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City of Turlock & Stanislaus Urban County

Consortium Consolidated Plan

Fiscal Year 2020-2025



April 10, 2020

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Executive Summary

ES-05 Executive Summary

Introduction

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. In order to receive these funds, the City of Turlock and the Stanislaus Urban County must complete a report every five years called a Consolidated Plan. The Consolidated Plan covers a total of five (5) program years; 2020 to 2024.

It is important to understand that during the development of this Consolidated Plan, the County, all Urban County Cities, and the City of Turlock were 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. All data reflected in this report does not take into account the economic realities that COVID-19 impacted on the communities throughout the County. The Urban County, and the City of Turlock will receive federal funding to address COVID-19, and those funding allocations and strategies will likely be outlined in an amendment to this Consolidated Plan and/or Action Plan.

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under this Con Plan: the cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of the County.
- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of the County. Stanislaus County is the “lead entity” for the Stanislaus Urban County.
- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Home Investment Partnerships Program (HOME) Consortium:** The members of the HOME Consortium are Stanislaus Urban County and the City of Turlock. The City of Turlock is the “lead entity” for the HOME Consortium.

The purpose of the Consolidated Plan is to identify housing and community development needs, priorities, goals, and strategies and to allocate how the County's' and City of Turlock's HUD funds will be utilized over the period of the Consolidated Plan.

The Consolidated Plan includes the Annual Action Plan (AAP), which is the one-year plan that the Stanislaus Urban County and the City of Turlock prepare pursuant to the goals outlined in the Consolidated Plan. These AAPs detail the projects and activities that the Stanislaus Urban County and City of Turlock will undertake to address the housing and community development needs and local objectives using CDBG, ESG, and HOME funds received during Fiscal Year 2020.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Stanislaus Urban County and City of Turlock have identified six goals to address housing and community development needs during the span of the 2020-2024 Consolidated Plan:

1. Increase and improve supply of affordable housing
2. Work to end and prevent homelessness
3. Improve infrastructure and public facilities
4. Provide public services
5. Community emergency responses
6. Administration

During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately \$2,300,000 annually in CDBG funding, for a five-year total of \$11,500,000. During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately \$200,000 annually in Emergency Solutions Grant (ESG) funding, for a five-year total of \$1,000,000.

During the five-year Con Plan period, the City of Turlock expects to receive \$650,00 annually in CDBG funding, for a five-year total of \$3,250,000. The HOME Consortium anticipates approximately \$1,350,000 in annual HOME funds, for a five-year total of \$6,750,000 over the five-year Con Plan period.

CDBG funds are used by the Stanislaus Urban County and City of Turlock for public services, public facilities and improvements, housing activities, and planning and administrative costs.

The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

The Stanislaus Urban County and City of Turlock may also apply for CalHome funding from HCD when funding announcements are made by the State. These funds are awarded on a competitive basis for mortgage assistance for low- or very low-income first-time homebuyers or for owner-occupied rehabilitation for low- or very low-income homeowners.

Evaluation of past performance

Stanislaus Urban County

The priorities identified in the Con Plan are public infrastructure, economic development, affordable housing and public services. In many neighborhoods and communities of the planning area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but are non-existent in older neighborhoods. The cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, as well as Stanislaus County utilized CDBG funds for infrastructure improvement related projects. The City of Riverbank will also be part of the Urban County moving forward. As a result of these improvements, residents of the surrounding project areas enjoy an improved quality of life.

Through the CDBG Public Services Program, the Stanislaus Urban County sets aside approximately 10% of its annual CDBG allocation for programs that provide services to low to moderate-income households (families or individuals). In Fiscal Year 2018-2019, a total of 12 public service programs were awarded \$239,053 to carry-out a number of needed services that benefit the homeless populations. Approximately 2,115 individuals received a form of service through the funded agencies. Funded services ranged from meals and shelter for low-income households to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the households served.

The Focus on Prevention Initiative is a strategy for community transformation in four areas critical to the quality of life in Stanislaus County (homelessness, strengthening families, youth early intervention, and reducing recidivism). The goal of the Focus on Prevention Initiative is to bring all sectors of the community together to provide an opportunity for cross-sector development of community-wide prevention strategies. The Initiative reinforced the collaboration efforts and commitment between the local CoC and the community to work towards resolving homelessness. A Coordinated Entry System (CES) in conjunction with the existing Homeless Management Information System (HMIS) system was designed in Fiscal Year 2017-2018, began planning a phased implementation in Fiscal Year 2018-2019, and continued further development to begin implementation in Fiscal Year 2019-2020. Stanislaus County, through collaboration with stakeholders, worked on updating CES policies and procedures. The Stanislaus Urban County is working with the CoC and other entitlement jurisdictions to oversee and monitor for federal compliance the CES system. Throughout Fiscal Year 2019-2020, the Stanislaus Urban

County and the local CoC worked together on strengthening efforts to address and collaborate on homeless issues.

City of Turlock

Consistent with the priorities outlined in the Consolidated Plan, during the 2018-2019 fiscal year, the City and the Consortium undertook the following activities that addressed the housing needs:

The City and Consortium continued to administer a First Time Home Buyers (FTHB) Program for low-income, first-time homebuyers which provides low interest loans to qualified clients to purchase a home. The City of Turlock utilized various resources including the HOME Program, CDBG, and CalHome to fund the program and assisted four (4) homebuyers. The following Consortium members assisted homebuyers during the last Consolidated Plan period with down payment assistance or first-time homebuyer loan programs.

- Stanislaus County – one (1)
- Ceres - five (5)
- Oakdale – one (1)

The City continued offering a Housing Rehabilitation Program, for the repair of homes within the City and assists income eligible clients including the elderly, handicapped and other special needs, improving housing conditions. The program provided one forgivable loan and one deferred loan with the rehabilitation of two single family units which were initiated in fiscal year 2018-2019 and should be completed in fiscal year 2019-2020. Temporary relocation funding was not needed or provided to these two clients. Two projects that were initiated in fiscal year 2017-2018 were completed in fiscal year 2018-2019. Forgivable Loans are often used in concert with the rehabilitation loans that are provided for rehabilitation work to remedy code violations and accessibility items for seniors, disabled and income eligible families. The Forgivable Loan amount cannot exceed \$15,000. Families are only eligible to receive the Forgivable Loan funding on a one-time basis, even if the maximum limit was not received. Forgivable Loan funding can be combined with other rehabilitation program funding and forgiven over a five-year period as long as all the terms of the loan are met.

Acquisitions of multi-family units for rehabilitation and sale to eligible non-profit agencies: The City acquired rental projects which consists of multi-family units. The rehabilitation will be completed in the next fiscal year.

Acquisitions of single-family units for rehabilitation and sale to eligible non-profit agencies or First Time Home Buyers.

Public Service Grants including fair housing: The City provides funding annually to non-profit agencies to provide eligible public service activities including fair housing services

Summary of citizen participation process and consultation process

The community outreach process included a County-wide survey, two stakeholder meetings, community meetings, and agency phone and email consultations on the Con Plan. Draft documents were made available to the public via Turlock's City website and the County's website as well as emailed directly to City staff of urban County cities.

Summary of public comments

The outreach effort for the Con Plan, AAP and the AI reached a wide number of agencies and individuals throughout the County and Turlock. Overall, some general themes emerged throughout the process which helped guide the development of the Con Plan.

Given community outreach, feedback primarily consisted of needs surrounding housing across the spectrum (rental and ownership opportunities for all income ranges) as well as specific housing needs for seniors and those with a disability. Engagement with stakeholders across the County indicated a need for additional homelessness support; both shelters (low-barrier shelter, transitional housing, and permanent supportive housing) as well as those social support services.

There was significant need expressed for infrastructure and facility development and improvements, particularly in County pockets that may exist within or very near City bounds such as Modesto. As the economy has improved since the last Con Plan, many households have felt the impact, however there is still significant need for economic opportunities and supports to those low- and moderate-income households looking for economic opportunities through job creation, training, or other development activities.

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

No public comments were purposefully not included or not accepted during the development of the Consolidated Plan.

Summary

The Stanislaus Urban County and City of Turlock have engaged in a process of community outreach, consultations, and analysis of relevant community indicators to establish housing and community development goals for the five-year planning period.

These goals will be used to plan for the use of CDBG, HOME, and ESG funds received by the Stanislaus Urban County and City of Turlock for the five-year period of 2020–2024. The Stanislaus Urban County and City of Turlock plan individually for the use of CDBG funds while planning cooperatively for the use

of HOME funds as a HOME Consortium. The County works with the local CoC to identify gaps in services when preparing plans for the use of ESG funds.

The Process

PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
ESG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
CDBG Administrator	Turlock	City of Turlock-Housing Program Services
HOME Administrator	Turlock	City of Turlock-Housing Program Services

Stanislaus County and the City of Turlock jointly completed the FY 2020-2024 Consortium Consolidated Plan in an effort to provide a comprehensive analysis of the community development needs throughout Stanislaus County.

Stanislaus County is a Community Development Block Grant (CDBG) entitlement jurisdiction, received Emergency Solutions Grant (ESG) funds, and lead for the Stanislaus Urban County, which includes the unincorporated areas of the county and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford.

The City of Turlock is the lead agency for the City of Turlock/Stanislaus County HOME Consortium and is also a CDBG entitlement jurisdiction. The consortium includes the City of Turlock, and all of the Stanislaus Urban County member jurisdictions. In accordance with HUD regulations, Turlock is the lead entity responsible for submittal of the FY 2020-2024 Consortium Consolidated Plan for all HOME Consortium participating jurisdictions.

Stanislaus County was formed from part of Tuolumne County in 1854. The county seat was first situated at Adamsville, then moved to Empire in November, La Grange in December, and Knights Ferry in 1862, and was fixed at the present location in Modesto in 1871. According to the US Census Bureau, the

county has a total area of 1,515 square miles (3,920 km²), of which 1,495 square miles (3,870 km²) is land and 20 square miles (52 km²) (1.3%) is water.

The City of Turlock was founded on December 22, 1871 and was incorporated on February 15, 1908. The City of Turlock is the second largest city in Stanislaus County after Modesto. It is located between Modesto and Merced at the intersection of State Routes 99 and 165. According to the U.S. Census Bureau, the City of Turlock has a total area of 16.9 square miles, all of which is land.

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PR-10 Consultation

Introduction

In preparing the Con Plan, the Stanislaus Urban County and City of Turlock consulted with various organizations located in the Urban County and City of Turlock that provide services to residents. In many instances, these consultations are part of ongoing interactions between Stanislaus Urban County, City of Turlock, and the agency or group described. A detailed description of the outreach process, the results, and the documentation of the outreach process is included in Appendix 5.

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

Because the Consolidated Plan is developed in conjunction with Analysis of Impediments to Fair Housing Choice (AI), meetings and consultations were often combined with feedback on fair housing issues.

Stanislaus County & Turlock 2020-2025 Consolidated Plan

Stanislaus Urban County: Meetings were held at Municipal Advisory Councils (MACs), advisory bodies of residents that exist to represent the local community to the Board of Supervisors. Meetings were also held with the Stanislaus Community System of Care and Stanislaus Homeless Alliance to talk about issues facing homeless individuals throughout the County.

Turlock: Held a meeting with the Turlock Community Collaborative, a network of public service agencies, businesses, and individuals in Turlock interested in improving the quality of life. The collaborative meets regularly to address needs in the community.

Two key large stakeholders meeting were held on January 19, 2020 and February 12, 2020. The meetings were with the Stanislaus Community System of Care (CSOC) which is the County's Continuum of Care (CoC) and the Stanislaus Homeless Alliance (SHA). The presentations and input regarding the Consolidated Plan and the AI were part of the agenda. The meeting was attended by 33 people from the following agencies and organizations:

- Disability Resource Agency for Independent Living (DRAIL)
- Modesto Gospel Mission
- United Way of Stanislaus County
- Family Promise
- Project Sentinel
- California Rural Legal Assistance
- Catholic Charities
- Community Services Agency
- United Samaritans Foundation
- City of Turlock
- Haven Woman's Center
- Community Impact Central Valley (CICV)
- Area Agency on Aging
- City of Modesto
- Turning Point Community Program
- Community Housing and Shelter Services (CHSS)
- Stanislaus County Department of Planning and Community Development
- Golden Valley Health Center
- Health Plan of San Joaquin
- Parent Resource Center
- Stanislaus Regional Housing Authority
- Stanislaus County Affordable Housing Corporation (STANCO)
- City of Turlock
- City of Riverbank
- Behavioral Health and Recovery Services

- The Salvation Army
- We Care Program
- Children’s Crisis Center
- Helping Others Sleep Tonight
- Center for Human Services
- Modesto City Council members
- Community representatives

The meeting started with an overview presentation on the Consolidated Plan and Analysis of Impediments update. The presentation included an overview of the update process and schedule as well as demographic information on housing needs.

Stanislaus Urban County

- Salida MAC Meeting- October 22, 2019
- Empire MAC Meeting- October 23, 2019
- Knights Ferry MAC Meeting- October 24, 2019
- Denair MAC Meeting- November 5, 2019
- South Modesto MAC Meeting- November 14, 2019
- Stanislaus Community System of Care (CSOC) Meeting- January 16, 2020
- Stanislaus Homeless Alliance (SHA) Meeting- February 12, 2020

Upcoming

- City of Ceres City Council- Public Hearing- April 13, 2020
- City of Hughson City Council- Public Hearing- April 27, 2020
- City of Newman City Council- Public Hearing- April 28, 2020
- City of Oakdale City Council- Public Hearing- May 4, 2020
- City of Patterson City Council- Public Hearing- May 5, 2020
- City of Riverbank City Council- Public Hearing- April 28, 2020
- City of Waterford City Council- Public Hearing- May 7, 2020
- Stanislaus County Board of Supervisors- Public Hearing – May 12, 2020

Turlock

- Meeting-Turlock Community Collaborative February 18, 2020

Upcoming

- City of Turlock City Council- Public Hearing- May 12, 2020

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

Stanislaus County and City of Turlock staff collaborates with the Continuum of Care (CoC) in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Housing Authority, Behavioral Health and Recovery Services, Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the County are routinely advertised at the CoC meetings.

Stanislaus County and the City of Turlock take part in regularly scheduled monthly CoC meetings and consult regularly with all attendees on housing needs, social service needs, and homelessness needs. This ongoing partnership increases shared understanding of roles and responsibilities throughout the continuum.

Stanislaus Urban County and City of Turlock consulted with a wide range of service providers and stakeholders. These involved both the public sector and private nonprofit sector. These personal contacts asked those who help to meet the housing and social services needs of Stanislaus County and City of Turlock residents to describe the level of needs in the community, the relative priority of needs, and what they believe can be done to better meet the needs of the county's residents.

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

One workshop session with the CoC was conducted during the preparation of the 2020-2025 Stanislaus Urban County / City of Turlock Consortium Consolidated Plan. The workshop also covered fair housing topics to inform the development of the Analysis of Impediments.

A representative from the CoC participates on the panel which scores applications for the competitive CDBG Public Service and ESG grants. In addition, draft ESG and CDBG Public Services funding recommendations are presented to the Stanislaus CoC during its committee meeting for comment.

A more detailed consultation for how ESG funds are allocated and implemented occurs at the ESG/SHP/HMIS sub-committee, which takes place monthly. The sub-committee works to implement the revised ESG, SHP, and HMIS regulations, both in practice and in the HMIS system itself.

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless was addressed via coordination with the local Stanislaus CoC.

Funds are set aside to allow nonprofit organizations and service providers to apply through a competitive process for an ESG grant. Applications are released annually. Submitted applications are

received, reviewed and scored by a review team, consisting of a representative from each Urban County member, the County CEO, and a representative from the CoC.

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

1	Agency/Group/Organization	Ceres Healthy Start Family Resource Center
	Agency/Group/Organization Type	Services-Children
	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?	Outreach and stakeholder meeting s
2	Agency/Group/Organization	Area Agency on Aging
	Agency/Group/Organization Type	Services-Seniors
	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?	Outreach and stakeholder meetings
3	Agency/Group/Organization	Central Valley Opportunity Center
	Agency/Group/Organization Type	Services-Education Services-Employment Food Bank
	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?	Outreach and stakeholder meetings
4	Agency/Group/Organization	Haven Women's Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	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?	Outreach and stakeholder meetings
5	Agency/Group/Organization	Stanislaus Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment
	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?	Outreach and stakeholder meetings
6	Agency/Group/Organization	United Samaritans Foundation
	Agency/Group/Organization Type	Food Bank
	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?	Outreach and stakeholder meetings
7	Agency/Group/Organization	WE CARE PROGRAM - TURLOCK
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
8	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Services

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?	Outreach and stakeholder meetings

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Stanislaus County	Homeless Strategy

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 (91.215(I))

In addition to the organizations that were invited to and participated in public meetings on the Con Plan, significant aspects of the Con Plan development process included consultations with the Stanislaus CoC and its membership which comprises both public and private nonprofit and for-profit entities, as well as private citizens.

PR-15 Citizen Participation

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

In order to ensure maximum participation in the Con Plan process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus Urban County and City of Turlock have Citizen Participation Plans in place. The Citizen Participation Plans describe the actions to be taken to encourage citizen participation in the development of the Con Plan, any substantial amendments to the Con Plan, the AAP, and Consolidated Annual Performance Evaluation Report (CAPER). The community outreach process included two stakeholder meetings, a print and online survey, and agency phone and email consultations.

The public comment period for the Fiscal Years 2020-2024 Consortium Consolidated Plan and Fiscal Year 2020-2021 Annual Action Plan was from April 10, 2020 to May 12, 2020. A public meeting notice was published in the Modesto Bee newspaper in English and Spanish that covers the entire jurisdiction.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response	Summary of comments received	Summary of comments not accepted	URL if applicable
CoC Meeting	Housing and homeless service organizations	One stakeholders meeting was held with the Stanislaus Housing and Support Services Collaborative Committee on January 16, 2020, at the Housing Authority of Stanislaus County in Modesto.	Generally, participants felt that the collaborative programming between the County and cities was productive and beneficial to those individuals and households receiving services.	Not applicable.	Not applicable.
SHA Meeting	Housing and homeless service organizations	One stakeholders meeting was held with the Stanislaus Homeless Alliance (SHA) on February 12, 2020.	Housing, shelter, and supportive service needs were discussed. A lack of affordable housing remains an obstacle in housing stability for those individuals and households being served		

			throughout the County.		
Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Held a meeting with the Turlock Community Collaborative, a network of public service agencies, businesses, and individuals in Turlock interested in improving the quality of life. The collaborative meets regularly to address needs in the community.	A lack of affordable housing and continued need for housing supportive services were identified.	Not applicable.	Not applicable.
Public Meeting	Non-targeted/broad community	A total of five (5) Municipal Advisory Councils (MACs) meetings took place between October and November, 2019.	Stanislaus County staff received general comments regarding the desire for sidewalks and other infrastructure improvements at several Municipal Advisory Council meetings.	Not applicable.	Not applicable.
Newspaper Ad	Non-targeted/broad community	All meetings were publicly noticed in a newspaper of general circulation (Ceres	Comments were received at the community workshops. Please see	Not applicable.	Not applicable.

		Courier, Hughson/Denair Dispatch, Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, and Patterson Irrigator	above for comments from each meeting		
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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 Stanislaus County cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of Stanislaus County (the Stanislaus Planning Area). The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

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. Most of the data tables in this section are populated with default data from the 2012-2016 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the region in recent years.

NA-10 Housing Needs Assessment

Summary of Housing Needs

The housing portion of the needs assessment focuses largely on households experiencing a housing problem. HUD defines four circumstances that constitute a housing problem:

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)
4. Overcrowding which is defined as more than one (1) person per room, not including bathrooms, porches, foyers, halls, or half-rooms

HUD entitlement programs, CDBG, ESG, and HOME, operate under federally established income limits.

Generally, very-low income refers to incomes at or below 30 percent of AMI; low-income refers to incomes between 31 and 50 percent of AMI; moderate-income refers to incomes between 51 and 80 percent of AMI; all adjusted for family size. The CDBG and HOME programs target low- and moderate-income beneficiaries; except that HOME rental activities can benefit those with income up to 60% of AMI. ESG activities are assumed to benefit low- and moderate-income persons.

The following table provides the 2016 income limits subject to annual adjustments by HUD.

2016 HUD Income Limits: Stanislaus County				
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. Income limits as published by HUD each year can be found at the following websites:

- CDBG Income Limits -> <https://www.hudexchange.info/resource/5334/cdbg-income-limits/>
- HOME Income Limits -> <https://www.hudexchange.info/programs/home/home-income-limits/>
- ESG Income Limits -> <https://www.hudexchange.info/resource/5079/esg-income-limits/>

Change in Population

	Base Year: 2000	Most Recent Year: 2016	% Change
Stanislaus Planning Area	202,331	250,882	24%
Turlock	55,810	71,166	28%
Ceres	34,609	47,231	36%
Hughson	3,980	7,160	80%
Newman	7,093	10,808	52%
Oakdale	15,503	21,796	41%
Patterson	11,606	21,205	83%
Riverbank	15,826	23,761	50%
Waterford	6,924	8,708	26%

Source: 2012-2016 ACS

Change in Number of Households

	Base Year: 2000	Most Recent Year: 2016	% Change
Stanislaus Planning Area	64,533	79,250	23%
Turlock	19,095	25,759	35%
Ceres	10,773	13,589	26%
Hughson	1,252	2,530	102%
Newman	2,176	3,403	56%
Oakdale	5,805	8,141	40%
Patterson	3,262	6,005	84%
Riverbank	4,698	7,409	58%
Waterford	2,080	2,477	19%

Source: 2012-2016 ACS

Change in Median Household Income

	Base Year: 2000	2000 Adjusted for Inflation to 2016 \$	Most Recent Year: 2016	% Change
Stanislaus Planning Area	40,101	56,062	51,591	-8%
Turlock	39,050	54,593	51,555	-6%
Ceres	40,736	56,950	49,518	-13%
Hughson	40,385	56,459	54,352	-4%
Newman	39,460	55,166	51,455	-7%
Oakdale	39,338	54,995	68,195	24%
Patterson	47,780	66,797	54,195	-19%
Riverbank	44,668	62,447	61,870	-1%
Waterford	39,286	54,922	49,500	-10%

Source: 2012-2016 ACS

Number of Households Tables

The following tables identify the percentage of households in the given jurisdiction 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.

Stanislaus Planning Area

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6%	8%	15%	10%	61%
Small Family Households	30%	33%	42%	43%	53%
Large Family Households	11%	14%	19%	23%	17%
Household contains at least one person 62-74 years of age	23%	33%	27%	24%	24%
Household contains at least one-person age 75 or older	20%	22%	17%	18%	9%
Households with one or more children 6 years old or younger	17%	14%	21%	23%	18%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21%	20%	21%	10%	28%
Small Family Households	48%	47%	42%	49%	53%
Large Family Households	16%	25%	27%	23%	20%
Household contains at least one person 62-74 years of age	11%	11%	15%	9%	13%
Household contains at least one-person age 75 or older	7%	9%	6%	4%	4%

Households with one or more children 6 years old or younger	37%	41%	31%	28%	22%
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Source: 2012-2016 CHAS

City of Turlock

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6%	6%	13%	11%	64%
Small Family Households	35%	22%	35%	50%	55%
Large Family Households	4%	3%	12%	17%	12%
Household contains at least one person 62-74 years of age	18%	30%	37%	27%	26%
Household contains at least one person age 75 or older	39%	31%	21%	11%	8%
Households with one or more children 6 years old or younger	10%	4%	12%	24%	16%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	22%	16%	20%	9%	33%
Small Family Households	36%	40%	41%	48%	47%
Large Family Households	4%	14%	12%	21%	20%
Household contains at least one person 62-74 years of age	15%	17%	18%	17%	10%
Household contains at least one person age 75 or older	21%	20%	5%	9%	4%
Households with one or more children 6 years old or younger	19%	17%	17%	28%	21%

Source: 2012-2016 CHAS

Ceres

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6%	9%	19%	11%	55%
Small Family Households	40%	39%	39%	37%	59%
Large Family Households	7%	15%	28%	33%	20%
Household contains at least one person 62-74 years of age	23%	31%	23%	20%	21%
Household contains at least one person age 75 or older	16%	21%	16%	24%	9%
Households with one or more children 6 years old or younger	22%	17%	26%	20%	20%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21%	22%	22%	9%	26%

Small Family Households	45%	63%	39%	53%	50%
Large Family Households	19%	12%	32%	24%	32%
Household contains at least one person 62-74 years of age	11%	4%	15%	18%	8%
Household contains at least one person age 75 or older	8%	8%	9%	17%	5%
Households with one or more children 6 years old or younger	36%	38%	36%	35%	30%

Source: 2012-2016 CHAS

Hughson

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5%	11%	11%	10%	64%
Small Family Households	50%	66%	59%	67%	73%
Large Family Households	50%	0%	24%	13%	16%
Household contains at least one person 62-74 years of age	0%	44%	18%	0%	12%
Household contains at least one person age 75 or older	0%	19%	6%	30%	7%
Households with one or more children 6 years old or younger	71%	0%	18%	17%	36%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	27%	16%	25%	10%	22%
Small Family Households	56%	19%	60%	44%	22%
Large Family Households	11%	0%	14%	0%	0%
Household contains at least one person 62-74 years of age	7%	26%	0%	0%	25%
Household contains at least one person age 75 or older	13%	59%	29%	38%	17%
Households with one or more children 6 years old or younger	24%	0%	0%	44%	6%

Source: 2012-2016 CHAS

Newman

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10%	3%	16%	22%	49%
Small Family Households	34%	83%	61%	59%	52%
Large Family Households	8%	17%	3%	17%	16%
Household contains at least one person 62-74 years of age	71%	17%	23%	15%	19%

Household contains at least one person age 75 or older	16%	0%	3%	23%	8%
Households with one or more children 6 years old or younger	8%	83%	34%	12%	12%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14%	20%	22%	15%	29%
Small Family Households	46%	22%	64%	19%	46%
Large Family Households	9%	68%	5%	19%	36%
Household contains at least one person 62-74 years of age	23%	14%	25%	5%	36%
Household contains at least one person age 75 or older	14%	6%	14%	0%	0%
Households with one or more children 6 years old or younger	49%	58%	30%	38%	45%

Source: 2012-2016 CHAS

Oakdale

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4%	10%	8%	8%	70%
Small Family Households	17%	9%	33%	56%	51%
Large Family Households	0%	28%	11%	0%	13%
Household contains at least one person 62-74 years of age	6%	43%	39%	27%	24%
Household contains at least one person age 75 or older	26%	19%	24%	7%	10%
Households with one or more children 6 years old or younger	6%	17%	6%	20%	18%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	22%	21%	24%	10%	22%
Small Family Households	53%	48%	42%	46%	67%
Large Family Households	1%	14%	15%	12%	5%
Household contains at least one person 62-74 years of age	5%	14%	12%	17%	7%
Household contains at least one person age 75 or older	7%	14%	2%	0%	5%
Households with one or more children 6 years old or younger	44%	25%	32%	29%	10%

Source: 2012-2016 CHAS

Patterson

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7%	10%	14%	11%	58%
Small Family Households	33%	24%	57%	30%	55%
Large Family Households	24%	25%	9%	38%	24%
Household contains at least one person 62-74 years of age	6%	26%	33%	36%	17%
Household contains at least one person age 75 or older	14%	31%	9%	5%	6%
Households with one or more children 6 years old or younger	24%	26%	11%	49%	27%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	20%	11%	17%	14%	37%
Small Family Households	37%	70%	42%	34%	60%
Large Family Households	24%	4%	42%	44%	13%
Household contains at least one person 62-74 years of age	10%	22%	9%	11%	19%
Household contains at least one person age 75 or older	14%	2%	0%	0%	0%
Households with one or more children 6 years old or younger	39%	64%	43%	39%	16%

Source: 2012-2016 CHAS

Riverbank

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3%	5%	14%	12%	65%
Small Family Households	38%	37%	49%	29%	50%
Large Family Households	6%	4%	15%	50%	19%
Household contains at least one person 62-74 years of age	22%	48%	23%	16%	21%
Household contains at least one person age 75 or older	19%	7%	24%	15%	6%
Households with one or more children 6 years old or younger	18%	15%	14%	31%	24%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	18%	19%	20%	11%	31%
Small Family Households	34%	35%	59%	49%	48%
Large Family Households	12%	30%	23%	27%	21%

Household contains at least one person 62-74 years of age	19%	11%	6%	8%	2%
Household contains at least one person age 75 or older	9%	20%	1%	6%	10%
Households with one or more children 6 years old or younger	22%	44%	47%	47%	10%

Source: 2012-2016 CHAS

Waterford

OWNER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6%	9%	17%	8%	60%
Small Family Households	74%	36%	47%	48%	50%
Large Family Households	4%	43%	32%	12%	20%
Household contains at least one person 62-74 years of age	16%	14%	26%	44%	31%
Household contains at least one person age 75 or older	0%	11%	9%	0%	1%
Households with one or more children 6 years old or younger	4%	18%	11%	15%	18%
RENTER	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	24%	21%	23%	9%	23%
Small Family Households	60%	8%	18%	100%	74%
Large Family Households	5%	67%	44%	0%	10%
Household contains at least one person 62-74 years of age	0%	2%	10%	0%	2%
Household contains at least one person age 75 or older	5%	14%	5%	0%	13%
Households with one or more children 6 years old or younger	40%	67%	8%	0%	36%

Source: 2012-2016 CHAS

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

In all of the tables below, going down the rows indicates that those households experience only that particular housing problem, and not the listed housing problem in any row indicated above it.

Note: The tables below are produced using Integrated Disbursement Information System (IDIS) HUD’s online reporting system. The table’s “Total” column in these tables includes all households, even those households earning above 100% AMI. That means the table “Total” column may not always equal the entirety of the row.

Stanislaus Planning Area

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	130	60	10	-		10	36	31	4	165
Severely Overcrowded – >1.51 people per room	240	130	150	45	750	15	-	185	35	540
Overcrowded - 1.01-1.5 people per room	575	910	745	315	2,960	75	130	420	345	1,740
Housing cost burden greater than 50% of income	3,835	2,190	530	56	6,665	1,755	1,200	1,305	380	5,170
Housing cost burden greater than 30% of income	450	1,925	2,630	605	6,105	320	860	1,960	1,455	7,620
Zero/negative Income	435	-	-	-	435	250	-	-	-	250

Source: 2012-2016 CHAS

Turlock

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	90	35	30	95	280	20	4	-	-	40
Severely Overcrowded – >1.51 people per room	105	65	90	15	295	20	-	20	-	110
Overcrowded - 1.01-1.5 people per room	70	180	260	45	800	20	-	100	100	430
Housing cost burden greater than 50% of income	1,740	905	170	4	2,830	465	300	305	160	1,320
Housing cost burden greater than 30% of income	240	555	1,190	175	2,290	170	150	530	550	2,125
Zero/negative Income	140	-	-	-	140	-	-	-	-	-

Source: 2012-2016 CHAS

Ceres

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	4	25	-	-	30	-	-	10	4	45
Severely Overcrowded – >1.51 people per room	45	20	40	-	135	-	-	20	-	50
Overcrowded - 1.01-1.5 people per room	150	45	85	110	525	-	25	150	105	460
Housing cost burden greater than 50% of income	760	485	30	-	1,275	330	340	195	15	900
Housing cost burden greater than 30% of income	85	395	620	135	1,305	75	110	630	285	1,615
Zero/negative Income	25	-	-	-	25	15	-	-	-	15

Source: 2012-2016 CHAS

Hughson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	-	-	-	-	-	-	-	-	-	-
Severely Overcrowded – >1.51 people per room	-	-	-	-	-	-	-	-	-	-
Overcrowded - 1.01-1.5 people per room	25	-	-	-	25	-	-	10	10	40
Housing cost burden greater than 50% of income	185	85	105	30	440	70	45	75	-	215
Housing cost burden greater than 30% of income	15	25	45	35	120	-	15	60	40	180
Zero/negative Income	-	-	-	-	-	-	-	-	-	-

Source: 2012-2016 CHAS

Newman

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	15	-	-	-	15	-	-	-	-	-
Severely Overcrowded – >1.51 people per room	-	-	-	-	-	-	-	-	-	-
Overcrowded - 1.01-1.5 people per room	15	45	-	35	130	-	-	10	-	55
Housing cost burden greater than 50% of income	55	110	40	-	205	140	40	40	65	280
Housing cost burden greater than 30% of income	40	95	130	10	300	15	-	175	40	280
Zero/negative Income	-	-	-	-	-	20	-	-	-	20

Source: 2012-2016 CHAS

Oakdale

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	20	-	-	-	20	-	-	-	-	-
Severely Overcrowded – >1.51 people per room	-	15	-	-	15	-	-	-	-	-
Overcrowded - 1.01-1.5 people per room	10	65	80	-	155	-	75	-	-	100
Housing cost burden greater than 50% of income	405	230	95	-	725	80	110	160	90	485
Housing cost burden greater than 30% of income	195	290	320	100	1,020	25	120	80	160	730
Zero/negative Income	50	-	-	-	50	55	-	-	-	55

Source: 2012-2016 CHAS

Patterson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	15	-	10	-	25	-	15	-	-	15
Severely Overcrowded – >1.51 people per room	65	-	10	-	80	-	-	50	4	80
Overcrowded - 1.01-1.5 people per room	-	15	-	35	90	15	-	4	70	120
Housing cost burden greater than 50% of income	340	145	40	-	530	240	55	105	-	500
Housing cost burden greater than 30% of income	10	40	200	125	450	-	205	170	160	785
Zero/negative Income	25	-	-	-	25	-	-	-	-	-

Source: 2012-2016 CHAS

Riverbank

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	-	-	-	-	-	-	10	-	-	45
Severely Overcrowded – >1.51 people per room	35	10	4	-	65	-	-	-	-	15
Overcrowded - 1.01-1.5 people per room	25	70	45	35	175	-	-	10	65	185
Housing cost burden greater than 50% of income	210	190	60	-	465	110	120	90	25	355
Housing cost burden greater than 30% of income	4	95	185	-	315	4	40	175	205	810
Zero/negative Income	55	-	-	-	55	25	-	-	-	25

Source: 2012-2016 CHAS

Waterford

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing – No complete plumbing or kitchen facilities	20	-	-	-	20	-	-	10	-	10
Severely Overcrowded – >1.51 people per room	-	25	40	-	65	-	-	-	-	-
Overcrowded - 1.01-1.5 people per room	-	95	30	-	135	-	-	25	-	95
Housing cost burden greater than 50% of income	135	25	-	-	155	95	50	10	-	195
Housing cost burden greater than 30% of income	10	35	45	10	105	-	55	95	55	285
Zero/negative Income	15	-	-	-	15	-	-	-	-	-

Source: 2012-2016 CHAS

Severe Housing Problems

The following tables identify households with severe housing problems by both income bracket and by renter/owner. The severe 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 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 and a half (1.5) persons per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Stanislaus Planning Area

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	5,220	5,220	4,060	1,020	16,710	2,175	2,230	3,905	2,230	15,245
Having no housing problems	440	730	2,170	2,010	12,280	365	1,210	2,915	2,425	29,815
Household has negative income, but no housing problems	435	-	-	-	435	250	-	-	-	250

Source: 2012-2016 CHAS

Turlock

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	2,245	1,735	1,745	330	6,495	695	455	955	810	4,025
Having no housing problems	240	105	645	680	5,055	65	275	710	600	8,705
Household has negative income, but no housing problems	140	-	-	-	140	-	-	-	-	-

Source: 2012-2016 CHAS

Ceres

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	1,045	970	770	245	3,275	405	470	1,005	415	3,075
Having no housing problems	25	180	365	225	1,930	15	190	490	450	4,630
Household has negative income, but no housing problems	25	-	-	-	25	15	-	-	-	15

Source: 2012-2016 CHAS

Hughson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	225	110	150	65	580	70	60	150	50	435
Having no housing problems	-	25	60	15	250	-	100	20	100	1,080
Household has negative income, but no housing problems	-	-	-	-	-	-	-	-	-	-

Source: 2012-2016 CHAS

Newman

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	125	250	170	50	645	155	40	225	100	610
Having no housing problems	50	-	110	135	610	15	25	80	330	1,310
Household has negative income, but no housing problems	-	-	-	-	-	20	-	-	-	20

Source: 2012-2016 CHAS

Oakdale

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	630	600	490	100	1,935	110	305	235	250	1,315
Having no housing problems	40	60	285	220	1,215	15	125	120	100	3,040
Household has negative income, but no housing problems	50	-	-	-	50	55	-	-	-	55

Source: 2012-2016 CHAS

Patterson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	430	200	260	160	1,175	255	280	330	235	1,505
Having no housing problems	10	50	135	160	1,090	-	65	130	145	1,930
Household has negative income, but no housing problems	25	-	-	-	25	-	-	-	-	-

Source: 2012-2016 CHAS

Riverbank

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	275	360	295	35	1,020	115	165	275	300	1,410
Having no housing problems	105	95	180	220	1,280	20	65	385	280	3,215
Household has negative income, but no housing problems	55	-	-	-	55	25	-	-	-	25

Source: 2012-2016 CHAS

Waterford

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more housing problems	165	180	120	10	480	95	105	145	55	585
Having no housing problems	20	-	75	70	350	-	35	120	75	975
Household has negative income, but no housing problems	15	-	-	-	15	-	-	-	-	-

Source: 2012-2016 CHAS

Cost Burden > 30%

The tables below identify households that are paying more than 30% of their monthly income towards housing costs. It is important to note that housing costs here include utilities, taxes, and insurance.

Stanislaus Planning Area

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2,700	2,450	1,550	6,700	675	816	1,780	3,271
Large Related	940	1,115	930	2,985	50	370	540	960
Elderly	689	615	380	1,684	750	750	965	2,465
Other	785	670	615	2,070	447	240	175	862
Total need by income	5,114	4,850	3,475	13,439	1,922	2,176	3,460	7,558

Source: 2012-2016 CHAS

Turlock

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	920	675	590	2,185	260	109	400	769
Large Related	95	220	145	460	20	25	130	175
Elderly	665	505	365	1,535	310	235	335	880
Other	550	315	415	1,280	79	90	40	209
Total need by income	2,230	1,715	1,515	5,460	669	459	905	2,033

Source: 2012-2016 CHAS

Ceres

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	475	620	289	1,384	150	190	425	765
Large Related	195	110	200	505	-	95	225	320
Elderly	149	74	75	298	95	140	205	440
Other	195	155	140	490	125	44	30	199
Total need by income	1,014	959	704	2,677	370	469	885	1,724

Source: 2012-2016 CHAS

Hughson

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	125	25	80	230	35	45	100	180
Large Related	25	-	30	55	-	-	30	30
Elderly	45	85	45	175	-	15	-	15
Other	35	-	-	35	-	-	10	10
Total need by income	230	110	155	495	35	60	140	235

Source: 2012-2016 CHAS

Newman

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	80	60	120	260	65	40	175	280
Large Related	15	120	15	150	-	-	10	10
Elderly	15	15	25	55	60	-	40	100
Other	15	10	10	35	15	-	-	15
Total need by income	125	205	170	500	140	40	225	405

Source: 2012-2016 CHAS

Oakdale

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	320	270	190	780	10	30	70	110
Large Related	10	95	55	160	-	85	40	125
Elderly	80	160	40	280	45	160	130	335
Other	195	80	145	420	55	25	-	80
Total need by income	605	605	430	1,640	110	300	240	650

Source: 2012-2016 CHAS

Patterson

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	175	170	65	410	85	75	160	320
Large Related	110	4	164	278	-	85	14	99
Elderly	110	20	-	130	50	85	110	245
Other	40	-	20	60	65	35	4	104
Total need by income	435	194	249	878	200	280	288	768

Source: 2012-2016 CHAS

Riverbank

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	140	115	160	415	40	65	165	270
Large Related	50	110	55	215	10	10	35	55
Elderly	35	35	8	78	64	55	44	163
Other	44	70	30	144	10	19	29	58
Total need by income	269	330	253	852	124	149	273	546

Source: 2012-2016 CHAS

Waterford

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	120	14	4	138	70	35	75	180
Large Related	10	100	15	125	-	60	25	85
Elderly	-	30	15	45	15	10	20	45
Other	10	10	15	35	4	-	-	4
Total need by income	140	154	49	343	89	105	120	314

Source: 2012-2016 CHAS

Cost Burden > 50%

The tables below identify households that are paying more than 50% of their monthly income towards housing costs. It is important to note that housing costs here include utilities, taxes, and insurance.

Stanislaus Planning Area

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2,410	1,085	160	3,655	555	535	695	1,785
Large Related	860	405	90	1,355	25	170	155	350
Elderly	540	365	165	1,070	620	365	455	1,440
Other	675	485	120	1,280	400	215	60	675
Total need by income	4,485	2,340	535	7,360	1,600	1,285	1,365	4,250

Source: 2012-2016 CHAS

Turlock

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	890	375	40	1,305	250	105	110	465
Large Related	95	70	15	180	10	0	0	10
Elderly	475	320	110	905	150	150	160	460
Other	530	240	15	785	75	50	40	165
Total need by income	1,990	1,005	180	3,175	485	305	310	1,100

Source: 2012-2016 CHAS

Ceres

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	435	295	4	734	115	160	125	400
Large Related	155	40	0	195	0	40	60	100
Elderly	95	34	0	129	70	100	30	200
Other	165	135	25	325	115	40	0	155
Total need by income	850	504	29	1,383	300	340	215	855

Source: 2012-2016 CHAS

Hughson

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	125	0	45	170	35	45	50	130
Large Related	25	0	30	55	0	0	30	30
Elderly	30	85	30	145	0	0	0	0
Other	35	0	0	35	0	0	0	0
Total need by income	215	85	105	405	35	45	80	160

Source: 2012-2016 CHAS

Newman

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	40	15	0	55	50	40	40	130
Large Related	15	85	0	100	0	0	0	0
Elderly	0	0	25	25	60	0	0	60
Other	15	10	10	35	15	0	0	15
Total need by income	70	110	35	215	125	40	40	205

Source: 2012-2016 CHAS

Oakdale

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	230	65	10	305	0	15	55	70
Large Related	0	25	0	25	0	85	0	85
Elderly	30	130	15	175	45	70	105	220
Other	140	50	70	260	40	10	0	50
Total need by income	400	270	95	765	85	180	160	425

Source: 2012-2016 CHAS

Patterson

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	115	145	35	295	85	15	45	145
Large Related	110	0	4	114	0	25	4	29
Elderly	110	0	0	110	50	0	55	105
Other	40	0	0	40	65	35	4	104
Total need by income	375	145	39	559	200	75	108	383

Source: 2012-2016 CHAS

Riverbank

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	140	80	40	260	40	45	75	160
Large Related	40	50	15	105	0	0	10	10
Elderly	35	0	4	39	60	55	4	119
Other	40	60	0	100	10	15	4	29
Total need by income	255	190	59	504	110	115	93	318

Source: 2012-2016 CHAS

Waterford

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	120	10	0	130	70	35	10	115
Large Related	10	10	0	20	0	15	0	15
Elderly	0	0	0	0	15	0	0	15
Other	0	10	0	10	4	0	0	4
Total need by income	130	30	0	160	89	50	10	149

Source: 2012-2016 CHAS

Crowding (More than one person per room)

The tables below identify households that are experiencing overcrowding, meaning there are more than one (1) person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Stanislaus Planning Area

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	720	795	715	250	2,480	56	140	330	245	771
Multiple, unrelated family households	95	226	150	115	586	30	0	280	145	455
Other, non-family households	20	20	26	0	66	4	0	4	0	8
Total need by income	835	1,041	891	365	3,132	90	140	614	390	1,234

Source: 2012-2016 CHAS

Turlock

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	175	220	330	35	760	14	0	110	70	194
Multiple, unrelated family households	0	24	0	25	49	20	0	10	25	55
Other, non-family households	0	0	40	40	80	0	0	0	0	0
Total need by income	175	244	370	100	889	34	0	120	95	249

Source: 2012-2016 CHAS

Ceres

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	185	50	65	50	350	0	25	75	80	180
Multiple, unrelated family households	4	14	34	60	112	0	0	95	25	120
Other, non-family households	0	0	25	0	25	0	0	0	0	0
Total need by income	189	64	124	110	487	0	25	170	105	300

Source: 2012-2016 CHAS

Hughson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	25	0	0	0	25	0	0	10	0	10
Multiple, unrelated family households	0	0	0	0	0	0	0	0	10	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	0	0	0	25	0	0	10	10	20

Source: 2012-2016 CHAS

Newman

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	15	0	0	35	50	0	0	10	0	10
Multiple, unrelated family households	0	45	0	0	45	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	15	45	0	35	95	0	0	10	0	10

Source: 2012-2016 CHAS

Oakdale

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	10	80	80	0	170	0	75	0	0	75
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	10	80	80	0	170	0	75	0	0	75

Source: 2012-2016 CHAS

Patterson

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	65	15	20	35	135	15	0	54	24	93
Multiple, unrelated family households	0	0	0	0	0	0	0	4	50	54
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	65	15	20	35	135	15	0	58	74	147

Source: 2012-2016 CHAS

Riverbank

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	60	35	19	15	129	0	0	10	45	55
Multiple, unrelated family households	0	45	35	25	105	0	0	4	20	24
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	60	80	54	40	234	0	0	14	65	79

Source: 2012-2016 CHAS

Waterford

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	0	120	70	0	190	0	0	25	0	25
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	20	0	0	0	20	0	0	0	0	0
Total need by income	20	120	70	0	210	0	0	25	0	25

Source: 2012-2016 CHAS

Households with Children Present

The tables below identify those renter and owner households with children under the age of six (6) present. The tables are broken apart by renter and owner household and also by income bracket.

Households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Stanislaus Planning Area	2,240	2,410	1,945	11,775	470	466	1451	8,426
Turlock	495	315	400	3,640	75	30	200	1,930
Ceres	395	440	405	2,080	95	115	395	1,649
Hughson	55	0	0	200	50	0	30	450
Newman	85	145	85	560	15	50	105	330
Oakdale	315	165	250	1,229	10	75	20	745
Patterson	180	159	170	1,344	60	90	50	930
Riverbank	95	200	225	1,190	29	34	90	1,063
Waterford	80	120	15	285	4	25	30	248

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) in the Stanislaus County Planning Area there are about 12,000 single-person households, and about 5,750 in Turlock. The majority of single-person households in both jurisdictions are renter households. In the Stanislaus County Planning Area, of all renter households, 18% are single-person, while in Turlock of all renter households, 27% are single-person. The percentages among owner households are 15% and 21% respectively.

Given the tables above showing that approximately 20% of all households earning less than 20% experience at least one housing problem, we could apply this rate to the single-person households identified above.

In the Stanislaus County Planning Area we could conservatively assume that there are about 2,500 single-person households that may experience a housing problem, thus be in need of housing assistance. Similarly, in Turlock we can conservatively assume that there are approximately 1,150 single-person households experiencing a housing problem.

It is important to note that data below will also show that elderly households are overrepresented in single-person households and often are in need of services beyond just 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.

The Haven Women's Center, from July 1, 2017 to June 30, 2018, served a total of 2,524 victims of domestic violence. Of those 2,524 individuals, just over 2,000 of those victims were supported for domestic violence abuse, 472 were supported for sexual assault abuse, and 43 were provided services for sex trafficking. In some cases, individuals were provided services for both domestic violence and sexual assault. The Haven Women's Center also tracks emergency response services as well as its support on the provision of legal assistance resulting in restraining orders. Between 2017 and 2018, the Haven Women's Center responded to 238 emergency situations and supported a legal assessment for 336 individuals, 272 of those resulting in restraining orders.

Domestic violence is a significant cause of homelessness for women and families. Financial stress can make it difficult for victims to leave an abusive situation. This issue is compounded in a housing market with few available and affordable options.

What are the most common housing problems?

The tables above outline that overwhelmingly the most common housing problem experienced by households in the Stanislaus County Planning Area and Turlock is cost burden, both at 30% and notably at 50% cost burden.

Of all households in the Stanislaus County Planning Area, 28% are households that experience cost burden and 30% of all households in Turlock. These numbers both go up significantly 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 both the Stanislaus County Planning Area and Turlock, low-income renter households experience housing problems at higher rates. In the Stanislaus County Planning Area 49% of renter households both earning less than 80% AMI and experiencing a housing problem. While 23% of all owner households are low-income households experiencing a housing problem.

In Turlock, 49% of all renter households are low-income and experiencing a housing problem. While 17% of all owner households in Turlock are low-income households experiencing a housing problem.

In both jurisdictions, small family households make up the majority of the household type 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 County, however they do experience housing problems at a disproportionately 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 County, those households earning less than 50% AMI are more likely to be in unstable work situations. A household with few financial resources is a medical emergency or a layoff at work away from being unsheltered or unstably housed. These households with few financial resources, on social security disability income (SSDI), or a fixed income, are at the greatest risk of becoming homeless.

Households nearing the end of their RRH assistance will need to stay engaged with the system to ensure wrap-around services.

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 Community System of Care (CSOC), is the locally recognized Continuum of Care (CoC) uses HMIS to collect and track data on housing and services to persons experiencing homelessness and at-risk of homelessness. The CSOC 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. Similarly, those low-income households caring for members of the households that are either elderly and/or living with a disability are at increased risk of homelessness of housing instability.

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 need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are:

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. More than one person per room (overcrowded);
4. Household is cost burdened (between 30 and 50 percent of income is devoted to housing costs).

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 households in the given jurisdiction at that income level experiencing the problem. The “Share” column below is equal to the number of households for that race/ethnicity with one or more housing problem divided by the total number of households for that race/ethnicity. (# of households for a given race/ethnicity with a housing problem / total # of households for that race/ethnicity)

0%-30% of Area Median Income

Stanislaus Planning Area

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	7,395	805	685	83.2%
White	2,785	505	410	75.3%
Black / African American	330	-	10	97.1%
Asian	220	50	15	77.2%
American Indian, Alaska Native	30	-	-	100.0%
Pacific Islander	50	-	10	83.3%
Hispanic	3,875	215	215	90.0%

Source: 2012-2016 CHAS

Turlock

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	2,940	305	140	86.9%
White	1,520	205	40	86.1%
Black / African American	145	25	20	76.3%
Asian	125	-	65	65.8%
American Indian, Alaska Native	-	-	-	
Pacific Islander	50	-	-	100.0%
Hispanic	1,025	45	20	94.0%

Source: 2012-2016 CHAS

Ceres

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,450	40	40	94.8%
White	490	30	19	90.9%
Black / African American	85	-	-	100.0%
Asian	80	10	-	88.9%
American Indian, Alaska Native	-	-	-	
Pacific Islander	40	-	10	80.0%
Hispanic	745	-	10	98.7%

Source: 2012-2016 CHAS

Hughson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	295	-	-	100.0%
White	95	-	-	100.0%
Black / African American	-	-	-	
Asian	20	-	-	100.0%
American Indian, Alaska Native	-	-	-	
Pacific Islander	-	-	-	
Hispanic	180	-	-	100.0%

Source: 2012-2016 CHAS

Newman

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	280	65	20	76.7%
White	40	50	-	44.4%
Black / African American	10	-	-	100.0%
Asian	20	-	-	100.0%
American Indian, Alaska Native	-	-	-	
Pacific Islander	-	-	-	
Hispanic	210	15	20	85.7%

Source: 2012-2016 CHAS

Oakdale

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	740	55	105	82.2%
White	520	55	85	78.8%
Black / African American	90	-	-	100.0%
Asian	-	-	-	
American Indian, Alaska Native	-	-	-	
Pacific Islander	-	-	-	
Hispanic	120	-	-	100.0%

Source: 2012-2016 CHAS

Patterson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	685	10	25	95.1%
White	85	-	25	77.3%
Black / African American	10	-	-	100.0%
Asian	-	-	-	
American Indian, Alaska Native	-	-	-	
Pacific Islander	-	-	-	
Hispanic	590	10	-	98.3%

Source: 2012-2016 CHAS

Riverbank

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	390	125	80	65.5%
White	170	65	10	69.4%
Black / African American	-	-	15	
Asian	-	20	-	
American Indian, Alaska Native	-	-	-	
Pacific Islander	-	-	-	
Hispanic	200	40	55	67.8%

Source: 2012-2016 CHAS

Waterford

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	260	20	15	88.1%
White	140	-	15	90.3%
Black / African American	10	-	-	100.0%
Asian	-	20	-	
American Indian, Alaska Native	-	-	-	
Pacific Islander	10	-	-	100.0%
Hispanic	100	-	-	100.0%

Source: 2012-2016 CHAS

30%-50% of Area Median Income

Stanislaus Planning Area

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	7,450	1,940	0	79.3%
White	2,695	940	0	74.1%
Black / African American	125	-	0	100.0%
Asian	165	55	0	75.0%
American Indian, Alaska Native	71	11	0	86.6%
Pacific Islander	35	10	0	77.8%
Hispanic	4,265	860		83.2%

Source: 2012-2016 CHAS

Turlock

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	2,190	380	0	85.2%
White	1,370	290	0	82.5%
Black / African American	10	-	0	100.0%
Asian	75	10	0	88.2%
American Indian, Alaska Native	4	-	0	100.0%
Pacific Islander	-	-	0	
Hispanic	690	65		91.4%

Source: 2012-2016 CHAS

Ceres

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,440	370	0	79.6%
White	535	135	0	79.9%
Black / African American	60	-	0	100.0%
Asian	30	45	0	40.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	805	170		82.6%

Source: 2012-2016 CHAS

Hughson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	170	125	0	57.6%
White	100	80	0	55.6%
Black / African American	-	-	0	
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	70	45		60.9%

Source: 2012-2016 CHAS

Newman

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	290	25	0	92.1%
White	25	10	0	71.4%
Black / African American	-	-	0	
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	265	10		96.4%

Source: 2012-2016 CHAS

Oakdale

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	905	185	0	83.0%
White	530	85	0	86.2%
Black / African American	20	-	0	100.0%
Asian	-	10	0	0.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	330	70		82.5%

Source: 2012-2016 CHAS

Patterson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	480	115	0	80.7%
White	145	54	0	72.9%
Black / African American	-	-	0	
Asian	15	-	0	100.0%
American Indian, Alaska Native	25	-	0	100.0%
Pacific Islander	10	-	0	100.0%
Hispanic	285	50		85.1%

Source: 2012-2016 CHAS

Riverbank

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	525	160	0	76.6%
White	185	100	0	64.9%
Black / African American	-	-	0	
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	330	60		84.6%

Source: 2012-2016 CHAS

Waterford

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	285	35	0	89.1%
White	75	35	0	68.2%
Black / African American	10	-	0	100.0%
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	195	-		100.0%

Source: 2012-2016 CHAS

50%-80% of Area Median Income

Stanislaus Planning Area

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	7,965	5,085	0	61.0%
White	2,955	2,665	0	52.6%
Black / African American	85	50	0	63.0%
Asian	270	55	0	83.1%
American Indian, Alaska Native	55	20	0	73.3%
Pacific Islander	24	16	0	60.0%
Hispanic	4,450	2,215	0	66.8%

Source: 2012-2016 CHAS

Turlock

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	2,700	1,355	0	66.6%
White	1,455	775	0	65.2%
Black / African American	50	-	0	100.0%
Asian	125	25	0	83.3%
American Indian, Alaska Native	25	-	0	100.0%
Pacific Islander	-	-	0	
Hispanic	995	535	0	65.0%

Source: 2012-2016 CHAS

Ceres

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,775	855	0	67.5%
White	395	385	0	50.6%
Black / African American	-	20	0	0.0%
Asian	100	-	0	100.0%
American Indian, Alaska Native	34	10	0	77.3%
Pacific Islander	-	-	0	
Hispanic	1,235	430	0	74.2%

Source: 2012-2016 CHAS

Hughson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	300	80	0	78.9%
White	210	40	0	84.0%
Black / African American	-	-	0	
Asian	-	-	0	
American Indian, Alaska Native	-	10	0	0.0%
Pacific Islander	-	-	0	
Hispanic	95	30	0	76.0%

Source: 2012-2016 CHAS

Newman

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	395	190	0	67.5%
White	75	75	0	50.0%
Black / African American	-	-	0	
Asian	10	30	0	25.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	295	85	0	77.6%

Source: 2012-2016 CHAS

Oakdale

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	725	405	0	64.2%
White	430	285	0	60.1%
Black / African American	-	-	0	
Asian	-	10	0	0.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	280	120	0	70.0%

Source: 2012-2016 CHAS

Patterson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	590	265	0	69.0%
White	180	155	0	53.7%
Black / African American	25	-	0	100.0%
Asian	80	-	0	100.0%
American Indian, Alaska Native	10	-	0	100.0%
Pacific Islander	4	-	0	100.0%
Hispanic	300	115	0	72.3%

Source: 2012-2016 CHAS

Riverbank

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	570	565	0	50.2%
White	200	185	0	51.9%
Black / African American	20	15	0	57.1%
Asian	4	15	0	21.1%
American Indian, Alaska Native	-	-	0	
Pacific Islander	20	-	0	100.0%
Hispanic	320	320	0	50.0%

Source: 2012-2016 CHAS

Waterford

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	265	195	0	57.6%
White	75	80	0	48.4%
Black / African American	-	-	0	
Asian	30	-	0	100.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	155	115	0	57.4%

Source: 2012-2016 CHAS

80%-100% of Area Median Income

Stanislaus Planning Area

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	3,250	4,435	0	42.3%
White	1,590	2,255	0	41.4%
Black / African American	65	85	0	43.3%
Asian	135	115	0	54.0%
American Indian, Alaska Native	10	20	0	33.3%
Pacific Islander	-	-	0	
Hispanic	1,375	1,915	0	41.8%

Source: 2012-2016 CHAS

Turlock

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,140	1,280	0	47.1%
White	610	745	0	45.0%
Black / African American	20	105	0	16.0%
Asian	105	25	0	80.8%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	400	390	0	50.6%

Source: 2012-2016 CHAS

Ceres

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	660	675	0	49.4%
White	240	350	0	40.7%
Black / African American	45	20	0	69.2%
Asian	74	35	0	67.9%
American Indian, Alaska Native	-	20	0	0.0%
Pacific Islander	-	-	0	
Hispanic	290	225	0	56.3%

Source: 2012-2016 CHAS

Hughson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	115	115	0	50.0%
White	75	50	0	60.0%
Black / African American	-	40	0	0.0%
Asian	4	-	0	100.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	35	25	0	58.3%

Source: 2012-2016 CHAS

Newman

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	150	465	0	24.4%
White	40	205	0	16.3%
Black / African American	15	-	0	100.0%
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	90	265	0	25.4%

Source: 2012-2016 CHAS

Oakdale

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	350	320	0	52.2%
White	330	275	0	54.5%
Black / African American	-	-	0	
Asian	-	-	0	
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	25	50	0	33.3%

Source: 2012-2016 CHAS

Patterson

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	395	305	0	56.4%
White	180	115	0	61.0%
Black / African American	-	-	0	
Asian	10	-	0	100.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	200	190	0	51.3%

Source: 2012-2016 CHAS

Riverbank

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	335	500	0	40.1%
White	125	120	0	51.0%
Black / African American	4	-	0	100.0%
Asian	-	35	0	0.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	210	340	0	38.2%

Source: 2012-2016 CHAS

Waterford

Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	65	145	0	31.0%
White	50	75	0	40.0%
Black / African American	-	-	0	
Asian	-	4	0	0.0%
American Indian, Alaska Native	-	-	0	
Pacific Islander	-	-	0	
Hispanic	15	60	0	20.0%

Source: 2012-2016 CHAS

Discussion

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

0-30% AMI Range

- Stanislaus County Planning Area
 - Black / African American
 - American Indian, Alaska Native
- Turlock
 - Pacific Islander

- Newman
 - Black / African American
 - Asian
- Oakdale
 - Black / African American
 - Hispanic
- Waterford
 - Black / African American
 - Pacific Islander
 - Hispanic

30-50% AMI Range

- Stanislaus County Planning Area
 - Black / African American
- Turlock
 - Black / African American
 - American Indian, Alaska Native
- Ceres
 - Black / African American
- Oakdale
 - Black / African American
- Patterson
 - Asian
 - American Indian, Alaska Native
 - Pacific Islander
- Waterford
 - Black / African American
 - Hispanic

50-80% AMI Range

- Stanislaus County Planning Area
 - Asian
 - American Indian, Alaska Native
- Turlock
 - Black / African American
 - Asian
 - American Indian, Alaska Native
- Ceres
 - Asian
- Newman
 - Hispanic
- Patterson
 - Black / African American

- Asian
- American Indian, Alaska Native
- Pacific Islander
- Riverbank
 - Pacific Islander
- Waterford
 - Asian

80-100% AMI Range

- Stanislaus County Planning Area
 - Asian
- Turlock
 - Asian
- Ceres
 - Black / African American
 - Asian
- Hughson
 - White
 - Asian
- Newman
 - Black / African American
- Patterson
 - Asian
- Riverbank
 - White
 - Black / African American

NA-20 Disproportionately Greater Need: Severe 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 need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four severe housing problems. The four housing problems are:

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. More than one and a half (1.5) persons per room (severely overcrowded);
4. Household is severely cost burdened (more than 50 percent of income is devoted to housing costs)

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 households in the given jurisdiction at that income level experiencing the problem. The “Share” column below is equal to the number of households for that race/ethnicity with one or more housing problem divided by the total number of households for that race/ethnicity. (# of households for a given race/ethnicity with a housing problem / total # of households for that race/ethnicity)

0%-30% of Area Median Income

Stanislaus Planning Area

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	6,630	1,570	685	74.6%
White	2,295	995	410	62.0%
Black / African American	320	5	10	95.5%
Asian	195	70	15	69.6%
American Indian, Alaska Native	30	0	0	100.0%
Pacific Islander	50	0	10	83.3%
Hispanic	3,635	455	215	84.4%

Source: 2012-2016 CHAS

Turlock

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	2,530	715	140	74.7%
White	1,165	565	40	65.8%
Black / African American	145	25	20	76.3%
Asian	125	0	65	65.8%
American Indian, Alaska Native	0	0	0	
Pacific Islander	50	0	0	100.0%
Hispanic	975	90	20	89.9%

Source: 2012-2016 CHAS

Ceres

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,290	195	40	84.6%
White	415	105	19	77.0%
Black / African American	75	10	0	88.2%
Asian	60	30	0	66.7%
American Indian, Alaska Native	0	0	0	
Pacific Islander	40	0	10	80.0%
Hispanic	695	50	10	92.1%

Source: 2012-2016 CHAS

Hughson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	280	15	0	94.9%
White	80	15	0	84.2%
Black / African American	0	0	0	
Asian	20	0	0	100.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	180	0	0	100.0%

Source: 2012-2016 CHAS

Newman

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	225	125	20	60.8%
White	40	50	0	44.4%
Black / African American	10	0	0	100.0%
Asian	20	0	0	100.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	155	70	20	63.3%

Source: 2012-2016 CHAS

Oakdale

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	515	275	105	57.5%
White	325	240	85	50.0%
Black / African American	90	0	0	100.0%
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	85	35	0	70.8%

Source: 2012-2016 CHAS

Patterson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	680	20	25	93.8%
White	85	0	25	77.3%
Black / African American	10	0	0	100.0%
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	585	20	0	96.7%

Source: 2012-2016 CHAS

Riverbank

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	380	140	80	63.3%
White	160	74	10	65.6%
Black / African American	0	0	15	0.0%
Asian	0	20	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	200	40	55	67.8%

Source: 2012-2016 CHAS

Waterford

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	250	30	15	84.7%
White	140	0	15	90.3%
Black / African American	10	0	0	100.0%
Asian	0	20	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	10	0	0	100.0%
Hispanic	100	0	0	100.0%

Source: 2012-2016 CHAS

30%-50% of Area Median Income

Stanislaus Planning Area

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	4,665	4,730	0	49.7%
White	1,635	2,000	0	45.0%
Black / African American	106	21	0	83.5%
Asian	155	70	0	68.9%
American Indian, Alaska Native	70	6	0	92.1%
Pacific Islander	35	10	0	77.8%
Hispanic	2,610	2,510	0	51.0%

Source: 2012-2016 CHAS

Turlock

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,485	1,085	0	57.8%
White	930	735	0	55.9%
Black / African American	4	4	0	50.0%
Asian	50	30	0	62.5%
American Indian, Alaska Native	0	4	0	0.0%
Pacific Islander	0	0	0	
Hispanic	485	275	0	63.8%

Source: 2012-2016 CHAS

Ceres

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	935	875	0	51.7%
White	375	295	0	56.0%
Black / African American	60	0	0	100.0%
Asian	24	49	0	32.9%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	470	505	0	48.2%

Source: 2012-2016 CHAS

Hughson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	130	165	0	44.1%
White	75	105	0	41.7%
Black / African American	0	0	0	
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	55	60	0	47.8%

Source: 2012-2016 CHAS

Newman

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	195	120	0	61.9%
White	10	25	0	28.6%
Black / African American	0	0	0	
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	185	90	0	67.3%

Source: 2012-2016 CHAS

Oakdale

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	495	600	0	45.2%
White	315	300	0	51.2%
Black / African American	0	20	0	0.0%
Asian	0	10	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	155	250	0	38.3%

Source: 2012-2016 CHAS

Patterson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	235	360	0	39.5%
White	40	160	0	20.0%
Black / African American	0	0	0	
Asian	15	0	0	100.0%
American Indian, Alaska Native	25	0	0	100.0%
Pacific Islander	10	0	0	100.0%
Hispanic	145	195	0	42.6%

Source: 2012-2016 CHAS

Riverbank

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	395	295	0	57.2%
White	135	150	0	47.4%
Black / African American	0	0	0	
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	255	130	0	66.2%

Source: 2012-2016 CHAS

Waterford

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	195	125	0	60.9%
White	55	59	0	48.2%
Black / African American	10	0	0	100.0%
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	130	65	0	66.7%

Source: 2012-2016 CHAS

50%-80% of Area Median Income

Stanislaus Planning Area

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	3,380	9,680	0	25.9%
White	1,435	4,190	0	25.5%
Black / African American	65	70	0	48.1%
Asian	95	230	0	29.2%
American Indian, Alaska Native	35	42	0	45.5%
Pacific Islander	24	16	0	60.0%
Hispanic	1,640	5,040	0	24.6%

Source: 2012-2016 CHAS

Turlock

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	980	3,070	0	24.2%
White	425	1,800	0	19.1%
Black / African American	15	35	0	30.0%
Asian	30	120	0	20.0%
American Indian, Alaska Native	20	4	0	83.3%
Pacific Islander	0	0	0	
Hispanic	470	1,055	0	30.8%

Source: 2012-2016 CHAS

Ceres

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	530	2,105	0	20.1%
White	90	690	0	11.5%
Black / African American	0	20	0	0.0%
Asian	80	20	0	80.0%
American Indian, Alaska Native	30	15	0	66.7%
Pacific Islander	0	0	0	
Hispanic	335	1,330	0	20.1%

Source: 2012-2016 CHAS

Hughson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	190	185	0	50.7%
White	115	130	0	46.9%
Black / African American	0	0	0	
Asian	0	0	0	
American Indian, Alaska Native	0	10	0	0.0%
Pacific Islander	0	0	0	
Hispanic	75	50	0	60.0%

Source: 2012-2016 CHAS

Newman

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	90	500	0	15.3%
White	40	110	0	26.7%
Black / African American	0	0	0	
Asian	10	30	0	25.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	25	360	0	6.5%

Source: 2012-2016 CHAS

Oakdale

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	335	805	0	29.4%
White	305	410	0	42.7%
Black / African American	0	0	0	
Asian	0	10	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	10	390	0	2.5%

Source: 2012-2016 CHAS

Patterson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	215	640	0	25.1%
White	75	260	0	22.4%
Black / African American	25	0	0	100.0%
Asian	0	80	0	0.0%
American Indian, Alaska Native	10	0	0	100.0%
Pacific Islander	4	0	0	100.0%
Hispanic	105	300	0	25.9%

Source: 2012-2016 CHAS

Riverbank

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	210	925	0	18.5%
White	65	325	0	16.7%
Black / African American	0	35	0	0.0%
Asian	0	20	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	20	0	0	100.0%
Hispanic	125	515	0	19.5%

Source: 2012-2016 CHAS

Waterford

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	120	335	0	26.4%
White	35	120	0	22.6%
Black / African American	0	0	0	
Asian	0	30	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	85	185	0	31.5%

Source: 2012-2016 CHAS

80%-100% of Area Median Income

Stanislaus Planning Area

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	1,185	6,490	0	15.4%
White	395	3,450	0	10.3%
Black / African American	15	135	0	10.0%
Asian	59	196	0	23.1%
American Indian, Alaska Native	0	30	0	0.0%
Pacific Islander	0	0	0	
Hispanic	710	2,575	0	21.6%

Source: 2012-2016 CHAS

Turlock

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	420	2,005	0	17.3%
White	260	1,090	0	19.3%
Black / African American	0	125	0	0.0%
Asian	40	84	0	32.3%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	115	675	0	14.6%

Source: 2012-2016 CHAS

Ceres

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	235	1,100	0	17.6%
White	40	550	0	6.8%
Black / African American	10	55	0	15.4%
Asian	14	95	0	12.8%
American Indian, Alaska Native	0	20	0	0.0%
Pacific Islander	0	0	0	
Hispanic	160	355	0	31.1%

Source: 2012-2016 CHAS

Hughson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	40	190	0	17.4%
White	40	80	0	33.3%
Black / African American	0	40	0	0.0%
Asian	0	4	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	0	60	0	0.0%

Source: 2012-2016 CHAS

Newman

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	100	515	0	16.3%
White	20	230	0	8.0%
Black / African American	0	15	0	0.0%
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	80	275	0	22.5%

Source: 2012-2016 CHAS

Oakdale

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	90	585	0	13.3%
White	80	520	0	13.3%
Black / African American	0	0	0	
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	10	65	0	13.3%

Source: 2012-2016 CHAS

Patterson

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	110	590	0	15.7%
White	30	270	0	10.0%
Black / African American	0	0	0	
Asian	10	0	0	100.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	70	320	0	17.9%

Source: 2012-2016 CHAS

Riverbank

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	130	710	0	15.5%
White	30	215	0	12.2%
Black / African American	4	0	0	100.0%
Asian	0	35	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	100	450	0	18.2%

Source: 2012-2016 CHAS

Waterford

Severe Housing Problems	One or more housing problems	No housing problems	Household has no/negative income & no housing problems	Share
Jurisdiction as a whole	0	205	0	0.0%
White	0	130	0	0.0%
Black / African American	0	0	0	
Asian	0	4	0	0.0%
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	0	75	0	0.0%

Source: 2012-2016 CHAS

Discussion

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

0-30% AMI Range

- Stanislaus County Planning Area
 - Black / African American
 - American Indian, Alaska Native
- Turlock
 - Pacific Islander
 - Hispanic
- Newman
 - Black / African American
 - Asian
- Oakdale
 - Black / African American
 - Hispanic
- Waterford
 - Black / African American
 - Pacific Islander
 - Hispanic

30-50% AMI Range

- Stanislaus County Planning Area

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

50-80% AMI Range

- Stanislaus County Planning Area
 - Black / African American
 - American Indian, Alaska Native
 - Pacific Islander
- Turlock
 - Black / African American
 - American Indian, Alaska Native
- Ceres
 - Asian
 - American Indian, Alaska Native
- Newman
 - White
- Oakdale
 - White
- Patterson
 - Black / African American
 - American Indian, Alaska Native
 - Pacific Islander
- Riverbank
 - Pacific Islander

80-100% AMI Range

- Turlock
 - Asian
- Ceres
 - Hispanic
- Hughson
 - White
- Patterson
 - Asian

- Riverbank

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 need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing cost burden.

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 households in the given jurisdiction at that income level experiencing the problem. The “Share” column below is equal to the number of households for that race/ethnicity with one or more housing problem divided by the total number of households for that race/ethnicity. (# of households for a given race/ethnicity with a housing problem / total # of households for that race/ethnicity)

Housing Cost Burden

Stanislaus Planning Area

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	46,070	15,090	12,840	705	37.7%
White	25,710	6,565	5,460	435	31.9%
Black / African American	640	170	490	10	50.8%
Asian	1,500	455	460	15	37.9%
American Indian, Alaska Native	130	40	100	0	51.9%
Pacific Islander	185	10	110	10	39.3%
Hispanic	17,050	7,590	5,945	215	44.3%

Source: 2012-2016 CHAS

Turlock

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	14,790	4,895	4,590	160	39.1%
White	9,385	2,945	2,600	55	37.1%
Black / African American	300	60	165	20	42.9%
Asian	665	230	240	65	41.4%
American Indian, Alaska Native	50	10	20	-	37.5%
Pacific Islander	-	-	50	-	100.0%
Hispanic	4,085	1,585	1,400	20	42.2%

Source: 2012-2016 CHAS

Ceres

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	7,380	3,208	2,309	44	42.8%
White	3,100	1,055	835	24	37.9%
Black / African American	85	70	120	-	69.1%
Asian	385	125	140	-	40.8%
American Indian, Alaska Native	65	4	-	-	5.8%
Pacific Islander	15	-	40	10	72.7%
Hispanic	3,520	1,935	1,155	10	46.7%

Source: 2012-2016 CHAS

Hughson

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	1,365	299	675	-	41.6%
White	970	200	320	-	34.9%
Black / African American	60	-	-	-	0.0%
Asian	110	4	20	-	17.9%
American Indian, Alaska Native	10	15	-	-	60.0%
Pacific Islander	-	-	-	-	
Hispanic	175	65	335	-	69.6%

Source: 2012-2016 CHAS

Newman

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	2,075	605	490	20	34.5%
White	935	105	110	-	18.7%
Black / African American	15	15	10	-	62.5%
Asian	80	-	30	-	27.3%
American Indian, Alaska Native	-	-	-	-	
Pacific Islander	-	-	-	-	
Hispanic	970	485	330	20	45.7%

Source: 2012-2016 CHAS

Oakdale

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	4,360	1,815	1,335	105	41.9%
White	3,495	1,175	995	85	38.3%
Black / African American	-	20	90	-	100.0%
Asian	90	-	-	-	
American Indian, Alaska Native	-	-	-	-	
Pacific Islander	-	-	-	-	
Hispanic	715	590	210	-	52.8%

Source: 2012-2016 CHAS

Patterson

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	3,254	1,340	1,089	25	42.7%
White	1,040	420	195	25	37.2%
Black / African American	310	25	55	-	20.5%
Asian	120	125	15	-	53.8%
American Indian, Alaska Native	10	-	25	-	71.4%
Pacific Islander	55	-	14	-	20.3%
Hispanic	1,565	770	745	-	49.2%

Source: 2012-2016 CHAS

Riverbank

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	4,830	1,209	883	80	30.2%
White	2,210	505	380	10	28.6%
Black / African American	50	20	4	15	32.4%
Asian	260	35	4	-	13.0%
American Indian, Alaska Native	35	-	-	-	
Pacific Islander	-	15	20	-	100.0%
Hispanic	2,185	630	450	55	33.1%

Source: 2012-2016 CHAS

Waterford

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share Cost Burdened
Jurisdiction as a whole	1,504	505	365	40	36.6%
White	900	200	185	40	30.0%
Black / African American	4	-	20	-	83.3%
Asian	40	40	-	-	50.0%
American Indian, Alaska Native	-	-	-	-	
Pacific Islander	-	-	10	-	100.0%
Hispanic	530	255	150	-	43.3%

Source: 2012-2016 CHAS

Discussion

The following are the race/ethnicity groups that experience cost burden at a disproportionate rate as compared to the jurisdiction as a whole within each jurisdiction:

- Stanislaus County Planning Area
 - Black / African American
 - American Indian, Alaska Native
- Turlock
 - Pacific Islander
- Ceres
 - Black / African American
 - Pacific Islander
- Hughson
 - American Indian, Alaska Native
 - Hispanic
- Newman

- Black / African American
- Hispanic
- Oakdale
 - Black / African American
 - Hispanic
- Patterson
 - Asian
 - American Indian, Alaska Native
- Riverbank
 - Pacific Islander
- Waterford
 - Black / African American
 - Asian
 - Pacific Islander

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?

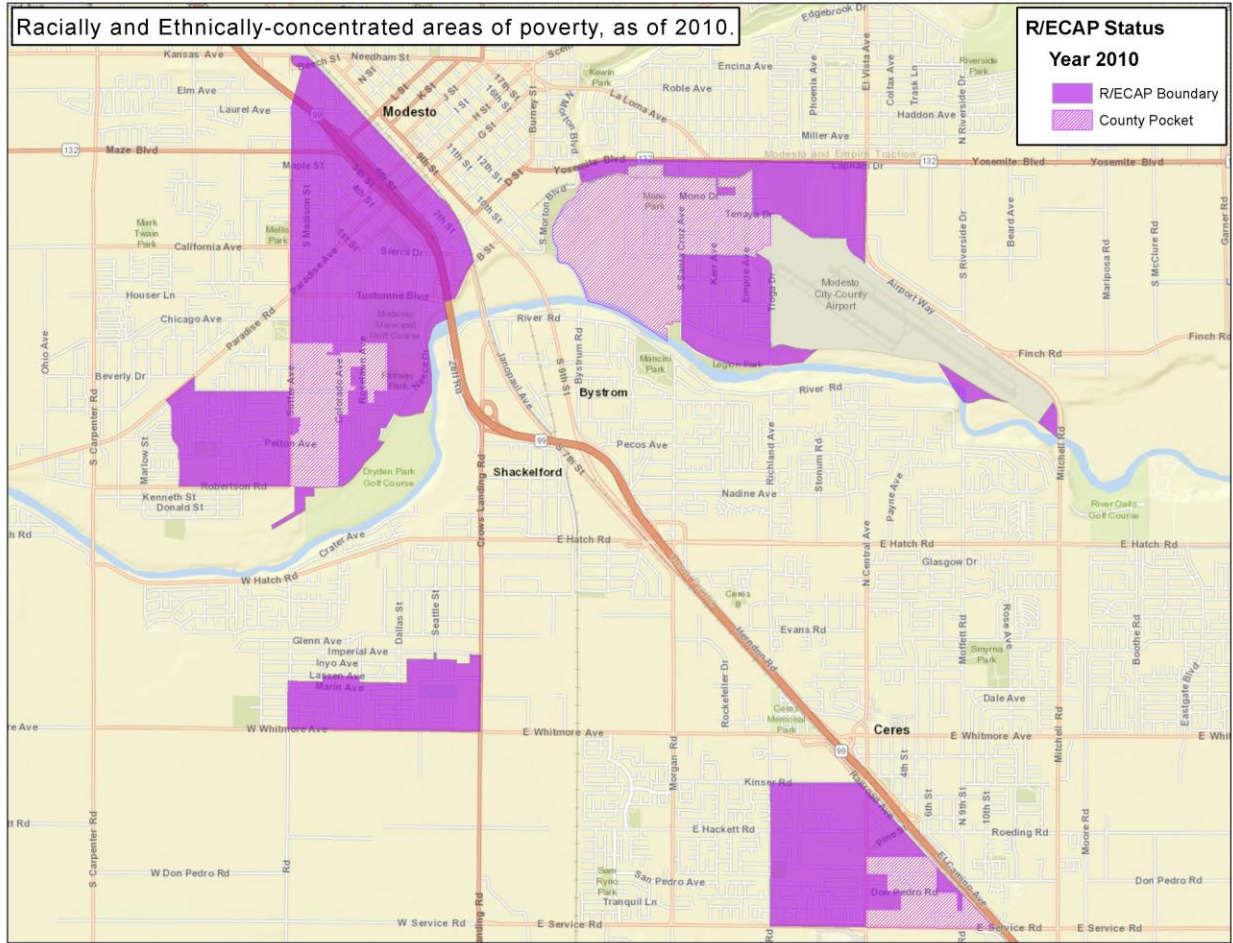
The tables in the sections NA-15 through NA-25 above outline those occasions where a racial or ethnic group experience a disproportionate housing need. The “Share” column to the far right of each table outline the racial or ethnic groups housing need while the top row shows the jurisdiction’s total housing need.

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) within Stanislaus County, one of which is complete within Modesto bounds, while the four remaining are completely in or at least partially within County boundaries 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.

Racially and Ethnically-concentrated areas of poverty, as of 2010.



NA-35 Public Housing

Introduction

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers in use					230	4,170	158	230	
# of units/vouchers available					242	4,170	231	230	25
# of accessible units			72						

Characteristics of Residents

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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%		0.8%	4.9%	0.6%	2.0%	N/A
American Indian, Alaska Native			0.5%		0.4%	1.4%	0	0	N/A
Pacific Islander									N/A
Other						0.6%			N/A

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

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

The Stanislaus Regional Housing Authority 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 Stanislaus Regional Housing Authority 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

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:

Stanislaus County's Strategic Plan to end homelessness in the County is led by the local Continuum of Care (CoC), known as the Stanislaus Community System of Care (CSOC). 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 CSOC consists of a 25-member Council representing all major sectors of the County including government (City, County), service providers, general public, homelessness advocates, and three reserved spots for individuals with lived experience.

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

In January 2019, the CSOC 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/>

Stanislaus Urban County

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	16	90	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	144	26	0	0	0	0
Chronically Homeless Individuals	29	6	0	0	0	0
Chronically Homeless Families	25	4	0	0	0	0
Veterans	0	2	0	0	0	0
Unaccompanied Child	4	5	0	0	0	0
Persons with HIV	3	0	0	0	0	0
Total	160	116				

Source: 2019 PIT Count

Turlock

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	5	45	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0

Persons in Households with Only Adults	113	82	0	0	0	0
Chronically Homeless Individuals	8	23	0	0	0	0
Chronically Homeless Families	8	19	0	0	0	0
Veterans	4	1	0	0	0	0
Unaccompanied Child	4	2	0	0	0	0
Persons with HIV	1	0	0	0	0	0
Total	119	128				

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):

Stanislaus Planning Area

Race:	Sheltered	Unsheltered
White	96	128
Black or African American	14	7
Asian	1	0
American Indian, Alaska Native	0	4
Pacific Islander	0	1

Data Source: 2019 PIT Count

Ethnicity:	Sheltered	Unsheltered
Hispanic	64	44
Non-Hispanic	52	83

Data Source: 2019 PIT Count

Turlock

Race:	Sheltered	Unsheltered
White	93	97
Black or African American	14	9
Asian	1	1
American Indian, Alaska Native	13	3
Pacific Islander	1	1

Data Source: 2019 PIT Count

Ethnicity:	Sheltered	Unsheltered
Hispanic	64	12
Non-Hispanic	73	103

Data Source: 2019 PIT Count

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

In Stanislaus County according to the 2019 Point in Time (PIT) Count in Stanislaus County there were:

- 106 persons in households with children
 - Of those 106, 16 unsheltered persons
- 29 chronically homeless families
 - Of those 29, 25 unsheltered
- 2 veterans
 - Of those 2, both were sheltered

In Turlock according to the 2019 Point in Time (PIT) Count in Stanislaus County there were:

- 50 persons in households with children
 - Of those 50, 5 unsheltered persons

- 27 chronically homeless families
 - Of those 27, 8 unsheltered
- 5 veterans
 - Of those 5, 4 unsheltered

It is understood, as is indicated in the CSOC’s plan to end homelessness, that individuals experiencing homelessness, sheltered or unsheltered, need housing assistance at varying levels of support in order to regain stability.

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

It is important to note that not 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 the Stanislaus County Planning Area, the following tables show the percentage of those counted in the 2019 PIT Count by race and ethnicity.

Race:	Sheltered	Unsheltered
White	38%	51%
Black or African American	6%	3%
Asian	0%	0%
American Indian, Alaska Native	0%	2%
Pacific Islander	0%	0%

Ethnicity:	Sheltered	Unsheltered
Hispanic	26%	18%
Non-Hispanic	21%	34%

Source: 2019 PIT Count

Within Turlock, the following tables show the percentage of those counted in the 2019 PIT Count by race and ethnicity.

Race:	Sheltered	Unsheltered
White	40%	42%
Black or African American	6%	4%
Asian	0%	0%
American Indian, Alaska Native	6%	1%
Pacific Islander	0%	0%

Ethnicity:	Sheltered	Unsheltered
Hispanic	25%	5%
Non-Hispanic	29%	41%

Data Source: 2019 PIT Count

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Stanislaus County Planning Area and Turlock, approximately half of those individuals experiencing homelessness during the 2019 PIT Count were counted as unsheltered. Specifically, in Stanislaus County 58% of those counted in the 2019 PIT were counted as unsheltered, while 48% of those counted in Turlock were unsheltered. In looking at who those unsheltered individuals are, in both the Stanislaus County Planning Area and Turlock, persons in households with only adults make up the vast majority of those unsheltered individuals. Of those unsheltered in Stanislaus County Planning Area, 90% were persons in households with adults only, while in Turlock 95% of unsheltered individuals are persons in households with only adults.

In 2019 there was a temporary outdoor emergency shelter established to address the growing need; the Modesto Outdoor Emergency Shelter (MOES). This shelter closed at the end of 2019. To protect the individuals that will no longer be able to stay at the MOES, 180 new shelter beds were located at the Salvation Army Berberian Center in Modesto. This is being funded through private donations, the City of Modesto, Stanislaus County Foundation investments, and HEAP funds.

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.

Stanislaus Planning Area

Disability Type	# of persons	% of Total Population
Hearing Difficulty	8,576	3.4%
Vision Difficulty	6,421	2.6%
Cognitive Difficulty	11,967	4.8%
Ambulatory Difficulty	14,934	6.0%
Self-Care Difficulty	5,744	2.3%

Independent Living Difficulty	10,713	4.3%
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Source: 2017 ACS

Turlock

Disability Type	# of persons	% of Total Population
Hearing Difficulty	2,924	4.1%
Vision Difficulty	1,875	2.6%
Cognitive Difficulty	3,415	4.8%
Ambulatory Difficulty	4,878	6.9%
Self-Care Difficulty	2,126	3.0%
Independent Living Difficulty	3,431	4.8%

Source: 2017 ACS

Of disability categories outlined in the above table, those individuals aged 65 and above makeup 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. Cognitive difficulty is greatest among those ages 65 and older, but still occurs at approximately a 4% prevalence rate among those under the age of 65. The percentages above are similar to both the national and state numbers in the same categories.

Elderly:

According to the 2017 American Community Survey (ACS), about 11% of the population in the Stanislaus Planning Area are over the age of 65, while approximately 14% of Turlock’s population is 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.

Youth:

Stanislaus County students perform slightly under the California average in reading proficiency in grades 3-11. However, about 9.5% of students attending high school do not complete high school, this is below the state average of 10.7%. Special education enrollment and student to educator ratios in Stanislaus County are comparable to the State (kidsdata.org).

A concern noted in a community meeting was the lack of childcare facilities and supports that exist in the region. This is an issue shared in many jurisdictions, however the data points to a more notable issue in Stanislaus County. According to kidsdata.org, 84% of children with working parents would not have a spot in a childcare facility even if their parents desired one. The lack of childcare options for working family's hampers working families that may be earning 50-80% of AMI abilities to seek further economic or educational opportunities.

Victims of Domestic Violence:

Domestic violence is any physical violence which occurs in the following relationships:

- Married couples
- Cohabiting couples
- People who have a child or children in common
- People in a dating relationship or who were in a former dating relationship
- People who were formerly married

Violence in these circumstances leave the victim particularly vulnerable because often resources are held back by the perpetrator, or there are demands made that may put the victim in a further vulnerable position. Stanislaus County Victim Services Division has several services directed specifically towards victims of domestic violence.

The primary need for these victims is safe and accessible shelter they are comfortable going to. This means that not only does the shelter need to have availability, but it needs to have services customized to the victim and any children that may be accompanying the victim. For a full list of shelters and available services within the County please see: <http://www.stanislaus-da.org/domestic-violence.shtm>

Farmworkers:

Farmworker housing refers to housing accommodations provided for farmworkers, day laborers, and other agricultural employees covered by state law. Under California's Employee Housing Act, jurisdictions must consider housing for six or fewer employees as a residential use and allow this type of housing anywhere single-family units are permitted. (California Health and Safety Code Division 13, Part 1, Section 17000)

For farmworker housing as a specific subset of employee housing, the Act considers housing with 36 beds or 12 units as an agricultural use and to be permitted in zones where other agricultural uses are permitted. Across Stanislaus County, most jurisdictions comply with state law by allowing farmworker housing in areas zoned for agricultural use. Two jurisdictions, Hughson and Modesto, do not explicitly reference farmworker housing in their zoning ordinances but each accommodates this type of housing. Modesto elaborates on its policy in the city's 2015-2023 Housing Element which explains that farmworker housing "may be developed in any zone where residential uses are permitted."¹ Likewise, in its 2019-2023 Housing Element, Hughson explains that farmworker housing can be developed by right in areas zoned for multifamily use and that the city's zoning ordinance currently needs to be updated to fully comply with state law by permitting farmworker housing in all areas where single-family units are allowed. The city also points out, however, that agricultural uses are not permitted anywhere within city limits, and therefore, the zoning ordinance does not need to permit housing with 36 beds or 12 units as an agricultural use because this state regulation does not apply.²

Ceres, Waterford, and Riverbank all additionally permit farmworker housing by right, and Patterson with a conditional use permit, in at least some residential zones.

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

For elderly populations, which are more likely to need physical accommodations such as ramps, grab bars, and other accessibility features are most often needed. In the 2016 Stanislaus County Aging and Veteran Services survey, the need for affordable and appropriate housing was expressed in a number of brainstorming sessions. Specifically, the need for assisted living for people who are low income. Also for the elderly population, in-home services was brought up for those that did not necessarily need skilled nursing, but would benefit from in-home services to maintain the level of independence they are comfortable with.

Persons with disabilities have needs for housing that is both affordable and appropriate for the renter/owner. That is housing that meets their unique needs; whether that be walking distance to public transit, health care services, etc. or housing that accommodates physical needs such as ramps, grab bars, etc.

For farmworkers, the peak season is July through September, and their demand on housing creates need for small, affordable units. Often their work is low-wage temporary work, so they are not necessarily interested in purchasing a home, rather they are seeking affordable smaller units so they can earn money through employment.

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

¹ Page 3-11, <https://www.modestogov.com/DocumentCenter/View/7025/Chapter-3-Constraints-PDF>.

² Page 56, http://hughson.org/wp-content/uploads/2019/03/HughHE_Adopted_2015-12-21.pdf

Independent Living (DRAIL), the County Area Agency on Aging, The County Aging and Veteran Services Agency, Catholic Charities, Society of Disabilities, STANCO, County Behavioral Health, among others.

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).

These individuals living with HIV/AIDS are in need of quality public transit that offer reasonable access to public health and medical care.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities:

The Stanislaus Planning Area has extensive needs for public facilities. These include, but are not limited to, the following:

Parks/Community Facilities: There is a need for facilities serving youth/after-school programs and facilities serving seniors.

Accessibility Improvements to Public Facilities: Most existing public facilities in the Stanislaus Planning Area do not meet ADA (Americans with Disabilities Act) accessibility standards.

Energy Efficiency Improvements to Public Facilities: Many community facilities require upgrading to improve energy efficiency.

How were these needs determined?

A survey was conducted as part of the consolidated plan process as well as direct communication with County and City staff. When asked about what parks and community center services were most important to fund, respondents identified the top three priorities as facilities serving youth/after-school programs, facilities serving seniors, and improvements to accessibility for seniors and disabled persons.

Describe the jurisdiction's need for Public Improvements:

Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods. Projects have been identified in the Stanislaus County and City of Turlock Annual Action Plans that will address this. In addition, the following needs have been identified.

Water and Sewer Infrastructure and Services: Extension/improvement of water and sewer lines is needed to serve low- and moderate-income households and to facilitate economic development activities and to provide for expanded housing development activity.

Street and Sidewalk Improvements: Improvements are needed to address safety and traffic issues. In addition, ramps and curb cuts are needed to meet ADA accessibility requirements.

Streetlights: Many streets lack adequate street lighting.

How were these needs determined?

A survey was conducted as part of the consolidated plan process as well as direct communication with County and City staff. Results of the survey identified street improvements, improving water supply, and installing or improving street lighting to be the highest priority among infrastructure improvements surveyed.

Describe the jurisdiction's need for Public Services:

Given the geographic spread of the Planning Area, many communities do not have adequate access to public and supportive services. Service needs in the Planning Area include, but are not limited to, the following:

- Youth services, especially services for at-risk youth
- Senior services, including case management and advocacy
- Physically/mentally disabled persons services
- Homeless and homeless prevention services
- Employment services

How were these needs determined?

A survey was conducted as part of the consolidated plan process and consultation with the CoC, the SHA, and each city and unincorporated communities within the Stanislaus County Planning Area.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Ten years ago, Stanislaus County was one of the U.S. communities hit hardest by the economic crisis, losing around 9% of all homeowner housing units to foreclosure. Since that time, like in most places in the country, the housing market has slowly recovered, especially boosted locally by Stanislaus County's highway connection to the San Francisco Bay Area located to the west/ northwest. The Bay Area has a strong economy and a large number of high-paying jobs but also a housing market that is extraordinarily expensive for both homeowners and renters. Stanislaus County, by comparison, has inexpensive housing

and small cities and towns that are an appealing contrast to what can be limited housing options for many in the Bay Area. Modesto, Turlock, and the entire Stanislaus Urban County area are projected to grow in the next 20 years and will require housing units at all incomes and structure types to strengthen the local economy and create desirable, livable neighborhoods.

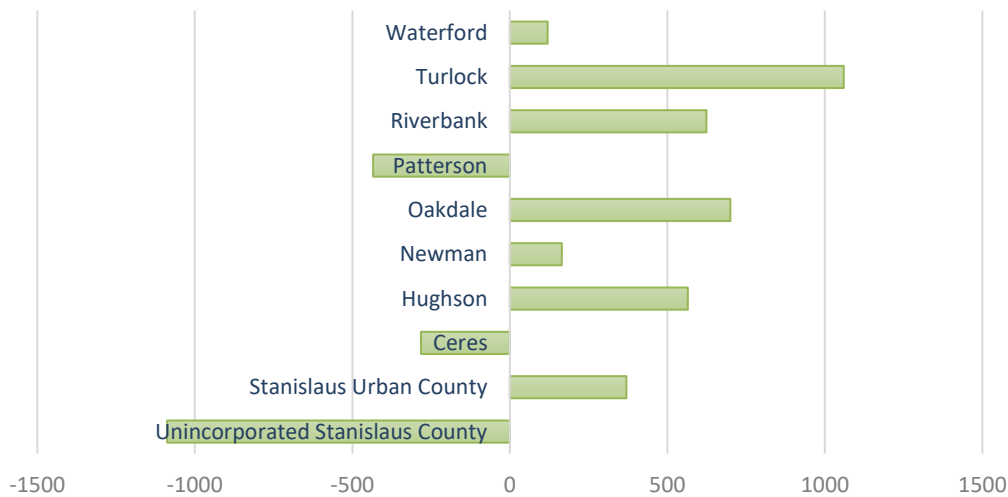
MA-10 Housing Market Analysis: Number of Housing Units

Introduction

There are an estimated 180,386 housing units within Stanislaus County. 79,250 are within the Stanislaus Urban County and 25,759 are within the City of Turlock. Both areas are growing. The City of Turlock added more than 1,000 housing units between the American Community Survey’s estimation periods of 2006-2010 and 2012-2016. Housing units also increased in Waterford, Riverbank, Oakdale, Newman, and Hughson.

While population increased within all incorporated areas within the Stanislaus Planning Area, not all areas saw housing units increase during the same period. This may be at least partially due to an increase in housing overcrowding or a change in household structures in the area. Patterson and Ceres both lost housing units while population increased. The unincorporated areas of the Urban County had both a decrease in population and housing units during this time period.

Housing Unit Change 2010 to 2016



Source: 2012-2016 ACS

The majority of housing units within both the Stanislaus Urban County and City of Turlock are one-unit detached housing, with a larger percentage of multifamily buildings of all sizes within Turlock.

All residential properties by number of units

UNITS IN STRUCTURE	Stanislaus Urban County	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford	Unincorporated County
1-unit, detached	82.26%	78.90%	86.20%	85.00%	71.50%	90.10%	86.40%	69.50%	86.80%	82.95%
1-unit, attached	3.42%	3.90%	0.00%	1.30%	6.90%	4.30%	1.70%	4.40%	1.50%	3.25%
2 units	1.83%	2.00%	0.60%	2.30%	5.30%	0.60%	2.80%	2.40%	2.70%	0.94%
3 or 4 units	1.87%	2.30%	0.00%	5.60%	4.60%	0.80%	1.30%	5.20%	5.40%	0.90%
5 to 9 units	1.18%	2.90%	0.00%	1.30%	1.60%	0.00%	1.70%	5.10%	2.00%	0.56%
10 to 19 units	0.72%	2.10%	1.40%	0.00%	1.40%	0.30%	0.40%	2.10%	0.00%	0.25%
20 or more units	2.05%	4.30%	7.40%	2.90%	5.10%	1.40%	1.50%	7.90%	0.50%	0.37%
Mobile home	6.41%	3.20%	4.50%	1.60%	3.60%	2.50%	4.20%	3.10%	1.10%	10.35%
Boat, RV, van, etc.	0.27%	0.40%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.43%

Source: 2012-2016 ACS

Unit Size by Tenure (Stanislaus County)

	Owners		Renters	
	Number	%	Number	%
No bedroom	505	1%	2639	4%
1 bedroom	997	1%	10930	15%
2 bedrooms	11,122	12%	26984	36%
3 or more bedrooms	83,724	87%	33427	45%

Source: 2012-2016 ACS

Unit Size by Tenure (Turlock)

	Owners		Renters	
	Number	%	Number	%
No bedroom	33	0%	533	5%
1 bedroom	135	1%	1982	17%
2 bedrooms	1420	11%	4478	38%
3 or more bedrooms	11144	88%	4697	40%

Source: 2012-2016 ACS

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

Stanislaus Urban County and City of Turlock anticipate the following housing activities from 2020-2024:

CDBG Funds: The Stanislaus Urban County does not use CDBG funds for housing activities. The City of Turlock uses CDBG funds for down payment assistance and housing rehabilitation.

HOME Funds: City of Turlock and Stanislaus Urban County are entitlement communities for HOME Funds. These funds are used for low-income households.

Other Funding Sources: The Stanislaus Urban County will pursue additional funding to address housing needs in the unincorporated areas and may collaborate with the City of Turlock in funding applications. Potential funding sources include bonds, the State Energy Upgrade California Program, and the existing PG&E Rebate Program, all serving low-income households.

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

There is no anticipated loss of housing units or expiration of Section 8 contracts from the affordable housing inventory within the next five years. Funding contracts for Ceres Christian Terrace in Ceres (67 units) and Denair Manor Apartments in Turlock (70 units), both funded through HUD project-based Section 8, are scheduled to expire before the year 2030.

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

The Housing Authority currently has waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than half (60 percent) of the housing units older than 30 years of age, a large portion of Stanislaus County's housing stock may need substantial rehabilitation. The extent of housing needs far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

There are a range of housing needs, including farm worker housing, transitional housing, housing for seniors and housing suitable for families, persons with disabilities, and single-bedroom affordable units for homeless individuals without children. Each of these groups has a need for more affordable housing.

MA-15 Housing Market Analysis: Cost of Housing

Introduction:

Stanislaus County remains an affordable housing market compared to regional cities like San Jose, Oakland, and Sacramento. Using the California Association of Realtors' Traditional Housing Affordability Index (HAI), 47 percent of households within Stanislaus County can afford to purchase a median priced home in the County. In the San Francisco Bay Area, only 23 percent of households can do the same.

Because the more-expensive surrounding regions are experiencing a housing crisis, this begins an increase in housing demand, and housing prices, around areas like San Joaquin and Stanislaus Counties.

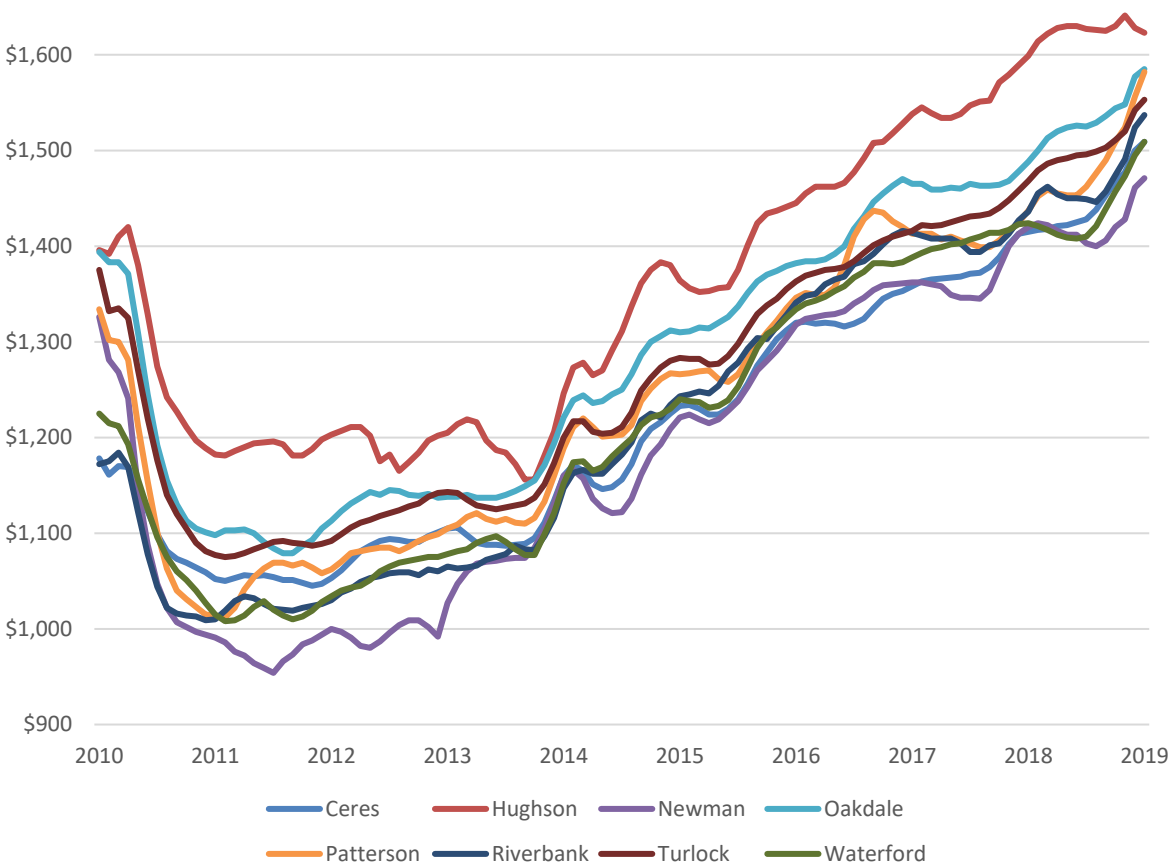
California Association of Realtors Traditional Housing Affordability Index 2018-2019				
Area	2018-2019	Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
US	55	\$279,600	\$1,410	\$56,480
S.F. Bay Area	23	\$980,000	\$4,950	\$197,970
Merced County	45	\$282,000	\$1,420	\$56,970
San Joaquin County	42	\$380,000	\$1,920	\$76,760
Stanislaus County	47	\$325,250	\$1,640	\$65,700

Cost of Housing

Rental Housing

Rents in all cities have increased steadily since 2014. Hughson, Oakdale, and Patterson have the highest rents, with Hughson’s rents recently topping \$1,600 per month. Newman and Waterford have the lowest rents. The highest number of naturally affordable (lower cost) rental units, however, are in Turlock, the unincorporated areas of the County, and Ceres.

Rental Cost



Source: Zillow

Gross Monthly Rent by Percent of Occupied Rental Units

Gross Monthly Rent	Stanislaus Urban County	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford	Unincorporated County
Less than \$500	6.43%	5.10%	3.90%	11.60%	8.90%	6.30%	6.90%	6.80%	2.30%	6.20%
\$500 to \$999	44.33%	40.70%	40.20%	36.00%	48.00%	26.00%	39.30%	47.70%	60.00%	49.39%
\$1,000 to \$1,499	35.28%	42.60%	21.20%	41.20%	32.90%	30.80%	41.80%	31.70%	32.50%	32.88%
\$1,500 to \$1,999	11.01%	10.70%	19.00%	9.30%	8.70%	33.50%	10.30%	10.90%	4.50%	7.71%
\$2,000 to \$2,499	1.87%	0.70%	1.90%	1.80%	1.40%	3.40%	1.30%	2.40%	0.00%	2.44%
\$2,500 to \$2,999	0.41%	0.00%	3.70%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.69%
\$3,000 or more	0.68%	0.20%	10.10%	0.00%	0.00%	0.00%	0.40%	0.40%	0.80%	0.69%

Source: 2012-2016 ACS

Gross Monthly Rent by Number of Occupied Rental Units

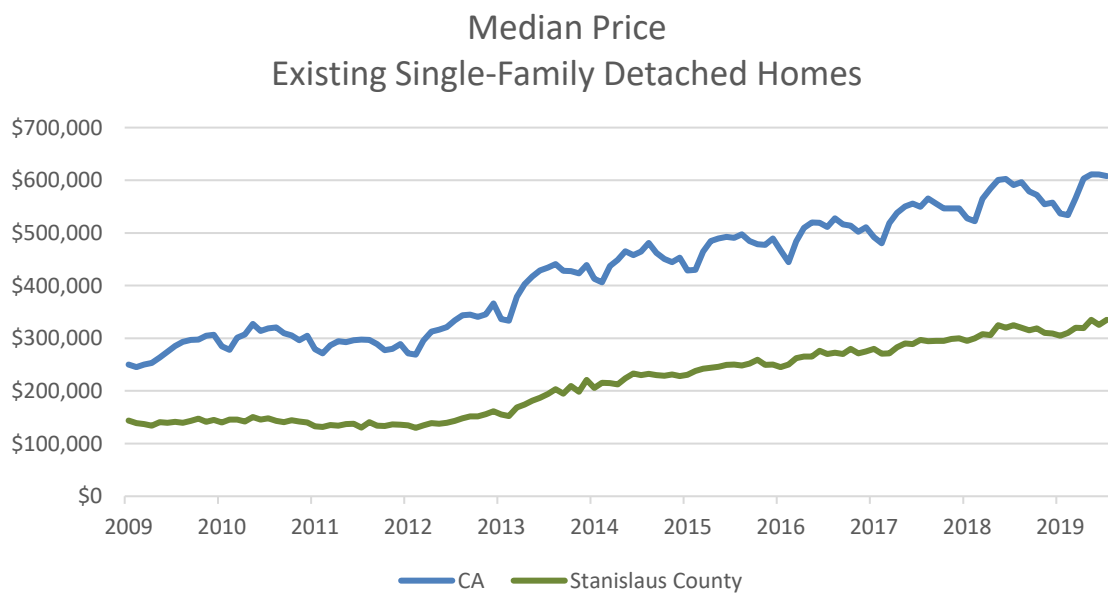
Gross Monthly Rent Paid	Stanislaus Urban County	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford	Unincorporated County
Less than \$500	1,729	254	31	138	277	138	155	772	18	718
\$500 to \$999	11,926	2,036	318	430	1,496	568	879	5,386	480	5719
\$1,000 to \$1,499	9,492	2,131	168	492	1,025	673	936	3,582	260	3807
\$1,500 to \$1,999	2,962	537	150	111	272	733	230	1,234	36	893
\$2,000 to \$2,499	503	35	15	22	45	74	30	269	0	282
\$2,500 to \$2,999	110	1	29	0	0	0	0	6	0	80
\$3,000 or more	182	8	80	0	0	0	8	43	6	80

Source: 2012-2016 ACS

Homeowner Housing

Homeowner housing unit values have steadily increased since 2014, though the County’s average housing value is still well below the California average. Within Turlock, the housing research arm of Zillow calculates that home values have gone up 3.3 percent over 2018-2019 and predicts they will rise 1.4 percent in 2020.

Areas with lower housing values are seeing more dramatic price increases. Newman currently has a low median value of \$295,500 but values have gone up 4.4 percent over 2018-2019 the past year and Zillow predicts they will rise 2.3 percent within 2020. Ceres currently has a median housing value of \$303,200, up 4.8 percent over 2018-2019 and predicted to rise 2.2 percent in 2020.



Source: Source: California Association of Realtors

Value of Owner-Occupied Homes

Value: Owner-Occupied Homes	Stanislaus Urban County	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford	Unincorporated County
Less than \$50,000	6.70%	6.10%	1.40%	1.90%	6.00%	4.90%	3.10%	6.90%	2.80%	9.40%
\$50,000 to \$99,999	7.53%	6.60%	7.40%	16.00%	4.50%	6.40%	2.80%	3.10%	16.60%	8.32%
\$100,000 to \$149,999	13.89%	19.10%	5.30%	24.30%	9.80%	13.30%	15.30%	9.80%	22.70%	11.56%
\$150,000 to \$199,999	17.35%	25.10%	17.50%	32.00%	13.40%	21.60%	21.00%	17.80%	19.10%	12.12%
\$200,000 to \$299,999	25.91%	30.00%	37.60%	21.00%	34.30%	32.30%	36.20%	29.90%	27.10%	18.50%
\$300,000 to \$499,999	18.84%	11.80%	28.20%	4.70%	30.60%	20.20%	19.70%	28.50%	9.90%	19.90%
\$500,000 to \$999,999	7.55%	0.60%	2.60%	0.00%	1.00%	1.30%	1.20%	3.30%	1.80%	15.72%
\$1,000,000 or more	2.22%	0.60%	0.00%	0.00%	0.40%	0.00%	0.90%	0.60%	0.00%	4.49%

Source: 2012-2016 ACS

Modesto, California MSA 2019 HOME Rent Limits (Effective June 28, 2019)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$722	\$803	\$1,016	\$1,451	\$1,715
High HOME Rent	\$722	\$791	\$952	\$1,091	\$1,198
Low HOME Rent	\$567	\$608	\$730	\$842	\$940

Is there sufficient housing for households at all income levels?

Since 2017, rental and homeowner housing prices within Stanislaus County have increased significantly as housing stock has not kept pace with demand. This has made it difficult for local young workers to afford housing. (Stanislaus County Comprehensive Economic Development Strategy 2019-2024)

Within Turlock, the City of Turlock's 2017 Economic Development Strategic Plan notes that the pace of housing development does not meet the need for workforce or executive housing and that the existing City limits now constrain housing. A lowered supply of housing for low- and middle-income housing will create rising housing costs both for rental and homeowner housing. The Plan also notes that community members have expressed concern that low-income groups, particularly seniors and veterans, have a difficult time finding affordable housing. (City of Turlock Economic Development Strategic Plan June 20, 2017)

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

Housing affordability will most likely decrease for both renters and owners in the next five years. Affordability will be a problem for both low- and middle-income residents because of increased demand (partly a result of the regional housing price surge in the Bay Area). Since the economic crisis of 2008, tighter lending standards have made home purchase difficult for low-income residents. Increased prices for homebuyer units have also priced many low-income residents out of the homebuyer market; this will continue to be an issue within all cities in the County.

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

HOME rents are below fair market rents, with the difference in cost increasing with the number of bedrooms in the housing unit. Affordable three- and four-bedroom units then have the greatest need for production or preservation as more smaller housing units (efficiency, one, and two-bedroom units) are naturally produced in the free market. As housing costs increase, affordable housing production and preservation will become more important as naturally occurring affordable units decrease in number.

MA-20 Housing Market Analysis: Condition of Housing

Introduction

About 46 percent of housing units in Stanislaus Urban County and 43 percent of housing units in the City of Turlock were built before 1980.

Older units are generally in greater need of repair, including possible lead-based paint remediation.

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

"Substandard housing" conditions in the Stanislaus Planning Area 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).

"Substandard units suitable for rehabilitation" are units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Using the Stanislaus County's 2019 ESG/PSG Guide definition, 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 sanitary food preparation facilities.
- 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 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.

Condition of Units (Stanislaus County)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	29,931	31%	37,368	51%
With two selected Conditions	944	1%	4,794	6%
With three selected Conditions	9	0%	193	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	65,464	68%	31,625	43%
Total	96,348		73,980	

Source: 2012-2016 ACS

Condition of Units (Turlock)

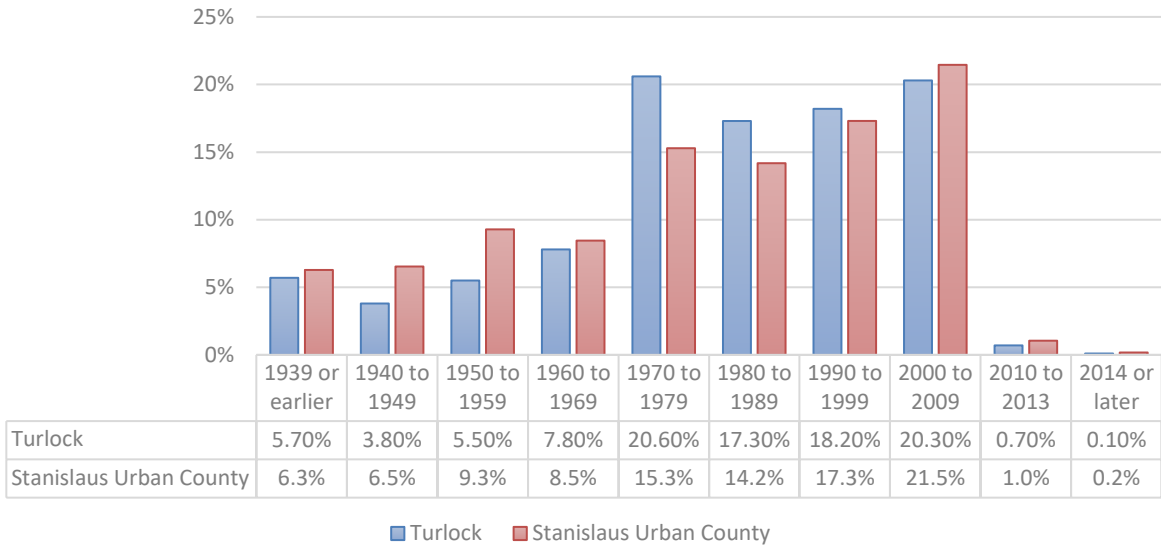
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,856	30%	5,732	49%
With two selected Conditions	161	1%	647	6%
With three selected Conditions	9	0%	117	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,706	68%	5,194	44%
Total	12,732		11,690	

Source: 2012-2016 ACS

Year Unit Built

Stanislaus Urban County has a wide range of housing ages, with more housing units built before 1970 and more housing units built after the year 2000 than the City of Turlock. Turlock appears to have had a housing construction boom between 1970 and 2009 (around the time of the housing crisis) when housing production dropped sharply. The smaller cities in Stanislaus County (Hughson, Patterson, and Riverbank) have an especially large proportion of their total housing stock constructed between 2000 and 2009.

Year Housing Structure Built



Source: 2012-2016 ACS

Year Unit Built

Year Structure Built	Stanislaus Urban County	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford	Unincorporated County
Built 2014 or later	0.18%	0.10%	0.40%	0.00%	0.00%	0.00%	0.70%	0.10%	0.30%	0.14%
Built 2010 to 2013	1.05%	0.40%	3.40%	1.90%	1.40%	1.70%	1.90%	0.70%	0.00%	0.75%
Built 2000 to 2009	21.45%	22.60%	37.50%	23.70%	21.60%	49.40%	31.60%	20.30%	27.80%	12.38%
Built 1990 to 1999	17.30%	15.70%	12.60%	33.50%	22.40%	11.00%	25.80%	18.20%	24.10%	14.38%
Built 1980 to 1989	14.18%	22.40%	8.50%	12.90%	12.60%	18.10%	11.00%	17.30%	20.30%	11.52%
Built 1970 to 1979	15.29%	19.10%	15.10%	6.40%	12.20%	6.70%	12.80%	20.60%	10.10%	17.71%
Built 1960 to 1969	8.45%	6.00%	3.50%	5.90%	8.20%	5.10%	5.00%	7.80%	5.50%	11.53%
Built 1950 to 1959	9.28%	8.90%	5.90%	7.90%	8.90%	3.60%	3.80%	5.50%	3.40%	12.39%
Built 1940 to 1949	6.54%	3.20%	8.00%	2.20%	7.90%	2.00%	3.90%	3.80%	3.50%	9.33%
Built 1939 or earlier	6.28%	1.60%	5.00%	5.60%	4.80%	2.40%	3.50%	5.70%	5.00%	9.88%

Source: 2012-2016 ACS

Risk of Lead-Based Paint Hazard (Stanislaus County)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	43,663	45%	41,575	56%
Housing units built before 1980 with children present	8,270	9%	10,160	14%

Source: 2012-2016 ACS

Risk of Lead-Based Paint Hazard (Turlock)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	4,838	38%	5,706	49%
Housing units built before 1980 with children present	2,899	23%	2,245	19%

Source: 2012-2016 ACS

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

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Those low- and moderate-income areas within Urban County cities, unincorporated areas, as well as Turlock are often more likely to have lower quality housing. This may be due to owners not having resources to afford needed rehabilitation or due to landlords not investing in those properties that are within low- and moderate-income neighborhoods and communities.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint and varnishes were used in houses until 1978 and are still assumed to be present in the home unless the house has been fully remediated by a certified contractor. Children under age six are at the highest risk for physical and mental damage from lead poisoning.

The number of housing units that could potentially have lead-based-paint hazards within the Stanislaus Planning Area is equal to the number of housing units built before 1978 (1980 data used as a proxy for 1978). 36,328 housing units within the Stanislaus Urban County and 11,182 within the City of Turlock were built before 1980 and could have lead-based paint hazards, particularly if the housing unit is in poor condition.

Lead poisoning prevention and treatment within Stanislaus County is managed by The Stanislaus County Childhood Lead Poisoning Prevention Program (CLPPP) within the County's Department of Health Services.

All housing-related programs administered by the Stanislaus Urban County and the City of Turlock, including those in collaboration with the HOME Consortia and the Housing Authority, have policies in place which require that all units constructed before 1978 be screened for LBP hazards. The LBP regulation that became effective April 22, 2010, added a requirement that required contractors bidding on the rehabilitation of housing built prior to 1978 to provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing units, an LBP clearance test is conducted, after the work had been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the LBP testing requirement. These requirements will assist Stanislaus Urban County and the City of Turlock in their goal to eliminate the lead-based paint hazards in the units of the community.

MA-25 Public and Assisted Housing

Introduction:

Public and Assisted Housing is managed by the Stanislaus Regional Housing Authority.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units/vouchers in use					230	4,170	158	230	
# of units/vouchers available					242	4,170	231	230	25
# of accessible units			72						

Describe the supply of public housing developments:

The Housing Authority maintains 5 percent of its public housing units as accessible for disabled persons/families throughout its inventory. The Housing Authority's remaining public housing units are designated as general occupancy and can be occupied by the elderly without requesting further designation.

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:

Public housing units are inspected by HUD's Real Estate Assessment Center to score the physical condition of the property based on HUD's Uniform Physical Condition Standards. These inspections are conducted by Asset Management Properties (AMP) and consist of full site and common area inspections and a random sampling of units based on the number of units in the AMP.

The Housing Authority operates conventional public housing in five Asset Management Properties (AMP) units that are located throughout Stanislaus County. Only AMP 1 and AMP 2 contain units within Stanislaus Urban County.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hughson Scattered Sites	89
Westley Area	94
Scheela Apartments - Riverbank	92

Source: HUD Physical Inspection Scores / <https://www.huduser.gov/portal/datasets/pis.html>

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

Restoration and revitalization needs are typically identified through physical needs assessments completed for the public housing properties. These activities are then incorporated in the Housing Authority's Five-Year Action Plan.

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

The following are activities that the Housing Authority conducts to improve the living environment of low- and moderate-income families residing in public housing:

The Housing Authority:

- Pursues collaborative projects with other local agencies to provide non-housing services to public housing residents to further economic opportunity.
- Establishes a zero-tolerance policy for illegal drug use/activity to provide a drug-free environment for residents.
- Works with local law enforcement to establish neighborhood watch programs and to obtain "Crime-Free" certification of our developments.
- Conducts periodic inspection of properties to ensure buildings, units and grounds are maintained in good repair and free of health and safety hazards.
- Conducts long-term planning of capital improvements to properties including physical and energy efficiency improvements which reduce the utility costs of residents.

In addition to ensuring safety and habitability through HUD's HQS compliance and other efforts, such as requirements for carbon monoxide detectors, the Housing Choice Voucher (HCV) program provides notices to landlords and tenants warning them of the hazards of LBP.

Discussion:

The Housing Authority operates several affordable housing programs including Public Housing, year round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program (NSP) and the HCV Program (Section 8).

Currently, there is no other funding or authorization from HUD to increase the number of public housing units; however, the Housing Authority is always working to increase the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise. The current need for public housing is identified by the number of persons on the program waitlists.

Specific to public housing, the Housing Authority maintains nine site-based waiting lists countywide. Seven of these waiting lists are for units located in AMPs 1 and 2.

The Stanislaus Regional Housing Authority has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD’s Rental Assistance Demonstration program, Operating Fund Financing Program with possible demolition and/or disposition of Public Housing units, and mixed use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation.

MA-30 Homeless Facilities and Services

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	221		42	329	
Households with Only Adults	357	133	172	379	
Chronically Homeless Households	N/A		N/A	576	
Veterans	0		16	266	
Unaccompanied Youth	22		0	0	

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.

Some of the service providers, mental health, and employment services that can be accessed by homeless persons within the Stanislaus Urban County include:

AspiraNet

AspiraNet’s Stanislaus Academy in the City of Turlock prepares students in fifth through twelfth grade in need of special education to once again be enrolled in a traditional public school setting. Among the many services provided, AspiraNet provides vocational education and job training through its California Department of Education Workability program.

BHRS (Inpatient, PSH Supportive Service, Street Outreach, Telecare, ACCESS Team)

Behavioral Health and Recovery Services (BHRS) administers Stanislaus County's behavioral health and recovery services. This includes providing integrated mental health services to adults with a serious mental illness and to children and youth with a serious emotional disturbance. BHRS provides outpatient and residential alcohol and drug treatment and prevention services. The Housing and Employment Services division of BHRS works to provide supportive housing to those in need. BHRS provides training courses to the general public to engage the community in assisting those who need treatment for a mental health illness in obtaining services.

California Conservation Corps

The California Conservation Corps provides young men and women between the ages of 18 and 25 the opportunity to work for a year outdoors to improve California's natural resources and to assist with emergency response.

Central Valley Opportunity Center (CVOC)

Central Valley Opportunity Center (CVOC) is a nonprofit employment training and service provider serving the counties of Stanislaus, Merced, and Madera. CVOC services include vocational education, remedial education, English language instruction, housing assistance, energy payment assistance, emergency supportive services, transportation, emergency food, youth employment, health care acquisition, child care services, and community education services. CVOC has effectively provided a comprehensive package of services to over 100,000 customers.

Disability Resource Agency for Independent Living (DRAIL)

The Disability Resource Agency for Independent Living (DRAIL) is a nonprofit corporation that provides persons with disabilities assistance obtaining Social Security benefits, acquiring adaptive medical aids, and gaining necessary accommodations to participate in vocational training. DRAIL has offices located in Modesto, Stockton, and Sonora.

Employment Development Department (EDD)

The Employment Development Department (EDD) is a State agency that provides services to Californians under Unemployment Insurance, State Disability Insurance, workforce investment, and Labor Market Information programs. Particularly relevant services include helping job seekers obtain employment, administering workforce investment programs, and assisting disadvantaged recipients in becoming self-sufficient.

Golden Valley Health Center (Corner of Hope Homeless Outreach Program)

The Golden Valley Health Center's mission is to improve the health status of patients by providing quality, managed primary health care services to people in Stanislaus County, regardless of language, and financial, or cultural barriers. Free health services, including dental, vision, general medical and mental health services, are available for the homeless. There are currently thirteen medical facilities located in Stanislaus County. There are six facilities in Modesto, two in the City of Turlock, and one each in Ceres, Newman, Patterson, Riverbank, and Westley.

Health Services Agency (HSA)

The mission of the Stanislaus County HSA is to lead the development, implementation, and promotion of public policy and health care services to achieve physical, psychological and social well-being. In partnership with local hospitals and physician groups, it implements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care. The Stanislaus County HSA offers a variety of programs aimed at supporting Stanislaus County residents living with HIV/

AIDS including the Care Program and the AIDS Drug Assistance Program Services, including an anonymous, walk-in HIV clinic as well as an STD clinic with family planning services. HSA also operates a Medically Indigent Adult Program to indigent residents who would otherwise have little or no means of access to or coverage for medical services.

Interfaith Ministries

Interfaith Ministries of Greater Modesto serves thousands of individuals and families in Modesto, Ceres, Salida, Empire, and Waterford with emergency food and clothing and the food coalition.

Job Corps

The U.S. Department of Labor administers Job Corps which is a no-cost education and vocational training program for persons between the ages of 16 and 24 who qualify as low income. Job Corps helps young people learn a career, earn a high school diploma or GED, and find and keep a job.

Medical Life Support Program: A discount rate is offered to customers who depend on medical life support devices at home or whose qualified medical condition requires special heating or air conditioning needs. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

Modesto Irrigation District (MID)

MID Cares Program: The Modesto Irrigation District offers a 23 percent discount to eligible low-income customers on their monthly bill.

MID Weatherization Program: Provides energy-efficient measures to low-income rental or owner-occupied MID customers' homes. Work may include but is not limited to replacement of broken windows, refrigerator, and installation of insulation.

The National Alliance for Mental Illness (NAMI)

NAMI is the nation's largest grassroots mental health organization. With regard to employment assistance, NAMI provides informational resources detailing vocational programs available to persons with a mental illness, legal protections, and health coverage options.

Pacific Gas and Electric Company

The Pacific Gas and Electric Company (PG&E) operates the following programs for low-income people:

- California Alternate Rates for Energy (CARE) provides a monthly discount on energy bills for income-qualified households and housing facilities.
- Relief for Energy Assistance Through Community Help (REACH) provides emergency energy assistance to low-income families who are in jeopardy of losing their electric services. REACH is a one-time assistance program and is administered through the Salvation Army. Households who have experienced an uncontrollable or unforeseen hardship may receive an energy credit one time within an 18-month period.
- Energy Crisis Intervention Program uses State funds to provide assistance to low-income persons facing an energy-related crisis.
- Home Energy Assistance Program provides a direct energy assistance payment to a low-income customer's utility bill to help offset the high cost of heating and cooling.

The Salvation Army, Citadel

In addition to serving lunches to approximately 250 people per day, the Salvation Army also operates an emergency and transitional shelter for unaccompanied homeless veterans and non-veterans and adult women and men. The facility recently opened a health clinic which provides vision, dental, and basic medical care for homeless persons staying at the shelter. Currently, the Salvation Army is experiencing an increase in people needing food and clothing. This agency also offers a space for Narcotics Anonymous meetings, child care services, emergency response services, and a food and clothing closet for persons in need.

Stanislaus County Department of Aging & Veterans Services

The mission of this department is to maintain, enhance, and improve the quality of life for seniors in Stanislaus County by developing systems of home and community-based services, which promote independence and self-sufficiency. This department also 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.

This department provides transportation services through Medi-Van to people in need of specialized medical attention in Bay Area hospitals and Veteran's Administration long-term care facilities. Through linkages with the CHSS, Central Valley Homeless Veterans, and the Housing Authority, homeless veterans are helped to find permanent housing. One of the main objectives of this department is to promote the value and benefit of hiring veterans, and to increase the understanding and awareness of veterans about entitlement and services.

Stanislaus County Workforce Development

The agency offers a variety of resources including job search assistance, resume development career counseling, occupational skills training, and job placement assistance in order to assist job seekers in obtaining employment in Stanislaus County. This includes three Career Resource Centers in Stanislaus County which provide these services free of charge to the general public.

STANWORKS - Community Services Agency (CSA)

The Stanislaus County Community Services Agency (CSA) 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. The 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.

TeleCare Corporation

Telecare Corporation is one of the nation's largest providers of adult mental health services to county and State governments and offers programs for individuals with co-occurring issues such as homelessness, substance abuse, developmental disabilities, or involvement in the forensic system. TeleCare manages one of Stanislaus County's Regional Service Teams, providing outpatient and intensive community support and mental health services to adults living in Stanislaus County. Services provided range from short-term interventions to long-term community treatment.

Turning Point (Empowerment Center)

Turning Point offers programs in seven California counties to assist persons with a mental illness. The Turning Point Empowerment Center in Modesto offers a variety of services to persons with a mental illness including housing and employment opportunities, links to treatment services for mental illness and co-occurring substance abuse problems, peer support, and reduced isolation.

TID Weatherization Program: Provides energy-efficient measures to low-income rental or owner-occupied TID customer's homes. Work may include but is not limited to replacement of broken windows, refrigerator, and installation of insulation.

Turlock Irrigation District

TID Cares Program: The Turlock Irrigation District offers a discount to eligible low-income customers on their monthly bills.

United Samaritans Foundation

The United Samaritans Foundation, as referenced within its mission statement, is an advocate for the poor in the spirit of the Christian tradition. The foundation searches for areas of need and explores creative and holistic ways to meet those needs. The United Samaritans Foundation currently operates the Daily Bread Ministries, which include four mobile food service trucks from facilities in the communities of Turlock, Hughson, and Modesto that deliver nutritious lunches to nine Stanislaus County communities every day of the year. Volunteers help staff the food pantry, clothes closet, and various other services. In the City of Turlock, the foundation offers a place for homeless to receive mail, use the phone, shower, do laundry, and receive food and clothing. In Hughson, the Community Center complex includes a Stanislaus County Library, Stanislaus County medical office, pharmacy and cafe. This organization provides street outreach and free lunches to over 800 persons a day.

Valley Mountain Regional Center

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 Valley Mountain Regional Center provides some employment services for those with developmental disabilities including competitive employment, supported employment, sheltered employment, and prevocational training programs.

Veterans Administration

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. Some of the vocational training services provided include job training, employment accommodations, resume development, and job-seeking skills coaching. Additional services include assisting veterans in starting their own businesses or independent living services for those who are severely disabled.

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.

Many of the agencies providing services to the homeless fall into more than one category. The most common overlap is between social service agencies serving the homeless and those that work with people in danger of becoming homeless. The agencies described in this section have been listed

according to their primary function.

Affordable and Supportive Housing Projects

Through the CoC, Turning Point's Affordable and Supportive Housing Projects provide public support services to 21 unaccompanied adults with mental illness.

Center for Human Services (CHS)

The mission of CHS is to support the well-being of youth and families through quality prevention, education and counseling services, through programs that build and strengthen families and the neighborhoods in which they live, and in a way that honors and respects the diversity of the community.

Hutton House

Hutton House is an emergency shelter for runaway, homeless, and youth in crisis who are ages 13-17. It provides services in a residential setting for eight youth at a time for a maximum of 15 days. Day services are available for youth and their families. Crisis line is available 24 hours a day.

Pathways

Pathways is a transitional living and support services program that focuses on youth who have "aged out" of the foster care placement system and have limited financial and emotional support. Pathways addresses several individual and community challenges such as homelessness, substance abuse, unemployment, lack of basic living skills, mental and health issues, limited education, and preparation for adulthood. Services include residential component with a 16-bed capacity in an apartment setting with support services. Supportive services that are available through the program are case management, mentoring basic/life skills, counseling and resource development. The program also serves teen moms and their infant toddler children. This program is offered through the CHS and is for young adults aged 18-21.

Children's Crisis Center (CCC) of Stanislaus County

The CCC is a nonprofit organization that provides childcare and shelter services to abused, neglected, and at-risk children in the community. It also provides overnight emergency shelter on an as-needed basis. Clients generally come as referrals from the police department and the Stanislaus County's Child Protective Services. A 24-hour crisis intervention lines is also available for families in need. The following are facilities and services operated by CCC.

Community Housing and Shelter Services (CHSS)

CHSS is a nonprofit housing organization. This agency continues to be awarded funds to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, ESFP and TANF motel vouchers, housing for persons in recovery, and resource and referral services. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout Stanislaus County including the Oakdale Soroptimists to provide opportunities to households with and without children to obtain and maintain permanent housing. CHSS is also involved with the Homeless Prevention and Rapid Re-Housing Program discussed above.

Community Impact Central Valley (CICV)

Community Impact Central Valley (CICV) provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program. Under HOPWA, CICV is able to assist persons

that qualify with security deposit, first-month rent, mortgage assistance, rental assistance, utilities, and food depending on their need. CICV can assist these individuals for up to six months and participants must show proof of hardship.

CICV also serves veterans. Additionally, CICV serves families through its tenant-based rental program, permanent housing placement services, and supportive services. Under the tenant-based program, individuals and their families will be provided rental assistance for up to one year. The program is renewed on a yearly basis, and if qualifying, the family can receive assistance past a year. People may also receive assistance, such as security deposit, first-month rent, credit check and utility hook-up, through CICV's permanent housing placement services. Lastly, CICV provides supportive services including transportation, food, and nutrition classes.

Cricket, Guardian, Marsha's, Sawyer, and Verda's Houses

The CCC Houses provide a shelter for up to 53 children, ages from birth to 17 years, who may be involved in a family crisis or a conflict situation. Individual, group, and family counseling is provided to residents. Program goals include the reunification of children with their families and the provision of follow-up and ongoing family counseling after the resident moves.

Family Promise

Family Promise of Greater Modesto is an interfaith ministry of 13 congregations in the Modesto area that provides transitional shelter at church sites and case management support for finding permanent affordable housing (Rapid Re-Housing) and other family support services to low-income homeless families with children.

Garden Gate Respite

Turning Point Respite Center at Garden Gate in Modesto provides a safe home-like environment for up to 12 homeless mentally ill persons nightly. This program links mentally ill homeless individuals to community resources while providing basic care such as home cooked meals and clothing. Open 24/7, the center works together with law enforcement to reduce incarceration and victimization. The center works with an outreach team to engage and connect individuals with needed services. Garden Gate Innovation is also operated by Turning Point.

Haven Women's Center of Stanislaus County

This center provides outreach to homeless women and children in the South Stanislaus County area and within the City of Modesto. Haven operates the Haven Shelter and Women's Haven. One is a four-bedroom house with kitchen, living room, children's room, three bedrooms, and an office. It provides 44 beds for women who have been abused or who are in life-threatening situations. The center also houses the children of abused women. Counseling services, weekly support groups, and legal advocacy programs are available.

Helping Others Sleep Tonight (HOST)

HOST is an emergency shelter in Patterson which houses up to eight homeless adult males throughout the coldest months of the winter. In collaboration with the Center for Human Services' Westside Family Resource Center, case managers also provide resource and referral services for all homeless persons in the area of Patterson.

Miller Pointe

The Miller Pointe project is a collaborative effort involving the Housing Authority and BHRS. The Housing Authority and BHRS are working together in order to develop affordable housing for individuals who are receiving services through BHRS. Miller Pointe is a 15-unit permanent rental housing project serving very low-income households.

The Modesto Gospel Mission

This privately funded and faith-based shelter is located on a two-block campus that includes seven buildings. This agency provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day (Monday through Friday), and three meals on the weekend. The mission serves 150,000 meals per year to clients and to the general public. The Gospel Mission serves approximately 2,500 people each year. The majority of men (95 percent) that arrive at the mission are locals raised in Stanislaus County and 60 percent are under 36 years of age. The following are facilities and services operated by Modesto Gospel Mission:

Mission Emergency Shelter

The mission 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. Both missions require that those seeking shelter participate in religious activities (this requirement also exempts the missions from receiving any Federal or State funding assistance). Therefore, the missions must rely strictly on private donations from local churches and the community. Their program also includes Christian drug and alcohol rehabilitation group counseling to its clients.

New Life Program

Residential on-site program for up to 41 unaccompanied adult men and women who need specialized help to return to societal living including physical, spiritual, emotional, social, educational, vocational, employment, and financial programs designed to help them break the cycle of homelessness, despair and addiction.

Exodus

The Exodus Program offers up to 20 transitional beds to unaccompanied adult men and women who have successfully gone through the 30-day New Life Program yet require additional supportive housing before transitioning into stable permanent housing.

The Salvation Army of Stanislaus County

In addition to serving lunches to approximately 250 people per day, the Salvation Army also operates an emergency and transitional shelter for unaccompanied homeless veterans and non-veterans and adult women and men. The facility also recently opened a health clinic which provides vision, dental, and basic medical care for homeless persons staying at the shelter. The Salvation Army is currently experiencing an increase in people needing food and clothing. The agency also offers a space for Narcotics Anonymous meetings, a medical care center for homeless persons, childcare services, emergency response services, and a food and clothing closet for persons in need. The following are facilities and services operated by the Salvation Army:

- ***Berberian Emergency Shelter***

The Berberian Emergency Shelter provides 100 cold weather beds to unaccompanied homeless adult men and women and up to 30 year-round beds to homeless persons with special medical needs.

- ***Berberian Transitional Living Facility***

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. Participants of the Berberian Transitional Living Facility work with case managers to improve access to medical care, employment and permanent housing.

Stanislaus Affordable Housing Corporation (STANCO)

STANCO's mission is to promote the construction and development of affordable housing opportunities for residents of Stanislaus County. It currently operates eight properties for permanent affordable housing. STANCO conducts outreach to place people in supportive housing. It also provides transitional housing to assist the homeless, housing advocacy for renters, and the development of affordable housing. The agency's objective is to transition program participants from the streets to temporary housing, with the eventual goal of independent and permanent living arrangements. STANCO operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.

Stanislaus Regional Housing Authority (Housing Authority)

The Housing Authority administers 222 SPC Certificates (SOC 1 4 6,7) within Stanislaus County; of those 98 are utilized for individuals without children and 124 for families with children. Participants pay 30 percent of their income toward rent and receive supportive services through CICV, the Stanislaus County Department of Behavioral Health and Recovery Services or the Community Services Agency Services Agency. The Housing Authority also administers HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.

Turlock Gospel Mission (TGM)

Working with a variety of different churches throughout the City of Turlock, TGM provides a hot meal to homeless and food insecure guests 365 days a year. From mid-November until early April, TGM provides overnight shelter for up to 30 women and children each night. Staff works with guests to build relationships, support and encourage, in every way possible and to maintain security. Overnight guests eat dinner with other TGM guests, but instead of returning to the TGM building after dinner, they stay overnight at the host church for that week. A light breakfast is provided in the morning.

Turning Point

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. They provide case management, crisis intervention, respite care, mentoring programs, and job training and transportation assistance to persons struggling to overcome mental illness throughout Stanislaus County. The following are facilities and services operated by Turning Point.

We Care Program

We Care originated from the Turlock Community Collaborative of 2003 as a result of the urgent need for an additional emergency shelter in Stanislaus County. The program is based in the City of Turlock, but

serves the surrounding unincorporated communities with essential services for the homeless during inclement weather months. This program serves approximately 34 homeless individuals per night during the months of November through March. We Care is currently in the process of amending its Conditional Use Permit, through the City of Turlock, to add an additional 15 emergency shelter beds.

We Care also provides rental assistance in conjunction with intensive case management to place homeless families into permanent housing through their Rapid Re-housing Program.

MA-35 Special Needs Facilities and Services

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. These subpopulations include but, are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farm workers, and substance abusers. The following are some of the facilities and services available to these subpopulations.

Note that many of the agencies noted below serve homeless persons belonging to these population groups as well.

Housing Opportunities for Persons with AIDS (HOPWA) Program

CICV provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program. Under HOPWA, CICV is able to assist persons that qualify with security deposit, first month of rent, mortgage assistance, rental assistance, utilities, and food depending on their need. CICV can assist these individuals for up to six months and participants must show proof of hardship. Additionally, CICV serves these families through its tenant-based rental program, permanent housing placement services, and supportive services. Under the tenant-based program, individuals and their families will be provided rental assistance for up to one year. The program is renewed on a yearly basis, and if eligible, the family can receive assistance past a year. People may also receive assistance, such as security deposit, first-month rent, credit check and utility hook-up, through CICV's permanent housing placement services. Lastly, CICV provides supportive services, including transportation, food, and nutrition classes, to people and their families that are experiencing AIDS.

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

Elderly/Frail Elderly

Many elderly persons (age 65+) have a fixed income and/or a disability. Affordable housing, including supportive housing, can help elderly residents. Because these residents often live alone and have limited

mobility, smaller housing units located near public transportation, medical facilities, shopping, and other services are best suited to their needs. Elderly persons can often benefit from design considerations and disability modifications such as ramps and handrails to assist with mobility.

About 27,000 people in Stanislaus Urban County (5 percent of the population) and 9,500 in the City of Turlock (13 percent of the population) are over the age of 65. This number is projected to increase in the next five years.

Local agencies that provide services and resources to the elderly include: Area Agency on Aging, Howard Training Center, Healthy Aging, Catholic Charities, CRLA Senior Law Project, Valley Mountain Regional Center (foster grandparent and senior companion program), Adult Protective Services, AARP, ATEX Care, In-home Support Services, Lifeline Response Services (Golden Valley Senior Life Line), Program to Encourage Active and Rewarding Lives for Seniors (PEARL), Stanislaus Elder Abuse Prevention Alliance (SEAPA), and Society for the Blind (Senior Impact Project).

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations. According to the Stanislaus County Housing Element there are approximately 37,333 persons in unincorporated Stanislaus County with a disability. Agencies that provide assistance to persons with disabilities include Disability Resource Agency for Independent Living (DRAIL), Modesto Independent Living Center, National Alliance for the Mentally Ill (NAMI), Howard Training Center, Stanislaus County Office of Education, Valley Mountain Regional Center, Ear of the Lion, Society for Handicapped Children and Adults, Vision Impaired Person Support, United Cerebral Palsy, California State Rehabilitation Department, BHRS (Inpatient, Permanent Supportive Housing Service, Street Outreach, and ACCESS Team), TeleCare Corporation, Turning Point (Empowerment Center) that provides countywide information or referrals on services and resources for persons with disabilities, and Stanislaus County and the City of Turlock with its HOME fund activity of emergency and major housing rehabilitation to address handicap accommodation retrofits.

Developmentally Disabled

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

In addition to many of the services listed above, the California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based point of entry to services for people with developmental disabilities.

The Valley Mountain Regional Center in Stockton serves all of Stanislaus County. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Persons with alcohol or other drug addictions

A member of the CoC, Stanislaus Recovery Center through Stanislaus County’s Behavioral Health and Recovery Services provides mental health and substance abuse services. Services offered include adult assessments, residential, withdrawal management, intensive outpatient treatment for substance use and co-occurring disorders.

Persons with HIV/AIDS

Community Impact Central Valley, a nonprofit housing agency supporting the homeless and disabled population in Stanislaus County, offers additional supportive services to the HIV positive population. The Stanislaus County Health Services Agency (HSA) provides HIV testing, AIDS Drug Assistance Program (ADAP), and a supportive services program.

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 Stanislaus Urban County 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.

For entitlement/consortia grantees: 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))

MA-40 Barriers to Affordable Housing

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

Shortage of Affordable Housing Funding: The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions in California that do not have local public or private housing funds. Dissolution of redevelopment agencies in the State of California in 2012, including the Modesto Redevelopment Agency, resulted in a significant drop in funding for housing projects.

Competition for tax credits and other State funding with cities in California and diminished amounts of HUD funding create a shortage of affordable housing.

Climate Change: Climate change will impact Northern California by increasing periods of drought, changing seasonal temperature patterns, and increasing winds. Water availability is currently a concern within the County when considering housing development. Climate change will mostly likely exacerbate concerns about water availability.

Increased winds also lead to increased problems with above-ground power lines; undergrounding these lines is a solution to this problem but adds to the cost of the utility. For housing developers or municipalities, undergrounding power lines is an additional cost added to residential development.

Environmental Protection: While not directly intended to impact housing choice, the California Environmental Quality Act (CEQA), signed into law in 1970, is a statewide law that applies to all discretionary projects proposed to be conducted or approved by a public agency. The primary purpose of CEQA is to disclose significant environmental effects of a proposed project to the public and to limit these impacts when possible. CEQA also requires that public agencies publicly disclose the decision-making process behind project approval for the purpose of public participation in the environmental review process.

CEQA has been updated several times between 2011 and 2019 to streamline infill development and update exemptions to transit-oriented and mixed-use development, among other updates. Affordable Housing in urban areas is also exempt under certain circumstances. (14 CCR § 15194)

Growth Management: Growth management policies aim to control the progression and speed of development, balancing the needs of a community's existing residents while preparing for the community's future. Growth management policies can become impediments to housing choice, however, when the policy hinders the jurisdiction meeting local affordable housing needs. Growth management policies aren't usually condensed within a single policy or program but exist within a collection of codes, plans, or ordinances that direct the rate and intensity of new development. Urban growth boundaries (the outermost extent of anticipated urban development), limits on the total number of dwelling units that may be permitted, or special conditions on new development can all be considered growth management policies. State housing law mandates a jurisdiction facilitate the development of a variety of housing to meet the jurisdiction's fair share of regional housing needs. Any growth management measure that compromise a jurisdiction's ability to meet its regional housing needs may have an exclusionary effect of limiting housing choices.

Local jurisdictions within Stanislaus County have various local policies and voter initiatives that may impact housing development directly and indirectly including those that aim to support the conservation of agricultural land. Agriculture is the area's number one industry for economic output and employment, creating a multiplier effect for job creation. The conservation of agricultural land is important to the overall economic health of the community but must be balanced with the needs for housing to support the local workforce in all economic sectors of the community. Over time, as available land not impacted by growth measures begins to decline, there may be a direct impact on the development of affordable housing. However, changes in state laws regarding vehicle miles traveled and greenhouse gas reduction requirements, and the increasing costs of extending infrastructure outward, have led to many jurisdictions looking for increased infill development opportunities. Grant funding available for infrastructure, such as sewer and water line extensions and improvements, allows jurisdictions to increase their density within exiting urbanized areas.

Planning and Development Fees:

Housing development imposes short- and long-term costs upon local government, such as the cost of providing site reviews, permitting and inspection, and maintaining General Plan and zoning regulations addressing housing development. Jurisdictions also charge impact fees to offset the cost of providing the infrastructure and public facilities that are required to serve new housing development. To help recoup costs and ensure that essential services and infrastructure are available when needed, Stanislaus County jurisdictions charge various types of development fees. The fee amounts vary based on the needs of each jurisdiction and the services provided.

The fees can be a significant factor in housing development throughout California, raising housing costs and disincentivizing new residential development, factors that contribute to statewide high housing costs. Among California jurisdictions, fees account for between six and eighteen percent of the price of housing. (Turner Center for Housing Innovation- UC Berkeley, It All Adds Up: The Cost of Housing Development Fees in Seven California Cities, March 2018)

As a best practice, the public and developers should be able to access a jurisdiction's current fee schedules to estimate fees as a part of total development project costs in advance.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements for residential development in California. Proposition 13, passed in 1978, limited a local jurisdiction's ability to raise property taxes and increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is charged to the project developers/owners, for publicly provided infrastructure that supports the development, including water and sewer facilities, parks, and transportation.

For jurisdictions to charge an impact fee, the California Mitigation Fee Act requires that the jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee, and that fee amount be proportional to the impact caused by the development. Fees not covered by the California Mitigation Fee Act include inclusionary housing ordinance in-lieu fees, permit processing fees, utility connection fees, and fees included within specific development agreements between a jurisdiction and a developer.

Despite state law limiting direct impact fees, the fees can be a large part of a jurisdiction’s total fee requirements for housing development. Because developers tend to pass these fees onto the final housing owner, the effects of reducing these fees on housing affordability depend on the amount of the fee reduction and current home prices. Because the eventual owner bears the brunt of fees, high fees limit development of lower-cost housing more than higher-cost housing. (Turner Center for Housing Innovation- UC Berkeley, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act, August 2019)

A reduction in development fees for low-income housing may help these projects become financially feasible. A jurisdiction deferring development fees until a certain time after project completion can also help add flexibility the project’s upfront costs and assist in the development of low-income housing.

Prevailing Wages: Davis-Bacon prevailing wage must be paid to laborers when federal Community Development Block Grant (CDBG) dollars are used to pay for any construction project over \$2,000 or on any multifamily housing project over eight units. Prevailing wage must also be paid on any HOME-funded multifamily housing project that directly funds twelve or more units. While competitive wages are currently high, Davis-Bacon wages may be higher and add additional cost to housing construction and rehabilitation activities.

California’s Prevailing Wage Law requires contractors to pay minimum wage rates on public works projects that support housing construction such as roads, water and sewer projects, and other public utilities. The rates are set by the California Department of Industrial Relations. These additional costs could add to local costs for housing development.

MA-45 Non-Housing Community Development Assets

Economic Development Market Analysis

Stanislaus County is located within a historic center of agriculture in California, the San Joaquin Valley. In addition to agricultural and food processing industries within the County, diverse industries and skilled jobs are also situated 90 miles to the west in San Francisco in 90 miles to the north in Sacramento. Stanislaus County struggles locally with high unemployment despite proximity to these industry centers due to an education/skills gap and loss of jobs overseas.

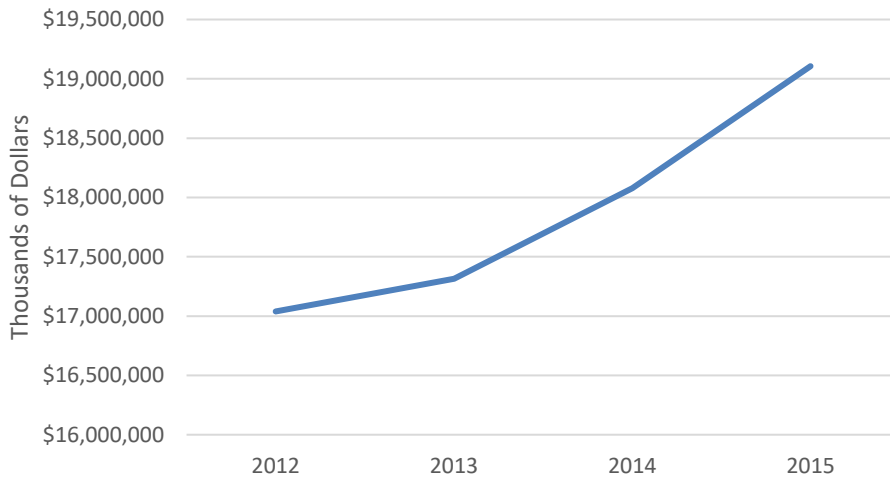
The City of Turlock has fared better in economic development than many parts of the County. Turlock has a more educated workforce and above-average wages by employment sector. Major industries include health care, education, manufacturing, agriculture, and logistics, and the City has a healthy downtown containing retail, offices, personal services, and bars/restaurants. An education/skills gap does exist in the City for specific technical industries that struggle with labor shortages.

Business Activity

Top Employers Expected to Grow		
Employer Name	Location	Industry
Amazon Fulfillment Center	Patterson	Mail Order Fulfillment Service
Bartles & Jaymes Co	Modesto	Wineries (manufacturers)
Bronco Wine Co	Ceres	Wineries (manufacturers)
City-Modesto-Police Dept	Modesto	Police Departments
Conagra Brands Inc	Oakdale	Food Products (wholesalers)
Del Monte Foods Inc	Modesto	Food Products & Manufacturers
Doctors Medical Center	Modesto	Hospitals
E & J Gallo Winery	Modesto	Wineries (manufacturers)
Emanuel Medical Center	Turlock	Hospitals
Frito-Lay Inc	Modesto	Potato Chips (wholesalers)
Health Services Agency	Modesto	Clinics
Kaiser	Modesto	Hospitals
Macdonald Group	Modesto	Real Estate
Memorial Medical Center	Modesto	Hospitals
Modesto Irrigation District (MID)	Modesto	Utilities
Modesto Bee	Modesto	Newspapers (publishers)
Nor Cal Nursery	Turlock	Fruits & Vegetables-Wholesale
Oak Valley Hospital District	Oakdale	Health Care Management
Patterson City Office	Patterson	Government Offices-City/Village & Township
Stanislaus County Health Services	Riverbank	Clinics
Community Services Agency	Modesto	Government Offices-County
Storer Coachways	Modesto	Buses-Charter & Rental
Sysco Central California Inc	Modesto	Food Products (wholesalers)
Temsa	Turlock	Nonclassified Establishments
Turlock Irrigation District	Turlock	Electric Companies
Walmart	Modesto	Department Stores

Source: State of California Employer Development Department (EDD)

Real GDP Stanislaus County



Source: Bureau of Labor Statistics

Projected Industry Growth

Industry	2016 Employment	Projected 2026 Employment	Percentage Change (%)
Self Employment	13,300	14,300	7.6
Private Household Workers	200	200	0
Total Farm	14,900	15,200	2
Total Nonfarm	171,500	192,800	12.4
Mining, Logging, and Construction	9,000	10,300	14.4
Manufacturing	21,800	21,800	0
Durable Goods Manufacturing	6,200	6,200	0
Nondurable Goods Manufacturing	15,600	15,600	0
Food Manufacturing	9,400	9,200	-2.1
Trade, Transportation, and Utilities	37,100	40,700	9.7
Wholesale Trade	6,100	6,500	6.6
Retail Trade	22,700	23,600	4
Food and Beverage Stores	4,300	4,400	2.3
Clothing and Clothing Accessories Stores	2,300	2,200	-4.3
General Merchandise Stores	5,000	5,100	2
Transportation, Warehousing, and Utilities	8,200	10,600	29.3
Information	1,000	1,000	0
Financial Activities	5,300	5,600	5.7
Professional and Business Services	14,600	16,000	9.6

Administrative and Support and Waste Management and Remediation Services	7,500	8,200	9.3
Educational Services (Private), Health Care, and Social Assistance	31,100	40,700	30.9
Educational Services (Private)	1,600	1,800	12.5
Health Care and Social Assistance	29,500	38,900	31.9
Leisure and Hospitality	18,700	21,900	17.1
Other Services (excludes Private Household Workers)	5,400	6,000	11.1
Government	27,600	29,000	5.1
Federal Government	800	1,000	25
State and Local Government	26,800	28,000	4.5
State Government	2,000	2,200	10
State Government Education	1,700	1,900	11.8
Other State Government	300	300	0
Local Government	24,800	25,800	4
Local Government Education	15,500	16,300	5.2
Other Local Government	9,300	9,500	2.2
Total Employment	199,900	222,500	11.3

Source: State of California Employer Development Department (EDD)

Labor Force

Many of Stanislaus County’s workers leave the County every day for jobs in the San Francisco Bay Area that require a high level of education and skills, leaving the County with a shortage of these workers in the local workforce. The workers not commuting out of the County may have education/skill gaps for local jobs; many companies post job openings but struggle to find workers with the required skills.

Unemployment Rate and Labor Force by City (Not Seasonally Adjusted)

October 2019	Labor Force	Employment	Unemployment Number	Unemployment Rate
Stanislaus County	244,600	232,700	11,900	4.9%
Ceres	21,700	20,400	1,200	5.7%
Hughson	3,200	3,000	200	5.0%
Modesto	95,900	91,400	4,500	4.7%
Newman	4,500	4,300	300	5.6%
Oakdale	9,500	9,000	500	5.4%
Patterson	10,100	9,700	500	4.8%
Riverbank	11,900	11,500	400	3.6%
Turlock	34,400	33,000	1,400	4.1%
Waterford	3,500	3,200	300	8.7%

Source: California Employment Development Department

Stanislaus County loses much of its skilled workforce during the day to jobs outside of the County. Nearly 80,000 people choose to commute to jobs in the Bay Area or Sacramento that generally pay much higher than local jobs.

Stanislaus Planning Area

Occupations by Sector	Number of People
Management, business and financial	23,515
Farming, fisheries and forestry occupations	7,883
Service	17,445
Sales and office	21,054
Construction, extraction, maintenance and repair	17,006
Production, transportation and material moving	19,591

Source: 2012-2016 ACS

Turlock

Occupations by Sector	Number of People
Management, business and financial	9,591
Farming, fisheries and forestry occupations	1,617
Service	5,345
Sales and office	7,094
Construction, extraction, maintenance and repair	3,357
Production, transportation and material moving	4,908

Source: 2012-2016 ACS

Travel Time – Stanislaus County

Travel Time	Number	Percentage
< 30 Minutes	131,450	67%
30-59 Minutes	42,908	22%
60 or More Minutes	22,779	12%
Total	191,137	

Source: 2012-2016 ACS

Travel Time – Turlock

Travel Time	Number	Percentage
< 30 Minutes	20,791	73%
30-59 Minutes	5,556	20%
60 or More Minutes	2,008	7%
Total	28,355	

Source: 2012-2016 ACS

Education:

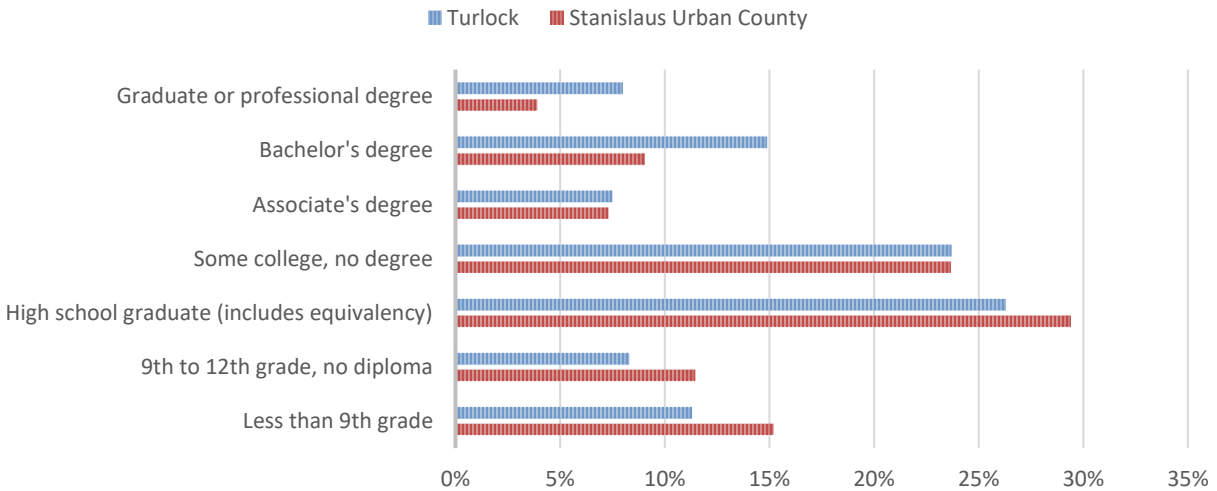
The skills gap between local workers and the requirements of specific industries leaves both residents who would like employment (or better paying employment) and local employers with worker shortages.

Stanislaus County has several institutions attempting to close this gap.

California State University, Stanislaus has a student body of 9,000 and includes the Office of University Extended Education (UEE) which offers non-traditional university degrees, certificate programs, specialized training and service. (An Accelerated Second Bachelor of Science in Nursing Program, internships that meet the California Commission on Teacher Credentialing (CCTC) requirements, an online training in hospitality are examples.)

Modesto Junior College serves 24,000 students and offers many career-focused degrees like a degree in respiratory care, nursing, business administration, and sports medicine.

EDUCATIONAL ATTAINMENT: POPULATION 25 YEARS AND OLDER



Source: 2012-2016 ACS

Workforce Participation by Educational Attainment

	Stanislaus County	Turlock
	Labor Force Participation Rate	Labor Force Participation Rate
Population 25 to 64 years	74.3%	76.4%
Less than high school graduate	64.7%	67.2%
High school graduate (includes equivalency)	72.5%	74.0%
Some college or associate's degree	76.8%	77.2%
Bachelor's degree or higher	84.1%	84.0%

Source: 2012-2016 ACS

Educational Attainment: Population 18 to 24 Years	Stanislaus County	Stanislaus Urban County	Stanislaus Planning Area	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford
Less than high school graduate	11.60%	12.17%	11.53%	14.60%	14.90%	17.70%	3.40%	9.90%	10.70%	9.40%	14.20%
High school graduate (includes equivalency)	37.50%	40.24%	38.03%	36.40%	18.80%	47.20%	49.40%	34.40%	38.40%	30.50%	51.80%
Some college or associate's degree	46.80%	44.73%	46.66%	46.50%	56.70%	35.10%	42.10%	54.30%	49.50%	53.20%	33.20%
Bachelor's degree or higher	4.10%	2.86%	3.78%	2.50%	9.60%	0.00%	5.00%	1.40%	1.40%	6.90%	0.80%
Educational Attainment: Population 25 Years and Over	Stanislaus County	Stanislaus Urban County	Stanislaus Planning Area	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Turlock	Waterford
Less than 9th grade	12.20%	15.19%	14.29%	17.60%	10.50%	13.10%	4.50%	14.80%	15.40%	11.30%	21.70%
9th to 12th grade, no diploma	10.20%	11.46%	10.73%	13.40%	9.10%	11.20%	7.70%	10.80%	9.80%	8.30%	15.10%
High school graduate (includes equivalency)	28.10%	29.41%	28.70%	28.90%	24.10%	34.70%	29.80%	32.30%	29.00%	26.30%	25.90%
Some college, no degree	25.20%	23.67%	23.68%	23.10%	27.40%	26.70%	31.40%	25.40%	24.60%	23.70%	21.00%
Associate's degree	7.80%	7.32%	7.36%	7.10%	9.00%	4.90%	10.10%	7.30%	7.00%	7.50%	7.50%
Bachelor's degree	11.10%	9.05%	10.39%	7.70%	11.50%	8.40%	10.10%	6.90%	10.30%	14.90%	5.00%
Graduate or professional degree	5.40%	3.90%	4.86%	2.40%	8.40%	1.00%	6.30%	2.50%	3.80%	8.00%	3.70%

Source: 2012-2016 ACS

Median Earnings in the Past 12 Months

Educational Attainment	Stanislaus County	Turlock
Less than high school graduate	\$21,620	\$25,215
High school graduate (includes equivalency)	\$29,737	\$27,477
Some college or Associate's degree	\$35,533	\$31,806
Bachelor's degree	\$53,112	\$53,010
Graduate or professional degree	\$74,335	\$74,602

Source: 2012-2016 ACS

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

Below are the industries with the greatest projected growth by 2026; the expected growth percentage from 2016 to 2026 is in parenthesis:

- Healthcare, Educational services, and social assistance (31.9%)
- Transportation, warehousing, and utilities (29.3%)
- Leisure and hospitality (17.1%)

Describe the workforce and infrastructure needs of the business community.

The Comprehensive Economic Development Strategy cites aging infrastructure as a hinderance to future economic growth. The updated documents says the following on infrastructure needs:

One of the other main obstacles to economic growth is Stanislaus County's aging infrastructure. In 2008, the County made a concerted effort to align the regions' transportation planning document, Regional Transportation Plan (RTP), with its own Capital Improvement Program (CIP), and the regions Public Facilities Financing Plan (PFF). This alignment gave clear direction on needs and project priority.

In the two years prior to 2016 State revenues were reduced by more than 30% making it difficult to maintain and advance our transportation network. Local and state spending in transportation infrastructure took a major leap forward by the passage of Measure L locally in 2016 and the passage of SB 1 in 2017 by the California Legislature. The new self-help status will leverage State and Federal transportation funds to advance many regional capacity and safety projects and provide much needed funds to maintain our roadway system. However, even with the two new funding sources, Stanislaus County has an overall Pavement Condition Index of 57 out of 100, which is poor, and 224 aging bridges, which on average are ready for replacement today.

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.

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

The Comprehensive Economic Development Strategy cites workforce educational attainment as a primary barrier to economic growth:

Workforce skill levels and high school graduation rates are a significant impediment to economic growth. At the same time, global competition and technological advances are continually increasing the need for a skilled workforce. Stanislaus County lags well behind nationwide educational attainment averages in most categories. A dearth of four-year and advanced degrees is particularly telling as is the nearly 24% of those 25 years and older with less than a High School education.

There were considerable layoffs in the private sector before 2017 that impacted the local economy. These job losses have impacted all major areas but have hit food processing areas especially hard. The impact includes processors of fruits and vegetables, confectioners, poultry processors, and cheese manufacturers. Major layoffs compound Stanislaus' already high unemployment rate. Notably, many of the reductions have occurred because of the off-shoring of production or foreign competition. Since 2017, many of these industries have added jobs, but

a major challenge has been the lack of skilled workers. Another positive trend in the local economy has been a diversification but with that comes a greater demand for people with specific job skills. Whereas workforce reductions have taken a major toll on production related sectors, retailers and distributors were and continue to be a major area of expansion in Stanislaus County.

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.

Small business training and development is supported by the Valley Sierra Small Business Development Center (SBDC) and the UC Merced SBDC. Cal State University Stanislaus

Turlock Unified School District offers Career Technical Education (CTE) courses in Medical fields and Agricultural Science as well as Culinary Arts. These themes begin in elementary school and carry through middle and high school and are continued at Modesto Junior College (MJC) as well. MJC offers curricula in a number of career paths including health and respiratory therapy, agriculture, irrigation technology, industrial electronics and machining.

The Stanislaus Worknet Alliance is the Workforce Development Board for the County and is charged with coordinating resources for a wide range of workforce training program. This agency is particularly focused on on-the-job training and serving young workers in the 18-24 year age group. About one quarter of the youth they serve are still in school, but the remainder are out of school. The programs require income eligibility and range from on the job subsidized work experience to apprenticeships in coordination with Labor Councils and other outside training organizations. The Alliance is particularly focused on gaining employer input to needed training and also employs a consultant (Opportunity Stanislaus) to conduct an outreach program to employers.

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

Yes, both Stanislaus County and the City of Turlock have economic development plans that have recently been updated:

- Stanislaus County Comprehensive Economic Development Strategy 2019-2024
- City of Turlock Economic Development Strategic Plan 2017

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.

Both the County and Turlock economic development plans include diverse goals.

Stanislaus County:

- Encourage and support new business innovation and entrepreneurs
- Promote the region as a tourism destination
- Encourage the further development of a vibrant ag-based economy looking for ways to add new products, generate food and beverage innovation, and promote our products and services
- Develop specialized education including higher education, career technical education, and workforce development
- Support the development of college level program infrastructure to provide opportunities for students to learn and stay here
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development
- Develop wet and dry utility infrastructure to increase business development interest
- Participate in the development of comprehensive regional water planning
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses.

The City of Turlock

Goal 1: Create conditions conducive to attract retail and expand existing businesses in Turlock.

Goal 2: The Turlock economic development partners will work in a coordinated manner to increase job opportunities in the city through agriculture, manufacturing, logistics and medical services clusters.

Goal 3: Downtown will be the business and cultural center of the city.

Goal 4: Turlock retail centers will remain competitive and address available market opportunities.

Goal 5: The community will host a wide variety of tourism and community events.

Goal 6: Turlock will support start up and existing small business activities.

Goal 7: Our educational system will build a citizenry which will prepare our 21st century workforce.

Goal 8: Turlock will be a cultural leader in the central valley with access to art, music and other cultural events.

Goal 9: Turlock will provide the necessary economic foundations and support services that allow workers at all socioeconomic levels to access and maintain living wage jobs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections of this Con Plan, the Strategic Plan identifies the Stanislaus Urban County and City of Turlock’s priority needs and describes strategies that will be undertaken to serve the priority needs. The Strategic Plan includes the following sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

SP-10 Geographic Priorities

General Allocation Priorities

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

Stanislaus County and Turlock do not have plans to pursue any official HUD designated geographic based priority areas. Funds will be allocated within each jurisdiction based on program eligibility and in accordance with priority needs and goals outlined in this section.

SP-25 Priority Needs

Priority Needs

1	Priority Need Name	Public Infrastructure and Facility Improvement
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Frail Elderly Public Housing Residents Chronic Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Persons with HIV/AIDS 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	Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County’s Unincorporated Turlock
Associated Goals	Improve Public Infrastructure Administration
Description	The Stanislaus Urban County and Turlock will continue addressing infrastructure improvement needs in low-income neighborhoods to create improved suitable living environments.
Basis for Relative Priority	Throughout the Stanislaus Urban County and City of Turlock, there are neighborhoods and communities with minimal or non-existent public infrastructure. This round of Consolidated Planning process again reaffirmed the community’s desire for public infrastructure improvements especially in the low-income communities. Projects will include but are not limited to public sewer and water system installations as well as public sewer and water system repairs, curb, gutter and sidewalk installation and repairs, storm drain improvements, and improvements that provide greater accessibility. Projects under this goal may include other CDBG eligible non-housing community development infrastructure improvements, primarily within the incorporated boundaries where public sewer and water systems already exist.

2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic 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	Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County’s Unincorporated Turlock
	Associated Goals	Provide Public Services Administration
	Description	The City of Turlock and the Stanislaus Urban County intend to use a portion of their CDBG allocation and all of their HOME allocation to fund affordable housing activities. These affordable housing activities are varied and may include property acquisition to ensure affordable housing development, homeownership and rental rehabilitation, and down payment assistance, among other opportunities that may present that will contribute to affordable housing in Turlock or Stanislaus County.
	Basis for Relative Priority	According to data provided in the Needs Assessment and the Market Analysis completed as part of this Consolidated Plan, high housing cost burden, overcrowding, and low vacancy rates create a high need for affordable housing. Those households most impacted by these issues are low- and moderate-income households. Based on this data and the housing market analysis completed as part of this Con Plan, the Stanislaus Urban County and City of Turlock will pursue the creation of affordable housing (new unit production and conversion or preservation) as resources are available, which will benefit low-income households,

		homeless persons, households at-risk of homelessness and those with special needs. Home ownership will be encouraged and made available for low and moderate households through the First-time Homebuyer program.
3	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	Low Other
	Geographic Areas Affected	Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County's Unincorporated Turlock
	Associated Goals	Provide Public Services Community Emergency Response Program Administration
	Description	The Stanislaus Urban County and City of Turlock will provide technical assistance to small businesses to assist with capacity building, including strategic planning, operations, marketing, and finance assistance. In response to the Coronavirus/COVID 19, there is a need to assist business with the financial relief needed for recovery. The exact nature of the needs business will face is still unclear, but the Stanislaus Urban County and the City of Turlock will develop financial relief programs aimed at meeting needs as they evolve.
	Basis for Relative Priority	Small businesses in Stanislaus Urban County and City of Turlock have identified a need locally for technical assistance with capacity building. Small start-up businesses who desire to expand but lack the capacity to do so will receive technical assistance with financial reporting systems, developing a business strategy, designing a company website, and/or enhance marketing efforts. Fair Housing and Tenant/Landlord Services will also be provided to improve the quality of rental housing. In response to Coronavirus/COVID 19, the Stanislaus Urban County and City of Turlock will work with eligible small business to offer financial relief programs.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate

	<p>Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
Geographic Areas Affected	<p>Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County’s Unincorporated Turlock</p>
Associated Goals	<p>Provide Public Services Work to End and Prevent Homelessness Economic Development Administration</p>
Description	<p>The Stanislaus Urban County and the City of Turlock will utilize up to a maximum of 15% of its annual award for the provision of public services. Public services include services targeted to extremely low, low, and moderate-income families and individuals, as well as services targeted to special populations such as at-risk youth, persons over 62 years of age, or persons with disabilities.</p>
Basis for Relative Priority	<p>The needs assessment and Market Analysis indicate a great need for public services for extremely low- and low-income households, the elderly, persons with disabilities, and at-risk youth. Public service programs help these vulnerable populations meet their basic needs, such as food and</p>

		shelter, and provide them with the resources and referrals for any additional needed services. Through supporting the meeting of basic needs, these individuals and families may focus their resources on other things that may increase their overall economic and financial stability.
5	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County’s Unincorporated Turlock
	Associated Goals	Provide Public Services Work to End and Prevent Homelessness Administration
	Description	Both the Stanislaus Urban County and City of Turlock allocates up to 15% of each annual award for public services grants some of which include programs that provide homeless services. Stanislaus Urban County utilizes 7.5% of its annual ESG award for Admin, a maximum of 10% for HMIS Activities, maximum of 60% for emergency shelter activities, and a minimum of 40% for Homeless Prevention and Rapid Re-Housing Activities. HMIS Activity funds will be utilized to work with the Stanislaus CoC on coordinated assessment, outreach, and data collection. Affordable housing activities, as described in Priority Need 2 – Affordable Housing, will also be a part of the regional approach to solving homelessness.

	Basis for Relative Priority	As discussed in greater detail in the Needs Assessment, homeless individuals were counted as part of Stanislaus County’s 2019 Point-In-Time (PIT) count, including those who were unsheltered. The data indicates a need to support programs that serve individuals and families experiencing homelessness. Homelessness was also identified as a High priority in the community input from stakeholders and the public at-large. The Stanislaus Urban County and City of Turlock will focus CDBG, HOME, and ESG resources on shelter, rental assistance, and affordable housing, which is crucial to both preventing and ending homelessness. Both entities will also work closely with the Stanislaus CoC to ensure that ESG programs are working collaboratively with Stanislaus CoC Transitional and Permanent Supportive Housing programs.
6	Priority Need Name	Community Emergency Responses
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Small Businesses
	Geographic Areas Affected	Stanislaus Urban County: Ceres, Hughson, Oakdale, Patterson, Newman, Riverbank, Waterford and the County’s Unincorporated Turlock
	Associated Goals	Provide Public Services Work to End and Prevent Homelessness Economic Development Community Emergency Response Program

	Administration
Description	Projects under this goal will support small businesses, Urban County members and agencies address community emergency needs as a result of pandemic related issues.
Basis for Relative Priority	As a response to COVID 19, the Stanislaus Urban County will strategically plan to address small businesses, Urban County members, residents and service providers effected by the pandemic.

Narrative (Optional)

Priority needs are those that were identified through data collection in the Needs Assessment and Market Analysis, as well as survey results, consultations with stakeholders and the community at-large.

All of the needs identified above are identified as “High” priority – this is because the needs identified were found to be true among all sources: citizen participation, stakeholder consultation, and data analysis.

SP-35 Anticipated Resources

Introduction

During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately \$2.3 million annually in CDBG funding, for a five-year total of \$11.5 million. During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately \$200,000 annually in ESG funding, for a five-year total of \$1.0 million. In addition, Stanislaus County, as the Administrative Entity (AE) for the local CoC for the state CA-ESG program, expects to use \$1.3 million within the next five years. Stanislaus County is the Administrative Entity (AE) on behalf of the CoC for the state’s California Emergency Solutions and Housing (CESH) and the California Emergency Solutions Grant (CA-ESG) program. Stanislaus County also expects to use \$300,000 in CalHOME Program Income for housing related activities and administration costs over the five-year Con Plan period.

During the five-year Con Plan period, the City of Turlock expects to receive \$650,000 annually in CDBG funding, for a five-year total of \$3.25 million. The HOME Consortium also anticipates an estimated \$1.2 million in annual HOME funds, for a five-year total of \$6.0 million. The City of Turlock expects to use \$1,700,000 in CalHome funding for housing activities and administrative costs over the five-year Con Plan period.

The table below provides a breakdown of these anticipated resources, which are based on the Fiscal Year 2015-2016 allocations.

Anticipated Resources (Stanislaus Urban County)

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	<ul style="list-style-type: none"> • Infrastructure • Property Acquisition • Admin and Planning • Housing • Public Facility Improvements 	\$2,310,165	\$2,400	0	\$2,312,565	\$11,562,825

		<ul style="list-style-type: none"> Public Services 					
ESG	public - federal	<ul style="list-style-type: none"> Overnight shelter Rapid re-housing Rental Assistance Services Homeless Prevention Services HMIS Data System Support 	\$202,628	\$0	0	\$202,628	\$1,013,140

Anticipated Resources (City of Turlock)

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	<ul style="list-style-type: none"> Acquisition Admin and -Planning Economic Development Housing Public Improvements Public Services 	\$657,574	0	0	\$657,574	\$3,287,870
HOME	public - federal	<ul style="list-style-type: none"> Acquisition Homebuyer assistance 	\$1,363,238	0	0	\$1,363,238	\$6,816,190

		<ul style="list-style-type: none"> • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA 					
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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

The Stanislaus Urban County members will continue the use of State of California funds as they become available to fund affordable housing projects/programs. The Cities of Ceres, Newman, Patterson, Riverbank and Turlock are currently recipients of CalHOME funds to provide down payment assistance to first time home buyers and owner-occupied housing rehabilitation assistance. Stanislaus County will use CalHOME Program Income as match for any eligible housing programs.

CDBG, HOME, NSP, and CDBG-R Program Income (PI) funds will continue to be used by the Stanislaus Urban County to fund gaps in projects/programs. The Stanislaus Urban County will continue to use NSP Program Income to remove blighted properties via the Abandoned and Dangerous Buildings Program (ADB). City of Turlock will continue to use State HOME PI as an additional funding source for the first-time home buyer program. The Cities of Turlock, Ceres, Newman, Patterson, and Riverbank are currently recipients of CalHOME funds, which provide down payment assistance to first time home buyers and owner-occupied housing rehabilitation assistance. Stanislaus County will continue pursuing California State Water Resources Control Board (Water Board) grant funds to assist in the completion of CDBG-funded infrastructure projects.

Stanislaus County receives federal Entitlement and state Emergency Solutions Grant (ESG) Program funds that require a dollar to dollar match. The match requirements for this program are met through the County’s ESG grantees’ donations, in-kind, fund-raising, and other public and private funding. Stanislaus County will utilize CESH funds in the amount of \$1,576,186 during the next five years as match for the County’s ESG programs.

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 of Turlock Redevelopment Agency owns a parcel with a small office building. The building is currently leased for \$1.00 per year to Haven Women’s Center. The intent of the five-year lease has been to bring much needed anti-domestic violence services to City of Turlock and overcome the transportation barrier of clients and families traveling the 15 miles to Modesto to get to much needed services.

The City of Turlock has also recently purchased a four-plex in one of the lowest income census tracts. The City of Turlock will be rehabilitating the four-plex and then selling the property to We Care, a local nonprofit that provides emergency shelter, case management, and transitional housing services so that We Care can add four units to its transitional housing program.

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
Stanislaus County	Government	-Economic Development -Homelessness -Non-homeless special needs -Rental -Public Infrastructure -Public services	Region
City of Turlock	Government	-Economic Development -Non-homeless special needs -Affordable Housing Homeownership/Rental -Neighborhood improvements -Public facilities -Public services	Region
City of Ceres	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction
City of Hughson	Government	-Economic Development -Non-homeless special needs Neighborhood improvements	Jurisdiction
City of Newman	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction
City of Oakdale	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction
City of Patterson	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction
City of Riverbank	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction
City of Waterford	Government	-Economic Development -Non-homeless special needs -Neighborhood improvements	Jurisdiction

Stanislaus Regional Housing Authority	PHA	-Public Housing	Region
Stanislaus Community System of Care	Continuum of Care (CoC)	-Homelessness	Region

Assess of Strengths and Gaps in the Institutional Delivery System

Stanislaus County has a comprehensive planning and coordination system involving service providers and program operators at all levels (government, nonprofit, and private for-profit). The collaborative programming between Stanislaus County, cities, and nonprofits is identified as a key strength.

The collaborative efforts of the County and Turlock contribute to a regional approach of service delivery. Recognizing that many residents move about the region freely for social activities as well as employment and educational opportunities, this recognition is a key strength to the service delivery system. The Stanislaus System of Community Care, the local Continuum of Care (CoC) is a key part of this collaborative strength and as the CoC evolves its partnerships and knowledge of resources available throughout the County, all cities and unincorporated areas will benefit.

The primary gap is inadequate funding to meet the level of need. Funding gaps are most common for extremely low-income households, chronically homeless, homeless youth, and those living in transitional shelters. These funding gaps are either a lack of monetary resources to meet physical needs such as housing and food, or staffing needs for nonprofits to employ the needed number of capable staff to provide case management and other supportive 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
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	

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 County and Turlock are active partners in the CoC. The CoC continues to improve its Coordinated Entry System (CES), a key tool in addressing individualized needs of those persons experiencing homelessness. As indicated through consultations, the service delivery system is becoming increasingly effective in addressing the housing needs and those other supportive service needs for those experiencing homelessness, however as those with fewer needs get the support they need quickly, those individuals and families with high or difficult needs are more often slower to receive support.

The CoC and its partners strive to deliver individualized support to each person because it is more efficient and it minimizes the number of days a person may spend homeless and/or in a more vulnerable state. Each month the CoC gathers to discuss topics at-hand for two and a half hours, these meetings occur to share resources and knowledge, in an effort to better support the County and each City within.

The Coordinated Entry System (CES) Policies and Procedures Manual was updated in January 2020, and can be found at: <https://csocstan.com/coordinated-entry-system-ces-policies-and-procedures-manual/>

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

A strength in the service to special needs populations is similar to what is stated above; there is an increasing amount of communication and collaboration coming from the CoC and its partners. Many services and facilities provided serve the general population of homeless persons but there are also a

number of 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.

Although treatment for substance abuse disorders is available in the community, there are limited opportunities for persons who are actively using to be housed other than an overnight emergency shelter. The same holds true for those who live with a severe and chronic mental illness. Although there are services available and there is supportive housing (transitional and permanent), those with the most severe mental illnesses often do not have housing that is coupled with the level of care required. Such 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

Stanislaus County and Turlock will continue to work collaboratively with service and shelter providers to identify and address gaps in the service delivery system.

The County and Turlock continue to invest time and resources in the CoC and the strategy to address gaps moving forward is to identify those gaps within the structure of the CoC to reach a solution that will strengthen the entire CoC system and not one particular City or organization. The *Plan to Address Homelessness in Stanislaus County* was completed in January 2019 and outlines much of the strategies moving forward to a more complete and efficient system of care.

Stanislaus County SP-45 Goals

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Infrastructure	2020	2024	Non-Housing Community Development	Stanislaus Urban County	Public Infrastructure Improvement	CDBG: \$8,008,895	7,500 Households
2	Provide Public Services	2020	2024	Non-Homeless Special Needs	Stanislaus Urban County	Public Services	CDBG: \$1,155,085	7,000 Persons
3	Work to End and Prevent Homelessness	2020	2024	Homeless	Stanislaus Urban County	Homeless Services Public Services	ESG: \$937,155	2,100 Persons
4	Community Emergency Response Program	2020	2024	Emergency Assistance	Stanislaus Urban County	Economic Development Public Services	CDBG: \$575,000	10 Households/Businesses
5	Affordable Housing	2020	2024	Affordable Housing	Stanislaus Urban County	Affordable Housing	HOME: \$6,500,000	40 Households

6	Administration	2020	2024	Administration	Stanislaus Urban County	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: \$340,455	N/A
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Goal Descriptions

1	Goal Name	Improve Public Infrastructure
	Goal Description	Stanislaus Urban County will continue to work on infrastructure and facility projects in income-qualified residential neighborhoods who are lacking sewer, water, or stormwater systems, or where infrastructure exists but is in need of repair
2	Goal Name	Provide Public Services
	Goal Description	Projects and activities under this goal may support organizations that offer services such as educational programs, food boxes, and health care services.
3	Goal Name	Work to End and Prevent Homelessness
	Goal Description	Projects under this goal will support organization providing shelter and services for those individuals or families experiencing homelessness, including emergency shelters, transitional shelters, permanent supportive housing, and rapid re-housing.
4	Goal Name	Community Emergency Response Program
	Goal Description	Projects under this goal will support small businesses, Urban Cunty members and agencies address community emergency needs as a result of pandemic related issues

5	Goal Name	Affordable Housing
	Goal Description	Housing improvements for those persons with disabilities and projects that may consist of rehabilitation or development of affordable housing units for either renters or homeowners.
6	Goal Name	Administration
	Goal Description	Administration for CDBG and ESG programs.

Turlock SP-45 Goals

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and Improve Supply of Affordable Housing	2020	2024	Affordable Housing	HOME Consortium	Affordable Housing	CDBG:\$500,000 HOME: \$6,500,000	40 Households
2	Work to End and Prevent Homelessness	2020	2024	Homeless	City of Turlock	Homeless Services	CDBG:\$500,000 HOME:	2,000 Persons
3	Improve Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	City of Turlock	Public Infrastructure and Facility Improvement	CDBG:\$300,000 HOME:	1,500 Households
4	Provide Public Services	2020	2024	Non-Homeless Special Needs	City of Turlock	Public Services	CDBG: \$375,000	3,500 Persons

5	Administration	2020	2024	Administration	City of Turlock	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: HOME:	N/A
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Goal Descriptions

1	Goal Name	Increase and Improve Supply of Affordable Housing
	Goal Description	This goal will work to acquire real property and/or units in order for them to be used to increase the number of affordable housing units in Turlock. Projects under this goal will support both renter- and owner-occupied units in rehabilitation in the aim to increase the value and bring the housing unit up to code. The City will offer loans and grants to maintain single and multifamily affordable housing stock for low- and moderate-income households. Projects under this goal may also provide first-time homebuyer assistance.
2	Goal Name	Work to End and Prevent Homelessness
	Goal Description	Funding towards this goal will support organizations providing shelter and services for those experiencing homelessness; this goal may include emergency shelter, transitional, permanent supportive, and rapid re-housing services.

3	Goal Name	Improve Infrastructure and Public Facilities
	Goal Description	This goal may provide funding for projects that will improve sidewalks, streets, curbs, gutters, and sewers.
4	Goal Name	Provide Public Services
	Goal Description	This goal will address basic needs as well as provide important services to the community. Projects and activities under this goal may provide meals as congregate sites and home delivery to seniors, provide recreational services,
5	Goal Name	Administration
	Goal Description	Administration for CDBG 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 Stanislaus Urban County is part of a HOME Consortia and funds are administered by the City of Turlock. Housing activities for the Stanislaus Urban County members are outlined in the City of Turlock Consolidated Plan and AAP. A summary of those expected HOME activities are: Rental unit rehabilitation (6 households)
- First time Homebuyer Assistance (8 households)
- Provide loans and/or grants to low- or moderate-income households or to investors renting to low- or moderate-income tenants.

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 Stanislaus Regional Housing Authority (Housing Authority) is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

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

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.

The Housing Authority has implemented a "curb-side" appearance program. The focus of the program is the exterior of buildings, parking areas, playgrounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the Housing Authority's resident newsletter.

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?

No

SP-55 Strategic Plan Barriers to Affordable Housing

Barriers to Affordable Housing

The Stanislaus Urban County works with the City of Turlock, who is the lead agency for the City of Turlock/Stanislaus County HOME Consortium in efforts to provide affordable housing opportunities. One of the main barriers to affordable housing, both rental and homeownership, has been the supply of affordable housing units. For residents that are renting, the rents in the area have increased and made it difficult for renters to move or new renters to find housing units. In the area of homeownership, many residents are outpriced and cannot afford to purchase the homes that are available. Some of the barriers that impact the availability of affordable housing are outlined below.

Accessory Dwelling Units (ADUs): Separate living quarters on a property (also called a “granny flat” or “guesthouse” can add additional housing units into single-family residential neighborhoods. Government regulations of ADUs can reduce or eliminate this housing development. Passage of numerous California legislative bills in 2017 and 2019 have eliminated many of the local impediments to the construction of ADU’s and all Urban County jurisdictions are working update their ordinance to comply with the State’s new ADU laws. In the interim state law prevails.

Shortage of Affordable Housing Funding: The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions in California that do not have local public or private housing funds. Dissolution of redevelopment agencies in the State of California in 2012, including the Modesto Redevelopment Agency, resulted in a significant drop in funding for housing projects.

Competition for tax credits and other State funding with cities in California and diminished amounts of HUD funding create a shortage of affordable housing.

Planning and Development Fees:

Housing development imposes short- and long-term costs upon local government, such as the cost of providing site reviews, permitting and inspection, and maintaining General Plan and zoning regulations addressing housing development. Jurisdictions also charge impact fees to offset the cost of providing the infrastructure and public facilities that are required to serve new housing development. To help recoup costs and ensure that essential services and infrastructure are available when needed, Stanislaus County jurisdictions charge various types of development fees. The fee amounts vary based on the needs of each jurisdiction and the services provided.

The fees can be a significant factor in housing development throughout California, raising housing costs and disincentivizing new residential development, factors that contribute to statewide high housing costs. Among California jurisdictions, fees account for between six and eighteen percent of the price of housing. (Turner Center for Housing Innovation- UC Berkeley, It All Adds Up: The Cost of Housing Development Fees in Seven California Cities, March 2018)

As a best practice, the public and developers should be able to access a jurisdiction’s current fee schedules to estimate fees as a part of total development project costs in advance.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements for residential development in California. Proposition 13, passed in 1978, limited a local jurisdiction’s ability to raise property taxes and increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is charged to the project developers/owners, for publicly provided infrastructure that supports the development, including water and sewer facilities, parks, and transportation.

For jurisdictions to charge an impact fee, the California Mitigation Fee Act requires that the jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee, and that fee amount be proportional to the impact caused by the development. Fees not covered by the California Mitigation Fee Act include inclusionary housing ordinance in-lieu fees, permit processing fees, utility connection fees, and fees included within specific development agreements between a jurisdiction and a developer.

Despite state law limiting direct impact fees, the fees can be a large part of a jurisdiction’s total fee requirements for housing development. Because developers tend to pass these fees onto the final housing owner, the effects of reducing these fees on housing affordability depend on the amount of the fee reduction and current home prices. Because the eventual owner bears the brunt of fees, high fees limit development of lower-cost housing more than higher-cost housing. (Turner Center for Housing Innovation- UC Berkeley, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act, August 2019)

A reduction in development fees for low-income housing may help these projects become financially feasible. A jurisdiction deferring development fees until a certain time after project completion can also help add flexibility the project’s upfront costs and assist in the development of low-income housing.

Municipal Processing Time:

The processing time required to obtain full approval of a development project is often cited as a contributing factor to the high cost of housing in the State of California Review and legislative approval, while often necessary steps in the development process, add to the cost of construction by increasing land holding costs and interest payments. Governments are not always able to control delays when multiple levels of government that must communicate, review, and approve plans, delays due to the schedule or timing of legislative boards of approval, or delays based on the amount of municipal staff capacity to review plans when demand for services is high.

Prevailing Wages: Davis-Bacon prevailing wage must be paid to laborers when federal Community Development Block Grant (CDBG) dollars are used to pay for any construction project over \$2,000 or on any multifamily housing project over eight units. Prevailing wage must also be paid on any HOME-

funded multifamily housing project that directly funds twelve or more units. While competitive wages are currently high, Davis-Bacon wages may be higher and add additional cost to housing construction and rehabilitation activities.

California's Prevailing Wage Law requires contractors to pay minimum wage rates on public works projects that support housing construction such as roads, water and sewer projects, and other public utilities. The rates are set by the California Department of Industrial Relations. These additional costs could add to local costs for housing development.

Expiration of Affordability Contracts: Affordability contracts with private property owners have a time limit that runs out after a contractually-set number of years. Unless the affordability contracts are renewed with the property owner, the affordable rental housing units will expire and become market-rate housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Stanislaus Urban County and City of Turlock strive to consistently review local development standards and development review procedures to ensure that such do not have unintended negative consequences, and to improve policies and procedures to increase the feasibility of developing affordable housing.

The Regional Analysis of Impediments to Fair Housing Choice (AI) includes both the County and Turlock, as well as Modesto, and the AI will work to identify those policies and strategies that have directly negative impacts or indirect negative impacts on low-income households throughout the County. The AI will also outline actions to be taken to best address those policies and strategies to remove barriers and create a more equitable housing market for those low- and moderate-income households.

Layers of federal and state requirements may limit cost, size, design, return, and subsidies. Such constraints are designed to ensure the proper use of limited public resources. However, they also force developers to be driven by the requirements of the funding sources rather than the needs of the community or the residents who will live in the housing. These requirements often demand that housing be narrowly defined as "low-income" or "elderly" or "congregate" housing, resulting in concentration of assisted housing. As stated above, the County and the City of Turlock consistently review local policies and strategies to mitigate unintended consequences that may negatively impact low- and moderate-income households.

The strategy of the Stanislaus Urban County and City of Turlock will be to continue ongoing efforts to review all potential barriers to affordable housing that are within their authority to address; to continue to pursue and utilize available funding for mortgage assistance and housing rehabilitation; and to continue to work with and partner with housing nonprofit agencies, and housing developers from the nonprofit and for-profit sectors to promote the development of affordable and special-needs housing.

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

In January 2019, the CoC approved the *Plan to Address Homelessness in Stanislaus County*³ which is a comprehensive report regarding homelessness throughout the County. The report takes stock of the services, shelters, and programs already available, then moves to outline gaps and strategies to overcome those gaps. The report is summarized in the following responses, please see the link in the footnote below to see the entire report.

The County and Turlock participate in the CoC and are part of the planning of services from outreach to housing placement and service provision. The *Plan to Address Homelessness in Stanislaus County* identify the organizations and programs that conduct outreach and engagement throughout the County. Across the CoC there is a particular focus on identifying and engaging individuals who may not otherwise seek or obtain services.

Below are the programs highlighted as those who engage individuals and families where they are in outreach efforts:

The Stanislaus Homeless Outreach Program: SHOP provides culturally competent mental health services to individuals with SMI and a history of homelessness or have mental health and co-occurring issues of mental health and substance abuse. Clients may be uninsured or underinsured and involved with other agencies. The program goals are to reduce the risk for emergency room use, contract with law enforcement, homelessness, and psychiatric hospitalization for Transitional Age Youth (TAY) ages 18 to 24, adults 26-59, and older adults 60+ with a serious mental illness or co-occurring substance use. Within SHOP, there are 5 Full Service Partnership (FSP) teams serving different populations and 3 levels of care that include an FSP using the ACT Model, intensive services support, and wellness/recovery. Funding for SHOP is provided under the Community Services and Supports (CSS) category of County MHSA funding. In FY 2016-2017, 85% of surveyed individuals indicated decreased stigma, increased self-care, increased access to community resources, and a decreased need for extensive and expensive services

Central Star Youth with Serious Emotional Disorder:

This program is a Full-Service Partnership (FSP) that provides behavioral health services, including outreach and engagement, to high-risk children and youth with serious emotional disturbances (SED)

³ <https://stancares.wpcomstaging.com/wp-content/uploads/2019/01/Plan-to-Address-Homelessness-in-Stanislaus-County.pdf>

and their families. This FSP provides 24/7 crisis response, outreach and engagement, and on-site intensive mental health services. Since its initial launch in March of 2017, the program has served 23, exceeding its 15-client target, with 83% of discharged individuals meeting goals or transitioning to a lower level of care.

Garden Gate Respite: A residential based respite program that targets TAY, adults, and older adults from diverse and/or underserved populations who are either known or suspected to experience mental illness, and are either homeless or at risk of homelessness, incarceration victimization, and/or psychiatric hospitalization. GGR provides crisis intervention and basic needs such as food, clothing, shelter, individual needs assessment to facilitate targeted crisis intervention case management and support services and linkage to outreach and engagement services. In FY 2016-2017, 86% of clients surveyed indicated that they deal more effectively with daily problems as a result of services. Through stakeholder and client feedback, gaps in services for respite care for families, effective collaboration with the County's new Outreach and Engagement Center, and low-barrier shelters that allow pets were identified as challenges that were incorporated into this plan.

Outreach and Engagement Center (OEC)

The Outreach and Engagement Center (OEC) coordinates the provision of multiple services throughout the County for those experiencing homelessness. Teams from OEC go out 5 days a week to connect people directly with benefits and services to engage those who may otherwise not seek assistance. The OEC also serves as a physical entry point for support through assessments and referrals and is open for walk-in access Monday through Friday.

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Any funding provided for such services through the ESG program would be subject to the competitive grant award process.

Addressing the emergency and transitional housing needs of homeless persons

The needs of those individuals in emergency and transitional shelter situations are met by service providers within the CoC. The CoC has steadily increased its effectiveness over the past several years and will continue to work together to meet the needs of all individuals and families needing services along the spectrum of assistance provided by the CoC and its partners.

The Coordinated Entry System (CES) is an important tool utilized by the CoC in its effort to customize care and use resources in the most efficient manner. Matching an individual/family with the correct housing option, whether it be emergency shelter, transitional shelter, or permanent supportive housing, is an important component of addressing the follow-up needs a person has. Upon entering an

emergency shelter or transitional shelter, the CoC partners work to provide the services that will best match the needs of the individual or household.

Short-term strategies for addressing the emergency and transitional housing needs of homeless persons include but are not limited to the following:

- Continue to support and work with those organizations tasked with outreach and engagement, ensuring the coordinated entry system is fully being utilized when possible.
- Sustaining existing emergency shelter and transitional housing inventory and helping those in shelters exit to permanent housing through rental assistance combined with wrap-around services that assist clients in developing life skills and reduces barriers to retaining housing.

Long-term strategies include but are not limited to the following:

- Expanding economic stability programming such as job training and vocational opportunities to help participants achieve long-term stability and reduce recidivism.
- Increasing inventory of permanent supportive housing for homeless households through the development of affordable housing.

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.

Key to stabilizing housing for these homeless populations is the provision of supportive services, tailored to fit the needs of the individual. These efforts are coordinated through the CoC, the CES, and services providers throughout the County.

Permanent housing destinations for those who were recently homeless generally include an apartment, permanent supportive housing, or living permanently with friends or family. The CES is a powerful tool here in tracking individuals across the system, being able to adjust services and engagement strategies as needed on a case-by-case basis. A return to homelessness is indicated by a new entry in a homeless residential program (emergency shelter, transitional housing, rapid re-housing) in HMIS within 365 days after exiting to permanent housing.

The Stanislaus CoC strategies encourage providing homeless households with housing quickly and with supportive services that are of greatest need to support stable housing; other needs the households may have are addressed through referrals to existing mainstream resources available in the community.

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

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.

The state has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Health Services Agency is actively involved in the Stanislaus CoC. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing.

Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) are also active participants in discharge coordination planning.

For adults recently released from custody, Stanislaus County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation Meetings at the DRC. The Stanislaus County Sheriff's and Probation Departments also began a diversion program, where homeless individuals who would otherwise be jailed for minor crimes are able to stay at the Salvation Army shelter facility, where they receive shelter and case management services.

Stanislaus County has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long-term plan is emancipation. Stanislaus County develops a 90-day transition plan that includes a housing component. A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

Through contracted services with BHRS, Telecare SHOP (Stanislaus County's primary agency for outreach to CH/mentally ill persons) provides treatment and discharge planning to adults with mental illness and/or chemical addiction. Discharge planning is multi-disciplinary and starts upon admission to a facility. Discharge planning includes supportive or protective housing if the patient is incapable of independent living. Agencies receive diagnosis, medication and other pertinent information to assist with follow up services. Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living which are not funded through HUD McKinney-Vento

resources. SHOP assists individuals in completing application for housing and mainstream resources such as Social Security prior to the patients discharge.

SP-65 Lead-based Paint Hazards

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

All housing related program funding administered by the Stanislaus Urban County and the City of Turlock, including Rapid Re-Housing, NSP and HOME Consortia projects, require that all units constructed before 1978 be screened and inspected for lead-based paint hazards. HOME Consortia projects are generally inspected by the Housing Authority and ESG Rapid Re-Housing units are inspected by Stanislaus County Building Inspectors, unless the Housing Authority has already conducted a Lead Based Paint inspection. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, a lead-based paint clearance test is conducted, after the work has been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards.

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

All housing-related programs administered by the Stanislaus Urban County, including Rapid Re-Housing and HOME Consortia project who collaborate with the Housing Authority, have policies in place which require that all units constructed before 1978 be screened for LBP hazards.

SP-70 Anti-Poverty Strategy

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

The Turlock HOME Consortium, and Stanislaus Urban County work to reduce poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The City of Turlock is particularly focused on ensuring quality housing options to low-income individuals through the production of new low-income units as well as the rehabilitation of existing low-income units and combating rental discrimination against minorities.

The City of Turlock and the Stanislaus Urban County updated the Analysis to Impediments to Fair Housing Choice (AI) alongside the development of this Consolidated Plan and outlined ways in which each jurisdiction can take actions to ensure protected classes have equitable access to quality schools and employers. The AI investigates zoning codes, permit processes, and fees to ensure the County and

each City within are as accommodating as possible to those developments and employers that will contribute to reducing poverty and increasing economic opportunity and housing stability.

The City of Turlock realizes that it cannot combat poverty alone, and it is a top priority of the City of Turlock to coordinate with other entities when possible. The City of Turlock is particularly committed to coordinating with Stanislaus County which manages many housing and social service programs. The City of Turlock also coordinates with other entities such as the CoC and various community-oriented nonprofit groups that have a stake in the community. It is a top goal of the City of Turlock to ensure that it accesses all available grant money to assist the community.

The CoC has developed into a more coordinated organization over the past five years, and the City of Turlock as well as the County will continue to leverage those partnerships and resources to address the issues of poverty.

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

The goals and priority needs outlined in this section all work with the City of Turlock's programs and policies as well as the County's in order to support low-income families so they may direct their own resources in ways that may improve their economic situation. Through the projects and activities that will be associated with this Consolidated Plan, the Turlock HOME Consortium will work with partners to relieve financial pressures on low-income households, with the long-term goal of lifting those households out of poverty. This is true both for those households experiencing homelessness and those households that are low-income homeowners and all types of households between.

By continuing to fund the acquisition, development, and/or rehabilitation of affordable housing units when funding resources are available, the Stanislaus Urban County and City of Turlock will be providing individuals and families in poverty with a decent, affordable place to live, which will allow them to focus their efforts on other opportunities that may offer further stability to the household. Providing financial assistance to first-time homebuyers can help them in making the transition to homeowner status and build up equity in their own home, generating longer term wealth and stability. Similarly, assisting a low-income family which already owns their home to rehabilitate or improve that home increases its value, thus increasing the value of that family's home.

While the ability to achieve equity in a home is limited for extended periods of time under most housing assistance programs, a valuable credit history can be created which increases a family's access to borrowed money. In addition, the eventual termination of restrictions permits direct access to accumulated equity at some point in the future.

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

Stanislaus County

Stanislaus County monitors all sub-recipients on a regular basis, a minimum of 2 on site visits and desk audits as needed. Monitoring is conducted to ensure statutory, regulatory, and programmatic requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement is executed with every sub-recipient which clearly states all contractual requirements including but not limited to the project scope of work, performance measurement standards, reporting requirements, drawdown requirements, and applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, technical assistance, and assistance to sub-recipients to ensure a good data collection and reporting system is in place.

Stanislaus County staff reviews quarterly project progress reports, requests for funds forms and related back up documentation which identify the total funds used by all jurisdictions during a given month. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled throughout the year by Stanislaus County staff for each sub-recipient to ensure appropriate expenditure of funds. Finally, Stanislaus County tracks the timeliness of drawdowns within the IDIS system to assure that the program meets or exceeds the threshold requirements established by HUD.

Stanislaus County staff reviews quarterly public services grantee statistics tables, narratives, request for funds forms, and budget printouts which identify the total funds used/requested by each grantee during that reporting period. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled throughout the year by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds and recommendations are provided to the sub-grantee within 30 days of the monitoring visit.

Turlock

CDBG Monitoring

City staff assess risk of CDBG sub-recipients according to different risk factors to determine extent of monitoring for any given CDBG activity.

Desk audits consist of:

- monthly review of project files
- performance reports
- invoices and supporting documentation
- ensuring timely expenditure
- tracking progress toward Consolidated Plan/Annual Action Plan goals

For those sub-recipients that are deemed high-risk, all CDBG activities are monitored more extensively and typically on-site.

The City and the County uses “Appendix 5-21” of Managing CDBG: A Guidebook for CDBG Grantees on Sub-recipient Oversight for the basic structure of its CDBG/ESG monitoring and specific HUD-developed monitoring protocols according to activity/CPD program (CPD Monitoring Handbook 6509.2).

HOME Monitoring

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 meet with the developers to provide technical assistance if needed and make periodic site visits to follow up on project progress. In addition, staff are constantly monitoring to see if the projects are meeting the standards established in the initial agreement, if costs are on target, and to check on quality of construction.

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

HOME-assisted rental units are inspected for rent, income, housing quality, and other affordability criteria in accordance with HOME requirements. Physical inspections are conducted to ensure that properties provide decent, safe and sanitary housing for all residents. In addition, all property management agents at each complex are expected to maintain physical conditions above the minimum maintenance standards as required by Section 8 Housing Quality Standards and local housing codes.

For CHDOs staff follows the same process as described above. Staff reviews payments requests, invoices and each draw request. Staff meets with the CHDOs to provide technical assistance if needed and make periodic site visits to follow up on project progress. In addition, staff are constantly monitoring to see if the projects are meeting the standards established in the initial agreement, if costs are on target, and to

check on quality of construction. For the past two years staff has been meeting in a monthly basis with the two City approved CHDOs.