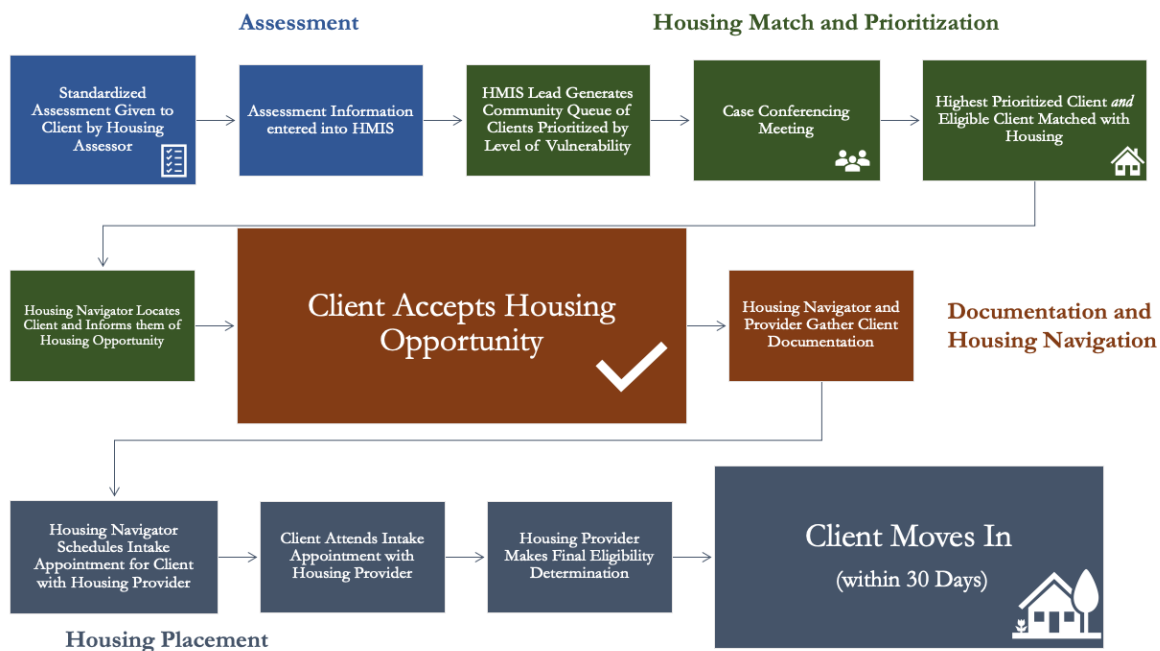
The CoC continues to work with partners and stakeholders in the implementation of the Coordinated Entry System (CES) process. Coordinated Entry (CE) is a consistent, community wide intake and placement process through which people experiencing homelessness are efficiently connected to available housing services within the community. With Coordinated Entry, homeless individuals and families complete standard triage assessment survey that identifies the best type of services for that household. Participating programs accept referrals from the system, reducing the need for people to traverse the county seeking assistance at every provider separately. The process helps prioritize housing and homeless assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The process also provides information about service needs and gaps to help plan assistance and identify needed resources in our community. The community has worked hard to improve on this process and ensure that we are assisting poverty-level families not only with prioritizing them for their housing needs but assessing all other needs. Now that these needs are assessed case managers will continue reaching out to the members to connect to applicable services until housing becomes available.

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

The *Coordinated Entry System Policies and Procedures Manual* was updated in January 2020. The manual outlines a process that consists of four (4) phases:

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

A detailed image below indicates specific steps within each phase.



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

3. Identify the process for making sub-awards and describe how the ESG allocation is made available

to private nonprofit organizations (including community and faith-based organizations).

The City of Modesto competitively awards ESG funding through an RFP process. This RFP process conforms to the City of Modesto’s rigorous procurement process, including public noticing and utilizing its ZoomGrants online based system. The funding priorities as it relates to ESG are funding emergency shelter to the maximum extent possible and prioritizing rapid re-housing and homelessness prevention.

The RFP Process is undertaken through the following steps:

1. The City publishes a Notice of Funding Availability (NOFA)
 2. The City holds a mandatory technical workshop for those organizations planning to apply for funds
 3. The City conducts a technical review on all applications received
 4. The City submits technical review notifications
 5. Following technical review notifications, the City allows organizations one week to appeal their technical review determination
 6. Grant presentations are made to the Modesto Grant Review Committee
 7. Award notifications are made
 8. Associated projects and planned activities are included in the Annual Action Plan that is presented to City Council
 9. Sub-recipient grant agreements are finalized
- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City of Modesto works very closely with the CoC which is made up of a representative group of diverse stakeholders, including persons experiencing homelessness and those who at one time in their lives had experienced homelessness. The CoC bylaws, amended in May 2017, identify the CoC Council Members². Those bylaws state that “3 people who are of have experienced homelessness” are to be members of the CSOC council, elected/appointed by the general membership of the CSOC.

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

5. Describe performance standards for evaluating ESG.

To develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, the City of Modesto uses performance measures captured annually by HMIS to evaluate the outcomes of projects assisted with ESG funds. The performance measures will help evaluate the

² <https://csocstan.com/wp-content/uploads/2020/02/CSOC-Bylaws.pdf>

performance to determine the most effective services and assist with future allocation of ESG funds. These include: length of homelessness, returns to homelessness, number of sheltered homes persons, employment and income growth for persons, homeless for the first time, and exit and retention to permanent housing.

Discussion

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



Appendix A Community Meeting Summaries & Survey Results

Meeting Date: 10/07/2019	District 4	Facility Name & Address: Airport Neighborhood Collaborative 801 Empire Ave Modesto, Ca. 95354
No Comments Received		
Meeting Date: 10/28/2019	District 3	Facility Name & Address: Trinity United Presbyterian Church 1600 Carver Rd Telle Center #502 Modesto, 95350
No Comments Received		
Meeting Date: 10/29/2019	District 1	Facility Name & Address: Firehouse 6 2700 Standiford Avenue Modesto, CA 95350
Meeting attended by two elected officials General discussion was held with Cloudburst consultant & Staff. Notes: <ul style="list-style-type: none"> • Attendees would like to see fair housing education to owners of accessory dwelling units. • Attendees would like to know how this the topics of HUD funding and fair housing relates to the more affluent districts. 		
Meeting Date: 10/30/2019	District 5	Facility Name & Address: Stanislaus County Veterans Center 3500 Coffee Rd Suite 114/115 Modesto, CA 95355
1 elected official/no community members. Notes: <ul style="list-style-type: none"> • No meeting occurred 		
Meeting Date: 10/30/2019	District 2	Facility Name & Address: Stanislaus Regional Housing Authority – Trunk or Treat 1701 Robertson Rd Modesto, 95351
No Comments Received		
Meeting Date: 10/31/2019	District 2	Facility Name & Address: Graceada Park Veteran Stand Down Event 401 Needham St. Modesto, 95354
No Comments Received		



Appendix A Community Meeting Summaries & Survey Results

Meeting Date: 11/01/2019	District 2	Facility Name & Address: The Center Church – South Modesto 2019 Frazier Street Modesto, CA 95358
<p>2 elected officials 11 community members</p> <p>Notes:</p> <ul style="list-style-type: none"> • Big companies in the community don't pay enough to avoid overburdened households • 40% of the issues are housing providers and expensive housing; 60% is the lack of available housing. • Homelessness issues – Most homeless families are not ready for housing and need to learn basic skills for living alone • Economic Development – Second chance programs and support for small businesses are needed • Infrastructure – need a Community Center for South Modesto residents • Need for additional law enforcement and code enforcement • More oversight of the Housing Authority; address abuse of programs by some who receive assistance • Need for Financial literacy programs that partner with the CRA programs in the area. • Better Community outreach programs active in the communities • Local private housing not being updated • Infrastructure improvements were generally discussed in County area of the neighborhood and the City's ability to only invest in City jurisdiction. <ul style="list-style-type: none"> ○ Questions were asked about the possibility of the City and County investing HUD funds in areas bordered by both jurisdictions. • Illegal dumping in alleys and roadways is an issue in the City and in County pockets 		



Appendix A Community Meeting Summaries & Survey Results

Meeting Date: 11/06/2019	District 4	Facility Name & Address: Airport Neighborhood Collaborative 801 Empire Ave Modesto, Ca. 95354
2 elected officials and 24 community members		
<p>Notes:</p> <ul style="list-style-type: none"> • Safety concerns: poor to no lighting makes everyone feel insecure • Safety concerns: cars traveling really fast and no speed bumps • Would like to see a cover over the local bus stop and lighting • Out of area investors are improving properties and charging too much for them. • Landlords are not fixing basic needs and telling tenants that they will increase rent if they do the repairs • There is a need funding for legal aid to assist low income tenants facing eviction. Little to no assistance currently exists. • People are coming from out of the neighborhood to illegally dump trash and the homeowners are being help responsible for it. • Would like to see building incentives (i.e. reduced fees, etc.) to develop housing on vacant and blighted lots. Would like to see a rental rehabilitation program accessible to landlords. • This is mostly a rental community • Request code enforcement to do a presentation • More job opportunities and activities for youth • Would like to see a homeless facility built in the neighborhood to get rid of vacant properties and camping. • Teaching financial literacy to youth • Build new housing and improve existing housing making them safe • Policies and plans that support growth <p>Fair Housing Discrimination:</p> <ul style="list-style-type: none"> • Discrimination for workers in agriculture • Lack accessibility to housing without a social security numbers • What can the City do to improve the housing situation? <ul style="list-style-type: none"> ○ Have workshops for landlords and tenants to educate them on the rights ○ Bring in organizations like grocery stores in the neighborhood • Modesto is growing too fast with no plan on maintaining the older neighborhoods. 		



Appendix A

Community Meeting Summaries & Survey Results

Meeting Date: 11/07/2019	District 2	Facility Name & Address: West Modesto King Kennedy Center 601 S. Martin Luther King Dr. Modesto, CA 95351
<p>3 elected officials 30 community members</p> <p>Notes:</p> <ul style="list-style-type: none"> • Community needs more development • Can't move out of the neighborhood; it's not affordable • Need more affordable housing both rental and homeownership opportunities • More resources for police and public safety • Homelessness policing is needed • More policies for Homeless and associated services • Lots of illegal dumping, mostly in county pockets • Roads throughout the City need better maintenance • More affordable housing for seniors • Improve the overall neighborhood through upkeep of the infrastructure • More accountability to the City and housing authority • City is refusing to adhere to its Housing Element • Job creation and activities for youth in the neighborhood • Gangs are penetrating low income neighborhoods • Better public transit • Economic Development: need more grocery stores, cost are high and lack of options. <p>Fair Housing</p> <ul style="list-style-type: none"> • Project Sentinel does not work • Real Estate officials directing individuals to buy in certain areas due to nationality or race • Landlords not accepting section 8 vouchers • Out of area investors are buying properties and pricing them too high • No protections for landlords 		
Meeting Date: 11/13/2019	District 5	Facility Name & Address: Fire House 9 4025 Fara Biundo Drive Modesto, Ca. 95355
<p>1 elected official and 1 community member(not local to Modesto)</p> <ul style="list-style-type: none"> • Homelessness and affordable housing are issues throughout the County • Education for landlords and new state laws may be helpful in the affordability issues. • Need more housing type housing options, other than single family homes. • Based on customer feedback, family composition is the most prevalent housing discrimination type (community member's line of work = property management). 		



Appendix A Community Meeting Summaries & Survey Results

Meeting Date: 11/16/2019	CoC Meeting	
<p>Representatives from community service providers and those organizations that attend the regularly scheduled Continuum of Care (CoC) meetings were present.</p> <p>Notes from the meeting were:</p> <ul style="list-style-type: none"> • High rental costs and past evictions are formidable obstacles when trying to find housing for those individuals and families involved with the CoC • Additional money for training would be beneficial in maintaining the Homeless Management Information System (HMIS) • Affordability and availability of housing is very limited for those households in need of services. • Developers are not developing in the Valley – a developer noted that regulations act as an impediment when considering development • Services are needed throughout the region – most notably substance abuse treatment, job skill training, and mental health services • Affordable housing is an issue throughout the City, this is often even more of an issue for those large families that require larger units. • Mixed-use housing could be a contributor to additional affordable housing units 		
Meeting Date: 11/20/2019	District 5	Facility Name & Address: Boy Scout Club House – Enslin Park 400 Enslin Ave, Modesto, CA 95354
<p>4 community members</p> <ul style="list-style-type: none"> • Homelessness and affordable housing are issues throughout the County • Education for low income families to help break generational habits and to teach them to be good residents and neighbors. • Need more housing type housing options, other than single family homes. 		
Meeting Date: 01/09/2020	CH&CDC	
No Comments Received		
Meeting Date: 02/12/2020	SHA	
No Comments Received		
Meeting Date: 02/20/2020	CoC	
No Comments Received		
<p>Additional Comments:</p> <ul style="list-style-type: none"> • Representative from the local Marine Corp league would like to see his office receive education on homeless veteran programs in the area. They are referring individuals to programs and losing community trust when they don't qualify. 		

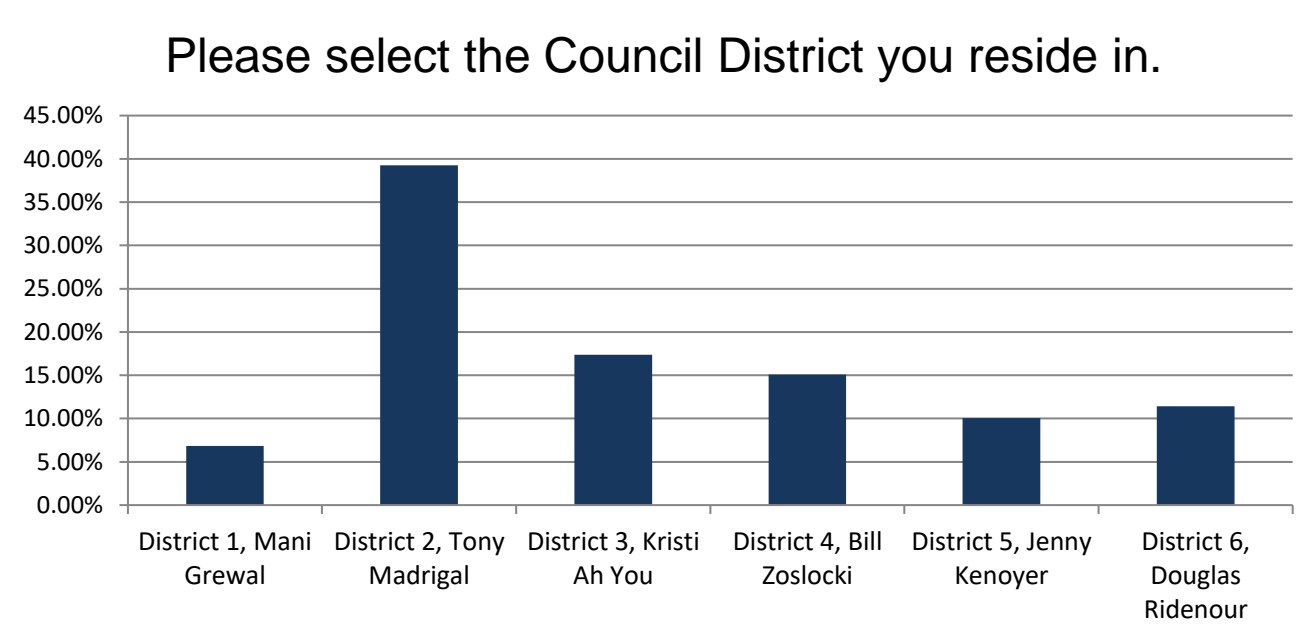


Appendix A Community Meeting Summaries & Survey Results

The Modesto Community Survey was posted online, and links were emailed out to stakeholder and citizen groups. The survey was left open for two months, opening in late September and closing in late November. The survey was made available in both English and Spanish and was available online and hard copies were also made available with City staff entering the results into the online system afterwards. A total of 226 residents responded to the survey.

- 29 respondents took the survey in Spanish
- 197 respondents took the survey in English

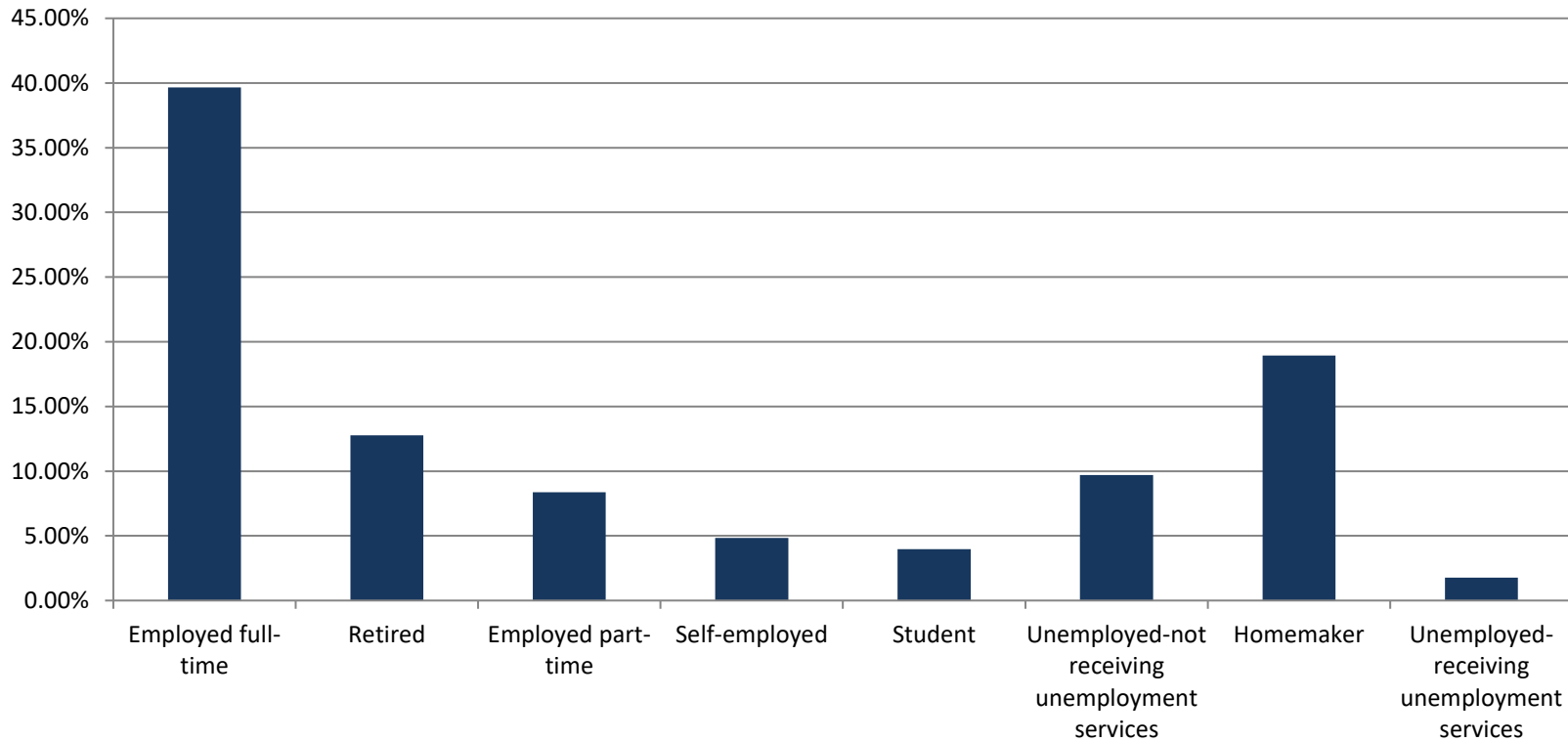
The graphs below each represent a question from the survey. Each graphic combines the responses of the English and Spanish surveys into a single data point.





Appendix A Community Meeting Summaries & Survey Results

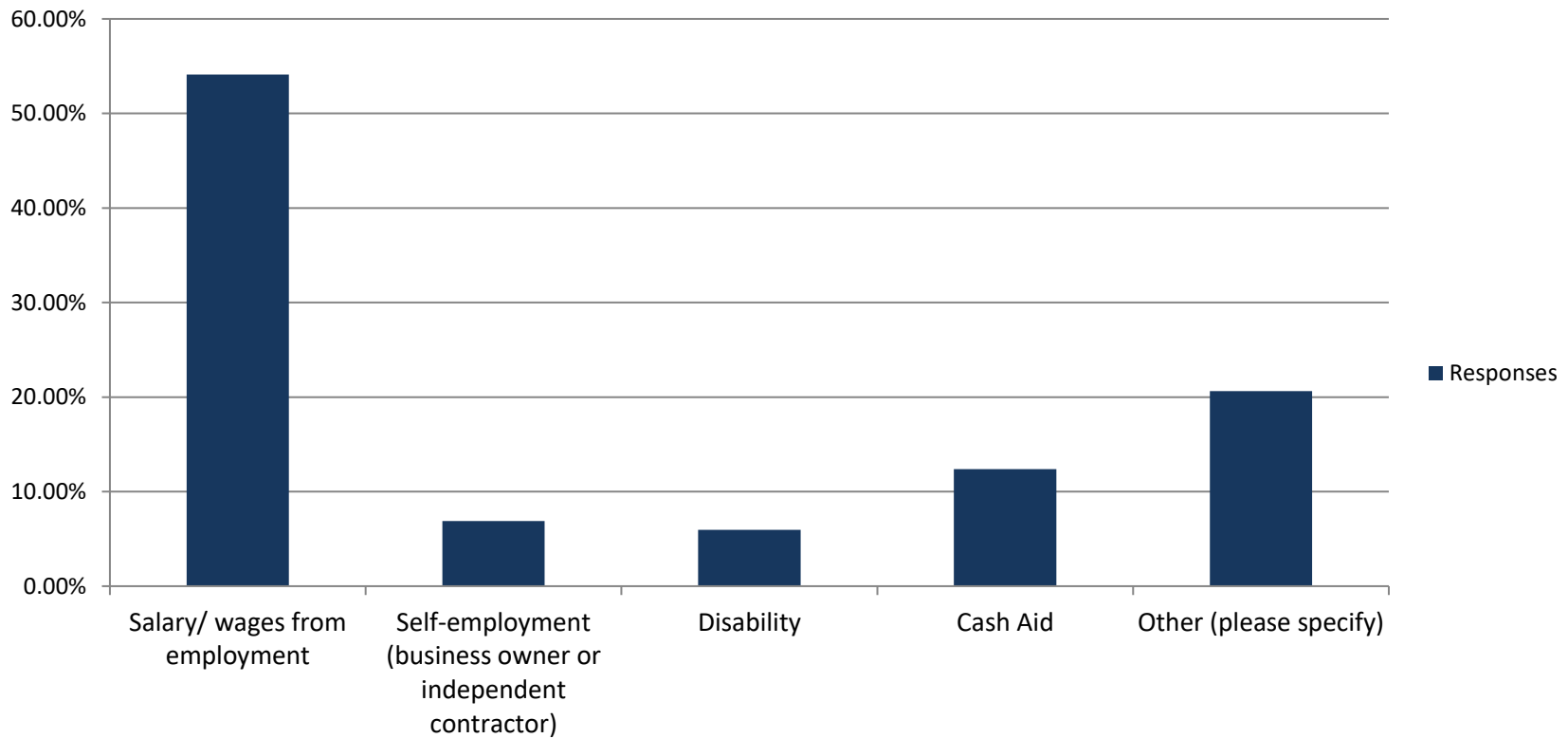
Which of the following best describes your employment status?





Appendix A Community Meeting Summaries & Survey Results

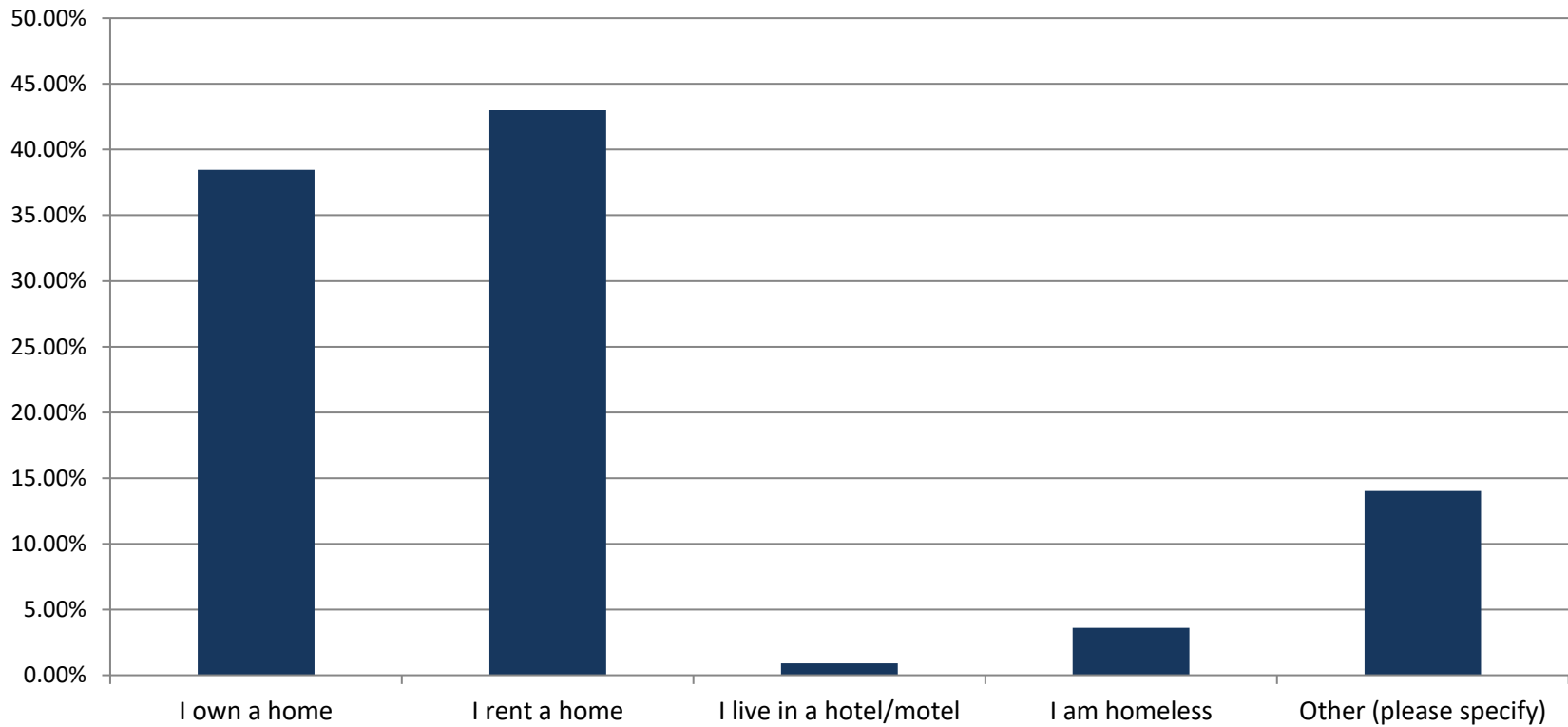
Which of the following is your primary source of income?





Appendix A Community Meeting Summaries & Survey Results

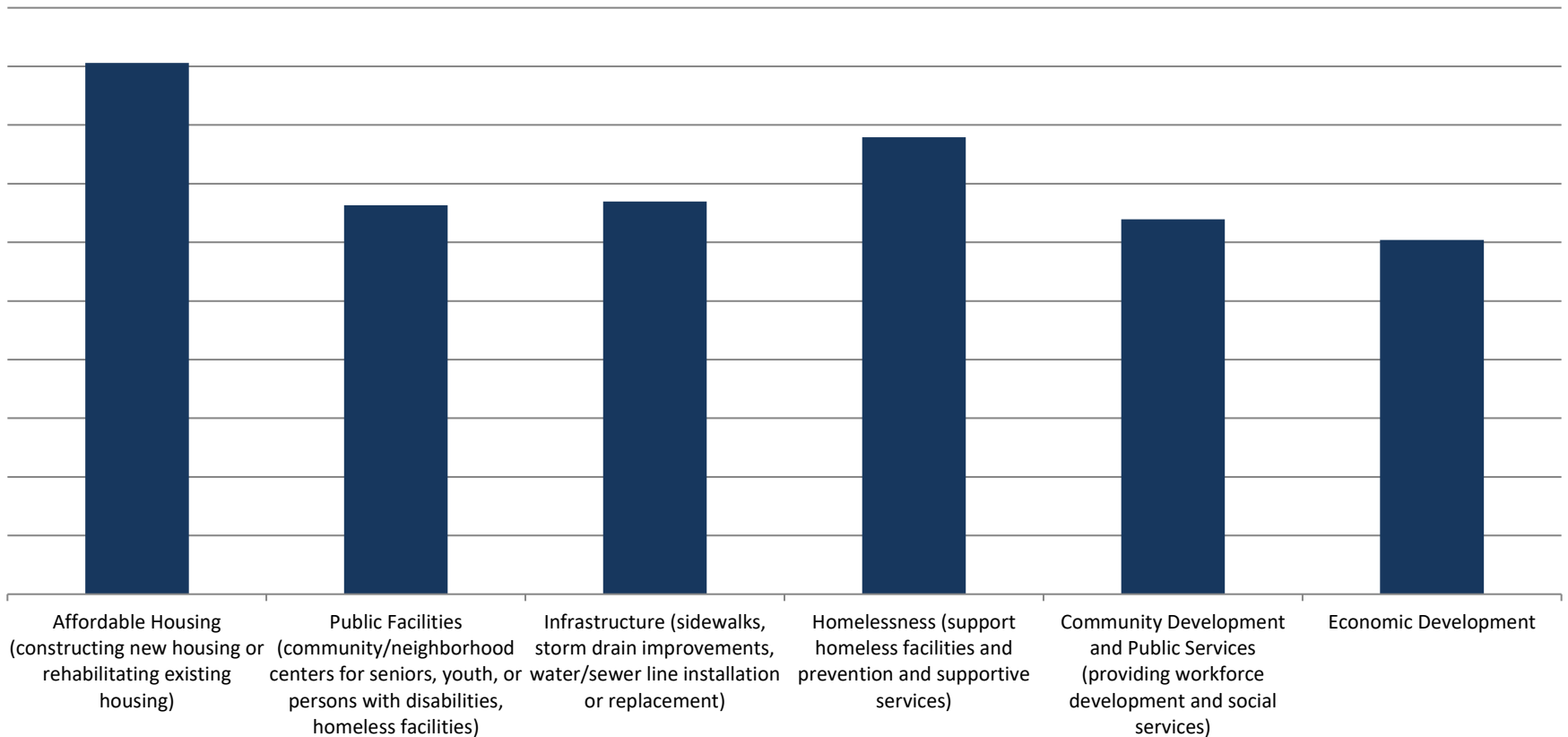
What is your current housing status?





Appendix A Community Meeting Summaries & Survey Results

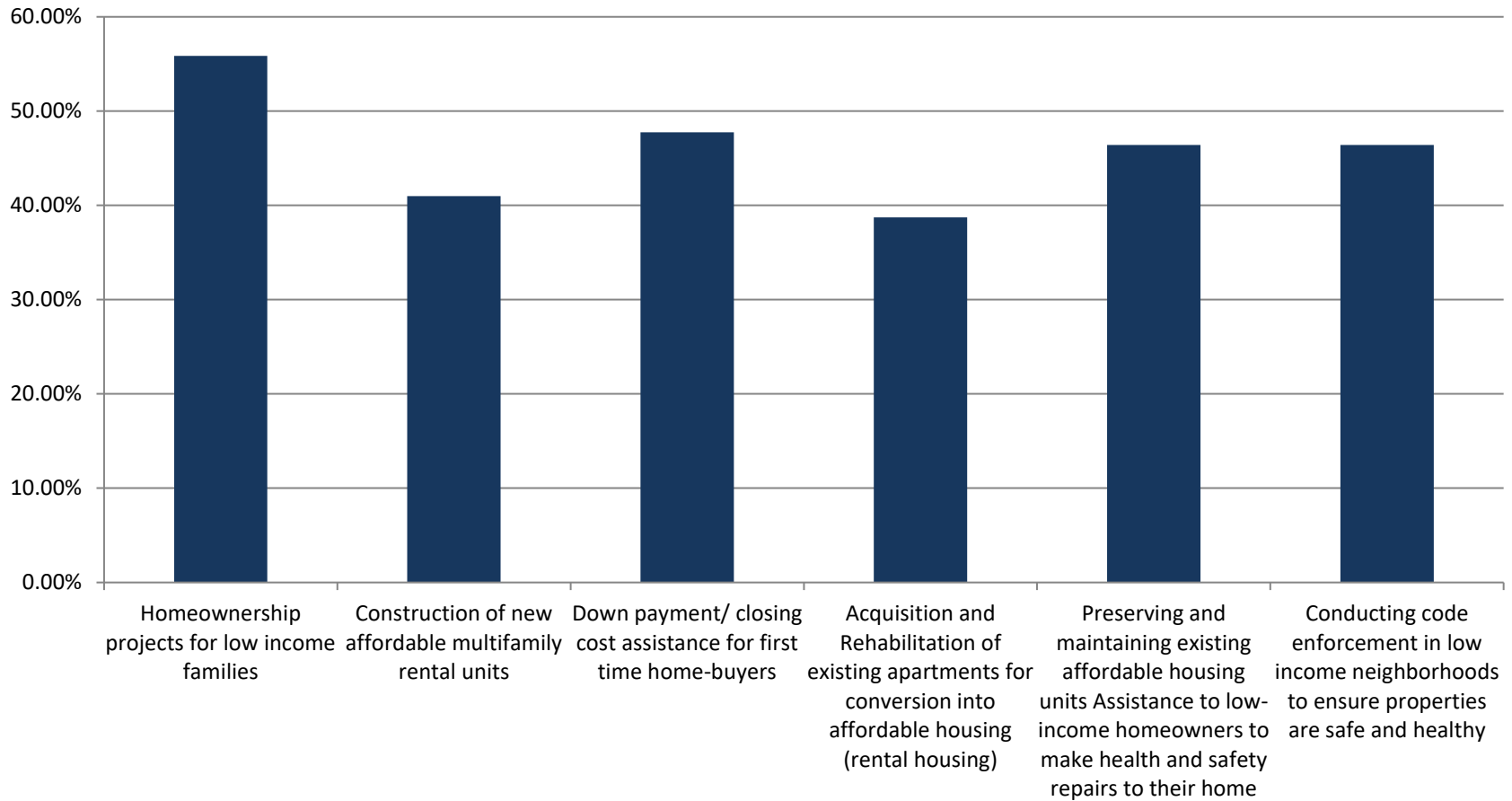
What do you consider the greatest needs in your Council District over the next five years? Rank all options from 1 to 6, 1 being the greatest need.





Appendix A Community Meeting Summaries & Survey Results

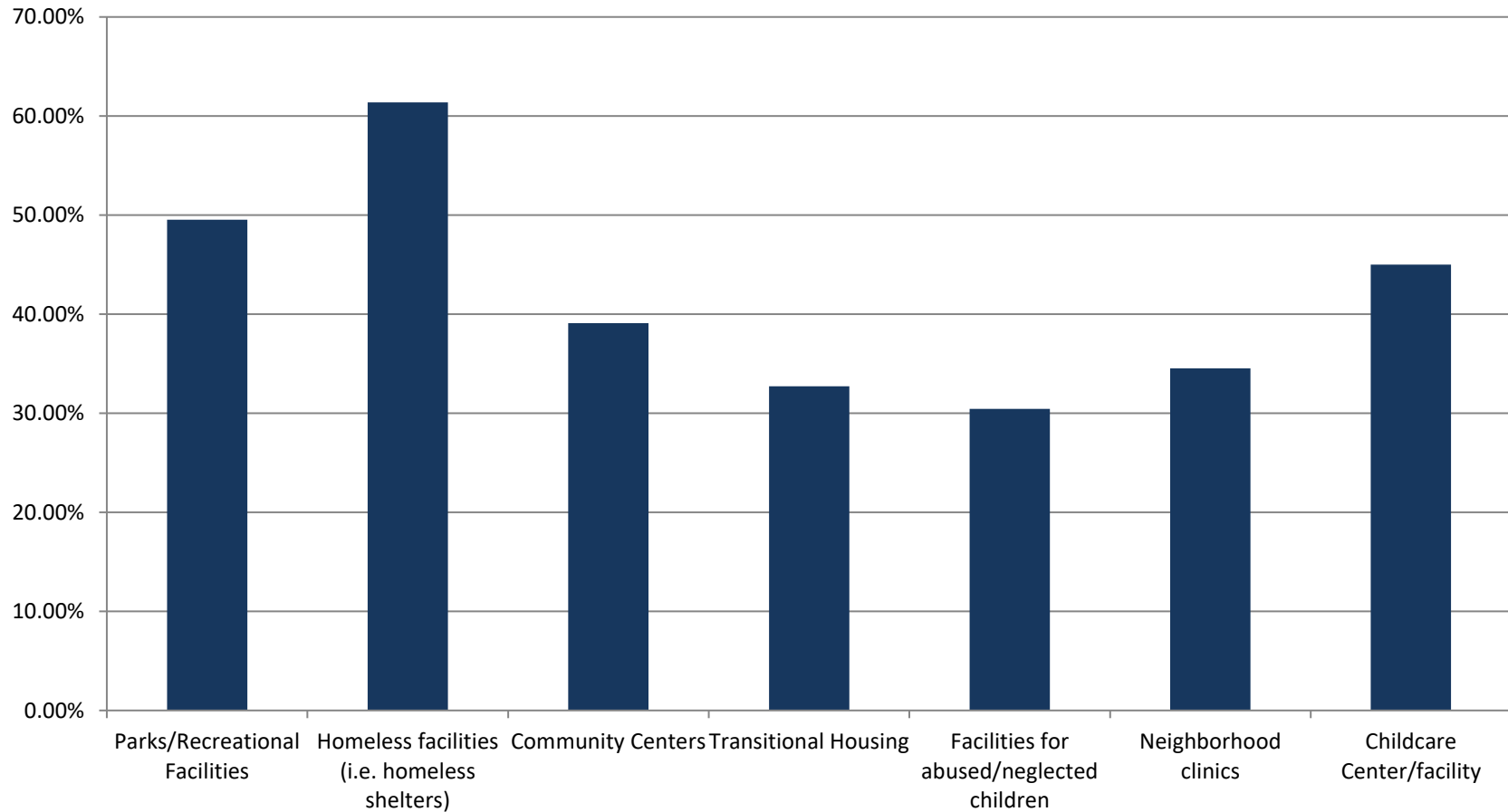
Please select three (3) of the most critical affordable housing needs in your Council District.





Appendix A Community Meeting Summaries & Survey Results

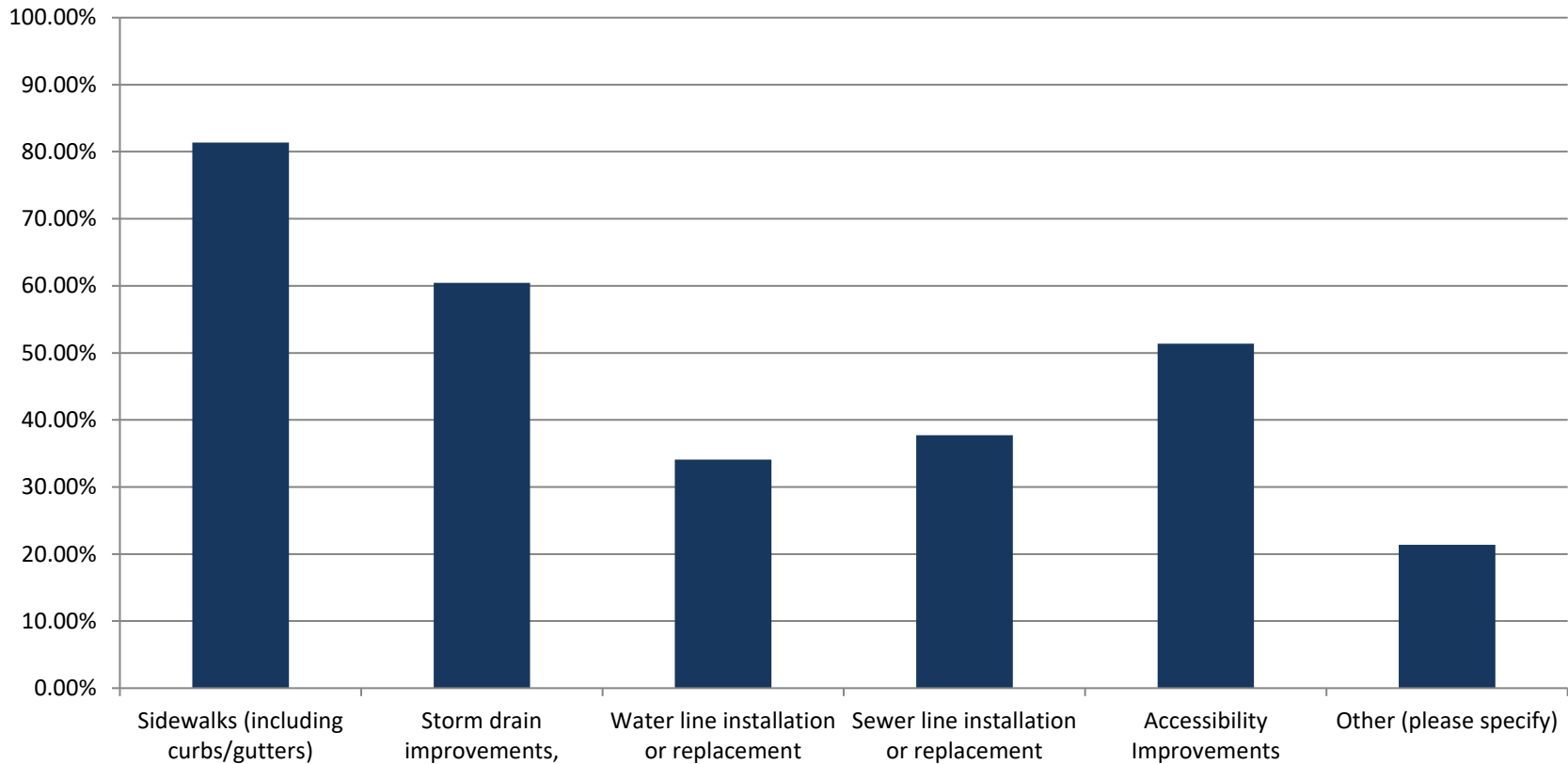
Please select three (3) of the most critical public facility needs in your Council District. Construction of:





Appendix A Community Meeting Summaries & Survey Results

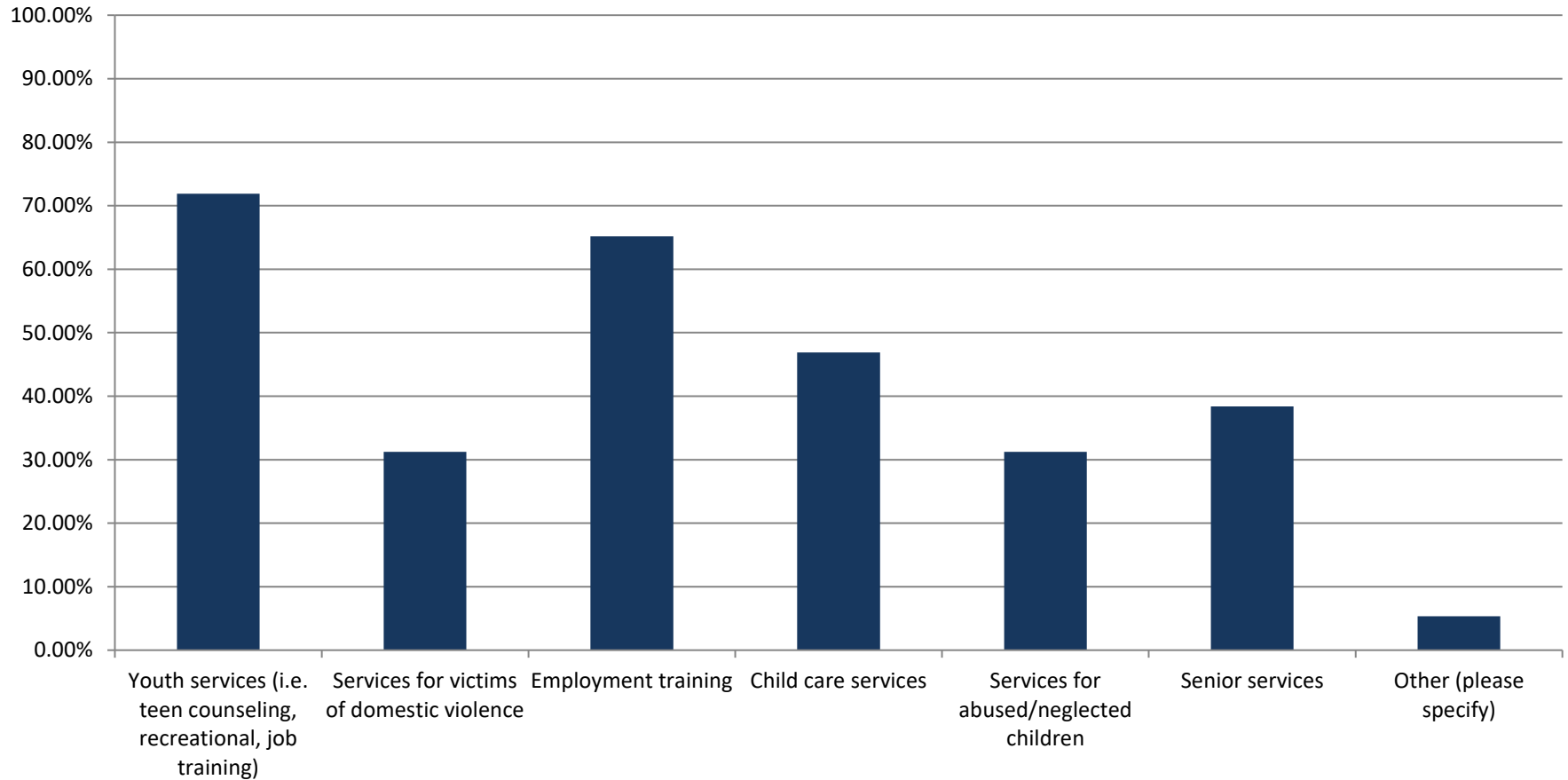
Please select three (3) of the most critical infrastructure needs in your Council District.





Appendix A Community Meeting Summaries & Survey Results

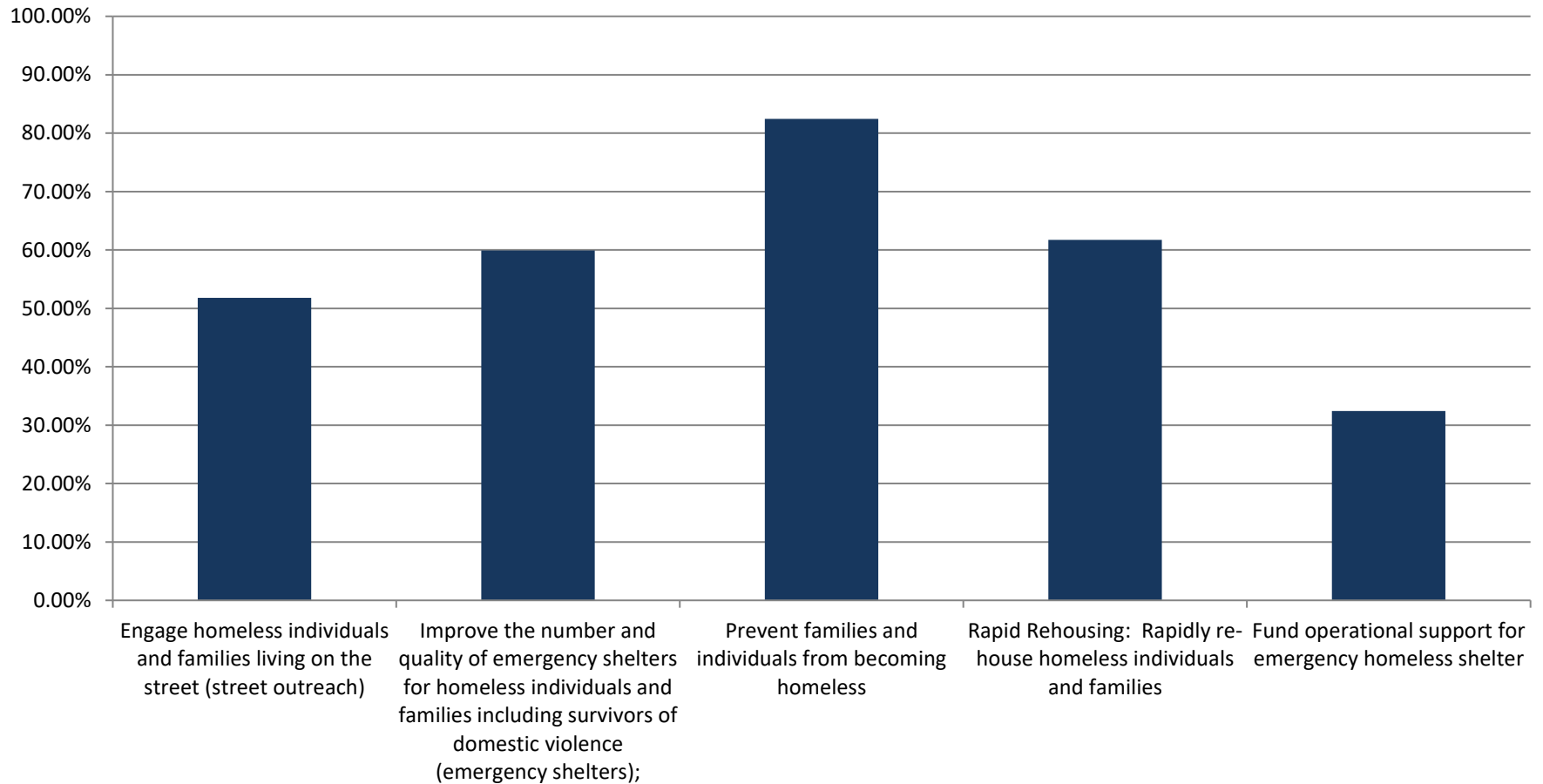
Please select three (3) of the most critical community development needs in your Council District.





Appendix A Community Meeting Summaries & Survey Results

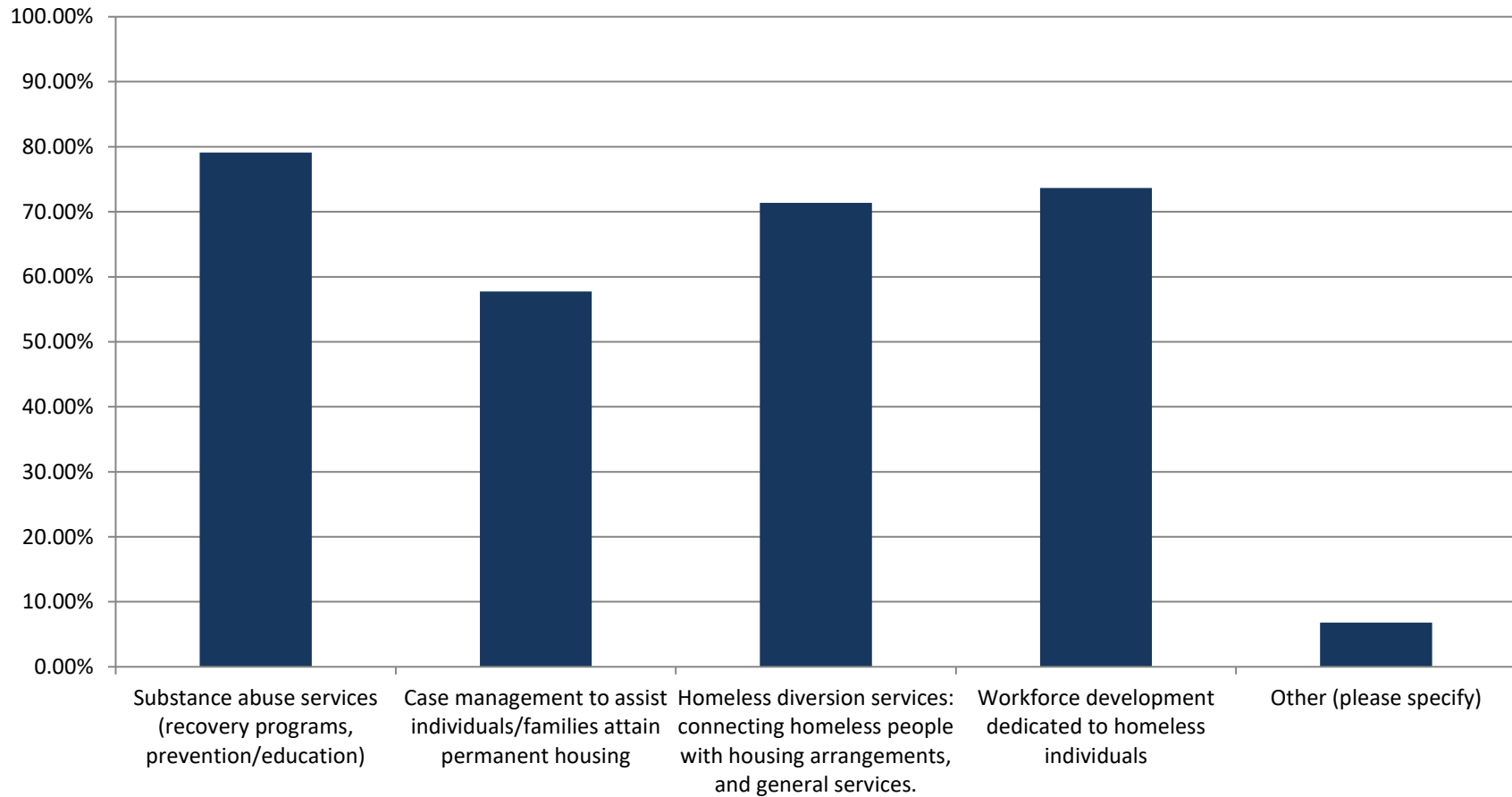
Please select three (3) of the most critical homeless needs in the City of Modesto.





Appendix A Community Meeting Summaries & Survey Results

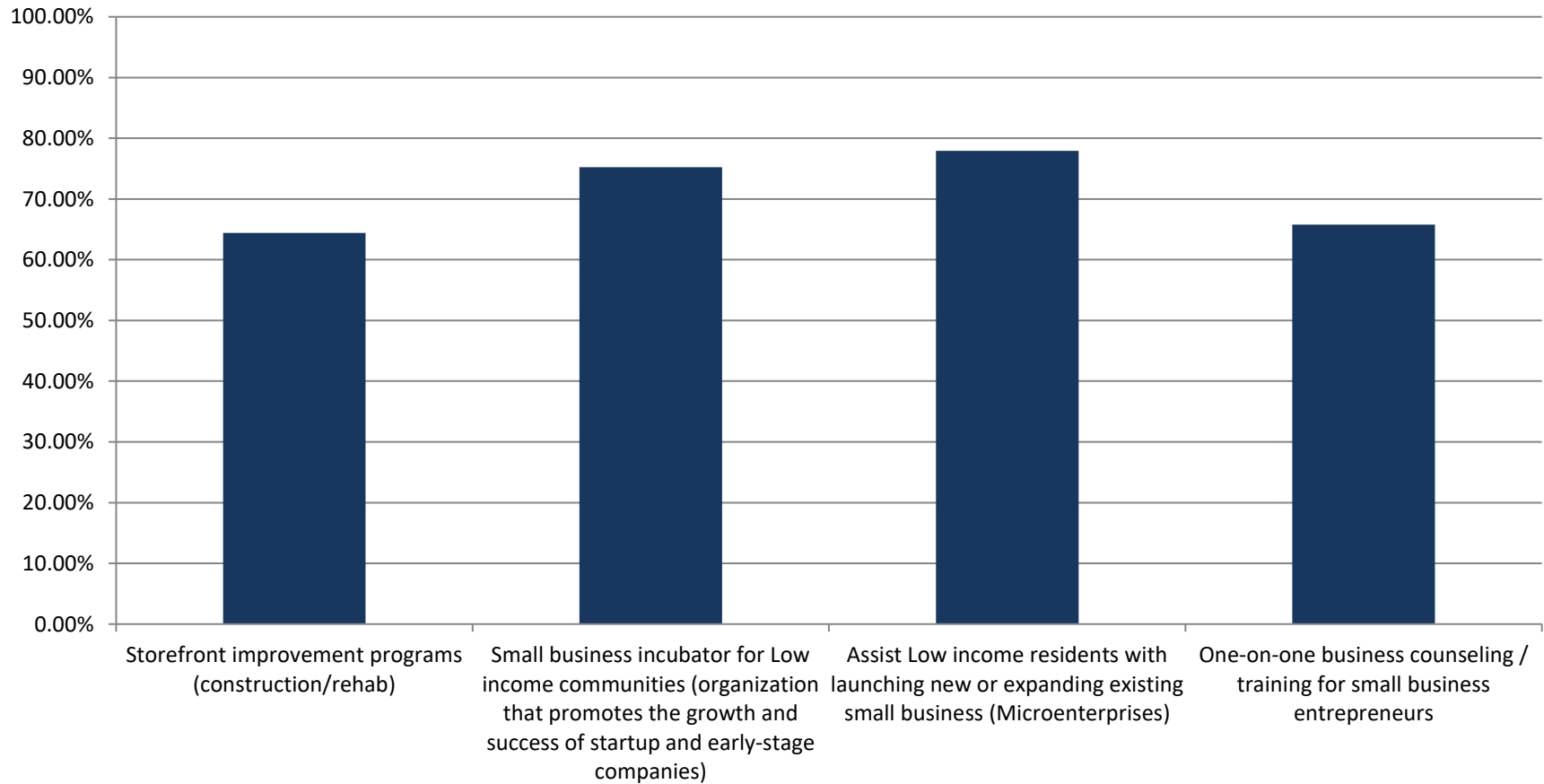
Please select three (3) of the most critical services for homeless individuals and families in the City of Modesto.





Appendix A Community Meeting Summaries & Survey Results

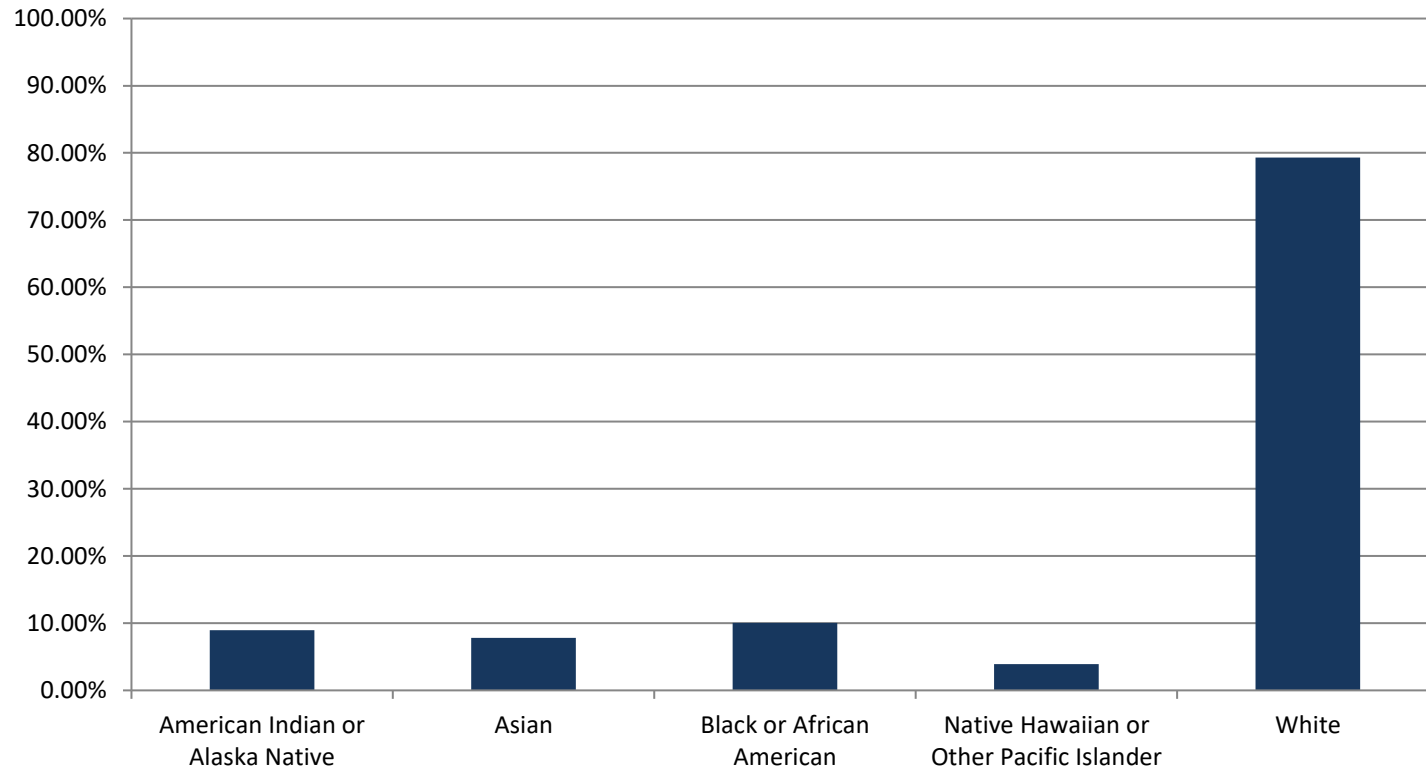
Please select three (3) of the most critical economic development needs in the City of Modesto.





Appendix A Community Meeting Summaries & Survey Results

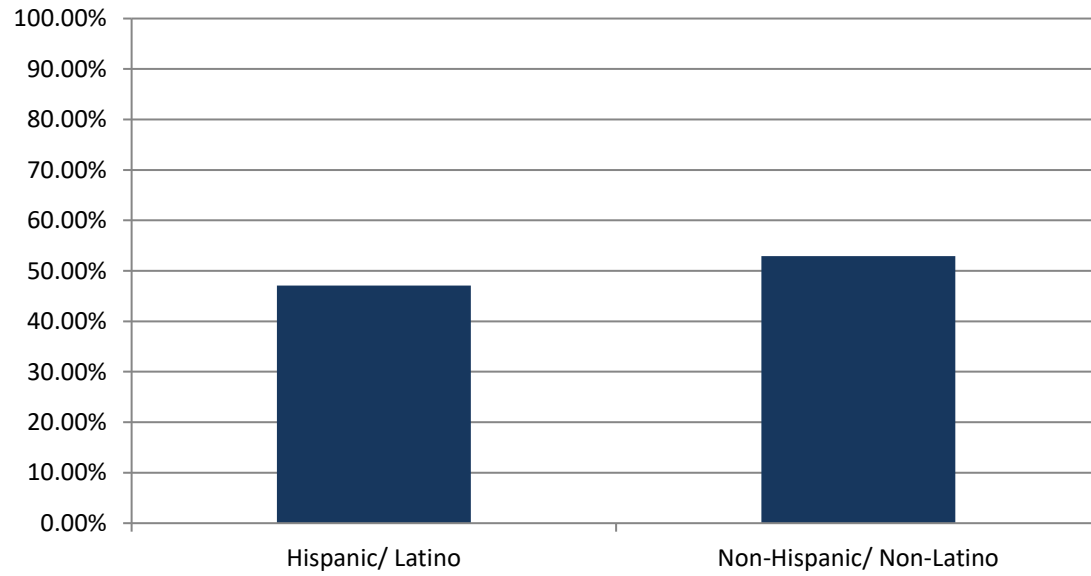
I consider my race to be: (Select all that apply)





Appendix A Community Meeting Summaries & Survey Results

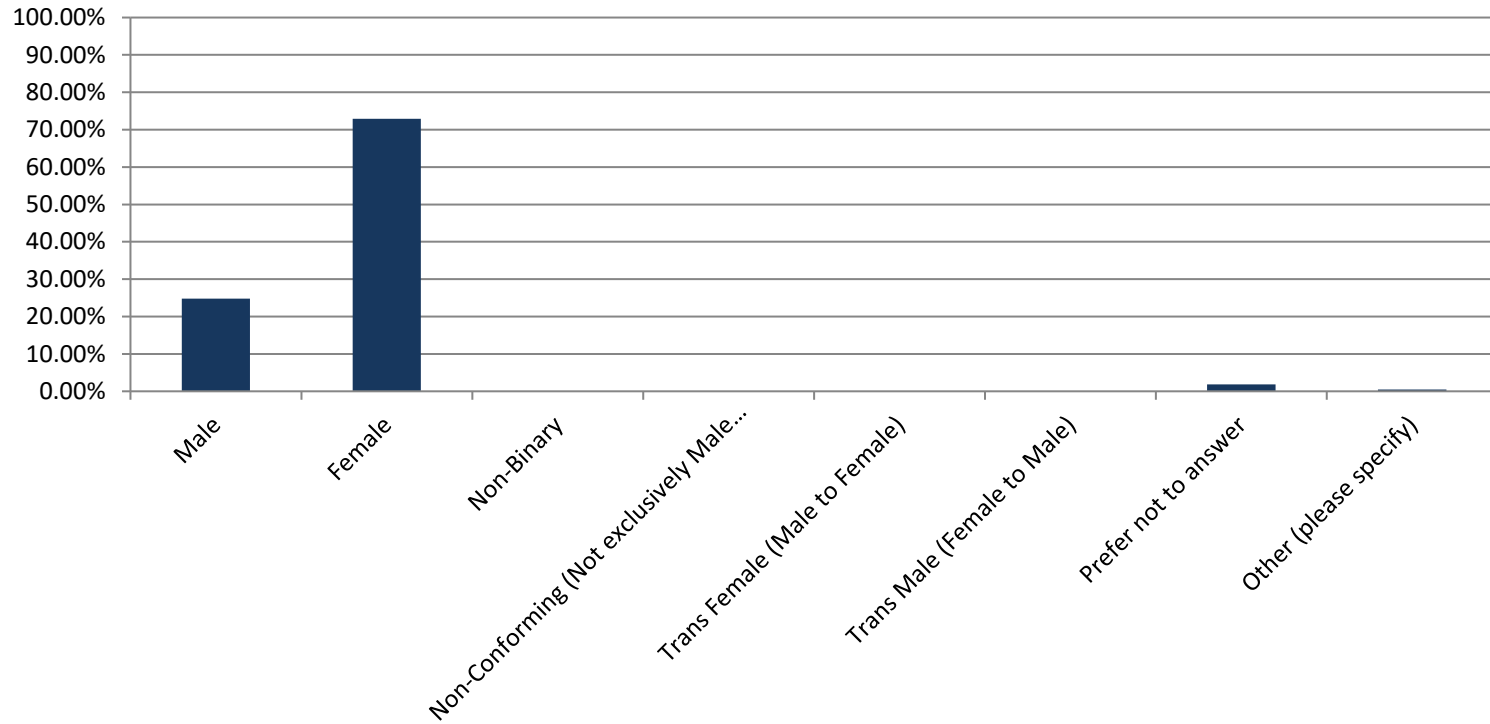
I consider my ethnicity to be (Select one)





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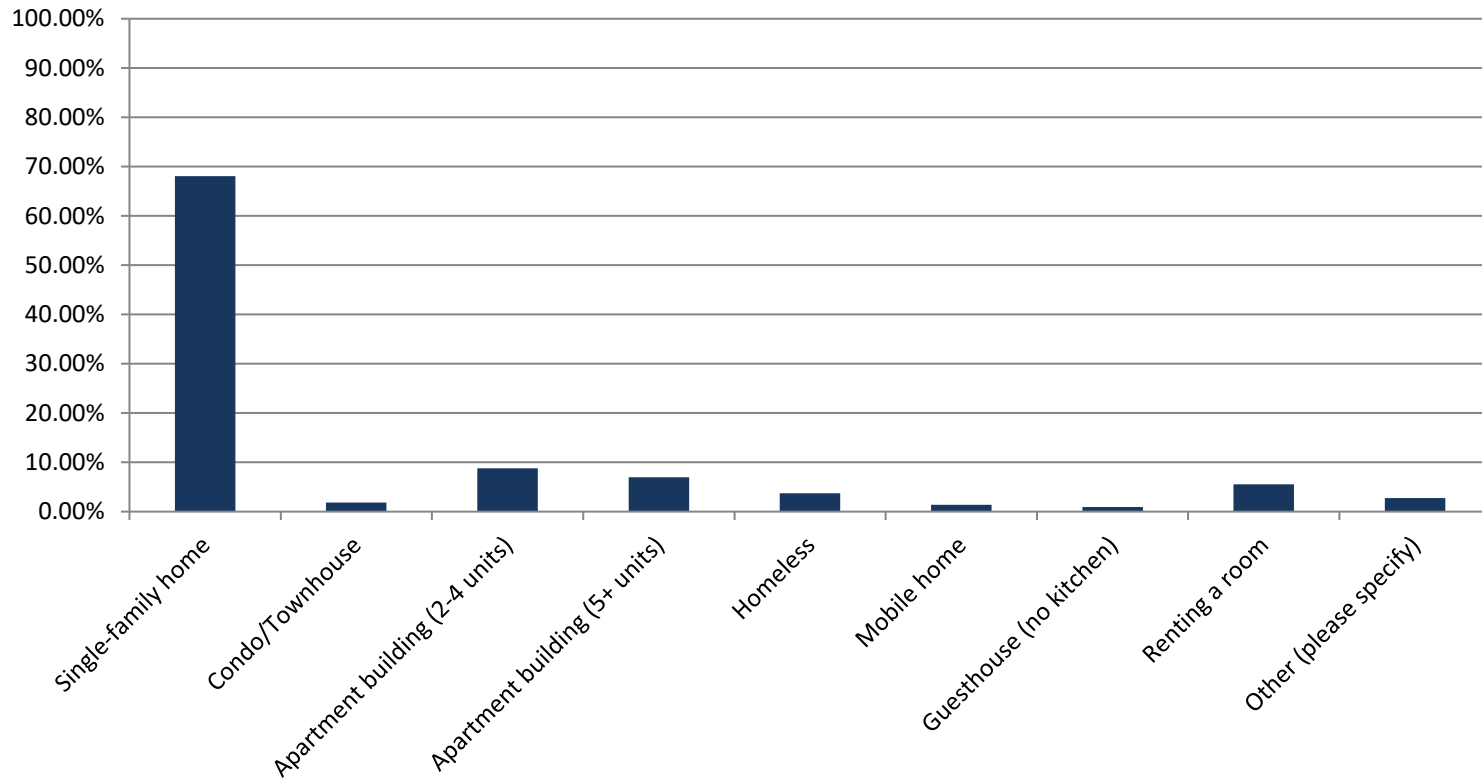
What is your gender?





Appendix A Community Meeting Summaries & Survey Results

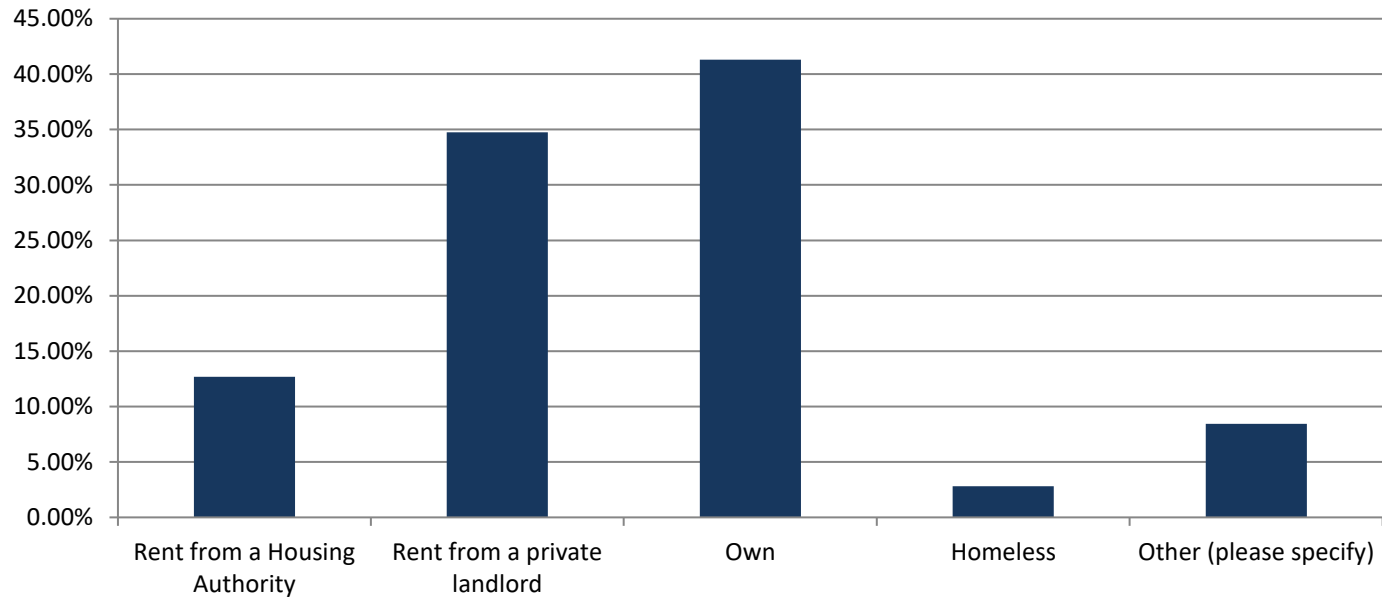
Which of the following best describes your living situation? (Select one)





Appendix A Community Meeting Summaries & Survey Results

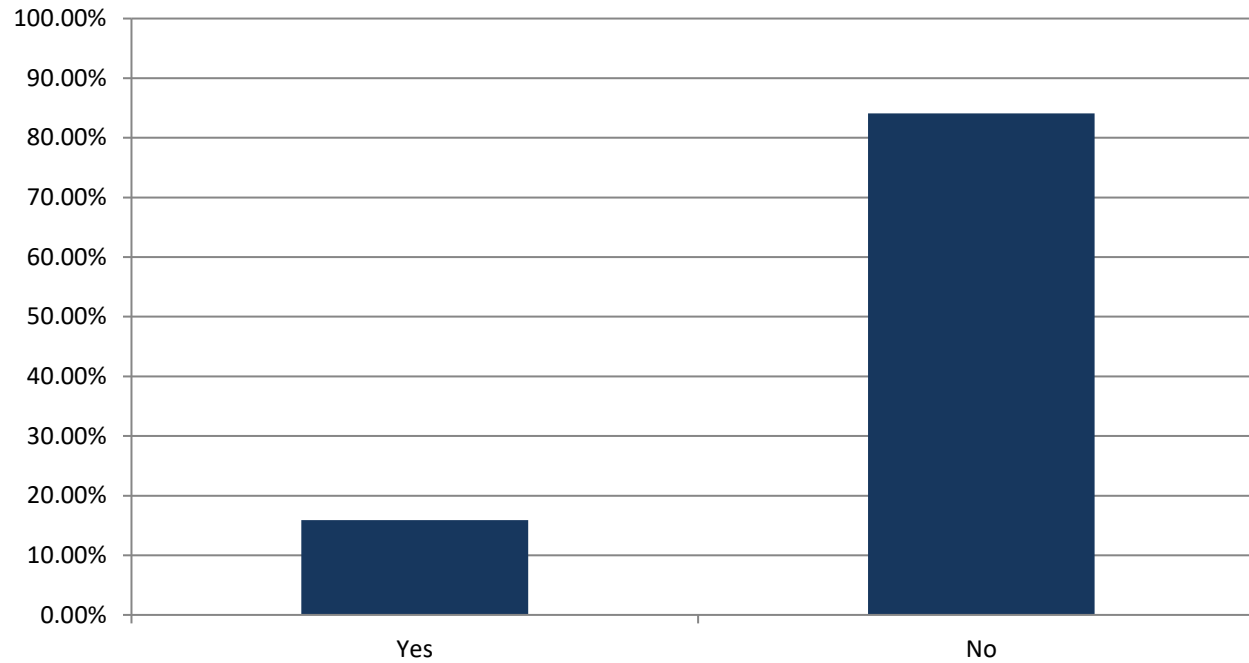
Do you currently rent your home, own your home, or something else?





Appendix A Community Meeting Summaries & Survey Results

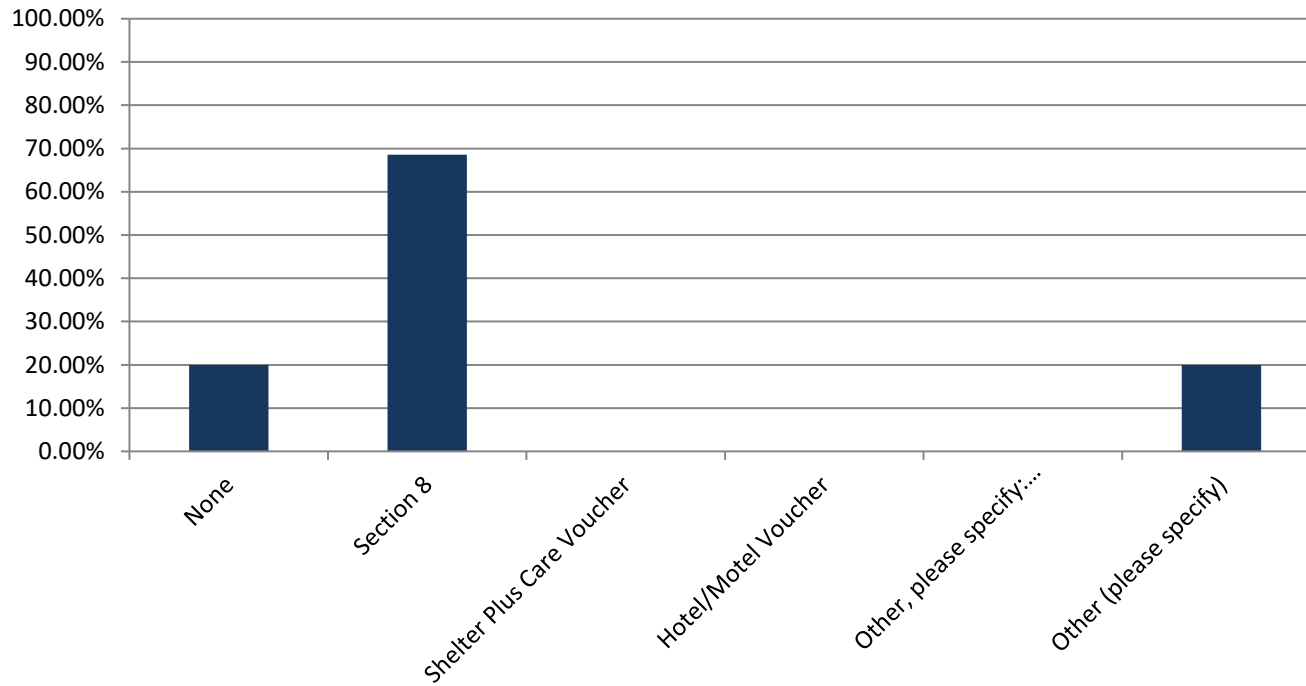
Do you receive housing assistance of any kind?





Appendix A Community Meeting Summaries & Survey Results

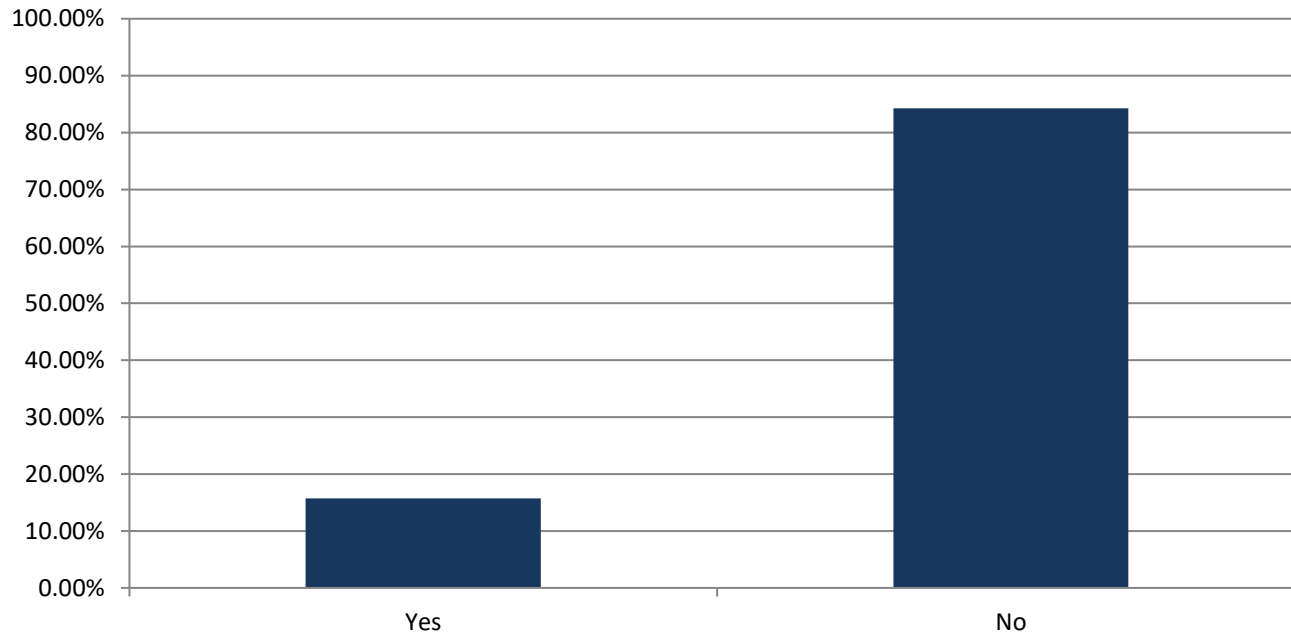
If receiving housing assistany, what type do you currently receive?





Appendix A Community Meeting Summaries & Survey Results

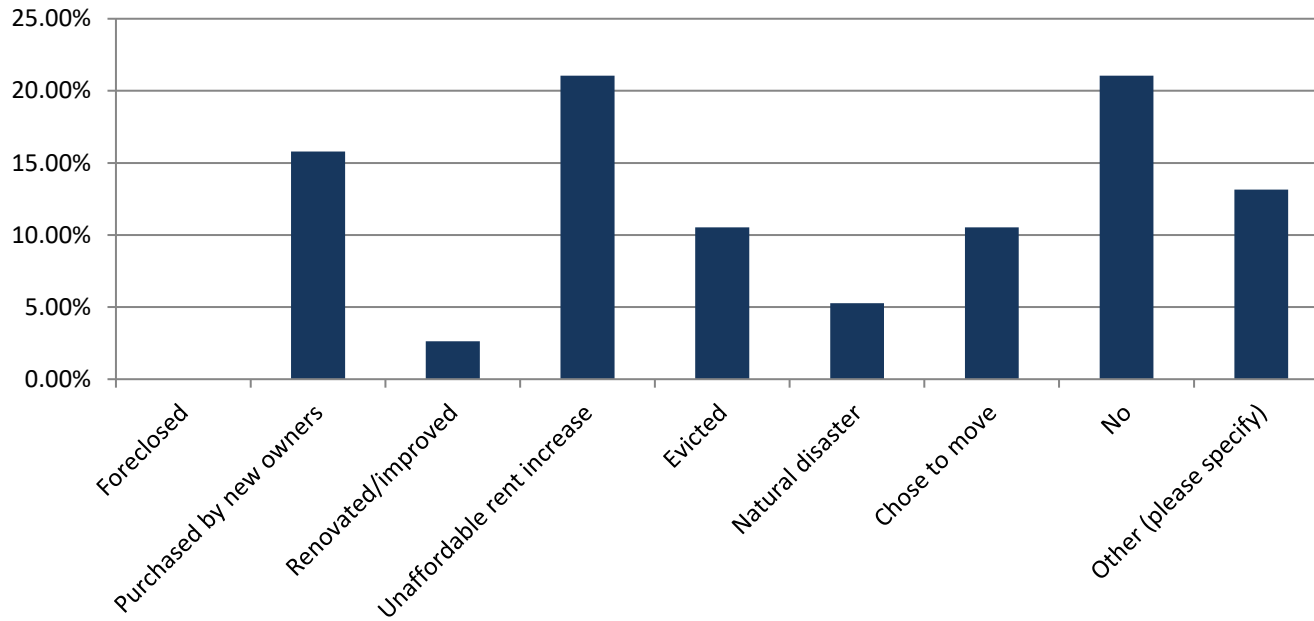
Have you been displaced from your home in the last 5 years?





Appendix A Community Meeting Summaries & Survey Results

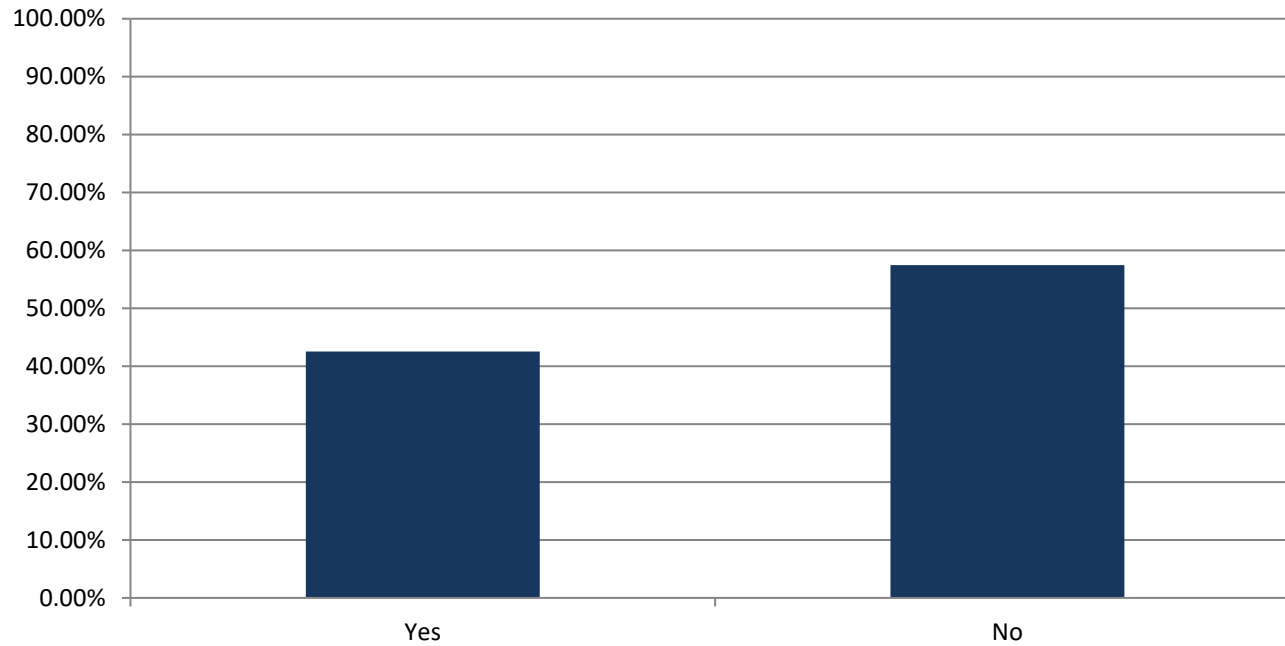
If you have been displaced within the last 5 years,
what was the reason(s)?





Appendix A Community Meeting Summaries & Survey Results

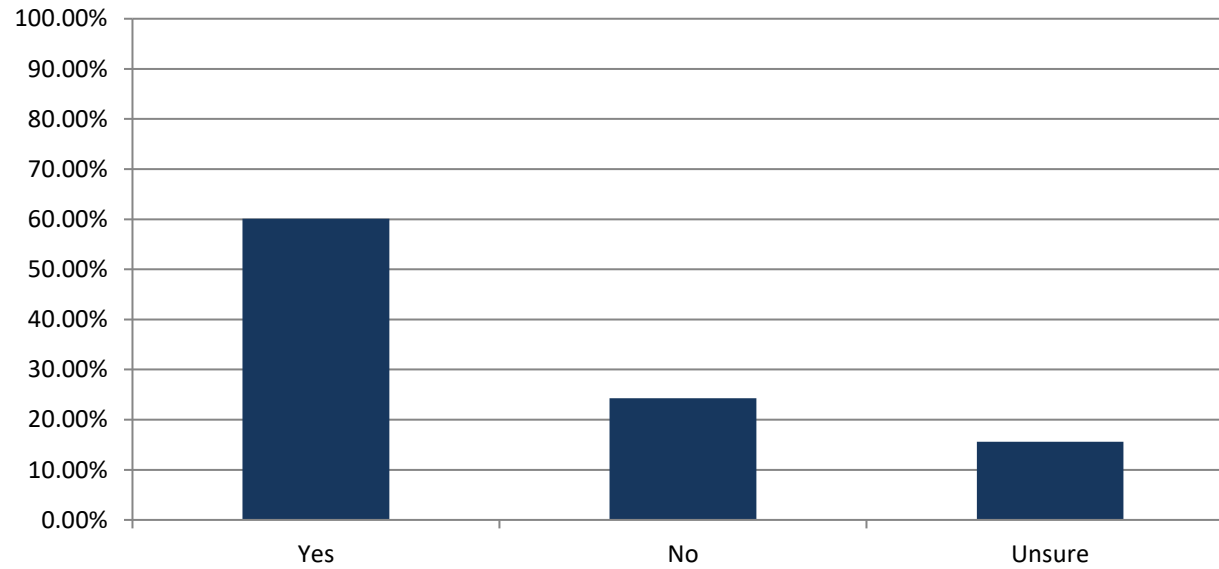
Do you spend more than half of your take home pay on housing (rent or mortgage)?





Appendix A Community Meeting Summaries & Survey Results

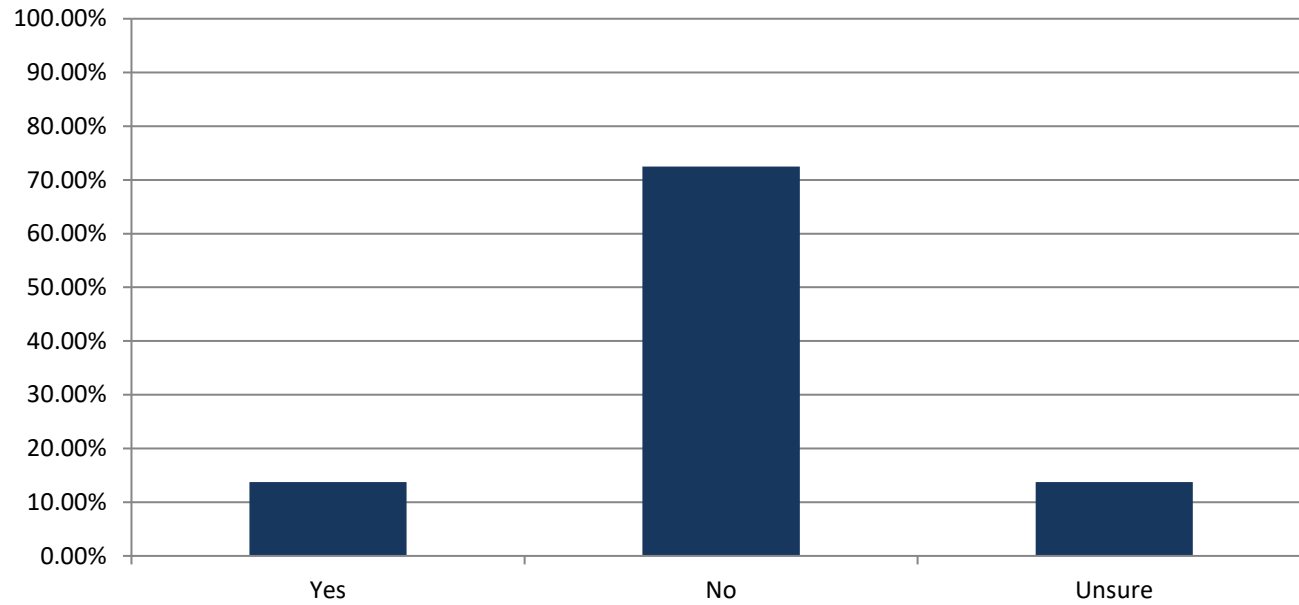
If you had a choice would you continue to live
in your neighborhood?





Appendix A Community Meeting Summaries & Survey Results

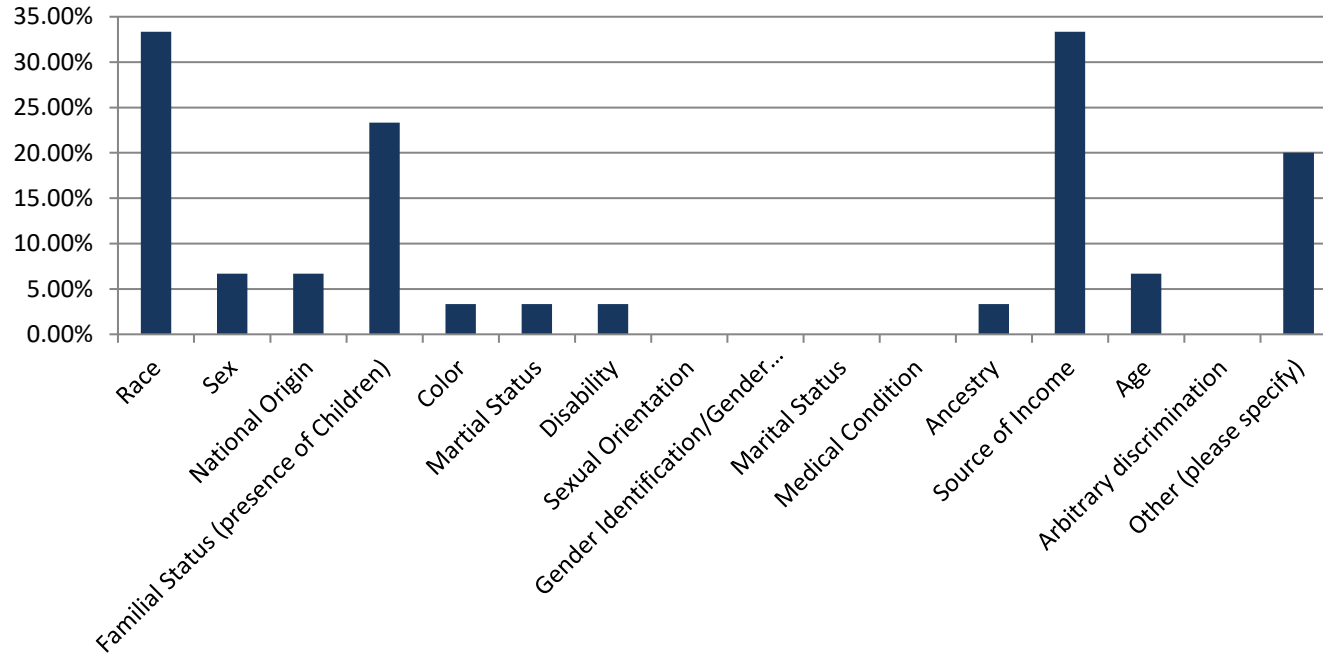
In looking for housing do you believe you were ever discriminated against?





Appendix A Community Meeting Summaries & Survey Results

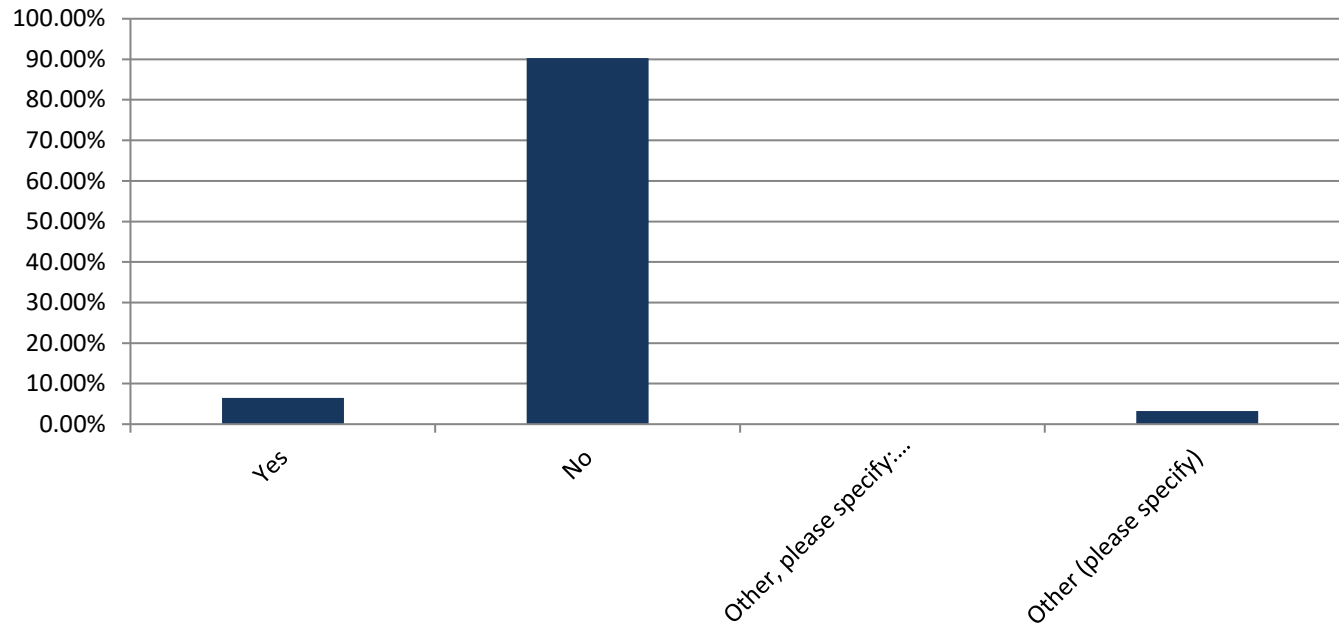
If you believe you have been discriminated against, on what basis?





Appendix A Community Meeting Summaries & Survey Results

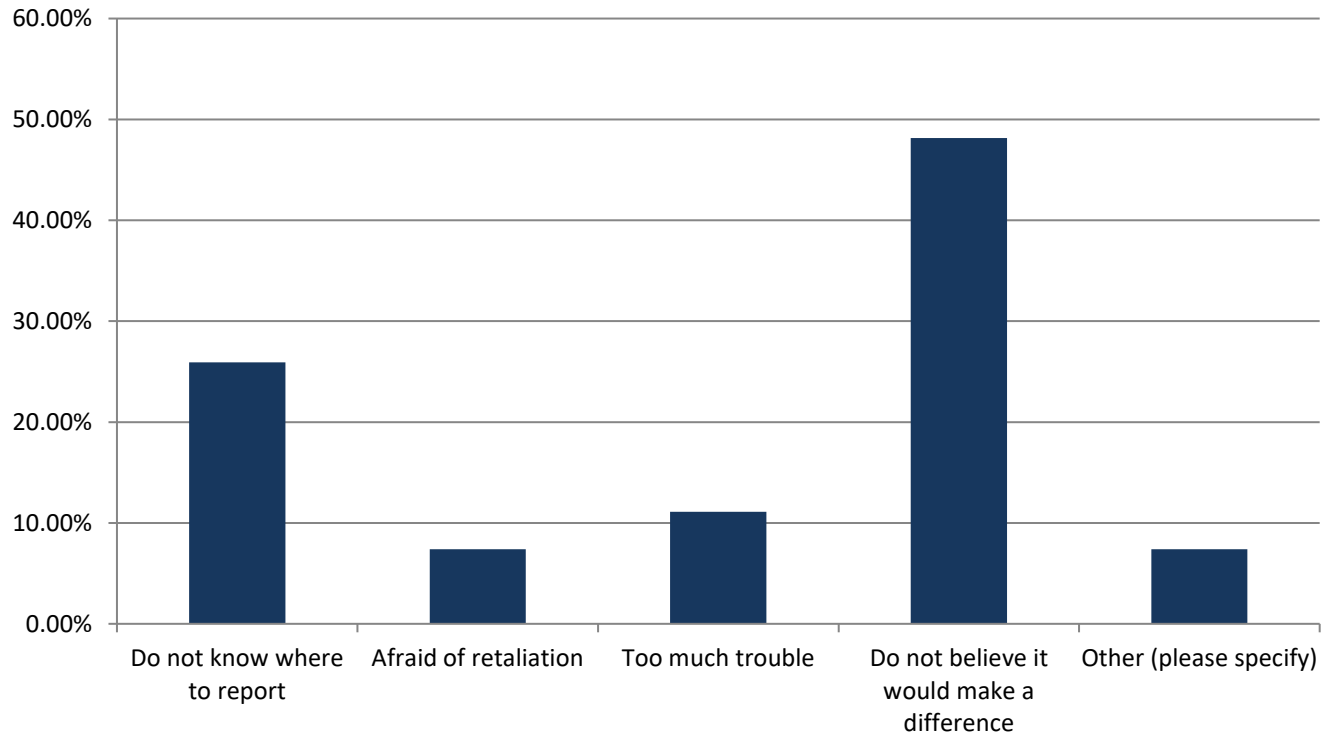
If you have been discriminated against, did you report the discrimination?





Appendix A Community Meeting Summaries & Survey Results

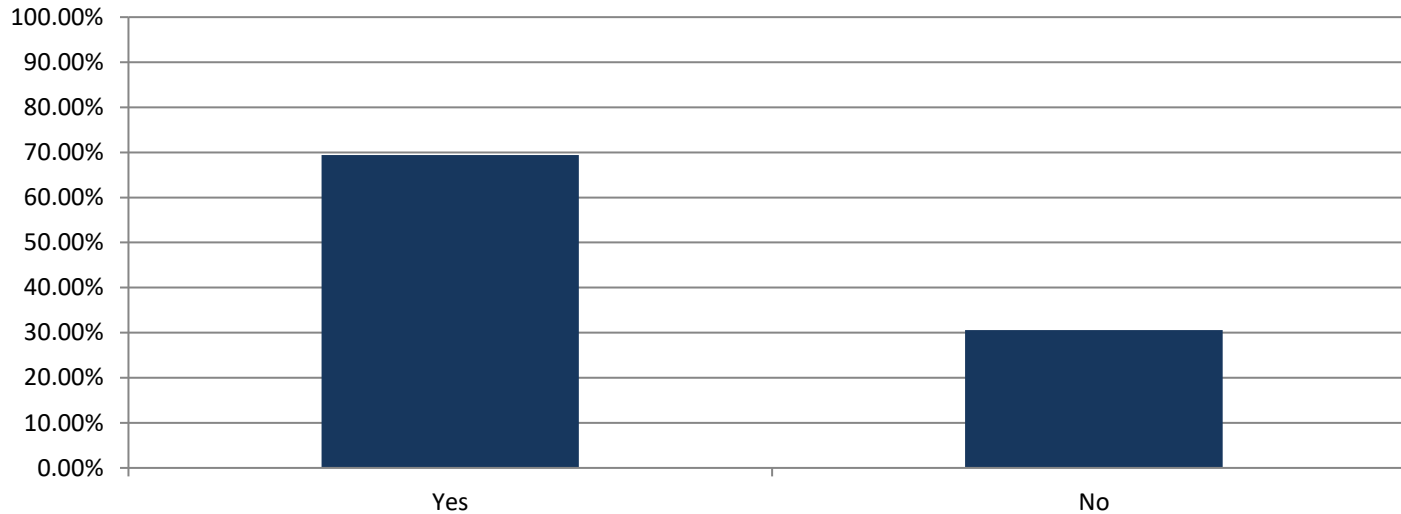
If you did not report the discrimination, why not?





Appendix A Community Meeting Summaries & Survey Results

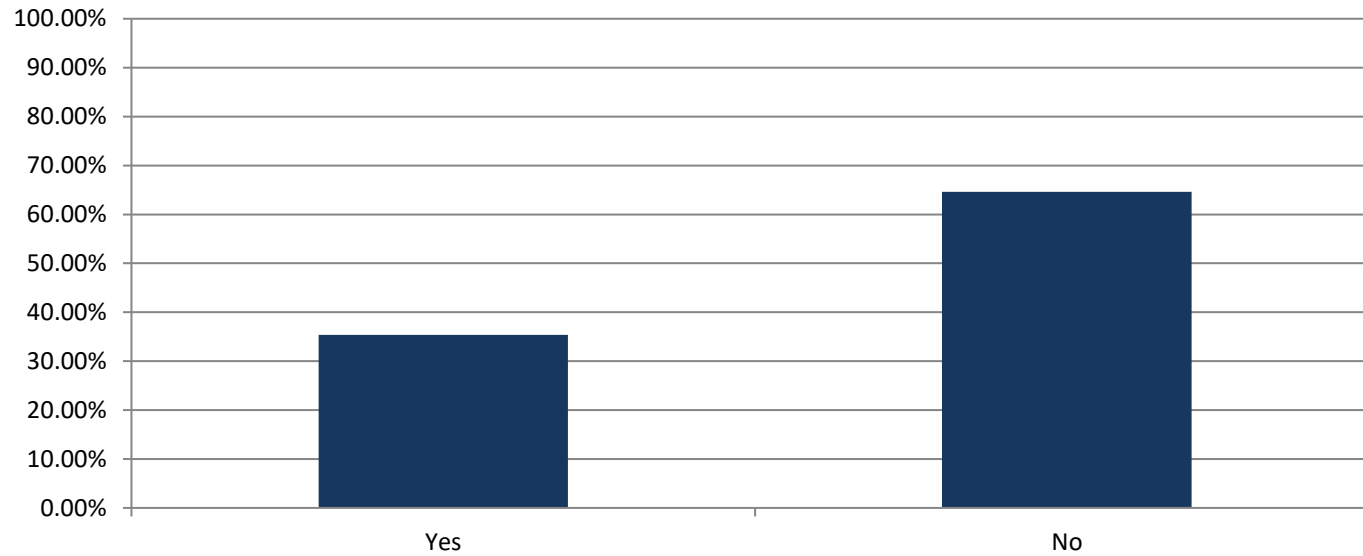
Are you aware of the Fair Housing requirements which prohibit discrimination in buying, selling, renting, or lending based on race, religion, color, national origin, sex, family status, or disability?





Appendix A Community Meeting Summaries & Survey Results

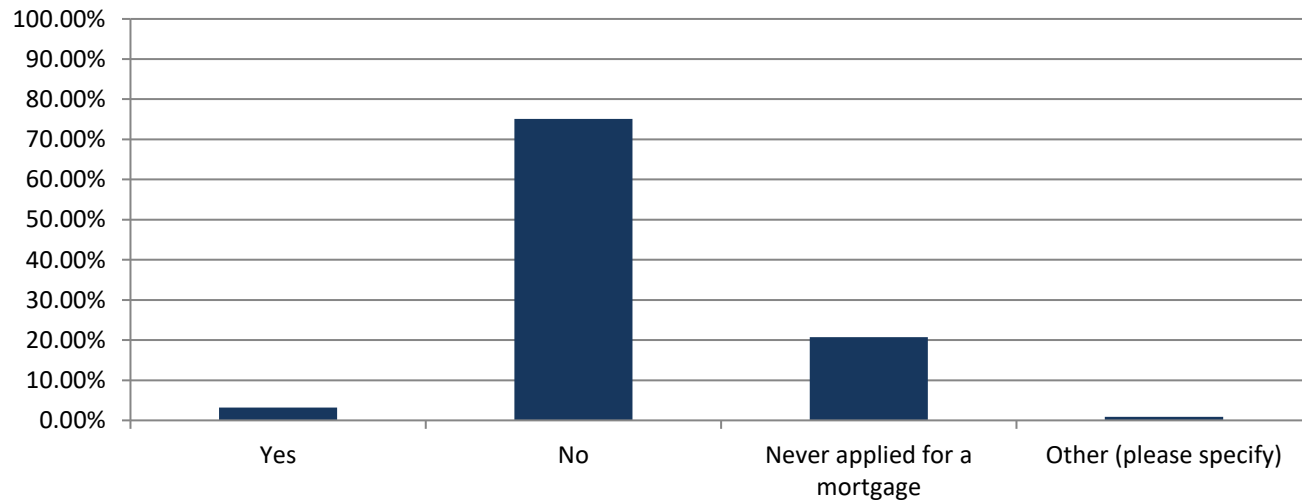
If you encountered housing discrimination, do you know how to report it?





Appendix A Community Meeting Summaries & Survey Results

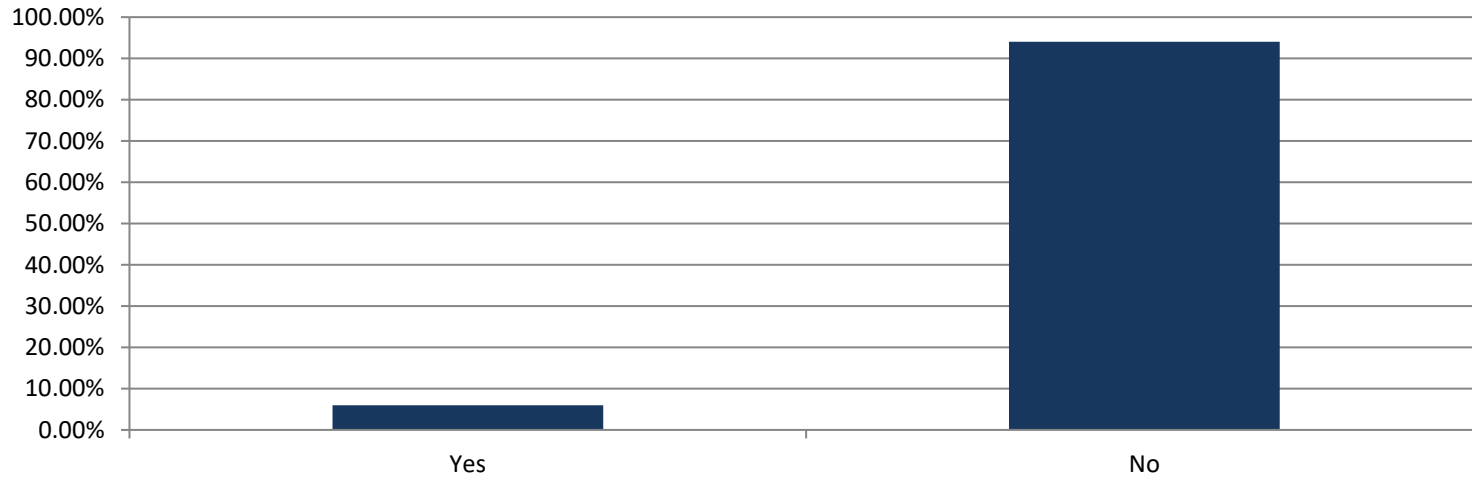
Do you believe you have ever been denied a mortgage on the basis of race, religion, color, national origin, sex, family status, or disability?





Appendix A
Community Meeting Summaries & Survey Results

Do you believe you have been a victim of predatory lending (Example: unfair, deceptive, or fraudulent practices of some lenders during the loan origination process often resulting in unfair or abusive loan terms)?





Appendix A Community Meeting Summaries & Survey Results

Do you or a member of your household have a disability of any type such as physical, mental, or developmental?

