CITY OF HUGHSON
CITY COUNCIL MEETING
City Hall Council Chambers
7018 Pine Street, Hughson, CA

AGENDA
MONDAY, SEPTEMBER 10, 2012 – 7:00 P.M.

CALL TO ORDER: Mayor Ramon Bawanan

ROLL CALL:
Mayor Ramon Bawanan
Mayor Pro Tem Matt Beekman
Councilmember Jill Silva
Councilmember George Carr
Councilmember Jeramy Young

FLAG SALUTE:

INVOCATION:

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the Audience may address the City Council on any item of interest to the public pertaining to the City and may step to the podium, State their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the City Council cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS: None.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

3.1: Approval of the August 27, 2012 Regular City Council Minutes.

3.2: Approval of the Warrants.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Introduction and waiving of the first reading of Ordinance No. 2012-01, an Ordinance of the City Council of the City of Hughson Amending the Development Agreement By and Between the City of Hughson and Andrew F. Fontana, George Harcrow, and HFR Partners, LLC Relating to the Development Known as Fontana Ranch Estates North.

5.2: Adoption of Resolution No. 2012-41, Approving the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2011-2012 for the Stanislaus County Community Development Block Grant (CDBG) Consortium.

5.3: Adoption of Resolution No. 2012-42, rescinding Resolution No. 2010-36 and adopting an Amended Conflict of Interest Code for Designated Positions.

6. NEW BUSINESS:

6.1: Consider Resolution No. 2012-43, A Resolution of the City Council of the City of Hughson Adopting Commercial Design Guidelines.

7. CORRESPONDENCE: None.

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager:

City Clerk:

Community Development Director:

Director of Finance:

Police Services:

City Attorney:

8.2: Council Comments: (Information Only – No Action)

8.3: Mayor's Comments: (Information Only – No Action)

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: None.

10. REPORT FROM CLOSED SESSION: None.

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the City Council/Redevelopment Agency in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

UPCOMING EVENTS:

September 14	▪ **Hughson 2012 Homecoming Parade, 7th St, Main St, Charles, Whitmore**
September 15	▪ **Hughson Children's Health Festival – 10am-2pm, 3rd St and Hughson Ave**
September 15-16	▪ **HUGHSON HARVEST FESTIVAL**
September 18	▪ **Planning Commission Meeting, Council Chambers, 6:00pm**
September 24	▪ **City Council Meeting, Council Chambers, 7:00pm**
October 8	▪ **City Council Meeting, Council Chambers, 7:00pm**
October 16	▪ **Planning Commission Meeting, Council Chambers, 6:00pm**
October 22	▪ **City Council Meeting, Council Chambers, 7:00pm**

RULES FOR ADDRESSING CITY COUNCIL

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT
NOTIFICATION FOR THE CITY OF HUGHSON

This agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

AFFIDAVIT OF POSTING

DATE: September 7, 2012 **TIME:** 3:00pm

NAME: Dominique Spinale **TITLE:** Deputy City Clerk

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information: The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 7:00 p.m., unless otherwise noticed.

Council Agendas: The City Council agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054

CITY OF HUGHSON
CITY COUNCIL MEETING
City Hall Council Chambers
7018 Pine Street, Hughson, CA

MINUTES
MONDAY, AUGUST 27, 2012 – 7:00 P.M.

CALL TO ORDER: Mayor Ramon Bawanan

ROLL CALL:

Present: Mayor Ramon Bawanan
Mayor Pro Tem Matt Beekman
Councilmember Jeramy Young
Councilmember Jill Silva
Councilmember George Carr

Staff Present: Bryan Whitemyer, City Manager
Dan Schroeder, City Attorney
Darin Gharat, Chief of Police Services
Thom Clark, Community Development Director
Sam Rush, Public Works Superintendent
Lisa Whiteside, Finance Manager

FLAG SALUTE: Mayor Ramon Bawanan

INVOCATION: Reverend Denice Leslie

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Resident Liz Holtzclaw spoke to the Council about the speeding cars on Thomas Taylor Drive. City Staff will look into this concern and address it accordingly.

2. PRESENTATIONS:

2.1: Conduct interviews with applicants, hold nominations, and make an appointment to fill the vacant seat on the Planning Commission.

Residents that applied were Harold Hill, Stephen Qualls, and Cheryl Cathcart. Applicant Stephen Qualls requested to pull his application due to a conflict of interest. The Council previously prepared a list of questions to ask each applicant and proceeded to conduct interviews with Ms. Cathcart and Mr. Hill.

When the interviews were completed, Mayor Bawanan appointed Harold Hill to the Hughson Planning Commission.

Silva/Young 5-0-0-0 motion passes to approve the Mayor's appointment of Harold Hill to the Hughson Planning Commission.

3. CONSENT CALENDAR:

3.1: Approval of the August 13, 2012 Regular City Council Minutes.

3.2: Approval of the Warrants.

Beekman/Silva 5-0-0-0 motion passes to approve the Consent Calendar.

4. UNFINISHED BUSINESS:

4.1: Approve a request made by Hughson Athletics Boosters to have and sell alcohol at the Alumni Street Dance - Saturday, September 15.

Carr/Silva 5-0-0-0 motion passes to approve the request by the Hughson Athletic Boosters to have and sell alcohol at the Alumni Street Dance.

4.2: Consideration of Award of Bid for the Hatch Road Overlay Project to Low Bidder George Reed Inc. in the Amount of $354,057; Authorize a 5% Construction Contingency, as well as a 5% Set-aside for Construction Testing and Inspection; and Further Authorize the City Manager to Sign the Contract.

Beekman/Silva 5-0-0-0 motion passes to Award the Hatch Road Overlay Project to George Reed Inc. in the Amount of $354,057; Authorize a 5% Construction Contingency, as well as a 5% Set-aside for Construction Testing and Inspection; and Further Authorize the City Manager to Sign the Contract.

4.3: Review and Approve Year End Budget Adjustments.

Silva/Beekman 5-0-0-0 motion passes to approve the Year End Budget Adjustments.

4.4: Review and Approve Resolution No. 2012-40 adopting the Final Annual Budget of the City of Hughson for Fiscal Year 2012/2013.

Beekman/Silva 5-0-0-0 motion passes to adopt Resolution No. 2012-40, adopting the Final Annual Budget of the City of Hughson for Fiscal Year 2012/2013.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: None.

6. NEW BUSINESS: None.

7. CORRESPONDENCE: None.

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager: City Manager Whitemyer provided an update on the painting of the water tower.

City Clerk:

Community Development Director:

Director of Finance:

Police Services:

City Attorney:

8.2: Council Comments: (Information Only – No Action)

Each of the Council members provided an update on their attendance at various meetings and events.

8.3: Mayor's Comments: (Information Only – No Action)

The Mayor provided an update on his attendance at the Oversight Board to the Successor Agency of the Hughson Redevelopment Agency and the Successor Agency meetings. He also updated the Council on the Hughson Historical Society Dinner.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:

9.1: CONFERENCE WITH LEGAL COUNSEL - - ANTICIPATED LITIGATION Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

One (1) potential case

10. REPORT FROM CLOSED SESSION:

All five Council members were present for the duration of the closed session. No reportable action was taken.

ADJOURNMENT: **Mayor Bawanan adjourned the meeting at 8:45p.m.**

_____
RAMON BAWANAN, Mayor

_____
DOMINIQUE SPINALE, Deputy City Clerk

REPORT.: Sep 07 12 Friday | City of Hughson | PAGE: 001
RUN....: Sep 07 12 Time: 09:33 | Cash Disbursement Detail Report | ID #: PY-DP
Run By.: KATHY DAHLIN | Check Listing for 08-12 Bank Account.: 0100 | CTL.: HUG

Check Number	Check Date	Vendor Number	Name	Net Amount	Payment Information Invoice #	Payment Information Description
42810	8/29/2012	ATT03	AT&T	$ 17.30	B20829	PHONE
42811	8/29/2012	CHA01	CHARTER COMMUNICATION	$ 84.99	B20829	IP ADDRESS 9/12
42812	8/29/2012	FON00	ANTHONY FONTANA	$ 50.00	B20829	WATER DISTRIBUTION EXAM REIMB
42813	8/29/2012	GOL09	GOLD STAR PAINTING	$ 20,000.00	3934	EXTERIOR REPAINT OF WATER TANK
42814	8/29/2012	HUG11	HUGHSON FARM SUPPLY	$ 6.87	0402514IN	NIPPLE
				$ 67.04	0406168IN	MISC. SUPPLIES FOR PARKS
			Check Total:	$ 73.91		
42815	8/29/2012	HUG34	HUGHSON AUTO & TRUCK SUPP	$ 11.03	66188	FUSE FOR STREETLIGHT
				$ 7.30	66554	STREETLIGHT PARTS
			Check Total:	$ 18.33		
42816	8/29/2012	MOD16	MODESTO COLOR	$ 128.84	M81671	SAFETY PAINT FOR CURBS
42817	8/29/2012	NEU01	NEUMILLER & BEARDSLEE	$ 1,200.00	250168	LEGAL SVCS 7/12 GENERAL
				$ 4,607.80	250177	LEGAL SVCS 7/12 -GENERAL
				$ 483.72	250178	LEGAL SVCS - SPECIAL
				$ 20.00	250179	LEGAL SVCS 7/12 - SPECIAL
				$ 3,525.00	250180	LEGAL SVCS 7/12 RDA
			Check Total:	$ 9,836.52		
42818	8/29/2012	PGE01	PG & E	$ 90.16	B20829	UTILITIES
42819	8/29/2012	ROG00	ROGERS, CURTIS	$ 452.82	B20829	AUTO REPAIR REIMBURSEMENT
42820	8/29/2012	SAF01	SAFETLITE	$ 301.72	289034	SPRAY CHALK FOR MARKING
42821	8/29/2012	SHO02	SHORE CHEMICAL COMPANY	$ 584.53	34778	C12 FOR DISTRUBUTION SYSTEM
42822	8/29/2012	STA36	STANISLAUS FARM SUPPLY	$ 53.88	1019295	GOPHER BAIT
42823	8/29/2012	TEL01	TELSTAR INSTRUMENTS, INC	$ 780.00	70733	SERVICE CALL FOR WELL #3 6/18/12
42824	8/29/2012	TID01	TURLOCK IRRIGATION DIST.	$ 23,710.65	B20829	ELECTRIC
42825	8/29/2012	UNI11	UNIVAR USA, INC	$ 504.47	SJ503788	WELL 8 CL2 SUPPLY
42826	8/29/2012	VSP01	VISION SERVICE PLAN	$ 404.09	B20829	VISION INSURANCE WITHHEL
42827	8/29/2012	WAS01	WASTE MANAGEMENT	$ 477.42	272974405	REFUSE FROM WWTP
				$ 458.26	426013312	DISPOSAL OF TREE TRIMMINGS
			Check Total:	$ 935.68		
42828	8/29/2012	WIL01	CORBIN WILLITS SYSTEM	$ 571.40	B208151	ENHANCEMENT & SERVICE FEES
42829	8/29/2012	WIL05	WILLE ELECTRIC	$ 337.47	S14658281	BALLAST KITS FOR HUGHSON AVE
				$ 623.82	S14658351	STREET LIGHT REPAIR
			Check Total:	$ 961.29		
42830	8/30/2012	EMP01	STATE OF CALIFORNIA	$ 1,302.18	B20830	STATE INCOME TAXES
42831	8/30/2012	HAR02	THE HARTFORD	$ 604.63	B20830	DEFERRED COMPENSATION
42832	8/30/2012	PER01	P.E.R.S.	$ 8,093.88	B20830	RETIREMENT
42833	8/30/2012	STA23	CitiStreet	$ 20.00	B20830	DEFERRED COMPENSATION
42834	8/30/2012	UNI07	UNITED WAY OF STANISLAUS	$ 9.00	B20830	UNITED WAY
			Cash Account Total:	$ 69,590.27		
			Total Disbursements:	$ 69,590.27		

Check Number	Check Date	Vendor Number	Name	Net Amount	yment Information---------- Invoice #	Description
42835	9/6/2012	ALL04	THE ALLIANCE	$ 1,246.00	FY 12/13	STANISLAUS ANNUAL INVESTMENT 12/13
42836	9/6/2012	ARA00	ARAMARK UNIFORM SERVICE	$ 819.05	B20905	UNIFORMS JULY/AUG 2012
42837	9/6/2012	CAL44	CALIFORNIA CONTRACTORS SU	$ 217.07	26066	CHAIN BINDER
42838	9/6/2012	EWI00	EWING IRRIGATION PRODUCTS	$ 101.00	5255426	SPRINKLER REPAIR
				$ 81.29	5255427	IRRIGATION CONTROLLER
			Check Total:	$ 182.29		
42839	9/6/2012	EXP00	EXPRESS PERSONNEL SERVICE	$ 432.00	114233638	EXTRA HELP - WWTP
42840	9/6/2012	EZN00	EZ NETWORK SOLUTIONS	$ 2,200.70	TS24978	IT SVCS 7/12
				$ 2,341.60	TS25161	IT SVCS 8/12
				$ 2,341.60	TS25273	IT SVC 9/12
			Check Total:	$ 6,883.90		
42841	9/6/2012	HUG03	HUGHSON CHRONICLE	$ 109.45	100696	LEGAL #6797 PUBLIC HEARING CONFLICT OF INTEREST
				$ 79.60	100697	LEGAL #6795 FONTANA RANCH
			Check Total:	$ 189.05		
42842	9/6/2012	HUG11	HUGHSON FARM SUPPLY	$ 135.08	0407820IN	MISC. MATERIAL NEEDED FOR PARKS
				$ 281.93	0409358IN	MULCHING BLADES
			Check Total:	$ 417.01		
42843	9/6/2012	IND05	INDUSTRIAL ELECTRICAL CO	$ 1,633.15	1038372	REPAIR OF WELL SITE MOTOR
				$ 450.00	1038722	LABOR FOR TROUBLESHOOT
			Check Total:	$ 2,083.15		
42844	9/6/2012	MCR01	MCR ENGINEERING, INC	$ 5,250.00	9117	SVCS FOR 3/12 4TH ST
				$ 4,090.00	9118	SVCS FOR 3/12 PINE ST
			Check Total:	$ 9,340.00		
42845	9/6/2012	MEN05	DARIO MENDOZA	$ 67.42	B20905	MEDICAL REIMB.
				$ 99.90	000B209011	MEDICAL REIMB 8/2012
			Check Total:	$ 167.32		
42846	9/6/2012	POS01	POSTAGE BY PHONE	$ 700.00	B20905	POSTAGE
42847	9/6/2012	SEE01	SEEGER'S	$ 48.32	0107914IN	BUSINESS CARDS/GREENFIELD
42848	9/6/2012	SHR02	SHRED-IT CENTRAL CA	$ 111.72	940076620	SHREDDING
42849	9/6/2012	TEL01	TELSTAR INSTRUMENTS, INC	$ 2,715.01	70823	SCADA FIELD MAINT
42850	9/6/2012	TUR12	TURLOCK, CITY OF	$ 295.00	2013-5	FUEL
42851	9/6/2012	UNI11	UNIVAR USA, INC	$ 537.49	SJ505503	SODIUM HYPCHLORITE
			Cash Account Total:	$ 26,384.38		
			Total Disbursements:	$ 26,384.38		

CITY OF HUGHSON AGENDA ITEM NO. 5.1
SECTION 5: PUBLIC HEARING

Meeting Date: **September 10, 2012**
Subject: **An Ordinance of the City Council of the City of Hughson Amending the Development Agreement By and Between the City of Hughson and Andrew F. Fontana, George Harcrow, and HFR Partners, LLC Relating to the Development Known as Fontana Ranch Estates North**
Presented By: **Thom Clark, Community Development Director**

Approved By: _____

BACKGROUND:

All building permits for lots in Fontana Ranch Estates South have been issued and the developer is anticipating the start of construction of homes in Fontana Ranch Estates North. During a review of the Development Agreement for Fontana Ranch North by staff, it was found that building permits could not be issued in this subdivision until a passive park was constructed. The specific language is as follows:

Section 3.G. Lot "A" Park. *Pursuant to the Vesting Tentative Map and the Project Approvals, Developer shall dedicate to City Lot "A" as shown on the Vesting Tentative Map as a passive park, as part of the neighborhood green belt/nature trail. Developer shall plant sod, trees, and other appropriate vegetation, and install an irrigation system, in accordance with plans approved by City. Such planting shall be successfully complete before the commencement of construction of the first house in the Fontana Ranch Estates South* (sic)*, but, to the extent such construction may be commenced earlier, when City and Developer agree that construction of the Project has progressed to a point where such construction will not damage or degrade the park, it shall be completed earlier.*

During staff review of this passive park site (see attached Development Plan), several issues arose that caused us to doubt the wisdom of constructing a new park in this area. These issues include:

1. There is an overabundance of parks in the north or newer part of town and a dearth of parks in the south or older part of town.

2. Andrew Fontana Memorial Park is about four city blocks away from this site to the south. This two-acre park is completely developed.
3. Another planned park is approximately four city blocks away from this site to the north, straddling the Euclid North (now Legacy) and Euclid South Subdivisions. This park is secured by a Development Agreement and will be constructed when the subdivisions to the north are built. This park is approximately 2.4 acres in size.
4. The park site has no requirements for a block wall along its borders. This means there will be six private homes abutting this public space with only wood fencing for security.
5. The passive park is basically turf and trees. Our potable water system is not in a position to support additional turf demands. While it is possible to connect this site to the future non-potable water system, funding for the non-potable water system is still uncertain.
6. Our park maintenance crew is already working at its limit.

In the big picture, the greatest issue may be #3 above. When the time comes to build another park that we have already committed to build, will we have sufficient funds to do so?

DISCUSSION:

The Development Agreements for both Legacy and Euclid South Subdivisions (Euclid Subdivisions) are identical. They both have language that allows the City to approve or disapprove development of the park. In real life, once the homes are built, we won't be able to leave a dirt basin and park site. We could however, opt to just put in turf, irrigation and trees. This report will analyze the cost of passive park development and the cost of a fully developed park.

When attempting to predict future costs for the planned park in the Euclid Subdivisions, Fontana Park costs are a good starting point since the parks are similar in size.

ANDREW FONTANA MEMORIAL PARK

Fontana Park was developed in three phases. The first phase was rough grading of the site and development of the storm water detention basin. This was paid for by the developer. The second phase was final grading, turf, irrigation, and trees. This work cost about $126,000. Funding was a combination of Developer Impact Fees and a 2000 Bond Act park grant in the amount of $40,000. The third phase was installation of a connecting sidewalk across the southern boundary shared with the High School; more trees; and the shade structures, picnic facilities, and recreational amenities along Thomas Taylor Drive. This final work cost $220,000 and was entirely funded by another park grant. Total cost for park development following rough grading was $346,000.

FUTURE EUCLID SUBDIVISIONS PARK

Passive Park Costs

Using the passive park development costs from Fontana Park and inflating them by 2% per year to present time gives us an estimated development cost of $136,386. Accounting for the additional .4 acres will increase that cost by 20% for an estimated total cost of $163,664 in 2012 dollars.

Fully Developed Park Cost

Again using the development costs from Fontana Park and inflating them by 2% per year to present time gives us an estimated development cost of $365,300. Accounting for the additional .4 acres will increase that cost by 20% for an estimated total cost of $438,360 in 2012 dollars.

Revenue from Developer Impact Fees

There are 120 parcels in two tentative maps in the Euclid Subdivisions. The Development Agreements for both subdivisions specify payment of park development fees in the amount of $2,667 per lot. This equates to $320,000 for park development. These fees are locked-in with the signing of the Development Agreement; however, the cost of actually developing the park will continue to increase with inflation until such time as the park is built.

If the park was built today, we would be able to install turf, irrigation, and trees with the funds collected from new homes in the two subdivisions but we would not be able to afford to fully develop the park. We would be short by about <$118,360> in available development impact fees. There are many variables with these estimates but they give us an idea of the scale of development costs for this future park. It also shows that the subdivisions will not pay for the cost of fully developing the park that will serve them.

There are actually two park fees applicable to new development. One is the development fee used in the exercise above, and one is a fee for the land, called the Park In-lieu Fee. The Park In-lieu Fees for both subdivisions have been eliminated in the Development Agreement to off-set the land dedicated in excess of the storm water basin. This means that we will not collect any fees from these two subdivisions to enable purchase of parkland elsewhere in the City.

EUCLID SUBDIVISIONS PARK CONCLUSION

While Development Impact Fees from the new homes can fund a passive park in this area, we will need additional funding for the park site if the City Council wants a fully developed park.

BACK TO THE PASSIVE PARK

As mentioned above, staff believes there are several reasons why we would not want to build this park in Fontana Ranch Estates North. If the City Council agrees,

we will need to modify the Development Agreement to strike Section 3.G. and amend the fee credits in Attachment “E” of that document. This must be done by ordinance.

To basically reverse the action of park land dedication and fee credits for development, we will sell the land back to the developer and estimate the costs for development of the park, which will then be returned to the City instead of becoming fee credits for the developer. The developer has agreed that eliminating this park is a good idea.

The size of the park lends itself to a parcel split that would create two new residential lots. See attachment labeled Lot 41. The two new lots meet the size requirements of the zoning ordinance.

The developer, Kiper Development, has recently purchased seven lots from the Fontana/Harcrow families in Fontana Ranch Estates North, which can be used as a comparable price for lots in this subdivision. See attachment labeled Lot Costs. The purchase price for each lot is about $28,000. Additionally, the attachment labeled Grover Development Estimate shows an estimated cost to develop the park of $54,626. The developer has agreed to these prices.

FISCAL IMPACT:

If the City Council believes these are reasonable prices, then selling the property back to the developer would realize $56,000 for the City, with an additional $54,626 coming back to us for park development, for a total of $110,626. Fee credits contained within the Development Agreement for the park total $111,496.

The developer has agreed that the difference between the funds for land acquisition and development of the passive park are insignificant when compared to the fee credits. The funding they owe the City and the fee credits the City owes them therefore will just cancel each other out.

Other positive fiscal effects include:

- Additional development impact fees from the two lots which will not be realized if the use of the property stays a public park
- Reduced park maintenance costs
- Reduced water demand (by half)

The only negative fiscal impact that staff sees with elimination of this park site is a somewhat reduced life of the street caused by trenching for new sewer and water lines to the two newly created parcels.

Fund balances for the Parks Developer Impact Fees are as follows (as of 8/20/2012):

Fund 54 – Park In-lieu Fee (park land acquisition) - $411,202

Fund 55 – Park Development Impact Fee - $246,889

* Note regarding use of park grants to develop Andrew Fontana Park: the two grants mentioned in the paragraph labeled ANDREW FONTANA MEMORIAL PARK above were used for development of this park site because they were both about to expire. Rather than lose the funding, we spent it to develop this park. If we had instead used Park Development Impact Fees in the amount of $260,000 (the amount of the grants), Fund 55 would now have a deficit of <$13,111>.

COMMUNITY CONSENSUS BUILDING FOR PARKS

In 2007 an Ad Hoc Swimming Pool Committee was appointed by the City Council to analyze whether or not the City should take over the operation of the old High School pool. The Committee recommendation to the City Council was not to take it over because of its dilapidated condition and the School District subsequently demolished it. This set off a wave of concern in the community and in fiscal year 2007/2008, the City budgeted $817,000 to purchase land from the School District for a park at 7th Street, south of Whitmore Avenue. At the same time, Proposition 84 grant funding became available for parks. An ad hoc community committee was then formed through the Hughson Family Resource Center. It was called the Hughson CARES Committee. Over the next year, the Committee worked toward building consensus in the community regarding parks and recreational needs of the community. The meetings were attended by members of the School Board and District staff; members of the City Council, Parks and Recreation Commission, and City staff; as well as members of the community. The meetings culminated in two public workshops to design a park with needed facilities on the above mentioned School District property; one at the Family Resource Center and one at a Parks and Recreation Commission meeting. A design was agreed upon and used for the grant submittal in 2010. However, we were unsuccessful in obtaining the grant because our household income wasn't low enough.

The reason for this discussion of park development history is that the community knows what they want in parks and where they want it.

CONCLUSIONS

1. Starn Park, Fontana Park and Lebright Fields are all in the newer parts of town, as is another planned park in the Euclid Subdivisions. Through community-wide consensus building spanning a number of years the need for a park in the older southern part of town has been identified.

2. Another park north of Fox Road in Fontana Ranch Estates North is not needed and is in fact, undesirable for several reasons.

3. Monies saved from avoidance of a park in Fontana Ranch Estates North can be used for a park in an alternative location with an identified need.

4. Avoidance of a park will also realize savings in parks maintenance and the water system. There will be additional unanticipated revenue from Developer Impact Fees on the two lots.

RECOMMENDATION:

Introduce and waive the first reading of Ordinance No. 2012-01, An Ordinance of the City Council of the City of Hughson Amending the Development Agreement by and Between the City of Hughson and Andrew F. Fontana, George Harcrow, and HFR Partners, LLC Relating to the Development Known as Fontana Ranch Estates North.

CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2012-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON AMENDING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HUGHSON AND ANDREW F. FONTANA, GEORGE HARCROW, AND HFR PARTERS, LLC RELATING TO THE DEVELOPMENT KNOW AS FONTANA RANCH ESTATES NORTH

WHEREAS, the City and other signatories to the above named Development Agreement desire to delete the language in the Development Agreement found in Section 3.G. and labeled *Lot "A" Park* and amend the park fee credits in Attachment "E" of that document; and

WHEREAS, the intent of this deletion of Section 3.G. is to reverse the original action of land dedication and passive park development at the site; and

WHEREAS, the City Council finds that:

1. Another park in this particular area is not needed because there is an existing park approximately four blocks to the south and another planned park secured by other Development Agreements approximately four blocks to the north;
2. The southern part of town has no City parks and a community-wide consensus building identified this area as needing a park;
3. Elimination of this planned park will benefit the City's Water System;
4. Elimination of this planned park will increase security to six residential homes planned to be built abutting the site;
5. Elimination of this planned park will reduce future park maintenance activities;
6. Elimination of this planned park will have other positive fiscal impacts with collection of unanticipated Developer Impact Fees;
7. It is in the best interest of the City and its overall park system to eliminate this planned park and use the scarce park funding in areas with an identified need and;

WHEREAS, the City will sell the park site back to the developer for $56,000 and developer will split the park site into two residential lots complying with Municipal Code Title 17, Zoning Code and;

WHEREAS, the estimated cost of development of the park is $54,626. This amount combined with the $56,000 property acquisition funds noted above will off-set the $111, 496 park credits in the Development Agreement and;

WHEREAS, all park credits shown on Attachment "E" of the Development Agreement shall be eliminated and;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUGHSON DOES ORDAIN AS FOLLOWS:

Section 1 Section 3.G of the Development Agreement is hereby deleted.

Section 2 Attachment "E" of the Development Agreement is hereby amended to delete park related credits.

Section 3 Effective Date: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on September 10, 2012**,** and by a unanimous vote of the Council members present, further reading was waived.

On motion of Councilmember _____, seconded by Councilmember _____, the foregoing Ordinance was passed by the City Council of the City of Hughson at a regular meeting held on September 24, 2012, by the following votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

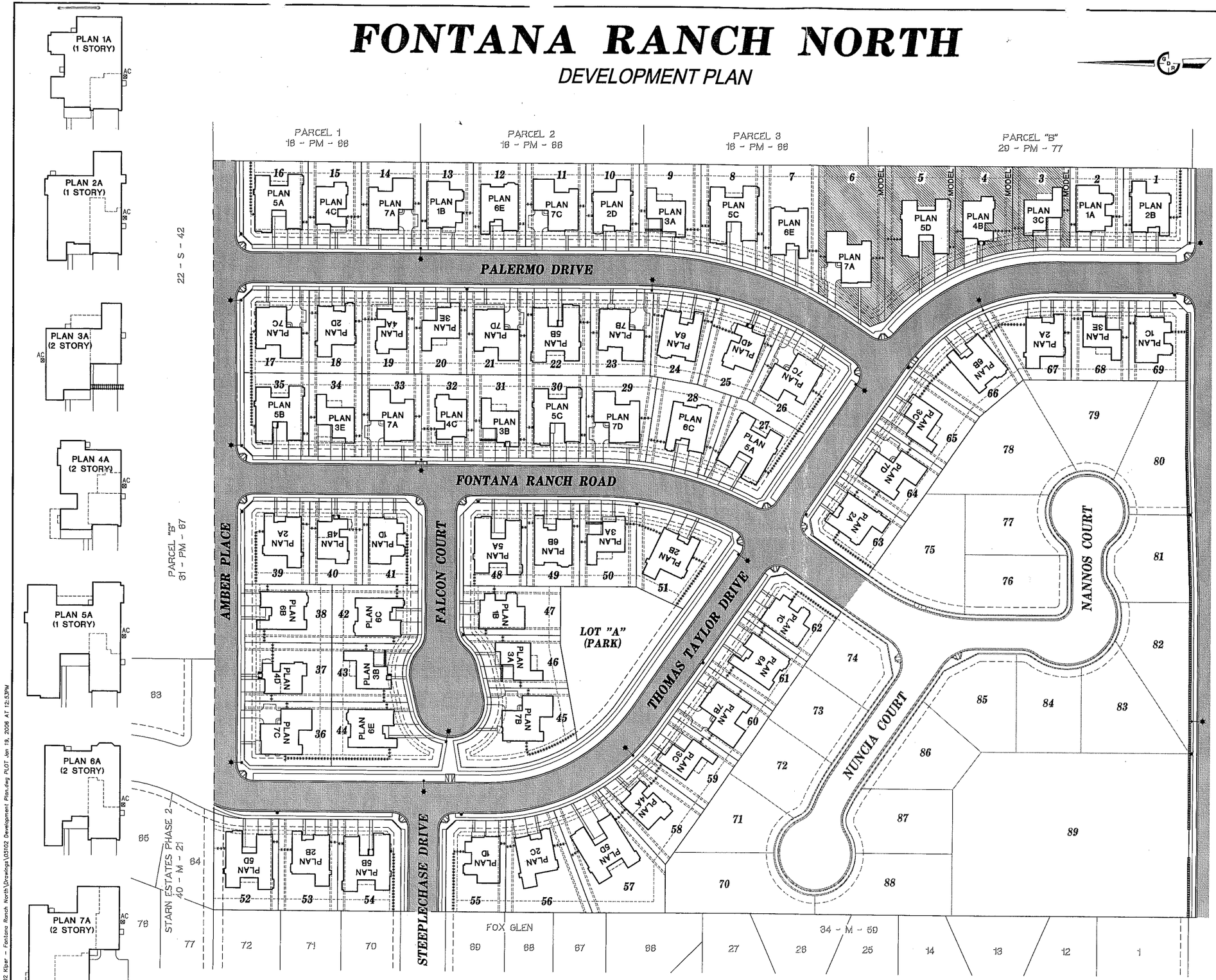
_____
RAMON BAWANAN, Mayor

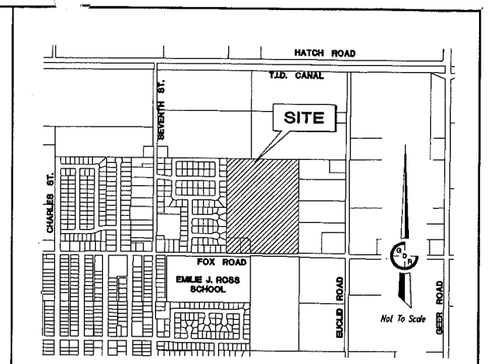
ATTEST:

_____
DOMINIQUE SPINALE, Deputy City Clerk

FONTANA RANCH NORTH

DEVELOPMENT PLAN





VICINITY MAP
HUGHSON, CALIFORNIA

DEVELOPER

KIPER DEVELOPMENT, INC.
C/O RICK KIPER
1646 NORTH CALIFORNIA BLVD. SUITE 680
WALNUT CREEK, CA. 94596
PH: (925) 648-8888 FAX: (925) 648-8880

LEGEND

- 10' PUBLIC UTILITY EASEMENT
- 6' WOOD FENCE
- MASONRY WALL
- ELECTROLIER
- FIRE HYDRANT

SETBACKS

FRONT YARD ..... 15' TO DWELLING
20' TO GARAGE

SIDE YARD ..... 8' FOR INTERIOR SIDE YARD FOR ONE STORY BUILDINGS, 10' FOR TWO STORY BUILDINGS. 15' FOR EXTERIOR SIDE YARD ON CORNER LOTS.

REAR YARD ..... 15' TO DWELLING

NOTES

1. DEVELOPER RESERVES THE RIGHT TO MAKE PLAN AND OR ELEVATION SUBSTITUTIONS TO THIS DEVELOPMENT PLAN FOR SALES AND MARKETING PURPOSES NOT TO EXCEED 10% WITHOUT REQUIRING PLANNING COMMISSION APPROVAL.
2. ALL PLANS SHOWN ARE PLACED AT THE MINIMUM FRONT AND SIDE SETBACKS UNLESS OTHERWISE NOTED.

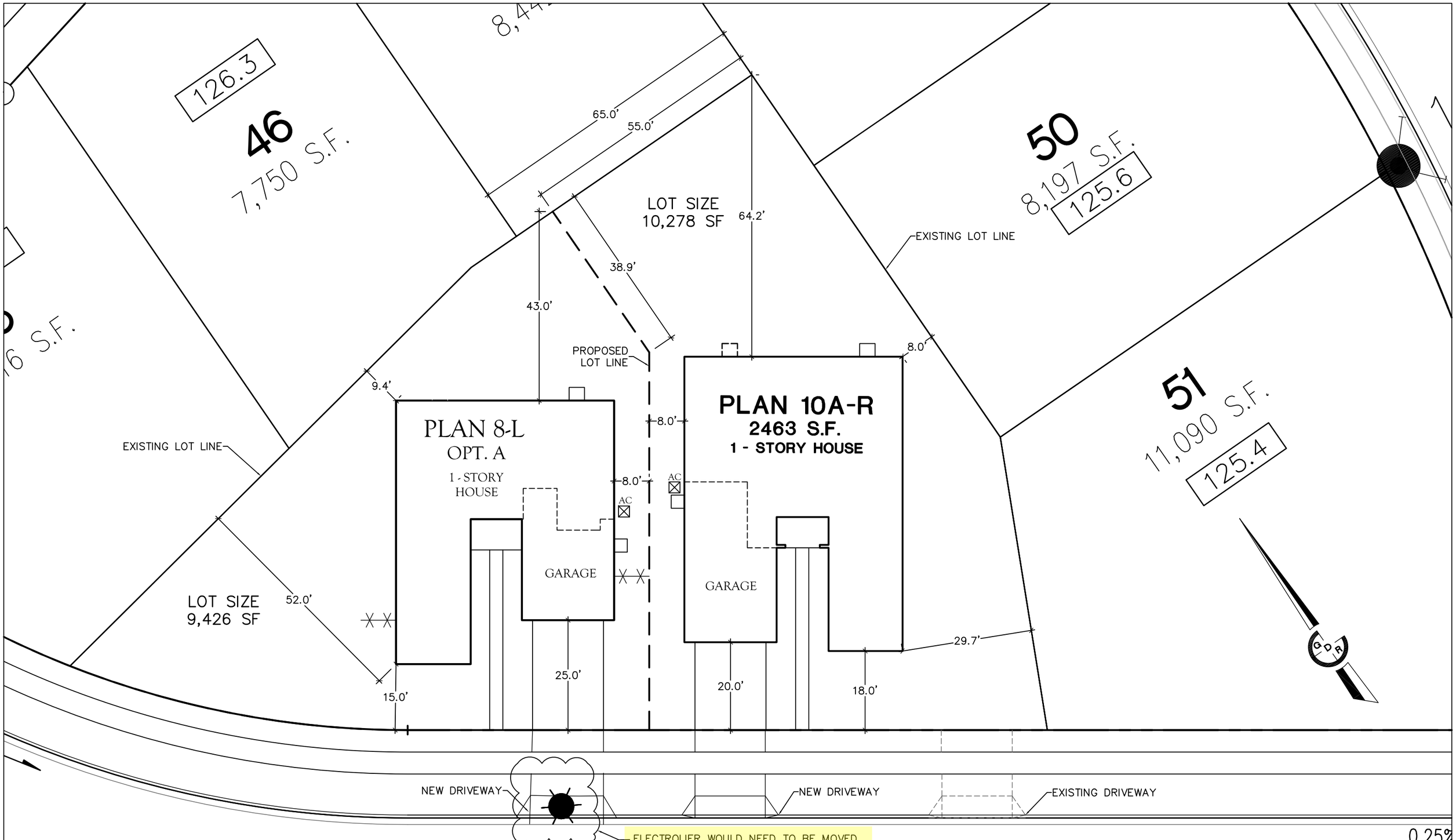
HOUSING MIX

PLAN	A	B	C	D	E	TOTAL
1	1	2	2	2		7
2	3	3	1	2		9
3	3	2	3		3	11
4	2	2	2	2		8
5	3	3	2	3		11
6	2	3	2		3	10
7	3	3	4	3		13
TOTAL	17	18	16	12	6	69

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRENGR@GDRENGR.COM

SCALE: 1" = 60' DATE: January 19, 2006
DWG NO. 05102 Development Plan.dwg LAYOUT Layout1
DRAWN: D. BRASIL
CHECKED:
SHEET: 1 OF 1
FILE NO. 05102

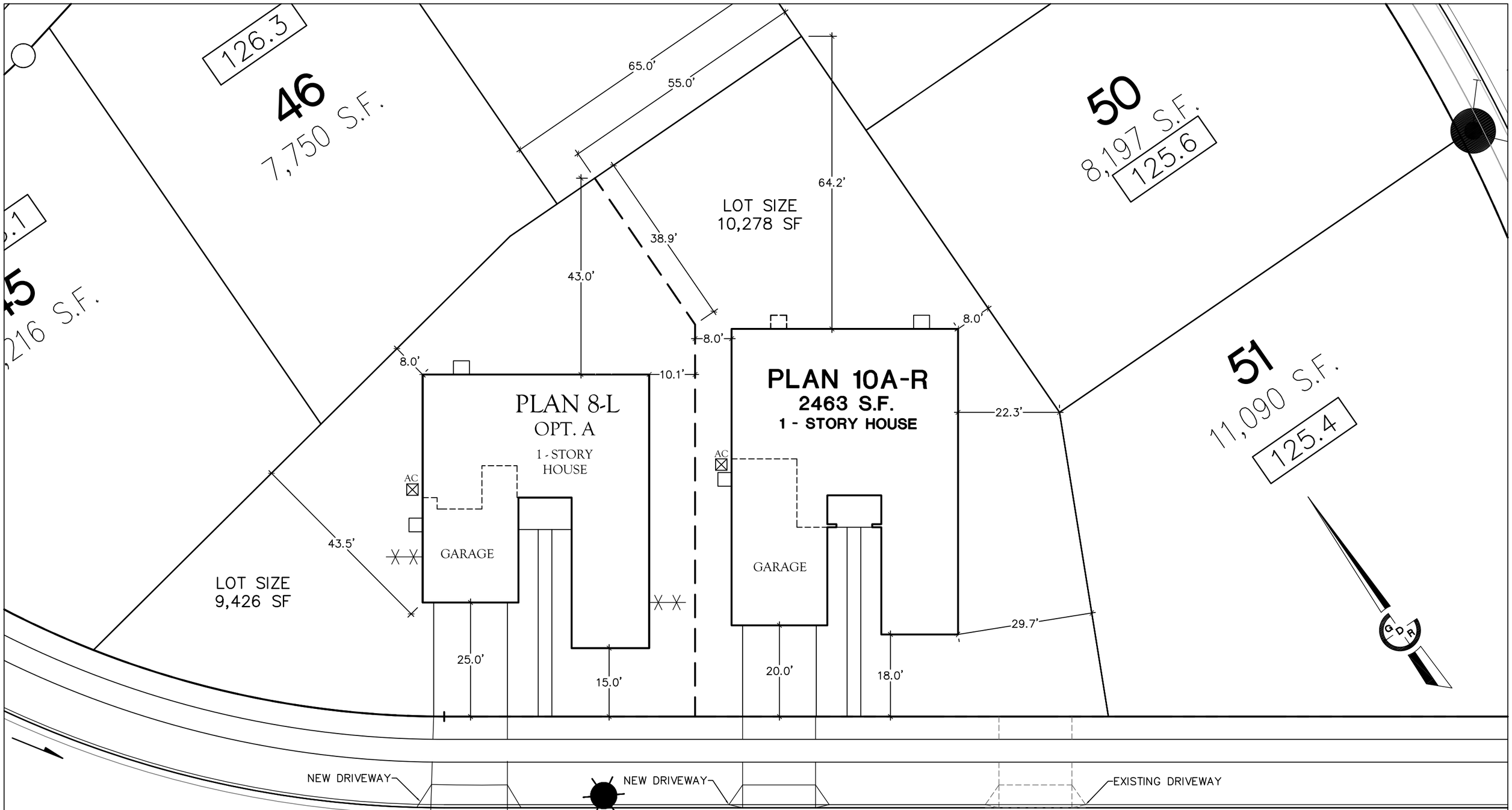
P:\Projects\05102 Kiper - Fontana Ranch North\Drawings\05102 Development Plan.dwg PLOT Jan 19, 2006 AT 12:53PM



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: gdrengr@gdrengr.com

FONTANA RANCH
HUGHSON, CA
LOT 41 / PARK LAYOUT - CASE #1

Date: 06/26/2012	Scale: SCALE: 1"=20'
Drawn: NM	Dwg.:
	Job No. 05102



- LARGE SIDE YARD IS ON GARAGE SIDE OF HOUSE
- LIVING SPACE FACES GARAGE NEXT DOOR

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: gdrengr@gdrengr.com

FONTANA RANCH
HUGHSON, CA
LOT 41 / PARK LAYOUT - CASE #2

Date: 06/26/2012	Scale: SCALE: 1"=20'
Drawn: NM	Dwg.:
	Job No. 05102

Chicago Title Company

1700 Standiford Avenue, Suite 110, Modesto, CA 95350
209 571-6300 • FAX 209 569-7283

DATE: August 3, 2012
ESCROW NO.: 12-**51124957**-KH
LOCATE NO.: CACTI7750-7750-4511-0051124957
ESCROW OFFICER: Karla Haney

TIME: 9:37 AM

CLOSING DATE: August 3, 2012

BUYER FINAL CLOSING STATEMENT

SELLER: Fontana Ranch Estates North, LLC, a California limited liability company
BUYER: KDH Group, LLC, a California limited liability company
PROPERTY: Lots 63 through 69 Fontana Ranch North , Hughson, CA 95326

	$ DEBITS	$ CREDITS
FINANCIAL:		
Total Consideration	196,000.00	
Deposit - KDH Group, LLC		20,000.00
Deposit - RJK INVESTMENTS		150,000.00
Proceeds transferred from 51124986		27,914.10
PRORATIONS/ADJUSTMENTS:		
Unpaid County Taxes at $290.12 Semi-Annual from 7/1/2012 to 8/3/2012		51.58
Unpaid County Taxes at $290.12 Semi-Annual from 7/1/2012 to 8/3/2012		51.58
Unpaid County Taxes at $290.12 Semi-Annual from 7/1/2012 to 8/3/2012		51.58
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Unpaid County Taxes at $290.12 Semi-Annual from 7/1/2012 to 8/3/2012		51.58
Unpaid County Taxes at $290.12 Semi-Annual from 7/1/2012 to 8/3/2012		51.58
TITLE CHARGES:		
01-O-CLTA Standard - 1990 for $168,000.00	824.00	
Recording Deed	27.00	
ESCROW CHARGES:		
Escrow Fee to Chicago Title	1,050.00	
Draw Deed	50.00	
BUYERS REFUND	$324.16	
TOTALS	$198,275.16	$198,275.16

GROVER
Landscape Services, Inc.

FONTANA RANCH PASSIVE PARK AREA: ENGINEERS ESTIMATE
8/6/2012

SQUARE FOOTAGES BASED OFF DRAWING AND MEASUREMENTS PROVIDED BY KIPER HOMES
ENGINEERS ESTIMATE (OPINION OF PROBABLE COSTS) ONLY - NOT A BID
FINAL PRICING BASED ON FINAL DESIGN DOCUMENTS - MAY VARY SIGNFICANTLY FROM EE
DESIGN FEES NOT INCLUDED IN THE PRICING BELOW
ASSUMES STANDARD (NON PREVAILING) WAGE SCALE

ASSUMES THE STREET STRIP TO BE 5' WIDE, WITH 6 EACH 15 GALLON TREES, 1 GAL ASIAN JASMINE PLANTED IN 2 ROWS AT 24" OC, AND RECYCLED MULCH (5' X 229'= 1,145 SF)

BALANCE OF PARK ASSUMED TO BE SOD (18,717 SF), WITH 10 EACH 15 GALLON TREES

ASSUMES ROTOR / SPRAY IRRGATION TO ALL AREAS, SIMILAR TO FONTANA RANCH PARK
NO BOOSTER PUMP INCLUDED, ASSUMES SUFFICENT PRESSURE AT POC
ASSUMES WATER POC AND METER LOCATED WITHIN PARK AREA, BY OTHERS
ASSUMES BASIC IRRIGATION CONTROLLER, INCLUDING PEDESTAL
ASSUMES 1 1/2" BACKFLOW, WITH POWDER COATED ENCLOSURE
PERMITS, FEES, TEMP FENCE, TEMP TOILETS, AUDITS, SWPPP BY OTHERS

ITEM	QTY	UNIT		UNIT PRICE		EXTENDED PRICE
SOIL PREP / AMENDMENTS	19862	SF	$	0.25	$	4,965.50
CONTROLLER / BACKFLOW	1	LS	$	6,500.00	$	6,500.00
SPRAY IRRIGATION	19862	SF	$	1.25	$	24,827.50
15 GALLON TREES	16	EA	$	175.00	$	2,800.00
1 GALLON GROUNDCOVER	230	EA	$	12.00	$	2,760.00
RECYCLED MULCH	1145	SF	$	0.50	$	572.50
FINE GRADING / SOD	18717	SF	$	0.62	$	11,604.54
30-DAY MAINTENANCE	19862	SF	$	0.03	$	595.86

TOTAL, EE:	**$**	**54,625.90**

Corporate Office
6224 Stoddard Road Modesto, CA 95356
Telephone 209 545-4401 Fax 209 545-3315 Toll-Free 800 585-4401

CITY OF HUGHSON AGENDA ITEM NO. 5.2
SECTION 5: PUBLIC HEARING

Meeting Date: **September 10, 2012**
Presented By: **Dominique Spinale, Management Analyst**
Subject: **Consolidated Annual Performance Evaluation Report (CAPER) FY 2011-2012 for CDBG**

Approved: _____

Staff Recommendation:

Staff recommends holding the public hearing to receive public comments on the FY 2011-2012 CAPER, then approving the CAPER by adopting Resolution No. 2012-41.

Discussion:

Stanislaus County Department of Community Development is in process of the public review process and presentation of the fiscal year 2011-2012 CDBG Draft CAPER and Substantial Amendment (SA) to the fiscal year 2010-2011 Annual Action Plan for the Neighborhood Stabilization Program 3.

The County is required to ask all participating cities (Ceres, Newman, Patterson, Hughson, Oakdale, and Waterford) to present the Draft CAPER for review, open a period for public comments, and then hold a public prior to Council approval.

Staff presented the Draft CAPER to the Council on August 13, opened and closed a 15 day public comment period from August 15 to August 29, and set a public hearing on the CAPER for September 10. The public hearing was advertised in the Hughson Chronicle 15 prior to its date. Staff did not receive any comments from the Public on the CAPER.

The Board of Supervisors (BOS) is also in process of adopting the CAPER. The County is currently in their Public Review period, set to close on September 18. The BOS has also scheduled a Public Hearing on this item for September 18, 2012 at 6:35 p.m. to Consider Adoption.

Upon Council's adoption of the CAPER, staff will forward the resolution to the County for documentation and submittal to the State.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2012-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2011-2012 FOR THE STANISLAUS COUNTY COMMUNITY DEVELOPMETN BLOCK GRANT (CDBG) CONSORTIUM

WHEREAS, the Stanislaus County Community Development Block Grant (CDBG) Consortium which includes the cities of Hughson, Oakdale, Newman, Patterson, Ceres, Waterford, and the unincorporated areas of Stanislaus County have received and expended CDBG funds from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2011-2012; and

WHEREAS, the Stanislaus County CDBG Program Consortium is required by HUD to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to document progress made in accomplishing goals set forth in the Consolidated Plan and Action Plan; and

WHEREAS, the CAPER was made available for a 15-day public review period which began on August 15 to allow the public the opportunity to review and provide comments prior to the final public hearing to be held on September 18, 2012 by the Stanislaus County Board of Supervisors to consider adoption of the CAPER for FY 2011-2012.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council:

1. Approves the Consolidated Annual Performance and Evaluation Report prepared for the Stanislaus County Community Development Block Grant (CDBG) Consortium ; and

2. Recommends to the Stanislaus County Board of Supervisors the adoption of the Consolidated Annual Performance and Evaluation Report for Fiscal Year 2011-2012.

PASSED AND ADOPTED by the City Council of the City of Hughson at a regular meeting held on September 10, 2012, by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
RAMON BAWANAN, Mayor

_____
DOMINIQUE SPINALE, Deputy City Clerk

STANISLAUS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT

Fiscal Year 2011-2012 Consolidated Annual Performance Evaluation Report (CAPER)

Prepared by:
Stanislaus County
Planning and Community Development Department

1010 10th Street,
Suite 3400
Modesto, CA 95354

ATTACHMENT 1

STANISLAUS COUNTY
BOARD OF SUPERVISORS
District 1 William O'Brien, Vice-Chair
District 2 Vito Chiesa
District 3 Terry Withrow
District 4 Dick Monteith, Chairman
District 5 Jim DeMartini

CITY OF CERES
Mayor Chris Vierra
Vice Mayor Ken Lane
Councilmember Mike Kline
Councilmember Bret Durossette
Councilmember Eric Ingwerson

CITY OF HUGHSON
Mayor Ramon Bawanan
Mayor Pro Tem Matthew Beekman
Councilmember George Carr
Councilmember Jill Silva
Councilmember Jeramy Young

CITY OF NEWMAN
Mayor Ed Katen
Mayor Pro Tem Robert Martina
Councilmember Roberta Davis
Councilmember Nick Candea
Councilmember Donald Hutchins

CITY OF OAKDALE
Mayor Pat Paul
Mayor Pro Tem Tom Dunlop
Councilmember Michael Brennan
Councilmember Katherine Morgan

CITY OF PATTERSON
Mayor Luis Molina
Mayor Pro Tem Dominic Farinha
Councilmember Annette Smith
Councilmember Deborah Novelli
Councilmember Larry Buehner

CITY OF WATERFORD
Mayor Charlie Goeken
Councilmember Murray Day
Councilmember Michael Van Winkle
Councilmember Ken Krause
Councilmember Jose Aldaco

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Fifth Program Year 2011-2012 Consolidated Annual Performance Evaluation Report

GENERAL

Executive Summary

Stanislaus County, recognized as an eligible Urban County by the U.S. Department of Housing and Urban Development (HUD), annually receives Community Development Block Grant (CDBG) funds and Emergency Solutions Grant (ESG) funds. In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Consortium, which now includes Stanislaus County unincorporated communities and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, collectively hereafter referred to as the "Stanislaus Urban County". The City of Hughson is the newest member of the Urban County, which joined in Fiscal Year 2011-2012.

As a program condition, HUD requires Stanislaus County to prepare and submit either a three or five-year Consolidated Plan (CP) and Annual Action Plans as applications for these funds. Stanislaus County is also required to annually prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress made in accomplishing the goals set forth in the CP and Annual Action Plan (AAP) for the CDBG and the ESG Programs. This CAPER is for Fiscal Year 2011-2012, beginning July 1, 2011, and ending June 30, 2012.

The Stanislaus Urban County members are also members in the City of Turlock/Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). As the lead agency, the City of Turlock administers the HOME program for the Stanislaus Urban County and reports comprehensive HOME activity for the partnering jurisdictions in the HOME Consortium CAPER. The HOME Consortium CAPER may be accessed by contacting the City of Turlock's Housing Program Services Division. Although the City of Turlock is responsible for reporting HOME activity to HUD, this document includes some of Stanislaus Urban County members' HOME housing activity accomplishments.

In Fiscal Year 2011-2012, the Stanislaus Urban County continued its focus on effectively administering and implementing the traditional CDBG, ESG, and HOME programs as well as the more recent funded programs which include the Neighborhood Stabilization Program (NSP), Homeless Prevention and Rapid Re-housing (HPRP), and Community Development Block Grant – Recovery (CDBG-R) programs.

The Fiscal Year 2011-2012 grant allocation amounts for each respective entitlement program were:

CDBG	$ 2,297,203
ESG	$ 109,046
HOME	$ 1,386,713 (allocation amount for entire HOME Consortium)
TOTAL	**$3,792,962**

CDBG, ESG, and HOME funds are designed to primarily serve the low-income community as defined by the Area Median Income (AMI) limits for Stanislaus County, determined by the U.S. Department of Housing and Urban Development (HUD). The AMI's are broken down into the following categories (2011-2012 AMI limits):

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$61,100	Extremely Low (30%)	$12,850	$14,700	$16,550	$18,350	$19,850	$21,300	$22,800	$24,250
	Very Low (50%)	$21,400	$24,450	$27,500	$30,550	$33,000	$35,450	$37,900	$40,350
	Low (80%)	$34,250	$39,150	$44,050	$48,900	$52,850	$56,750	$60,650	$64,550

The above named funding sources assisted in helping effect change within our local community challenges including but not limited to the troubled housing market through acquisition, rehabilitation, down payment assistance, energy efficiency improvements, homeless prevention, and rapid re-housing opportunities, as well as essential public services for the low-income community.

These programs have also had an impact on the local workforce and economy as they have created job opportunities for those in the construction, solar, real estate, and social service industries.

Specific Fiscal Year 2011-2012 projects and their accomplishments are identified in the respective program sections (CDBG and ESG) of this document.

The format of this document is tailored after a HUD document template that includes a series of questions in relation to specific funding programs (CDBG, ESG, and HOME). Responses to those questions are provided directly below each question.

PERFORMANCE & EXPERIENCE

Consolidated Plan Progress Summary

1. **Assessment of the one-year goals and objectives:**
   a. **Describe the accomplishments in attaining the goals and objectives for the reporting period.**
   b. **Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**

A summary of the accomplishments per jurisdiction for the Stanislaus Urban County is contained in the Community Development Summary section of this CAPER. The referenced section includes a breakdown of grant funds spent on grant activities.

2. **Describe the manner in which the recipient would change its program as a result of its experiences.**

As a result of its experiences over the last eight (8) fiscal years, Stanislaus County staff has moved towards an infrastructure timeline that provides a timeliness framework for our Stanislaus Urban County members to follow. This timeline helps outline a process that will ensure timely use of funds and increase project efficiency. Without this in place, CDBG funded infrastructure projects may not be prioritized to meet the CDBG timeliness deadline every fiscal year.

Fiscal constraints at the federal, state and local level continue to be a challenge, especially considering the current State of California financial crisis. During 2011, the State of California lawmakers approved legislation that abolished redevelopment agencies as a means to remedy its budget troubles. Redevelopment was a valuable tool that localities across California used in combination with CDBG and HOME funds to further their affordable housing and community development goals, and also allowed localities meet the HOME and CDBG match obligation requirements for housing related programs. With the elimination of Redevelopment, Stanislaus Urban County members have been further constrained in accomplishing the revitalization, economic development, and community development needs of low-income communities and neighborhoods.

Experiences with new HUD funded programs such as Neighborhood Stabilization Program (NSP), Homeless Prevention and Rapid Re-housing (HPRP) and Community Development Block Grant – Recovery (CDBG-R) have brought new and exciting opportunities for Stanislaus Urban County communities. Stanislaus County staff sets and follows firm timelines for program administration and implementation that allow for timely expenditure of funds and project completion.

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

The prevalent impediments to fair housing choice identified within the 2009 Analysis of Impediments to Fair Housing (AI) include high foreclosure rates, high unemployment rates, and distressed economic circumstances with in our County. According to Realtytrac, as of July 2012, there were 4,982 foreclosure homes in Stanislaus County (one in every 197 homes). The unemployment rate for Stanislaus County in May 2011 was 16.7%, according to the California Employment Development Department.

Although not exclusively correlated, economic trends go hand in hand with housing and employment trends. Thus, the unemployment and foreclosure figures noted above speak to the bleak economic conditions in Stanislaus County which in turn have an effect on individual's access to quality affordable housing.

There has been progress in decreasing the number of barriers in affordable housing over the past several years in Stanislaus County. Although the affordable housing movement has stirred changes, the need for affordable housing is still present.

The barriers identified in the recently completed 2012 AI included a lack of new multi-family housing construction for very-low income households, a lack of incentives for the construction of secondary units in a few Urban County jurisdictions, and continued struggling housing market with high rates of foreclosure.

b. Identify actions taken to overcome effects of impediments identified.

The Stanislaus Urban County members have continued to provide and/or acquire funding to continue the provision of affordable housing programs and/or projects such as Housing Rehabilitation Programs (HRP) and Down Payment Assistance (DPA) programs.

Funding from Neighborhood Stabilization Program (NSP), Community Development Block Grant-Recovery (CDBG-R), and Homeless Prevention and Rapid Re-Housing

(HPRP) have provided the Stanislaus Urban County new resources for the provision of additional affordable housing opportunities for low and moderate income families and individuals. Without these programs, many of those assisted would otherwise not have been able to receive such assistance given the local and national economic situation. These programs are positively impacting the lives of those served and are directly contributing toward healthier and more stable communities.

Successor Housing Agency

Stanislaus County and Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All seven (7) Stanislaus Urban County members have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is ultimately recognized as an enforceable obligation, Stanislaus Urban County members will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the CP and AAP.

Multi-Family Housing Development

To address the need for multi-family housing, the City of Oakdale is nearing the completion of a fifty unit multi-family affordable housing project for extremely low, very low, and low-income seniors. The estimated project cost is $11.2 million and is being financed through a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

The cities of Newman and Patterson, in recent years, have also shown commitment to providing affordable housing opportunities through their undertaking of multi-family affordable housing projects. These projects continue to be utilized by low income families and are at full capacity.

In reference to the above mentioned correlation between housing and employment trends, the Stanislaus Urban County began an Economic Development pilot program in partnership with the local workforce agency (The Alliance Worknet), the local Housing Authority of the County of Stanislaus (HACS), and local non-profit providers. With this program, the Stanislaus Urban County leveraged funds from The Alliance Worknet to provide internship opportunities that resulted in full-time employment within one fiscal year. With this success, our team plans to expand the model incrementally into the rest of our Stanislaus Urban County partner areas throughout the next CP cycle. Specific Fiscal Year 2011-2012 accomplishments can be found in respective program sections of this document.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

FUNDING

One of the biggest challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profits and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budgets every year (currently about 15% decline per annum). Many non-profits and agencies struggle to operate and provide services in the face of lack of funding. In fact, public service funding is over-subscribed each year. Most recently, the California Supreme Court's decision to eliminate Redevelopment via ABx1 26 (Redevelopment Agency Dissolution Act) has

the potential to greatly reduce available local funding source match opportunities for both HOME and CDBG. Without this source of funding, the longevity of programs such as HOME may become limited as they have programmatic match requirements.

INDEPENDENT DECISION-MAKING

Each jurisdiction makes their funding decisions independently. This may not have the benefit of having a wider perspective of the surrounding communities, or the planning area. However, each Stanislaus Urban County member is remote and separate from the other. In all cases, each jurisdiction opts to conduct infrastructure construction/rehabilitation that is specific in nature and does not negatively impact its Stanislaus Urban County partners.

INFORMATION SHARING

Some non-profits and community organizations are not familiar with the HUD grant process or other funding resources that may be available to them. As a result, many organizations and non-profits have not used HUD funds and other types of financial assistance. Stanislaus County staff and those agencies familiar with the HUD process share information with others. The Contiuum of Care (CoC) disseminates information effectively on a monthly basis throughout Stanislaus County.

TECHNICAL ASSISTANCE

Technical assistance is provided at every opportunity. Stanislaus County staff responds to inquiries made by community organizations with both answers and suggestions relative to the inquiry. Educational and support materials are provided upon request, either via access at our local office, or via the internet.

PARTNERSHIPS

More ways need to be identified in order to encourage public and private partnerships and joint ventures between non-profit and profit housing developers. Partnerships offer more of a variety of services than individual agencies acting on their own and at times at a more affordable cost.

AFFORDABLE HOUSING

There is a limited number of non-profit and for profit developers of affordable housing in Stanislaus County. Additional incentives for affordable housing in order to attract more development require consideration (please refer to the current Analysis of Impediments available at the following location: http://www.stancounty.com/planning/cdbg/archive/Other/Analysis-impediments-2012-2013.pdf)

Leveraging

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

The Stanislaus Urban County members make continued efforts to further affordable housing by offering a first time homebuyer DPA and housing rehabilitation programs. These programs have proven to be effective tools for leveraging other public resources to address affordable housing needs within the Stanislaus Urban County partner's service areas. Leveraging includes the following sources:

CALHOME FUNDS – Down Payment Assistance (DPA)

In Fiscal Year 2011-2012 the County was awarded a CalHome grant, through the California Department of Housing and Community Development, in the amount of $1,000,000. This funding was awarded and became available in March 2011 and was incorporated into the existing DPA Program. This was Stanislaus County's second CalHome Program DPA Grant as the County was awarded its first Grant in 2007 in the amount of $600,000.

CALHOME FUNDS – Housing Rehabilitation

In Fiscal Year 2008-2009 the County was awarded a CalHome grant, through the State of California Department of Housing and Community Development, in the amount of $750,000. This funding was awarded and became available in May 2009 and was incorporated into the existing Housing Rehabilitation Programs. As loan funds from both programs are distributed, the repayment of principal and interest will be made by the program participants.

REDEVELOPMENT AGENCY FUNDS

Until Fiscal Year 2011-2012, Stanislaus Urban County jurisdictions leveraged HUD funds with local Redevelopment Agency funds wherever possible. Redevelopment funds augmented the use of federal funds for infrastructure and affordable housing activities. Most recently, the California Supreme Court's decision to eliminate Redevelopment via ABx1 26 (Redevelopment Agency Dissolution Act) has the potential to greatly reduce available local funding source match opportunities for both HOME and CDBG. Without this source of funding, the longevity of programs such as HOME may become limited as they have programmatic match requirements.

PUBLIC FACILITY FEES

Stanislaus County partners with the Stanislaus Urban County cities and/or affordable housing developers to develop affordable housing projects by deferring the collection of Public Facilities Fees. If affordability agreements are violated, payment is due immediately and enforced via the utilization of recorded deeds of trust and promissory notes.

CALIFORNIA WATER RESOURCES CONTROL BOARD

During Fiscal Year 2010-2011 Stanislaus County staff had been working with the State of California Water Resources Board (WRB) to secure leverage funding for the Airport and Parklawn Neighborhoods' sewer infrastructure projects. In Fiscal Year 2011-2012, the County was notified that its two applications, for a combined total of $744,559, were approved by the WRB. These funds were used to fund the planning, engineering, specifications and design work for shelf ready plans of the sanitary sewer infrastructure improvements for both of these much needed projects.

NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3)

In Fiscal Year 2011-2012, the Stanislaus Urban County was allocated a total of $4,175,947 under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010, for the purchase of foreclosed or abandoned homes to rehabilitate, redevelop, and resell to first time home buyers with incomes up to 120% of the Area Median Income (AMI). NSP3 funds are being used in 14 different target areas. Program income funds are being used in 12 additional target areas. The objective of the N S P is to mitigate the negative effects of high foreclosure rates. The program design takes foreclosed, vacant homes that are deteriorating due to neglect, and in turn rehabilitates the homes utilizing local workers and material suppliers. The program then sells these rehabilitated homes to qualified first time homebuyers. The

program benefits; the local economy by providing work for local workers, the first time homebuyer by providing the opportunity to buy an affordable, move in ready home, and the neighborhood by installing motivated homeowners into previously vacant homes to help stabilize the community.

NEIGHBORHOOD STABILIZATION PROGRAM 1 - PROGRAM INCOME

In Fiscal Year 2011-2012, the Stanislaus Urban County generated $714,844.84 of program income through NSP1. The program income was generated through the sale of program homes. The Stanislaus Urban County expended $714,844.84 of program income in Fiscal Year 2011-2012. The program income was utilized for the purchase of additional foreclosed or abandoned homes to rehabilitate, redevelop, and resell to first time home buyers with incomes up to 120% of the Area Median Income (AMI).

b. How Federal resources from HUD leveraged other public and private resources.

Collectively, these resources assist the Stanislaus Urban County in addressing its affordable housing needs and to provide services to the most vulnerable of our community.

Most Stanislaus Urban County members were able to complete public infrastructure projects by leveraging CDBG funds with local redevelopment and state eligible funds. Without the combination of multiple funding sources many projects could not be implemented. The elimination of redevelopment has forced jurisdictions to re-strategize the implementation of infrastructure projects which may include carrying out smaller scale projects as well as conducting projects in several phases in the coming fiscal years.

Federal resources also leveraged other state and local resources in the provision of affordable housing programs such as DPA, housing rehabilitation, homeless prevention, and rapid re-housing. Without the availability of these funds, individuals may not have been able to purchase their first home, maintain a decent living environment, or keep a roof over their head.

c. How matching requirements were satisfied.

The Stanislaus Urban County's main objective is to make the most efficient and effective use of CDBG, and HOME. Each program is subject to a selection process that evaluates proposals that can best maximize all available funding sources.

During Fiscal Year 2011-2012, the Stanislaus Urban County received public service applications, affordable housing proposals, housing rehabilitation bids, capital improvement project bids and requests for DPA. Stanislaus County staff, Urban County partner-city staff, and public service review committee members review these projects to determine eligibility and the best "mix" of "other" funding sources. The Stanislaus Urban County also considers impacts of the projects and activities on the needs of the community.

Under the Emergency Solutions Grant (ESG) Program, fifty percent (50%) of the costs related to the project are reimbursed as the remainders of the costs are paid by non-ESG match funding sources (i.e. - local unrestricted donations). In this manner, the sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-ESG sources. Stanislaus County staff reviews

quarterly ESG statistical 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 quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process, invoices and accompanying receipts were reviewed for reimbursement eligibility.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Stanislaus County staff conducts program and project monitoring on a quarterly basis to ensure statutory and regulatory requirements are met and that information submitted to the County is accurate and complete.

Agreements are executed with all sub-recipients which clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process consists of on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

Specifically, the objective of the County's monitoring program is to:

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in The CP measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits is entered into the IDIS system; this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in The

CP. On a semi-annual basis this information is compiled and compared with the goals and objectives in The CP. If this information reflects the accomplishments set forth in The CP, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be made aware of their need to meet certain milestones and timeliness requirements to ensure receipt of expected funds for their respective programs. The coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each and every program funded with CDBG, HOME, and ESG funds.

- Under the Emergency Solutions Grant (ESG) Program, Stanislaus County staff reviews quarterly ESG statistical 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 quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process invoices and accompanying receipts were reviewed for reimbursement eligibility. Once eligibility was confirmed, fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs is paid by a non-ESG match funding sources (i.e. - local unrestricted donations).

  In this manner, the sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources. In Fiscal Year 2011-2012, ESG recipients utilized approximately $1,012,049 dollars in matching funds, or almost nine (9) times the amount of grant funds awarded, from other public and/or private sources to ensure successful programs. Half of the match funds came from non-federal funding sources.

Citizen Participation

1. **Provide a summary of citizen comments.**

2. **In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan (CP). For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

In order to elicit public participation in the preparation of the Draft CAPER, public notices were published defining the process and how persons, agencies and interested groups could participate. The County posted announcements regarding the CDBG program on the County's Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings were scheduled to be held in August and September 2012 to discuss the Draft CAPER. These include:

JURISDICTION	DATE	#	LOCATION	ADDRESS
Stanislaus	8/6/12	*10:00am & 6:00pm*	*County Admin. Building Tenth Street Place*	*Basement Training Room 1010 10th St., Modesto*
Ceres	8/7/12	*4:00pm*	*Ceres Community Center Chambers*	*2701 4th St., Ceres*
Hughson	8/7/12	*5:30pm*	*Hughson City Council Chambers*	*7018 Pine St., Hughson*
Patterson	8/8/12	*6:00pm*	*City Hall*	*1 Plaza, Patterson*
Newman	8/7/12	*5:00pm*	*Newman Council Chambers*	*1200 Main St., Newman*
Oakdale	8/16/12	*4:00pm*	*Gene Bianchi Community Center Conference Room*	*110 S. Second Ave., Oakdale*
Waterford	8/16/12	*5:30pm*	*Beard Community Center*	*540 C St., Waterford*
		MUNICIPAL ADVISORY COUNCILS		
Hickman	8/2/12	*7:00pm*	*Hickman Charter School Office*	*13306 4th St., Hickman*
South Modesto	8/9/12	*6:00pm*	*Stanislaus County Ag Center*	*3800 Cornucopia Way., Modesto*
Empire	8/13/12	*7:00pm*	*Empire Community Center*	*18 S. Abbie, Empire*
Keyes	8/16/12	*7:00pm*	*Keyes Sub-station*	*5463 7th St., Keyes*
Salida	8/28/12	*7:00pm*	*Salida Library Community Room*	*4835 Sisk Rd., Salida*
Denair	9/4/12	*7:00pm*	*Denair Leadership Center*	*3460 Lester Rd. Denair*

The Stanislaus Urban County followed its citizen participation plan by releasing the Draft CAPER for a 20 day public comment period (exceeding the minimum requirement of 15 days) commencing on September 2, 2012 and ending on September 18, 2012. Also, the Draft CAPER was made available on August 28, 2012 for public review and input, via the internet, on the County's Planning and Community Development website. An English and Spanish public hearing notice will be published in The Modesto Bee on September 2, 2012 announcing the release of the Draft CAPER and opening of the public comment period.

Copies of the Draft CAPER are also made available for review at the Planning Departments of all the Stanislaus Urban County participants and the Stanislaus County Main Library. The Draft CAPER has also been taken to the city councils of all the respective Stanislaus Urban County participants for review and opening of their public review period. A final public hearing to consider approval of the CAPER will be held September 18, 2012 before the Stanislaus County Board of Supervisors.

As part of the approval process, the County's Board of Supervisors will consider any oral and written public comments. A summary of responses to public comments on the review of the Draft CAPER is located in the section entitled "Summary of Citizen Comments" below.

SUMMARY OF CITIZEN COMMENTS

Stanislaus County

The County held a morning and evening community meeting on August 6, 2012 regarding the Draft CAPER. Comments were received regarding the need to continue

funding services for the homeless and senior populations within the community.

City of Newman
A community meeting was held on August, 7, 2012. No comments were received.

City of Patterson
A community meeting was held on August 8, 2012. No comments were received.

City of Waterford
A community meeting was held onor August 16, 2012. No comments were received.

City of Ceres
A community meeting was held on August 7, 2012. No comments were received.

City of Oakdale
A community meeting was held on August 16, 2012. No comments were received.

City of Hughson
A community meeting was held on August 7, 2012. No comments were received.

Town of Hickman
A community meeting was held on August 2, 2012. No comments were received.

Town of Empire
A community meeting was held on August 13, 2012. The only comment was a hope the PAL program is able to find funding for the community pool's operation and maintenance

South Modesto
A community meeting was held August 9, 2012. No comments were received

Town of Keyes
A community meeting is scheduled for August 16, 2012. No comments were received as the meeting was cancelled.

Town of Denair
A community meeting is scheduled for September 4, 2012.

Town of Salida
A community meeting is scheduled for August 28, 2012.

Stanislaus County- Final Public Hearing
A public hearing is scheduled for September 18, 2012.

(save area for pending comments)

Other Comments (written/via internet)
No comments received.

(save area for pending comments)

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

One of the strategies of the CP is to take actions to overcome any gaps that may exist in the institutional structures and enhance coordination within Stanislaus County network of public service providers.

For instance, during the program's monitoring reviews, agency-to-agency referrals are reviewed to verify that participants receiving services do not experience any gaps as they strive to reach their goal of independence from the need of public services within the community. Thus, the development of the Stanislaus Homeless Management Information System (HMIS) also has the potential to actively refer consumers of homeless services in a way that greatly reduces, if not eliminates, the needs of those transitioning from the streets towards permanent housing. Formal approval for agency-to-agency referral information via the HMIS system has been approved through the HPRP – HMIS CoC sub-committee.

There is considerable work going on in Stanislaus County to bring together governmental agencies, non-profit service providers, and consumers of services to identify where there are gaps and how they can be best filled. Stanislaus County is actively involved throughout the year with different service networks in the community. One of these is the Stanislaus Housing and Support Services Collaborative (SHSSC) (CoC), a very strong network of County-wide service providers, through which any identified institutional gaps may be addressed. Another network is the Stanislaus County Mental Health Services Act (MHSA) collaborative whose purpose is to expand and develop innovative, integrated services for children, adults and older adults. California's voters passed MHSA in November 2004.

One of the major issues seen in the community is not a lack of agencies but a lack of prioritizing by the agencies. Many agencies tend not to look at long-term funding due to either lack of staff or capacity. Building the capacity of local non-profits has also become an important issue for the Stanislaus Urban County and other entitlement cities. The Stanislaus Urban County also has an excellent working relationship with both the cities of Turlock and Modesto, which are separate CDBG entitlement jurisdictions, to strategically prioritize projects and programs more efficiently and effectively for the region. The Stanislaus Urban County is able to: a) effectively strategize to fill in institutional gaps; and, b) continue to work and build cooperatively and collaboratively; c) provide technical assistance to the non-profit community; d) provided seed funds via the public service cycle to expand their capacity to provide a greater variety of housing related services for the population they directly serve.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

A coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each of the following programs:

STANISLAUS URBAN COUNTY INFRASTRUCTURE PROJECTS

Stanislaus County staff reviews quarterly project progress reports, Request for Funds reports and budget printouts, which identify the total funds used by all jurisdictions during a given month. Stanislaus County staff verifies and cross-references the information on the monthly budget activity reports. Monitoring visits are also held quarterly by Stanislaus County staff for each jurisdiction to track expenditure of funds as well as to ensure compliance with applicable federal requirements such as labor standards enforcement (i.e. certified payroll and worker interviews), Section 3 requirements and any other applicable federal requirements. Section 3 is a provisionary requirement of the Housing and Urban Development (HUD) Act of 1968 that is intended to ensure that when a public project utilizing HUD funds has a contracting opportunity, and if the awarded contractor requires additional workers or sub-contractors, the awarded contractor must give preference to qualified low- and very low-income persons or businesses residing in the project site's community for hiring consideration.

STANISLAUS URBAN COUNTY PUBLIC SERVICE GRANT PROGRAM

Stanislaus County staff reviews quarterly CDBG statistical data, narratives, Requests 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 and data tables. Quarterly monitoring visits are also scheduled by Stanislaus County program staff for each grantee to ensure appropriate expenditure of funds. Non-profits that reach a certain performance threshold become eligible for bi-annual monitoring reviews in place of the quarterly visits.

STANISLAUS URBAN COUNTY EMERGENCY SOLUTIONS GRANT PROGRAM

Under the Emergency Solutions Grant (ESG) Program, Stanislaus County staff reviews quarterly ESG statistical 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 quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process invoices and accompanying receipts were reviewed for reimbursement eligibility. Once eligibility was confirmed, fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs is paid by non-ESG match funding sources (i.e. - local unrestricted donations). In this manner, the sub-recipient in turn ensures that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Stanislaus County staff meets with the HOME Consortium every other month to track activity and expenditure progress. The HOME Consortium collaboratively works to ensure timeliness deadlines are met. Improvements to the HOME Program have been implemented over the past two fiscal years as the Consortium continuously works together to administer the program more effectively and as the City of Turlock

has requested technical assistance from HUD to improve their policies and procedures to undertake the various housing activities.

The Housing Authority of the County of Stanislaus (HACS) administers the Housing Rehabilitation Program on behalf of the County, which is funded by HOME, and CalHome. The HACS provides quarterly reports to Stanislaus County program staff during monitoring. Progress on current loans and funding availability are provided, as well as any other issues that may arise from projects.

There are monitoring procedures tailored to the above-mentioned programs. Stanislaus County staff is continually working on improving program oversight by attending training on compliance topics, keeping up to date with amendments to regulations and/or Office of Management and Budget (OMB) circulars, and developing written procedures and forms.

2. **Describe the results of your monitoring including any improvements.**

The monitoring process in place has proven to be effective. Conducting monitoring visits quarterly allows Stanislaus County staff to be informed of the programs and projects' activity and status. It also allows for sub-recipients to be on track with timeliness requirements and deadlines. In the event of a shortfall in any of the projects/programs, Stanislaus County staff provides technical assistance as needed. The process also allows for an open line of communication among Stanislaus Urban County staff throughout the year.

Self-Evaluation

3. **Self-Evaluation**
   a. **Describe the effect programs have in solving neighborhood and community problems.**

All CDBG, HOME, and ESG funded programs contribute to the improvement of neighborhoods & communities and address community problems. CDBG, HOME, and ESG funded programs and projects address the objective of benefiting low and moderate income persons. Without the assistance, many individuals and families would be deprived of valuable services that address some of their basic needs. As a result, these services provide them with a safer and more suitable living environment. The improved living environment via the provision of public services, infrastructure improvements in low income neighborhoods, and housing programs have the potential to provide improved educational and economic opportunities that in the long term, may lead to improving the lives of individuals and the community as a whole.

As the lead agency, Stanislaus County staff supports Stanislaus Urban County members on their path towards the goals identified by the community during the CP process. Those goals included infrastructure improvements, public services, and affordable housing programs considered the most important for the community as a whole. With that framework in mind, the Stanislaus Urban County and the public service review panel (made up of representatives throughout the Stanislaus Urban County) assures that the CP priorities become a reality for the community.

   b. **Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**

The Stanislaus Urban County provides decent affordable housing through partnerships with local non-profits such as Habitat for Humanity and government agencies such as the HACS. Examples of these projects include a combination of sweat-equity programs through Habitat for Humanity to provide first time home buyers their first home. HACS partners with the Stanislaus Urban County to provide a rent-to-own homeownership program along with various rehabilitation programs to improve existing income eligible homeowners a suitable living environment free from health and safety concerns within their home.

The door to economic opportunities is opened to eligible participants through the Stanislaus Urban County's Workforce Development and Technology Training Program. These programs provide basic computer training including; troubleshooting, windows, internet and email basics, and intermediate skills in Microsoft Office applications. Without these basic computer skills many low and moderate income persons would not be prepared for jobs as they become available to the community to earn a livable wage for their family.

c. Indicate any activities falling behind schedule.

In general, all activities on an annual timeline are on schedule. Activities that span more than one fiscal year may fall behind schedule for reasons out of Stanislaus Urban County staff's control such as staffing reductions, general fund limitations, or third party delays (i.e. utility companies' delays). Infrastructure projects can experience periodic delays due to weather conditions beyond the control of Stanislaus Urban County staff. If this occurs it will be reflected in the respective project's summary section of this CAPER.

All Recovery Act programs (NSP, CDBG-R, and HPRP) are currently on schedule to meet proposed timelines and objectives.

d. Describe how activities and strategies made an impact on identified needs.

The Stanislaus Urban County allocates approximately 10% of its annual allocation for public service grants; this funding was made available to non-profit organizations to provide services to low income individuals. In Fiscal Year 2011-2012, a total of eighteen (18) public service programs were awarded $229,720 and 5 homeless service programs were awarded $103,594 in ESG funds. Over 41,867 individuals received a form of service through the funded organizations. Services ranged from meals and shelter for low income children to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the individuals served. Without the assistance to non-profit service providers, low income individuals may not otherwise have access to the services.

Activities of this nature, combined with fair housing, workforce development, and various infrastructure projects that serve extremely low to low-income individuals within the community, have a potential to improve the living conditions of the underprivileged.

e. Identify indicators that would best describe the results.

As funding and time/staffing capacity allows, Stanislaus County develops a brochure that provides direct testimonials supporting the results outlined in the CAPER. In the

CAPER the numbers of individuals served sets a baseline for indicators showing the consortia is successful in improving the environment in which CDBG funds serve.

f. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Generally, the only negative impact the community faces annually in its goal to fulfill their strategy and overall vision is the shortage of funding to consistently improve and progress worthwhile programs within the community. With continued State cutbacks to essential services, and substantial cuts to CDBG funds, it is getting more challenging on an annual basis to bridge the "need" gap.

The elimination of redevelopment in California has posed a challenge to all Stanislaus Urban County participants' ability to carry out important projects and community development programs. Most recently, the California Supreme Court's decision to eliminate Redevelopment via ABx1 26 (Redevelopment Agency Dissolution Act) has the potential to greatly reduce available local funding source match opportunities for both HOME and CDBG. Without this source of funding, the longevity of programs such as HOME may become limited as they have programmatic match requirements.

Five Year Consolidated Plan Objectives Assessed

The Stanislaus County CP was adopted by the Board of Supervisors, on May 01, 2007. As part of the CP there were several goals and housing objectives outlined for Fiscal Years 2007-2012 by Stanislaus Urban County. The following are the objectives and assessments of accomplishments listed by participating members of Stanislaus Urban County:

STANISLAUS COUNTY OBJECTIVES

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

One of the Stanislaus Urban County's prominent partners in affordable housing development is the Housing Authority of the County of Stanislaus (HACS), the largest property manager in Stanislaus County. In Fiscal Year 2011-2012, the HACS continued to partner with Stanislaus County in the operation of the housing rehabilitation program. In Fiscal Year 2011-2012, Stanislaus County funded a total of six (6) owner occupied housing rehabilitation projects, two (2) of which were demolition and rebuild projects.

Stanislaus County also funds a Down Payment Assistance (DPA) Program for first time homebuyers. The program provides up to $50,000 to qualified low-income households to purchase a home in County unincorporated communities. Further partnerships with cities within the County via programs such as Public Facility Fee deferrals also allow the increase in supply of affordable housing.

Neighborhood Stabilization Program (NSP) funds have further allowed members of the Stanislaus Urban County to increase the supply of affordable housing. In Fiscal Year 2011-2012, Stanislaus Urban County in partnership with the HACS, acquired 10 foreclosed properties within NSP target areas. All of these homes have undergone or will undergo rehabilitation of some sort. Stanislaus Urban County-wide, a total of 17

NSP homes were re-sold in Fiscal Year 2011-2012 to low and moderate income households. To date, a total of 91 foreclosed units have been acquired via the NSP Program and 57 of those have been purchased by local first time home buyers. Fifteen (15) properties were being rented to households with incomes below 50 percent of area median income. The rental of these units is managed by the HACS. Three (3) units were in escrow to sell to first time homebuyers and sixteen (16) properties were in the process of being rehabilitated.

Community Development Block Grant – Recovery (CDBG-R) funds further enable the Stanislaus Urban County to maintain affordable housing as these funds are utilized for solar system and weatherization improvements on NSP housing units. These improvements are provided to NSP homebuyers as a 20 year amortized loan, and will help these households reduce/offset their related energy costs and foster energy independence.

Stanislaus County continues to partner with Habitat for Humanity whenever possible for the provision of affordable housing within unincorporated areas of the County. During Fiscal Year 2011-2012 Habitat for Humanity completed work on two HOME funded projects (one demo/rebuild) and one NSP funded project (demo/rebuild).

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

Robertson Road Infrastructure Project: One of the County's major infrastructure projects, Robertson Road, completed its development (design) phase during the 2003-2004 Fiscal Year. Although it had originally been scheduled to start in 2003, the project had delays. In Fiscal Year 2008-2009 the lateral connection program was underway and under contract with our local HACS for its final year of lateral connections and concluded in June 2009. Approximately 184 sewer connections were completed and are now receiving sewer service.

Shackelford Sewer Connection Program: The County completed the construction of sewer, storm drain, curb, gutter, and sidewalk infrastructure to serve approximately 400 low and moderate-income households in the Shackelford Neighborhood as well as completing the lateral connection program assisting a total of 273 eligible households.

Empire Infrastructure Program:

The construction phase of the Empire Infrastructure Project, Phase IA, began in Fiscal Year 2009-2010 and was completed in Fiscal Year 2011-2012. The project consisted of the installation of a storm-water management system in the area bounded by: E St. to the west, Hwy. 132 (Yosemite Blvd.) to the South, I St. and G St. to the East, and Center Ave. to the North. The underground work, including the installation of the storm-water collection lines and a horizontal drain system were completed in Fiscal Year 2009-2010. Construction of the topside improvements including grinding and re-grading of roads, installation of catch basins, pouring of the concrete curb and gutter, forming of ADA accessible ramps and installation of signage and striping was completed in the first half of Fiscal Year 2011-2012.

The Empire Infrastructure Project Phase 1A has directly benefited 69 properties (approximately 242 individuals) and indirectly benefited the entire community of Empire by improving road conditions and eliminated flooding concerns within the target neighborhood. The project has eliminated many of the problems caused by

inadequate drainage of storm water including traffic problems and health concerns caused by standing water.

Airport and Parklawn Infrastructure Projects:
Construction of the sanitary sewer system in the Airport and/or Parklawn Neighborhood(s) is anticipated to begin during the upcoming fiscal year. Planning, engineering and design of both systems are now complete (this portion of the project was funded by a State of California Water Board Clean-up and Abatement Account Program funds). Construction of each system will occur in phases as construction funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

SENIOR PROGRAMS: To provide activities, essential social services, including informational and referral services to low-income seniors.

Analysis and Actions
The Stanislaus Urban County has been able to achieve progress through the CDBG Public Service Grant program. Several grants have been awarded throughout multiple Fiscal Years, dating back to 2002 to service providers such as the Healthy Aging Association, the Howard Training Center and Catholic Charities, which offer services countywide. These services include, but are not limited to, senior meals, fall prevention, and transportation services. In Fiscal Year 2011-2012, two (2) out of 18 CDBG public service providers offered programs that targeted the senior community throughout the Stanislaus Urban County. A total of 3,717 seniors were served by the Public Service and Emergency Shelter programs funded by the Urban County during Fiscal Year 2011-2012.

YOUTH PROGRAMS: To provide essential social services, such as a day care and recreational opportunities to low-income persons and families.

Analysis and Actions
The Stanislaus Urban County has been able to achieve progress through the CDBG Public Service Grant program. Several grants have been awarded throughout multiple Fiscal Years, dating back to 2002 to youth programs such provided by the Children's Crisis Center and the Center for Human Services. These services include, but are not limited to providing health screenings, case management for the family, domestic violence prevention, and homeless prevention. In Fiscal Year 2011-2012, 10 out of 18 CDBG public service providers offered programs that targeted youth and their families throughout the Stanislaus Urban County. Of 5 ESG recipients, 2 offered programs that targeted families with at-risk infants, toddlers, and youth.

ECONOMIC DEVELOPMENT/WORKFORCE DEVELOPMENT: To encourage economic development activities to create and retain jobs.

Analysis and Actions
Workforce Development Program - In 2002 through 2006, Stanislaus County provided technical and monetary support to the Workforce Development Program. Redevelopment funds were used for land acquisition by Habitat for Humanity, which is the agency that provides onsite, pre-construction experience for program participants. This program is a collaborative effort between Stanislaus County and various agencies that include, but are not limited to the Alliance Worknet, and Modesto Junior College. Program participants in the pre-construction training course are low income and receive vocational training in the construction trades associated with residential construction. They also are provided courses in academic and

personal improvement needed to progress in the construction field, including Construction Math, English as a Second Language, and GED preparation.

In 2010, and continuing into Fiscal Year 2011-2012, several Stanislaus Urban County members used CDBG funds to expand into the technology field, offering a program to low-income residents to receive training from Computer Tutor to gain a command of programs such as Excel and Microsoft Word. These skills enable participants to receive the qualifications to enter the workforce within the community.

Economic Development Pilot Program – During the 2011-2012 Fiscal Year, Stanislaus County continued a pilot program to provide economic development opportunities for eligible low-income individuals that have participated in the Alliance Worknet program. The program was designed as a second step to the Stanislaus Urban County's Workforce Development Program by seeking to provide job opportunities to qualified individuals, through a partnership with the Stanislaus County Alliance Worknet, the Targeted Technology Training (T3) Program Workforce Development, and a local non-profit or government agency. This program provided up to $20,000 for a local non-profit to place eligible participants in an internship position to assist the participant in developing the necessary knowledge and skills to start a career of their own. This internship allows for resume and skillset development, with the focus of obtaining the prerequisite skills to leverage a livable wage job within the related field of training. Upon the conclusion of the internship, the goal is to place the participant into permanent employment with the local non-profit. Since Fiscal Year 2010-2011 the program has served 4 low-income individuals, of which 1 has been hired for full-time permanent employment. Another program participant is scheduled to be hired for full-time permanent employment within the first 2 quarters of Fiscal Year 2012-2013.

Agencies providing case management services, funded through CDBG Public Services and ESG grants, were able to connect 66 clients to employment throughout the 2011-2012 Fiscal Year.

The Stanislaus Urban County has also contributed to the maintenance of a strong local economy through the Neighborhood Stabilization Program. Through this program, 10 homes, (all of which were foreclosed and vacant), were acquired and have been rehabilitated or are in the process of being rehabilitated in Fiscal Year 2011-2012. Since the start of the program, 91 previously vacant and foreclosed properties have been acquired by the Stanislaus Urban County. In addition to the standard rehabilitation work completed on these units, a minimum of 20 of the homes will have Solar Photovoltaic systems installed along with retrofitting work for energy efficiency through the utilization of Recovery Act funding (currently 19 homes have solar units). This innovative program provided an opportunity for dislocated workers referred from the Alliance Worknet to obtain hands on training in the "green" occupations of solar panel installation and home weatherization. This program benefits the local economy by reducing blight, assisting first time home buyers in the purchase of their first home, and by providing economic benefit to local workers, material suppliers, and small businesses. Nine (9) workers gained full-time employment upon completion of this program.

SPECIAL NEEDS/SUPPORTIVE SERVICES: To provide support services and facilities for the homeless and increase the supply of transitional housing.

Analysis and Actions (Non-homeless Special Needs)

Through CDBG Public Service funds the Disability Resource Agency for Independent Living (DRAIL) provided assistive technology to 21 low-income disabled residents who would otherwise, due to income and insurance limitations, be unable to receive such items. These devices increase the client's ability to live full and independent lives. In addition, agencies funded through CDBG Public Services and ESG grants, provided services to 4,557 individuals with disabilities.

Analysis and Actions (Homeless and Special Needs)

During Fiscal Year 2011-2012, the Stanislaus Urban County utilized both CDBG Public Services funds and ESG funds to offer Stanislaus Urban County residents overnight emergency winter shelter for the months of December-March at We Care and the Salvation Army. The shelters provided a safe and clean environment, provided meals, and referrals for social services. The Salvation Army also received ESG funding for their transitional shelter, which provided a total of 40 beds as a "next step" in the CoC for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. The transitional living program offered quality housing and supportive services for up to 24 months. The program provides homeless individuals with a place where they can learn skills, gain income, and receive assistance that will enable them to transition from homelessness to obtaining and remaining in permanent housing with case management and skills training. Fiscal Year 2011-2012 ESG funding allowed the Salvation Army's transitional shelter to provide on-site security for the facility. The Children's Crisis Center, We Care, Family Promise and the Community Housing and Shelter Services also received ESG funds that were utilized to provide homeless shelter and homeless prevention services. In addition to emergency or transitional shelter, these homeless service providers also provide case management services which assist clients in obtaining and maintaining permanent housing.

Throughout the Fiscal Year 2011-2012, agencies providing case management services, funded through CDBG Public Services and ESG grants, prevented 88 clients from becoming homeless and provided rapid re-housing services to 179 clients.

Homeless Strategic Plan/Homeless Management Information System (HMIS) Project: The project will enter its sixth (6) year of operation. This software system allows homeless service providers to enter basic information about persons receiving services throughout the County. It allows the Stanislaus County CoC to track patterns of individuals and households into and out of homelessness. Data input for the Stanislaus County CoC began during the Fiscal Year 2005-2006 for all Stanislaus Urban County ESG Grantees, and HACS Homeless Related Programs (SPC). In 2008, the City of Modesto ESG participants began participating in HMIS data entry and continue to do so, making it a more comprehensive homeless data collection system. During the Fiscal Year 2011-2012, extensive efforts were made by the HPRP Sub-committee and Stanislaus Housing and Support Services Collaborative to upgrade the system to allow for increased capacity to meet HPRP & upcoming ESG reporting and monitoring requirements. Part of this update requires HPRP grant providers coordinate limited client level HMIS data elements to prevent duplication of services.

Dedicated HACS staff continually works to improve the HMIS software for both homeless service providers and grant administrators. Client Track, the CoC's HMIS provider, offered HMIS trainings in both a group and one-on-one settings. Both grant administrators and non-profits, which enter into HMIS, were allowed the opportunity to identify issues with the current system with Client Track staff. The HACS HMIS technician was able to resolve the majority of these issues, greatly improving the performance level of the HMIS system throughout the Fiscal Year 2011-2012. The Stanislaus Urban County will continue to explore ways to expand the usefulness of the HMIS system to service those currently using it.

The Stanislaus Housing and Supportive Services Collaborative (Stanislaus CoC) collectively developed a 10 Year Plan to End Long-Term Homelessness, which was adopted by the Board of Supervisors on June 26, 2007. This Plan, also adopted by the cities of Modesto, Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, is scheduled to reach completion by Fiscal Year 2014-2015. With the inclusion of NSP and HPRP funds, many of the target numbers outlined by the plan have already been met or exceeded. The CoC continues to make progress toward the ultimate goal of increasing permanent housing beds. Nine (9) new permanent housing beds for chronically homeless persons were developed and four (4) CoC projects were funded for permanent housing beds (HALO VET, HALO RCC VET, TPCP HOAP and STANCO SHOP) which make a total of 35 permanent housing beds under development. As of 2011, there were 156 permanent supportive housing beds in Stanislaus County. The number of chronically homeless individuals, both sheltered and unsheltered, increased from 2009 to 2011. While, the number of homeless households with children decreased, from 185 in 2009 to 100 in 2011, the number of homeless families with children in transitional shelters has increased, from 132 in 2009 to 161 in 2011. The number of unsheltered families with children was greatly reduced, from 365 in 2009 to 192 in 2011. This is partially due to the increase in homeless assistance funds for re-housing homeless persons, with the HPRP Program. The number of sheltered homeless veterans increased, from 25 in 2009 to 43 in 2011, while the unsheltered veterans decreased, from 37 in 2009 to 30 in 2011. This may be due to the Salvation Army's Berberian Transitional Living Facility, which has been working to increase their transitional bed utilization for veterans. Overall Stanislaus County has seen a reduction in homeless count numbers, as indicated during the most recent point-in-time count conducted by the CoC and its partners during the morning of the last Thursday in January 2011, which reported a 20% reduction in homeless individuals since the last count in 2009.

CITY OF CERES OBJECTIVES

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

During this fiscal year the City of Ceres completed the Downtown Infrastructure Project. This project consisted of infill improvements including installation of curb, gutter, storm drain and sidewalks including ADA accessible ramps in the downtown residential area (specific street sections and project scope details outlined in the Summary of CDBG Program Accomplishments City of Ceres Section of this document).

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

DPA Program: The City of Ceres provided first time homebuyers approximately 20% of the purchase price of a home. In Fiscal Year 2011-2012, the City of Ceres provided DPA to two (2) first time home buyers.

CITY OF NEWMAN OBJECTIVES

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

In Fiscal Year 2011-2012, the City completed Phase III of the PQRST, Fresno, and Merced Infrastructure project which consisted of installation of curb, gutter, and sidewalk in the residential area of P, Q, R, S, and T Streets specific street sections and project scope details outlined in the Summary of CDBG Program Accomplishments City of Ceres Newman Section of this document).

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

DPA Program: The City of Newman provided first time homebuyers approximately 20% of the purchase price of a home. In Fiscal Year 2011-2012, the City of Newman provided DPA to two (2) first time home buyers.

CITY OF OAKDALE OBJECTIVES

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

The City of Oakdale has completed the design for the Davitt Street Improvement Project. The project will be completed to two (2) phases and includes asphalt rehabilitation, water main and service replacement, sewer main and service replacement, storm drain improvements, concrete repair, and new ADA pedestrian ramps. The City is currently in the bid process for engineering. Bids for construction will be submitted and selected during the second quarter of Fiscal Year 2011-2012, followed by construction of Phase 1 during the third quarter.

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

DPA Program: The program provides a maximum of $50,000 to first time homebuyers. In Fiscal Year 2011-2012, the City of Oakdale provided DPA to six (6) first time home buyers.

During Fiscal Year 2011-2012, the City of Oakdale constructed Heritage Oaks a fifty (50) unit senior affordable housing project.

CITY OF PATTERSON OBJECTIVES

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

In Fiscal Year 2011-2012 the City of Patterson completed construction of the Downtown Infrastructure project (specific project scope details are outlined in the Summary of CDBG Program Accomplishments City of Patterson Section of this document). This project will be completed in the first quarter of Fiscal Year 2011-2012.

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

DPA Program: The City of Patterson provides DPA Program with HOME, CDBG, and local RDA funds. The program provides a maximum of $30,000 to first time homebuyers. The City provided two (2) DPA loans in Fiscal Year 2011-2012.

The City of Patterson also administers a housing rehabilitation program. In Fiscal Year 2011-2012, the City was able to assist two (2) low income households with rehabilitation loans to assist with health and safety related repairs.

CITY OF WATERFORD OBJECTIVES

INFRASTRUCTURE: To retrofit communities and neighborhoods with public infrastructure.

Analysis and Actions

The City of Waterford and Stanislaus County staff focused on the development and approval of a valid Low/Mod Area (LMA) survey tool to assist in carrying out LMA based infrastructure projects as current Census data disqualifies all areas of Waterford as eligible low income areas. City and County staff were successful in developing a valid tool approved by the HUD field office. As a result, the City of Waterford will carry out two infrastructure projects. Project specifics may be found in Summary of CDBG Program Accomplishments City of Waterford Section of this document).

AFFORDABLE HOUSING: To increase and maintain the supply of affordable housing.

Analysis and Actions

DPA Program: The City of Waterford provided first time homebuyers approximately 20% of the purchase price of a home. In Fiscal Year 2011-2012, the City of Waterford provided DPA to four (4) first time home buyers.

The City of Waterford also administers a housing rehabilitation program. In Fiscal Year 2011-2012, the City was able to assist one (1) low income households with rehabilitation loans to assist with health and safety related repairs.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The Health Services Agency of Stanislaus County is the lead agency for Stanislaus County in the identification, documentation and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Health Services Agency, becomes involved with childhood lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist to determine, if possible, the source of lead exposure. The Stanislaus County Health Services Agency in partnership with the Department of Environmental Resources conducts the investigation of residences where children with elevated levels of lead reside.

Within the Stanislaus Urban County jurisdiction, there were four cases of childhood lead-based poisoning investigated by Stanislaus County in Fiscal Year 2011-2012. The cause of the lead exposure was connected to the housing unit in 3 of these cases. In these cases, the Housing Rehabilitation Program information was given to the household. The cause of the poisoning in the remaining case was not determined.

During the Fiscal Year 2011-2012, the Stanislaus Urban County partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas and the participating jurisdictions. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD-sponsored abatement course protocol). These actions are part of the overall strategy of the CP and will continue in funded housing activities.

HOUSING

Housing Actions

1. Describe Actions taken during the last year to foster and maintain affordable housing.

All participating Stanislaus Urban County jurisdictions have continued to provide and/or acquire funding to continue the provision of affordable housing programs and/or projects such as housing rehabilitation programs, Down Payment Assistance (DPA) programs, and public facility fee deferrals.

Funding from Neighborhood Stabilization Program (NSP), Community Development Block Grant-Recovery (CDBG-R), and Homeless Prevention and Rapid Re-Housing (HPRP) have provided the Stanislaus Urban County new resources for the provision of additional affordable housing opportunities for low and moderate income families and individuals. These programs make it possible to assist families and individuals most affected by the national and local economic crisis.

Progress of Specific Housing Objectives

1. **Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

During the reporting period, the Stanislaus Urban County's various affordable housing programs were able to assist families in acquiring their first home or to enable a family/individual to maintain their affordable home, through the assistance of rehabilitation grants or low interest deferred loans, or loans with payments. Refer to Table 1 (Appendix A) attached to this CAPER for an overview of the Stanislaus Urban County's Accomplishments and Five Year Goals.

2. **Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**

All families assisted under the various Stanislaus Urban County first time homebuyer DPA programs meet the Section 215 definitions of affordable housing. All related program goals were met. Refer to Table 1 (Appendix A) attached to this CAPER for an overview of the Stanislaus Urban County's Accomplishments and Five Year Goals.

Available Resources/Use of Funds

The following are the actions taken during Fiscal Year 2011-2012 in the area of affordable housing:

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

In an effort to maximize the overabundance of vacant single-family properties as a potential resource for affordable housing for moderate, low and very-low income households, The Stanislaus Urban County has been participating in the Neighborhood Stabilization Program (NSP). NSP connects first time homebuyers to DPA and affordable single family homes within the Stanislaus Urban County cities and unincorporated areas of the county. Stanislaus Urban County was awarded a total of $9,744,482 million, under the Housing and Economic Recovery Act (HERA) of 2008, for the purchase of foreclosed or abandoned homes to rehabilitate, redevelop, and resell to first time home buyers with incomes up to 120% of the Area Median Income (AMI). At the end of Fiscal Year 2011-2012, the Stanislaus Urban County had drawn $9,655,760.10 of NSP funds, or approximately 99% of the grant. In addition, the Stanislaus Urban County has drawn $3,467,496.63 of PI for a combined amount of $13,119,978.63. In Fiscal Year 2011-2012, the Stanislaus Urban County was awarded a total of $4,175,947 under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 to expand its Neighborhood Stabilization Program. Stanislaus Urban County drew $277,157.19 of these funds during Fiscal Year 2011-

2012.

During Fiscal Year 2011-2012, the Stanislaus Urban County acquired 10 additional homes through the NSP program. Stanislaus Urban County-wide, 17 first time homebuyers purchase NSP homes in Fiscal Year 2011-2012. The rehabilitation of NSP homes has had an economic benefit to local workers, material suppliers, and small business owners. As of June 30, 2012 a total of 91 NSP homes have been acquired by Stanislaus Urban County members and 57 of those homes have been sold to first time homebuyers.

The Stanislaus Urban County has expended more of its grant than the national average for NSP grantees, and plans to meet the objectives of households and persons benefiting from the program. At the conclusion of this fiscal year, the Stanislaus Urban County had served approximately 66% of the number of households that had been projected in the program plan.

The rehabilitation of NSP homes has had an economic benefit to local workers, material suppliers, and small business owners. The NSP program created or expanded the jobs of approximately 60 local workers of different construction trades. These trades included, but were not limited to: general contractors, HVAC technicians, flooring installers, glazing installers, plumbers, painters, and landscapers. NSP rehabilitation processes included weatherizing homes and installing energy efficient appliances to decrease the energy use of NSP units.

COMMUNITY DEVELOPMENT BLOCK GRANT – RECOVERY (CDBG-R)

The Stanislaus Urban County was awarded $669,134 in Community Development Block Grant-Recovery Program funding under the American Recovery and Reinvestment Act (ARRA) of 2009. Following the intent of the Recovery Act, the Stanislaus Urban County designed a program utilizing CDBG-R funds to modernize and improve energy efficiency and expand educational opportunities within the housing industry. These services are being provided in the form of rehabilitation or retrofitting of NSP acquired units with solar systems and other related energy efficiency improvements. These improvements will help those impacted by the economic downturn by reducing their energy costs and foster energy independence for first time home buyers.

The Stanislaus Urban County CDBG-R Program's initial goal was to retrofit a minimum of twenty (20) Neighborhood Stabilization Program (NSP) housing units with solar systems and other related energy efficiency improvements. To date a total of twenty-two (22) NSP housing units have been retrofitted with weatherization and solar improvements. Currently, four (4) more units are being administered for solar and will be completed during Fiscal Year 2012-2013.

HOMELESS PREVENTION & RAPID RE-HOUSING PROGRAM (HPRP)

The Stanislaus Urban County was awarded $1,023,163 under the American Recovery and Reinvestment Act of 2009 (Recovery Act). The funding is being utilized to prevent individuals and families from becoming homeless and to help those who are experiencing homelessness to be quickly re-housed and stabilized. Since the program began in September of 2009, 436 individuals, made up of 122 households, have received Homeless Prevention assistance and 256 individuals, made up of 102 households, have received Rapid Re-housing assistance. Assistance included case management, housing search and placement, and rental and utility financial assistance. The HPRP program concluded in August of the 2012-2013 Fiscal Year.

In addition to the numbers assisted, out of 365 homeless prevention clients who have exited the program, 353 were stably housed. Out of 210 homeless assistance clients who have exited the program, 187 were stably housed.

One such success story, regarding a homeless assistance client who exited from the program, is Eddie Lopez. Eddie was a participant in HPRP since early December 2009 and had previously been staying at the We Care Emergency Cold Weather Shelter. The HPRP program has given Eddie the opportunity to re-establish permanent housing and move forward with his life. In his words, "Getting your life together is hard when you are living in a shelter." The HPRP program allowed Eddie the opportunity to become proactive in seeking permanent housing and employment. Since his enrollment in the program, Eddie returned to work in early March, has reconnected with his family and is looking forward to walking his daughter down the aisle when she gets married later this year.

DOWN PAYMENT ASSISTANCE (DPA) PROGRAM

Stanislaus County provides a DPA Program for first time home-buyers which provides assistance of up to $50,000. The County utilizes HOME, CalHome, and Wish funds to finance assistance to eligible buyers in the form of low interest silent second loans. During the Fiscal Year 2011-2012, seven (7) DPA loans were funded to qualifying households. The program is designed for low-income households to purchase a home in County unincorporated communities.

The City of Oakdale funds a DPA Program for income eligible households. The City provides up to $50,000 in assistance to first time homebuyers for homes in the City of Oakdale. This program was able to assist two (2) families during Fiscal Year 2011-2012.

The City of Newman funds a DPA Program for income eligible households. The City provides up to $40,000 in assistance to first time homebuyers for homes in the City of Newman. This program was able to assist two (2) families during Fiscal year 2011-2012.

The City of Patterson funds a DPA Program for income eligible households. The City provides up to $30,000 in assistance to first time homebuyers for homes in the City of Patterson. The program assisted one (1) eligible family during the Fiscal Year 2011-2012.

The City of Ceres funds a DPA Program for income eligible households. The City provides up to $80,000 in assistance to first time homebuyers for homes in the City of Ceres. This program was able to assist one (1) family during Fiscal Year 2011-2012.

The City of Waterford funds a DPA program for income eligible households. The City provides up to $30,000 in assistance for first time homebuyers in the City of Waterford. This program began Fiscal Year 2011-2012. This program was able to assist four (4) families during Fiscal Year 2011-2012.

HOUSING REHABILITATION PROGRAM

The Stanislaus Urban County funds their own respective Housing Rehabilitation Programs in partnership with the HACS. This program is available to homeowners who need assistance with the costs of repairing emergency health and safety issues into their homes. Repairs and improvements may include but are not limited to

items such as handicap ramps, restroom grab bars, plumbing repairs, new roofs, and HVAC repairs. The amount of assistance varies depending on the health and safety repairs needed. In cases where the cost to rehabilitate the home exceeds 75% of the value of the home, a rebuild of the home is recommended.

This program only assists owner-occupied housing units and is available to residents of Stanislaus Urban County communities that have an active program (Stanislaus Unincorporated Areas, Waterford, and Patterson). This fiscal year, a total of six (6) households, Stanislaus Urban County-wide were approved for assistance to conduct health and safety home repairs through this program.

MULTI-FAMILY HOUSING DEVELOPMENT

Since 2005 there have been two high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Oakdale and one is located within the City of Patterson. In addition to these two developments, the Stanislaus Urban County also acquired a multi-family unit in the City of Waterford. The multi family unit will be replaced with a multi-family senior housing complex through the Neighborhood Stabilization Program and City of Waterford funds and the units will be rented to low income seniors. The management of this complex will be conducted by the HACS. The Urban County also acquired a 3 acre vacant lot through the NSP. The Urban County and the City of Oakdale have been in negotiations with an affordable housing developer to develop a multi-family housing project on this lot.

Efforts to Address "Worst-case" Housing Needs

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

In efforts to address "worst-case" housing needs and housing needs of persons with disabilities, the Stanislaus Urban County partners with organizations such as the HACS and Disability Resource Agency for Independent Living (DRAIL). Project Sentinel and DRAIL work closely with one another through client referral to ensure individuals with disabilities are not suffering from discrimination related to housing. In addition, Catholic Charities Senior Assisted Transportation program and the ARC's Senior Meals program provide food delivery services and transportation services to home bound seniors and persons with disabilities who would otherwise be unable to access services. Throughout the Fiscal Year 2011-2012, 6,386 individuals with disabilities received food assistance, shelter, housing or case management services through agencies that received CDBG Public Services or ESG funds from Stanislaus County.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

The Stanislaus Urban County actively partners with the CoC in all activities related to improving public housing and resident initiatives. During past fiscal years, Stanislaus Urban County cities have partnered with HACS to rehabilitate public housing units.

The HACS is the largest landlord of multi-family and single household public housing units for the lower income population of Stanislaus County. The HACS is committed

to provide decent affordable housing to its residents and in doing so; the HACS keeps public housing units in favorable conditions so that its residents have a safe and healthy living environment. During Fiscal Year 2009-2010, the HACS had a total of thirteen (13) public housing modernization projects. Modernization activity included from replacement of windows with new energy efficient units, re-roofing, interior improvements, installation of new energy star rated appliances, and replacement of outdated HVAC systems with high efficiency Energy Star rated systems.

Public housing improvements were conducted at different sites throughout Stanislaus County which include: Riverbank, Patterson, Westley, Hughson, Turlock, Ceres, and Modesto. HACS was able to fund these improvements on a total of 662 housing units, via American Recovery and Reinvestment Act and HUD Capital Fund Program funds.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

The changed economic circumstances confronting the Stanislaus Urban County, especially those affecting homeownership and rental housing markets, must be viewed as potential threats to fair housing choice. Clearly, vacancy rates in single-family dwellings have been rising rapidly throughout the County as more and more homes have gone into foreclosure or been abandoned, while the number of properties teetering on the verge of delinquency and default remains high.

In response to the foreclosure crisis in the Northern San Joaquin Valley, there have been local efforts to address the crisis. In partnership with local, state, federal, and private entities the County and some Stanislaus Urban County cities have been involved in the efforts to assist homeowners that are in foreclosure and/or at risk of foreclosure. Stanislaus County staff regularly attends Northern California Housing Counseling Network meetings to learn about the resources available to people facing foreclosure. This allows Stanislaus County staff to provide information and referrals to individuals seeking assistance of this sort.

1. Assessment of Relationship of HOME Funds to Goals and Objectives
   a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Stanislaus Urban County participating jurisdictions are members in the City of Turlock/Stanislaus County HOME Consortium. As the lead agency, the City of Turlock administers the HOME program and reports the partnering jurisdictions' activities in the HOME Consortium's CAPER.

ADDRESSING HOMELESSNESS

1. Identify actions taken to prevent homelessness.

Throughout this Fiscal Year, Stanislaus Urban County continued to implement the HPRP program, provide funding to the Community Housing and Shelter Services Agency (CHSS), who utilizes ESG funds to provide homeless prevention services, and staff worked closely with the CoC, homeless service providers, the City of Modesto,

and the City of Turlock to prepare for the new ESG regulations, including the second Fiscal Year 2011-2012 allocation, as amended by the HEARTH Act.

The Community Housing & Shelter Services, provided rental assistance to 197 individuals, made up of 68 households, at-risk of homelessness. We Care and the Children's Crisis Center also continued to implement the HPRP program throughout the Fiscal Year 2011-2012, serving 105 individuals, made up of 33 households. Each of these homeless prevention programs connects clients to case managers who work with each household to develop a goal oriented housing action plan, which centers on identifying and connecting clients with any needed services such as TANF, Food Stamps, Veteran's Benefits, budgeting, job training, employment opportunities, etc. Although the HPRP program concluded in August 2012, revised ESG regulations allow for the program to continue throughout the Fiscal Year 2012-2013, at a much more limited scale.

The Center for Human Services provided utility assistance payments to 379 individuals residing in the communities of Patterson, Newman, Ceres and Oakdale. This emergency assistance allowed households struggling with the decision to either pay rent or utilities, to stabilize their housing situations and remain in their current housing.

The Children's Crisis Center's Marsha's, Guardian and Cricket's House facilities utilized ESG and CDBG Public Service funds to operate a daycare and shelter facility for infants, toddlers and children at-risk of homelessness. In conjunction with HPRP funds, the facility provided parents case management services, allowing them to find and maintain jobs, housing and other necessary services. Throughout the Fiscal Year 2011-2012, the Guardian House shelter facility served 90 adults and youth, the Cricket's House shelter facility served 142 children and adults, and Marsha's house served 63 infants and toddlers who were either homeless or were at-risk of homelessness with ESG funds.

The Stanislaus Urban County partnered with five (5) homeless service providers through the Emergency Solutions Grant Program. A more detailed description of what each ESG funded program accomplished is provided under ESG Program Performance section of this document.

Additionally, Stanislaus Urban County staff worked closely with the CoC, made up of representatives from the City of Modesto, the City of Turlock, the Housing Authority of the County of Stanislaus (HACS), Stanislaus County Behavioral Health and Recovery Services (BHRS), Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers, to draft Emergency Solutions Grant Policies and Procedures.

The ESG Sub-committee, of the CoC, has met throughout the Fiscal Year with the goal of integrating lessons learned from the HPRP program into common practices for intake, data collection and assessments for the revised Emergency Solutions Grant program.

The Homeless Management Information System (HMIS) Sub-committee, of the CoC, has worked diligently throughout the Fiscal Year to improve the data quality of the current HMIS system and to evaluate the current HMIS Policies and Procedures. Commitments have been made for non-HUD funded homeless service providers to enter into HMIS, which will allow the CoC's homeless data collection to act as a much

more valuable tool for tracking individuals patterns into and out of homelessness. Improving data quality will allow funding to be prioritized based on trends of homeless populations within Stanislaus County.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

The Stanislaus Urban County partnered with We Care, and the Children's Crisis Center in efforts to help homeless persons and families make a transition to permanent housing and independent living. With the use of Homeless Prevention and Rapid Re-Housing Program (HPRP) grant funds, both the chronically homeless populations and temporarily homeless households were provided the opportunity to be placed into permanent housing. While enrolled in the program, case managers work with each household to set goals and work on a housing action plan in order to identify and connect with any needed services such as Temporary Assistance for Needy Families (TANF), Food Stamps, Veteran's Benefits, future employment opportunities, etc. Since the program began in September of 2009, 256 individuals, made up of 102 households, have received Rapid Re-housing assistance. The HPRP program concluded in August of the 2012-2013 Fiscal Year. Out of 210 homeless assistance clients who have exited the program, 187 were stably housed.

Agencies funded under the HPRP program were also awarded Emergency Solutions Grant (ESG) funds through a competitive grant application process. ESG funds were utilized to provide emergency and transitional shelter to homeless individuals and households. Clients that show progress and motivation toward self-sufficiency receive extended case management in conjunction with HPRP funds to assist in the placement of job and permanent housing placement.

We Care of Turlock, provides emergency shelter to chronically homeless adult males during the worst winter months. Case Managers work with these individuals on a plan for self-sufficiency. During Fiscal Year 2011-2012 a total of 138 individuals were sheltered at the We Care facility. Many entering the emergency shelter were permanently housed through the HPRP program.

The Children's Crisis Center's Marsha House facility utilized ESG funds to operate a daycare and shelter facility for homeless infants and toddlers, and for infants and toddlers at-risk of homelessness. Through the facility and with HPRP funds, parents receive case management services, allowing them to find and maintain jobs, housing and other necessary services. Marsha's House shelter facility served 63 infants and toddlers throughout the 2011-2012 Fiscal Year

Through their Berberian Transitional Living Facility, the Salvation Army assisted 70 homeless individuals, throughout the 2011-2012 Fiscal Year; begin the process of transitioning from homelessness to permanent housing. With a total of 40 beds available for up to 24 months per client, their transitional program aims to assist clients in meeting the three goals as set by HUD: 1) obtain and remain in permanent housing; 2) increase their skills and/or income; and 3) achieve greater self-determination. These program components are designed to provide the "next step" in the continuum of care for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. In addition to housing accommodations and three meals a day, The Salvation Army provided extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting,

landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening; assistance accessing government benefits; assistance accessing permanent housing; substance abuse recover supports and transportation assistance. The program plans to accomplish introducing homeless individuals to a place where they can learn skills, gain income, receive assistance that will enable them to transition from homelessness to obtaining and remaining in permanent housing with case management and skills training.

Family Promise provided transitional shelter for families in combination with intensive case management, job search and transportation assistance, and general resource and referrals. This program sheltered 66 individuals throughout this Fiscal Year.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

The following chart indicates the resources acquired through the Stanislaus Housing and Support Services Collaborative (also referred to as the Continuum of Care) through from the Homeless SuperNOFA to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

Turlock / Modesto / Stanislaus

Program	Source	Amount Received
Berberian Transitional Housing Program	SHPR	$100,000
Pathways-Support Services Only	SHPR	$42,879
Turning Point Affordable Housing Project	SHPR	$97,292
Stanislaus Homeless Collaborative	SHPR	$95,313
Shelter plus Care 7 2011 Renewal	S+CR	$126,720
Shelter plus Care 6 2011 Renewal	S+CR	$243,744
Shelter plus Care 1-4 2011 Renewal	S+CR	$592,620
Permanent Housing #1	SHPR	$90,682
Miller Pointe SPC PRA 2011 Renewal	S+CR	$145,440
Homes for Homeless	SHPR	$88,247
HALO Housing 2011	SHPR	$118,333
HALO Homes 2011	SHPR	$190,017
Pathways	SHPR	$77,500
Families in Transition	SHPR	$68,341
HALO 4 2011	SHPR	$156,929
		Total: $2,234,057

SHP: Supporting Housing Program
SHPR: Supporting Housing Program Renewal

S+CR: Shelter Plus Care Renewal

4. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

As described above, the Stanislaus Urban County partnered with the We Care Program, the Children's Crisis Center's Marsha's House, Family Promise and the Salvation Army's Transitional Living Facility to address emergency and transitional housing needs of homeless individuals and families. Many of these clients were then entered into the HPRP program and became stably housed.

The Homeless Management Information System (HMIS) Sub-committee, of the CoC, has worked diligently throughout the Fiscal Year to improve the data quality of the current HMIS system. Commitments have been made for non-HUD funded homeless service providers to enter into HMIS, which will allow the CoC's homeless data collection to act as a much more valuable tool for tracking individuals patterns into and out of homelessness. Improving data quality will allow funding to be prioritized based on trends of homeless populations within Stanislaus County.

5. Assessment of Relationship of ESG Funds to Goals and Objectives

a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the CP.

Needs, goals, and specific objectives established in the CP include: Education and Outreach, Partnerships, Prevention and Supportive Services, and Vocational and Employment Training. The following is a summary of activity in each area:

EDUCATION AND OUTREACH

In order to better serve the homeless population outreach is required by service providers. Most agencies that deal with the homeless population are non-profits and community groups. The Stanislaus Urban County awarded grants to non-profit homeless service providers that among other services, provided education and outreach to the general public, homeless population, and public agencies. Services to be provided by awarded agencies are announced in the Annual Action Plan which is shared with multiple stakeholders at Municipal Advisory Committees, local homeless action committees as well as at city public review meetings for comment and input. In addition, as funding and time/staffing capacity allows the County publishes a public services pamphlet every year highlighting the services available through our ESG funded programs.

PARTNERSHIPS

The Stanislaus Urban County is involved with collaboration service providers, community groups, and partnerships throughout the County. By creating and retaining partnerships, the Stanislaus Urban County has been better able to provide services to communities and agencies.

The County and other local jurisdictions coordinate with local service providers in the area to improve homeless services by communicating upcoming events and available services at a number of local collaborative meetings; including the Stanislaus County Housing and Supportive Services Collaborative (SHSSC), the Ceres Collaborative and the Turlock Collaborative. By allowing a regular open forum for networking, providers and administrators of ESG funds are able to identify homeless service gaps and to discuss solutions to homeless service issues in the area.

Stanislaus County staff continually collaborates with the City of Modesto and the City of Turlock staff on the ESG & CDBG Public Services application process, as well as on common data collection and reporting forms. The HPRP Sub-committee also provides a forum to communicate issues and identify shared solutions regarding the implementation of the County, City of Modesto and City of Turlock's HPRP programs.

On a regional level, Stanislaus Urban County staff attends quarterly Northern California/Central Valley Homeless Roundtable meetings where issues of the implementation, state and federal regulations and strategic planning for homeless programs are shared and discussed.

PREVENTION AND SUPPORTIVE SERVICES

The Stanislaus Urban County awarded ESG and HPRP grants to several service providers such as Community Housing and Shelter Services (CHSS), We Care, Salvation Army, Catholic Charities and Children's Crisis Center, all of which provide prevention and supportive services. The agencies provided services such as permanent housing search, employment training and placement, and mental health referrals. Utilized in conjunction with HPRP grant funds, these agencies have made great improvements in their outreach, intake & resource & referral processes to help persons at risk of becoming homeless and who were homeless to find and maintain permanent housing.

Homeless prevention activities are provided by various non-profits within the community. These non-profits accept referrals from publicly funded institutions that would otherwise have to release very-low income individuals onto the streets, with nowhere to reside upon release. These non-profits such as Community Housing and Shelter Services regularly attend P.A.C.T. meetings to assist those leaving incarceration in their quest to find stable housing.

VOCATIONAL & EMPLOYMENT TRAINING

The Stanislaus Urban County's CDBG-R funds designed a program utilizing CDBG-R to modernize and improve energy efficiency and expand educational opportunities within the housing industry. These services are being provided in the form of rehabilitation or retrofitting of Neighborhood Stabilization Program (NSP) acquired units with solar systems and other related energy efficiency improvements. These improvements will help those impacted by the recession by reducing their energy costs and foster energy independence for first time home buyers.

The Stanislaus Urban County's CDBG-R program has a goal of retrofitting a minimum of twenty (20) Neighborhood Stabilization Program (NSP) housing units with solar systems and other related energy efficiency improvements. To date a total of 22 NSP housing units have been retrofitted with weatherization and solar system improvements. Program activity will continue and be completed during Fiscal Year 2012-2013.

b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

The Stanislaus Urban County participating jurisdictions are members of the CoC (also known as the Housing and Support Services Collaborative of Stanislaus County). At the local level, this collaborative provides the most comprehensive analysis of the homeless population and service availability in Stanislaus County. This collaborative

is comprised of the HACS, Community Housing and Shelter Services, Behavioral Health and Recovery Services, Center for Human Services, We Care, Children's Crisis Center, the City of Turlock, the City of Modesto, faith-based organizations, and over a dozen service providers.

One of purposes of the CoC Collaborative is to fund projects that assist homeless persons in self-sufficiency and permanent housing. Funds may be allocated through a competitive process and used for the Supportive Housing Program (SHP) and Shelter Plus Care.

The CoC System consists of three components. They are:

1) Emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs; or,
2) Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training; or,
3) Providing permanent supportive housing arrangements. ESG funded projects are related to the CoC System as they provided emergency shelter while working on identifying needs of the homeless (We Care Program), offered transitional housing and necessary social services (Redwood Family Center), and provided permanent supportive housing arrangements (Community Housing & Shelter Services – Homeless Prevention Program).

The Emergency Solutions Grant (ESG) Program is intended to supplement state, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people. The purpose of ESG funds is to help operate these facilities, to provide essential support services to residents, and to help prevent at-risk families or individuals from becoming homeless. The following are the five categories of eligible activities and their relative percentage caps of total ESG funds:

- Rehabilitation/Renovation/Conversion (no cap)
- Essential Services (30%)
- Operational Costs (10%)
- Homeless Prevention Activities (30%)
- Administrative Costs (5%)

During the Fiscal Year 2011-2012, Stanislaus Urban County's ESG funds included $103,594 for Operational, Essential, Prevention and Rehabilitation costs and $5,452 for administrative funds.

Funds were set aside to allow non-profits and service providers to apply through a competitive process for ESG grants. Funds must be utilized to assist eligible Stanislaus Urban County residents within the framework of HUD approved ESG activities. Grant applications were made available in a CDBG/ESG Technical Workshop, which was held on November 17, 2010. Applications received were reviewed and scored by a committee consisting of four (4) representatives from the Stanislaus Urban County (from four of five participating cities), a representative from the County's CEO office, and a representative from the County's Behavioral Health and Recovery Services office and County's Planning and Community Development. The top scoring applications were then presented to the County Board of Supervisors for final approval.

A total of five (5) programs, including two (2) emergency homeless shelter facilities, two (2) transitional shelter facilities, and one (1) homeless prevention and assistance provider, received funds during the Fiscal Year to provide ESG services throughout the County. Fiscal Year 2011-2012 ESG recipients utilized approximately $1 million in matching funds from other public and/or private sources to ensure successful programs. Out of the total 544 individuals served by the five (5) programs funded with ESG funding during the Fiscal Year 2011-2012 the following were served within each Stanislaus Urban County area:

Ceres	79
Newman	4
Oakdale	14
Patterson	19
Waterford	1
Salida	13
Empire	2
Keyes	32
Denair	2
South Modesto	61
Other unincorporated areas	317
Total	**544**

6. Matching Resources

a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

Under the Emergency Solutions Grant (ESG) Program, match funding is required to be provided for all ESG grant amounts paid out. The following is a breakdown of the match funding by type provided for ESG activities funded during the 2011-2012 Fiscal Year:

Federal Funds	$505,095
State/Local Funds	$238,200
Private Funds	$263,254
Other Funds	$5,500
Total Match Funds	**$1,012,049**

7. State Method of Distribution

a. States must describe their method of distribution and how it rated and selected its local government agencies and private non-profit organizations acting as sub recipients.

Not Applicable.

ESG PROGRAM PERFORMANCE

8. Activity and Beneficiary Data

A. Completion of attached Emergency Solutions Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

B.

Organization Name	Program / Project	Essential Services	Operational Costs	Homeless Prevention	Renovation / Rehabilitation	Total
Children's Crisis Center	Marsha's House	$12,442	$2,200		$9,577	**$24,220**
Community Housing and Shelter Services	Homeless Prevention	$7,850		$32,713		**$40,563**
Family Promise	Shelter for Homeless Families	$12,420	$6,480			**$18,900**
Salvation Army	Berberian Transitional Living Facility		$8,942 (Security)			**$8,942**
We Care Program	Emergency Winter Shelter Security		$2,224 $8,745(Security)			**$10,969**
Stanislaus County	Administration					**$5,452**
Total		**$32,713 (30%)**	**$10,904 (10%) $17,687** (Security)	**$32,713 (30%)**	**$9,577**	**$109,046**

The following is a summary of ESG program grantees, including their grant funds awarded and expended, their HUD issued IDIS activity number, and a brief description of what they accomplished throughout the 2011-2012 Fiscal Year:

STANISLAUS COUNTY

ESG Administration

Activity 435

Grant Funds Awarded $5,452
Grant Funds Expended $5,452

ESG funds were used to pay for administration costs for Stanislaus County staff involved with the program. This includes, but is not limited to time that is devoted to the coordination and administration of the ESG program, preparation for implementation of the revised Emergency Solutions Grant program, and Homeless Management Information System (HMIS).

CHILDREN'S CRISIS CENTER

Marsha's Protective Infant / Toddler Project

Activity 425

Grant Funds Awarded $24,220
Grant Funds Expended $24,220

This project provided shelter and specialized care to 63 low-income high-risk infants and toddlers, made up of 46 households, living in Newman, Crowslanding, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs were attended to by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff provided families with crisis counseling, resource identification, referral services, and parent education.

Out of the 63 individuals served through this program, 44 participants were members of a single parent female head household. Two (2) households were provided housing stabilization and relocation services and were entered into the Homeless Prevention and Rapid Re-housing Program.

COMMUNITY HOUSING AND SHELTER SERVICES

Homeless Prevention Program

Activity 426

Grant Funds Awarded $40,563
Grant Funds Expended $37,213

This program provided rental assistance to 68 households, made up of 78 individuals who were at-risk of homelessness and 119 homeless individuals who were re-housed. Each participating household receives case management in combination with short-term rental assistance. Of the 197 individuals served throughout the 2011-2012 Fiscal Year, 31 were victims of domestic violence, 54 were connected to employment, 26 were disabled, and 6 were 62 or over. The Community Housing and Shelter Services will continue to draw down their remaining funds throughout the first quarter of Fiscal Year 2012-2013.

FAMILY PROMISE OF GREATER MODESTO

Shelter Services for Homeless Families

Activity 427

Grant Funds Awarded $18,900
Grant Funds Expended $18,900

Family Promise of Greater Modesto provided transitional shelter to 14 homeless families, made up of 66 individuals, with the support of a network of multi-denominational churches. Participants received food, overnight accommodations, case management, and access to a Day Center which included showers and laundry facilities, phone and internet access and transportation to and from the shelter location. Weekly group meetings provided participants crucial Life Skills training to assist them in moving out of homelessness. Out of the 14 families served, 8 successfully found permanent housing.

SALVATION ARMY

Berberian Transitional Living Facility

Activity 432

Grant Funds Awarded $8,942
Grant Funds Expended $3,816

The Berberian Transitional Living Facility assisted 70 homeless individuals throughout the 2011-2012 Fiscal Year, beginning the process of transitioning individuals from homelessness to permanent housing. In addition to housing accommodations, which includes 40 available beds (20 for VA and 20 for non-VA) for up to 24 months, to program provided clients three meals a day, extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting, landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening; assistance accessing government benefits; assistance accessing permanent housing; substance abuse

recover supports and transportation assistance. Approximately 60% of all participants in the transitional shelter originally stayed in the Salvation Army's emergency shelter. Of the total 70 individuals served, 56 were veterans, 30 were chronic substance abusers, 4 were victims of domestic violence, 22 were persons with disabilities, and 9 had severe mental illness. This program began operating in Fiscal Year 2010-2011 and has an overall program goal to permanently re-house 70% of all of participants upon completion of the 24 month long program.

WE CARE
Emergency Cold Weather Shelter

Activity 428

Grant Funds Awarded $10,969
Grant Funds Expended $10,969

Throughout the 2011-2012 Fiscal Year, the We Care Program (WCP) program provided emergency shelter during the coldest months of the winter to 138 chronically homeless men over the age of 18. The WCP's Cold Weather Shelter operated from December 1, 2011 to March 31, 2012; seven days a week from 6:30 p.m. to 8:00 a.m. Volunteers provided participants nutritious meals each evening. Out of the total 138 individuals served, 8 were elderly, 51 were persons with disabilities, and 1 was successfully re-housed through the HPRP program.

Homeless Discharge Coordination

c. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

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

Representatives from BHRS and the CSA regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care

reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sherriff's and Probation Departments to develop a coordinated discharge policy.

Stanislaus County's has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long term plan is emancipation. These procedures are required by both the State and Federal governments. Stanislaus County develops a 90 day transition plan that includes a housing component. Procedurally, a lead officer receives a list of those eligible minors from the case officers and he works with the case officer, minor, family, and any service providers to develop the plan prior to the minor's last status review (usually at 18 years old). 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.

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 in which several programs have participated in the past including Solidarity, Teen Challenge, and Gospel Mission.

COMMUNITY DEVELOPMENT

1. **Assessment of Relationship of CDBG Funds to Goals and Objectives**
   a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the CP, particularly the highest priority activities.**

The priorities for "Non-Housing Community Development Needs" identified in the CP are public infrastructure 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. As a result of these improvements, residents of the surrounding project area enjoy an improved quality of life.

Through the 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 families or individuals. In Fiscal Year 2011-2012, a total of twenty (20) public service programs were awarded $269,154. Approximately 60,000 individuals received a form of service through the funded agencies. Funded services ranged from meal and shelter for low-income children to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the individuals served.

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Activity during the fifth year (this CP is a five year plan) of the CP cycle has met or exceeded the goals set by the community and Stanislaus County staff within the Stanislaus Urban County Entitlement area. The funds used to provide affordable housing, however, were non-CDBG funds. The funding sources used to further the Stanislaus Urban County's affordable housing goals included but were not limited to HOME, CalHome, and redevelopment. In Fiscal Year 2011-2012 the Stanislaus Urban County members provided a total of 33 low income households with assistance through its affordable housing programs such as housing rehabilitation and down payment assistance.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

All Entitlement funds utilized in projects and programs served those of extremely low, low, or moderate-income. In particular, CDBG Public Service Program funds served over 40,000ersons within these income groups received assistance through the Stanislaus Urban County Public Services Program.

2. Changes in Program Objectives

a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

One area in which there is a slow shift in program objectives is workforce development towards economic development opportunities (lack of program verified quantifiable jobs resulting from the participant's acquisition of the workforce development program skills). The Stanislaus Urban County's goal has been to expand technology training opportunities throughout the County unincorporated areas and within the boundaries of the five partner Cities.

The primary reason for this change in methodology is a result of seeing a need for the population to receive the skills necessary for them to receive a livable wage to provide for their needs. Workforce Technology Development (T3) training was expanded this Fiscal Year 2011-2012 into the City of Waterford and as well as the City of Ceres. The Economic Development Pilot Project is also an attempt to address this changing program objective workforce development and economic development opportunities.

3. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Stanislaus Urban County staff actively pursues state and federal funding sources for all programs that are offered as well as offering incentives for public service programs to provide local leverage to help sustain their program as demand for services grow. During the past three Fiscal Years Stanislaus County staff was successful in securing $2,350,000 in CalHome funds to use in combination with HOME and local redevelopment funds. Stanislaus County staff was also successful in

securing $1,000,000 in Prop 84 Planning Incentive Grant funds to complete a Stanislaus County Regional Sustainability Toolkit, in collaboration with the County and all nine (9) incorporated cities. The grant funds will allow all jurisdictions within the County to collaboratively develop planning documents that layout greenhouse gas reduction strategies and create a nexus with the upcoming Neighborhood Revitalization Strategy Area (RS) in the Airport Neighborhood (reference Fiscal Year 2012-2013 Annual Action Plan for additional information: http://www.stancounty.com/planning/cdbg/archive/Other/Neighborhood-revitalization-2012-2017.pdf

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

All certification requests submitted to Stanislaus County staff for consideration and acknowledgement that their program is consistent with the CP were reviewed and compared with the CP document and reviewed again by a second Stanislaus County staff person for consensus. To date all requests for certifications have met consistency standards and have been approved by the Stanislaus Urban County.

Stanislaus Urban County staff meet and exceed all public noticing requirements and also attend many community meetings (that include but are not limited to the following: Housing & Support Services Collaborative, various Municipal Advisory Committee meetings, community meetings throughout Stanislaus Urban County jurisdictions, City Council meetings, Board of Supervisor meetings, Services to Older Adults Advisory Council (STOAAC) meetings, Mental Health Services Act (MHSA) Stakeholder Committee meetings, and other various community meetings) throughout Stanislaus Urban County to assure that Stanislaus Urban County staff does not hinder implementation of the CP and stays in touch with the needs of the target population. Also, noticing is provided in Spanish and Spanish interpretation services are provided upon request.

Summary of CDBG Program Accomplishments

A summary of the accomplishments by jurisdiction for the Stanislaus Urban County is contained in this section of the CAPER. All projects included in the 2011-2012 Annual Action Plan were scheduled for implementation during that fiscal year. However, there were some projects (e.g. extensive infrastructure) that require funding from multiple years in order to complete. Preliminary work was begun in the year that the projects were initially funded.

STANISLAUS COUNTY

Planning and Project Administration

Activity # 384

$376,815 Funds Budgeted
$267,646 Funds Expended*

CDBG funds were used to pay for administration costs for Stanislaus County staff involved with the program. Time that is devoted to the implementation or project planning by the jurisdictions and public agencies on behalf of the CDBG program are eligible for reimbursement. Remaining funds will be rolled over into Stanislaus County's Fiscal Year 2012-2013 infrastructure project(s).

Fair Housing Program

Activity # 386

$29,496 Funds Budgeted
$29,496 Funds Expended

Stanislaus County contracted with Project Sentinel to provide fair housing services that enabled and empowered members of the community to have open and informed housing opportunities and to overcome housing discrimination. This is accomplished by in-depth conciliation/mediation, and when necessary, litigation. The main objective of the agency is to raise the level of awareness of fair housing rights and responsibilities among home seekers, owners, managers, and the general public.

During the fiscal year, Project Sentinel provided information and referral services to 518 individuals. The agency's fair housing consultation and investigation services assisted 89 unduplicated Stanislaus County residents during the 2011-2012 funding year. Services provided for these cases included testing, canvassing, statistical analysis, witness interviews and counseling. Of the 26 cases that were opened, seventeen (17) were handicap/disability related; two (2) were race related; one (1) was related to family status; one (1) was related to gender; and five (5) were related to source of income. Thirty-eight (38) tenant-landlord cases were opened during the 2011-2012 Fiscal Year. Forty-five (45) tenant-landlord cases were successfully counseled and educated in fair housing and/or reached conciliatory agreements. The Fair Housing hotline received a total of 202 tenant-landlord and fair housing calls during the year. In addition, twenty-two (22) Fair Housing presentations were conducted to client groups or other agencies. Tester training and recruitment was conducted throughout the year as needed. Also, throughout the year, the agency attended and participated in numerous community activities, meetings, and presentations where educational materials, fair housing literature, agency flyers, or business cards were distributed to the attendees or left at sites for public display. Out of the total 518 individuals served by Project Sentinel during the Fiscal Year 2011-2012 the following were served within each Urban County area:

Ceres	108
Newman	36
Oakdale	109
Patterson	89
Waterford	11
Salida	28
Empire	10
Keyes	15
Denair	17
Hickman	4
Other unincorporated areas	91
Total	**518**

Analysis of Impediments to Fair Housing

Activity #387

$8,500.00 Funds Budgeted
$8,500.00 Funds Expended

The Analysis of Impediments (A.I.) was updated during Fiscal Year 2011-2012. The AI sought to identify any obstacles/impediments to fair housing choice through a comprehensive review and analysis of policies, procedures and practices, in both the public and private sectors and the Urban County member jurisdictions. These included but were not limited to land use, lending, complaint referrals, advertising, and housing affordability. Demographic information such as income, housing stock and geographic concentration of ethnic groups was also reviewed.

Empire Infrastructure Project – Phase 1B

Activity # 385

$571,908 Funds Budgeted
$ 0 Funds Expended*

With the completion of Empire Phase 1A Storm Drainage Infrastructure project in Fiscal Year 2010-2011, the County considered the possibility of conducting future phases, which will require attachment to a Modesto Irrigation District (MID) Storm Drainage Outfall located adjacent to the Town of Empire off of Santa Fe Road. Future project phases would not be part of the current self-contained system (Phase 1A).

The County is currently waiting on MID's completion of environmental certification relating to the Outfall.). Once the environmental certification is completed, Stanislaus County will conclude the CEQA and NEPA process for remaining phases of the Empire Storm Drain project. The State of California Governor's most recent actions eliminating redevelopment agency funds that would have leveraged our CDBG Entitlement resources will cause additional delays of future phases. The final consideration related to project delay is the need for the community to raise funds to conduct a Community Service District or Area vote to determine if the public is willing to assess themselves for the ongoing operations and maintenance of the storm drainage improvements. Once all of these items have been addressed, the community may reconsider project eligibility in a future FY.

It is likely that unutilized funds for this project will be reallocated to the FY 2012-2013 Annual Action Plan (AAP) for the construction of Phase I of either the Parklawn Neighborhood or Airport Neighborhood sewer mainline project. Both of these communities are experiencing septic tank and leeach line failures that pose considerable health and safety related risks to the community. Construction of Phase I is due to begin Spring 2013.

Stanislaus County T3 Program

Activity #388

$56,229 Funds Budgeted
$49,280 Funds Expended*

This program provided job and career development opportunities to low and moderate income residents within the Stanislaus Urban County communities. The Targeted Technology Training Program (T3) conducted training sessions 2-3 times weekly throughout the low-income areas of the community. A total of 1201 individuals were served in the Stanislaus Urban County jurisdictions participating in this program.

The T3 classes range from learning basic computer terminology and troubleshooting to Internet basics and word processing for beginners. Intermediate-level classes in spreadsheets, databases, and web design have been added to assist those preparing

for more challenging work assignments. The program is offered in both English and Spanish language. A strong relationship with Computer Tutor, a private computer software training provider, ensures that qualified instructors and professionally developed curriculum are at the core of each class.

T3 has found a way to reach out to those who are falling further behind in technology awareness by providing them with a way to become more competitive in the work force. T3 instills, on those who attend workforce classes, a boost of confidence and accomplishment, which serves as an important catalyst for further self-improvement and a more competitive employability.

Stanislaus County Economic Development Program

Activity #389

$17,229 Funds Budgeted
$ 9,147 Funds Expended

The program was designed as a second step in the Urban County's Workforce Technology Development (T3) Program by seeking to provide entrepreneurial opportunities to qualified individuals, through a partnership with the Stanislaus County Alliance Worknet, the T3 Program, and a local non-profit or government agency. This program placed the eligible participant within a non-profit or government agency to assist the participant in developing the necessary knowledge and skills to start a career of their own. Out of a total of four (4) program participants, three (3) have exited the program, one (1) of which was hired as a full-time permanent employee. The remaining participant is scheduled to become a permanent hire upon completion of the program.

CITY OF CERES

Project Administration

Activity #390

$17,229 Funds Budgeted
$ 225 Funds Expended*

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County staff for verification and processing. Due to City budgetary cuts and restraints, a majority of staff related activity was undertaken by partnering Stanislaus County staff. Remaining funds will be rolled over into Ceres' Fiscal Year 2012-2013 infrastructure project(s).

Downtown Infrastructure Project

Activity #339

$ 0 Funds Budgeted
$523,162 Funds Expended*

No Fiscal Year 2011-2012 funds were used. Funds expended were from previous years' allocations. The City of Ceres completed construction of the Downtown Infrastructure Project in Fiscal Year 2011-2012. This project consisted of the following: Replacement of 1,304 linear feet of water main line, 1,162 linear feet of curb infill, 10,730 square feet of sidewalk infill, installation of 9 ADA curb ramps, installation of 22,730 square feet of new paving, and 58,468 square feet of street overlay.

Photos reflect before and after work in downtown residential streets lacking curb, gutter, storm drain, sidewalks, and ADA ramps in Ceres.

FY 2011-2012 Infill Infrastructure Project

Activity #391

$203,657 Funds Budgeted
$ 35,146 Funds Expended*

The City of Ceres conducted engineering and design for its Infill Infrastructure Project during this fiscal year. The city's goal in Fiscal Year 2011-2012 was to complete the Downtown Infrastructure Project, therefore only conducted engineering and design on this project in order to begin construction in early Fiscal Year 2012-2013. The project was awarded in June 2012. Construction is scheduled to start in August 2012 and conclude by the end of October 2012.

CITY OF HUGHSON

Project Administration

Activity #393

$17,229 Funds Budgeted
$ 2,988 Funds Expended*

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County staff for verification and processing.

Pine Street Infrastructure Project

Activity #394

$109,204 Funds Budgeted
$ 4,090 Funds Expended

The City of Hughson conducted engineering and design work of the Pine Street Infrastructure Project during its first year as a member of the Stanislaus Urban County. The City has got off to a good start and should be able to easily meet its

CDBG timeliness by Spring 2013. The City will fund this project with a combination of State Regional Surface Transportation Program and CDBG funds. The project was awarded in late May 2012 and construction will begin August 2012. Construction is scheduled to conclude by the end of October 2012. The project scope consists of the installation of approximately 2,460 linear feet of curb, gutter and sidewalk, installation of 6 curb returns with ADA ramps, install approximately 15,000 of pavement connecting existing pavement to new curb & gutter, install 950 linear feet of storm drain, and install 30,000 square feet of AC overlay.

Photos reflect the need for infrastructure improvements such as curb, gutter, storm drain and ADA curb cuts along Pine Street, between 4th and 7th Streets.

Fourth Street Infrastructure Project

Activity #395

$20,000 Funds Budgeted
$ 5,250 Funds Expended

The City of Hughson also conducted engineering and design work of the Fourth Street Infrastructure Project during its first year as a member of the Stanislaus Urban County. The City will fund this project with a combination of Congestion Mitigation and Air Quality Improvement (CMAQ) Program funds and CDBG funds. The project will go out to bid in August 2012 construction will begin in September, and conclude in by end of October 2012. The project scope consists of the installation of approximately 1,100 linear feet of curb, install approximately 15,000 of pavement connecting existing pavement to new curb & gutter, replace curb and pedestrian DAA ramp, and install 30,000 square feet of AC overlay.

CITY OF NEWMAN

Project Administration

Activity # 396

$17,229 Funds Budgeted
$ 8,296 Funds Expended*

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County CDBG staff for verification and processing. Remaining funds will be rolled over into Newman's Fiscal Year 2012-2013 infrastructure project(s).

PQRST, Fresno, Merced, West Ave Project

Activity # 299

$60,000 Funds Budgeted
$57,826 Funds Expended*

The City of Newman completed the final phase of this project - Phase III. Phase III was funded with Fiscal Year 2011-2012 and previous fiscal year funds. Remaining funds will be reallocated to Newman's active infrastructure projects.

Phase III consisted of the installation curb, gutter, and sidewalks on:

- P Street, from Yolo Street to Stanislaus Street
- Q Street, from Yolo Street to Kern Street
- R Street, from Yolo Street to Merced Street

Phase III project scope specifics included the installation of 355 linear feet of curb and gutter, 918 square feet of sidewalk, 2,650 square feet of asphalt concrete, and 10 ADA accessible ramps.

Photos reflect the installation curb, gutter, and sidewalk improvements in the project area.

PQRST… Street Reconstruction

Activity # 300

$60,000 Funds Budgeted
$73,638 Funds Expended*

In concurrence with the construction of the PQRST, Fresno, Merced, and West Avenue Infrastructure Phase III project, street reconstruction was carried out in the project area of:

- P Street, from Yolo Street to Stanislaus Street
- Q Street, from Yolo Street to Kern Street
- R Street, from Yolo Street to Merced Street

Phase III was funded with Fiscal Year 2011-2012 and previous fiscal year funds. A total of $73,638.44 was expended in Fiscal Year 2011-2012, of which $60,000 were Fiscal Year 2011-2012 funds.

Tulare Street Infrastructure Project

Activity # 397

$24,066 Funds Budgeted
$ 0 Funds Expended

The City of Newman conducted engineering and design for the Tulare Street Infrastructure project. The project is scheduled to go out to bid in the Fall 2012 with construction beginning in Spring 2013. The Tulare Street Infrastructure Project is bounded between S and T Streets. Project improvements will consist of installation of curb, gutter, sidewalks, and street repaving.

CITY OF OAKDALE

Project Administration

Activity #399

$17,229 Funds Budgeted
$17,229 Funds Expended

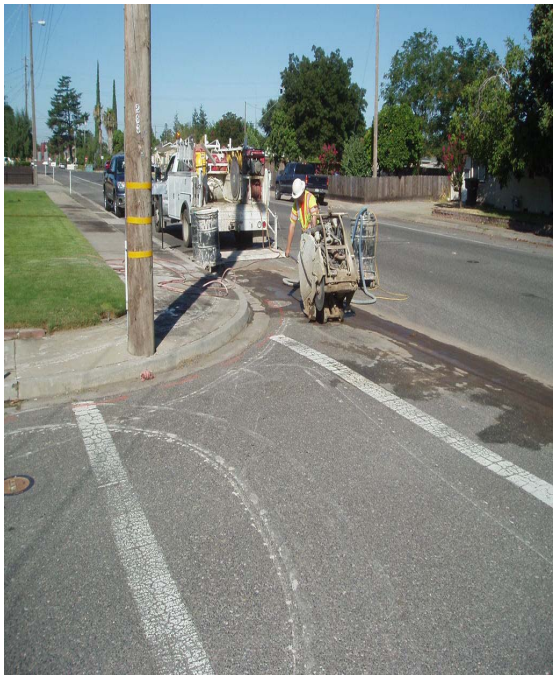
This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County staff for verification and processing.

7th, 8th, 9th, 10th Ave Infrastructure Project

Activity #343

$ 0 Funds Budgeted
$229,115 Funds Expended**

* No Fiscal Year 2011-2012 funds were used. Funds expended were from previous years' allocations. The City of Oakdale completed construction work on the 7th, 8th, 9th, & 10th Avenues Infrastructure Project. Project scope of work consisted of 845 linear feet of water main replacement, 1,337 linear feet of sewer main replacement, installation of 12 ADA accessible ramps, installation of 1,460 linear feet of curb and gutter, installation of 4,897 square feet of sidewalk, and 41 linear feet of storm drain improvements.



Photos reflect working crew during project construction.

Davitt Avenue Infrastructure Project – Phase I

Activity # 344

$20,000 Funds Budgeted
$12,642 Funds Expended

The City of Oakdale also completed predevelopment work on a second infrastructure project: Davitt Avenue Infrastructure Project. This project was originally planned to be leveraged with redevelopment and CDBG funds. However, due to the loss of

redevelopment, the project was scaled back and construction was delayed. Due to the loss of RDA funds, this project will now have to be completed in two construction phases combining funds from four fiscal years (Phase I: FY 11-12 & FY 12-13 funds; Phase II FY 13-14 & FY 14-15).

Construction on Phase I of this project is expected to begin during the second quarter of Fiscal Year 2012-2013. Improvements will consist of water main replacement, sewer main replacement, and installation of curb, gutter, sidewalk, and storm drain as needed.

CITY OF PATTERSON

Project Administration

Activity #401

$17,229 Funds Budgeted
$17,229 Funds Expended

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County staff for verification and processing.

Downtown Infrastructure Project

Activity #232

$ 0 Funds Budgeted
$326,327 Funds Expended**

The City of Patterson completed construction of the Downtown Infrastructure Project. The project consisted of replacement of the antiquated water main line, as well as infill installation of curb, gutter, storm drain, ADA accessible ramps, and street repaving along Third Street.

Photos reflect 3rd Street ADA accessible ramp installations.

Fourth Street Infrastructure Project

Activity #402

$181,873 Funds Budgeted
$ 0 Funds Expended*

The City of Patterson conducted engineering and design of the Fourth Street Infrastructure Project. This project is scheduled to be released for bid in Fall 2012 and construction to begin Spring 2013. The project will consist of the replacement of water main line and installation of curb, gutter, storm drain, sidewalks, and street repaving. This project is bounded by E Street to the north and Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.

CITY OF WATERFORD

Project Administration

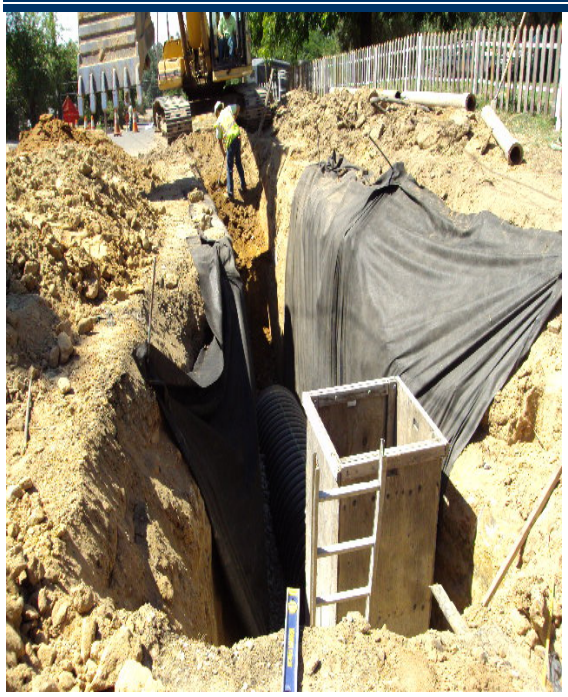
Activity #404

$17,229 Funds Budgeted
$ 7,974 Funds Expended*

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County CDBG staff for verification and processing. Remaining funds will be rolled over into one of Waterford's infrastructure projects.

During Fiscal Year 2011-2012, Stanislaus County and City of Waterford staff worked on the development of a survey method to be reviewed and approved by HUD in order to conduct door-to-door surveys of two Waterford project areas (C and Covey Streets Project and La Gallina Avenue Project). On November 2011 Stanislaus County submitted the survey tool to HUD for review. Before approval, several items were addressed and the survey tool was approved in early March 2012. Stanislaus County and City of Waterford staff conducted door-to-door surveys in late March and tabulated the results which confirmed Low/Moderate Area (LMA) income eligibility of both project areas.

The City of Waterford conducted engineering and design work for C and Covey Streets projects and subsequently released the project to bid and awarded the project in May 2012. Construction began early June 2012 and is expected to conclude by the end of August 2012. The project consists of replacement of sewer main line, installation of curb, gutter, sidewalks, storm drain, and street paving.



Photos reflect C and Covey Streets construction underground work in progress.

PUBLIC SERVICE GRANTEES

The Stanislaus Urban County set-aside $229,720, or approximately 10% of its CDBG Entitlement funds, for the Public Service Grant Program. Under the program, Stanislaus Urban County public service grants are awarded to non-profit organizations that provide new or expanded services to eligible Stanislaus Urban County area residents. The activities funded must be targeted for one of the following CDBG national objectives: directly benefit low income individuals; elimination of blighting conditions; or, response to economic distress and dislocation. During Fiscal Year 2011-2012, the Stanislaus Urban County provided funding to eleven (11) non-profit service providers for 18 different programs. Non-profits and service providers applied for the grants through a competitive process, with a maximum grant amount award of $20,000. Grant applications were made available in a CDBG/ESG Technical Workshop, which was held on November 17, 2010. Applications received were reviewed and scored by a committee consisting of four (4) representatives from the Urban County (from four of six participating cities), a representative from the county's CEO office, and a representative from the County's Behavioral Health and Recovery Services Agency/Stanislaus Housing and Support Services Collaborative. The recommendation for funding was approved by the Board of Supervisors on February 15, 2011 at a public hearing. Out of the total 49,916 individuals served by the eleven (11) agencies funded with CDBG Public Services during the 2011-2012 Fiscal Year, the following were served within each Stanislaus Urban County area:

Ceres	9,424
Hughson	161
Newman	206
Oakdale	13,243
Patterson	12,858
Waterford	4,974
Salida	998
Empire	2,745
South Modesto	289
Keyes	1,848
Denair	216
La Grange	2
Hickman	1,845
Other unincorporated areas	1,107
Total	49,916

The following is a summary of CDBG Public Service program grantees, including their grant funds awarded and expended, their HUD issued IDIS activity number, and a brief description of what they accomplished throughout the 2011-2012 Fiscal Year:

CENTER FOR HUMAN SERVICES

Ceres Partnership for Healthy Children Utility Assistance

Activity #407

$12,801 Funds Awarded
$12,777 Funds Expended*

CPHC's Family Resource Center provided case management services to 37 low-income families, made up of 156 individuals, including utility assistance, strength based assessments, and budget and financial planning training. Out of the 156 individuals served, eight (8) were persons with disabilities, one (1) was over 62, and 16 were female heads of household.

CENTER FOR HUMAN SERVICES

Oakdale Family Resource Center

Activity #408

$13,654 Funds Awarded
$13,106 Funds Expended*

The Oakdale Family Resource Center provided case management services to 98 low-income families, made up of 307 individuals, including utility assistance, resource and referral services, and budget and financial planning training. Out of the 307 individuals served, 26 were persons with disabilities, 12 were elderly, three (3) were victims of domestic violence, and 65 were female heads of household.

CENTER FOR HUMAN SERVICES
Westside Family Resource Center

Activity #409

$12,801 Funds Awarded
$10,385 Funds Expended*

The Westside Family Resource Center provided case management services to 554 individuals, including utility assistance, resource and referral services, crisis intervention, and budget and financial planning training. Out of the 554 individuals served, 46 were persons with disabilities, 30 were elderly, three (3) were victims of domestic violence, 105 were female heads of household, 12 were connected to employment, and two (2) persons at-risk of homelessness and two (2) homeless persons were stably housed.

CHILDREN'S CRISIS CENTER
Child Victims of Violence Project @ the Stanislaus Family Justice Center

Activity #410

$11,948 Funds Awarded
$11,948 Funds Expended

As a partner in the newly formed Stanislaus Family Justice Center (SFJC), the Children's Crisis Center (CCC) is one of the committed community partners from the public and private sectors, including law enforcement, the District Attorney's office, Haven Women's Center, CAIRE Center, and Behavioral Health & Recovery Services (BHRS), all housed under one roof to better facilitate service delivery to victims of violence, and dedicated to ending the cycle of abuse. Throughout the 2011-2012 Fiscal Year the Children's Crisis Center assisted 54 families, made up of 75 individuals, who had been victimized by physical or sexual abuse, directly or indirectly, or were fleeing from domestic violence. All children served through this project received individualized care by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Out of the 75 individuals served, 47 were female heads of household.

CHILDREN'S CRISIS CENTER
Essential Child Shelter Project – Southwest County

Activity #411

$18,198 Funds Awarded
$17,068 Funds Expended*

This project served 113 very low to moderately low income households, experiencing numerous traumas such as domestic violence, substance abuse, poverty, mental illness or homelessness, made up of 142 individuals, with case management, shelter, crisis intervention, education, and resource and referral services. Out of the 113 families served, 20 were headed by single female parents. One homeless family was entered into the Homeless Prevention and Rapid Re-housing program and was successfully re-housed.

CHILDREN'S CRISIS CENTER
Essential Child Shelter Project – East County

Activity #412

$15,361 Funds Awarded
$15,361 Funds Expended

This project served 76 very low to moderately low income households, experiencing numerous traumas such as domestic violence, substance abuse, poverty, mental illness or homelessness, made up of 90 individuals, with case management, shelter, crisis intervention, education, and resource and referral services. Out of the 76 families served, 42 were headed by single female parents. One homeless family and one family at risk of homelessness became stably housed after being entered into the Homeless Prevention and Rapid Re-housing program.

DISABILITY RESOURCE AGENCY FOR INDEPENDENT LIVING (DRAIL)
Assistive Technology Program

Activity #413

$12,801 Funds Awarded
$12,801 Funds Expended

The Assistive Technology Program served 21 extremely low and low income individuals with disabilities who were in need of durable medical equipment and other devices. These devices have empowered each participant to become more independent and self-sufficient. Out of the total 21 individuals served, 9 were elderly and 13 were female heads of households.

FAMILY PROMISE
Case Management

Activity #414

$12,680 Amount Awarded
$10,493 Amount Expended*

Throughout the 2011-2012 Fiscal Year, Family Promise of Greater Modesto provided case management to 32 households, made up of 124 individuals. Of those, 14 homeless families, made up of 66 individuals, were entered into the transitional shelter program. Case management services provided included resource and referral services, assistance with job and housing search, life skills education, and transportation assistance. Of the total 124 individuals served, two (2) were elderly, and 11 were members of families headed by single females.

HUGHSON FAMILY RESOURCE CENTER
Family Wellness for Hughson & Waterford

Activity #415

$11,948 Amount Awarded
$11,947 Amount Expended*

The Hughson Family Resource Center's Family Wellness program provided health education and training to 119 low and very-low income families, made up of 358 individuals residing in the Hughson and Waterford areas. Summer bootcamps allowed

families to bond while participating in health education and group sports and exercise. Many of the participating families, who previously had stated that they rarely engaged with their children or other families, continued to meet weekly with one another to engage in sports and socializing. Many participants of the Zumba classes continued their participation and became licensed Zumba instructors. In addition to the exercise classes and fitness camps, the Hughson Family Resource Center provided case management, health education, resource and referral services and assistance with budgeting, applications for health insurance and food assistance, substance abuse counseling, English as Second Language classes, computer skills training and resume development to increase employability and self-sufficiency of individuals. Out of the 358 individuals served, 41 were headed by single females. One family, made up of 5 individuals, were able to stabilize their housing after the Family Resource Center assisted with unpaid utility debt.

PARENT INSTITUTE FOR QUALITY EDUCATION (PIQE)

(Waterford) Promoting Self Sufficiency through Parent Engagement in Education

Activity #416

$8,534 Amount Awarded
$8,534 Amount Expended

Throughout the 2011-2012 Fiscal Year, PIQE's Parent Engagement in Education Program held three nine week parent education courses in the Waterford school district. A total of 37 parents participated in PIQE's curriculum, which teaches parents how to more effectively communicate with teachers and counselors so that they can accurately determine their child's progress relative to grade level standards. Lessons for parents included instruction on how to enhance their child's reading, writing, and math skills; better communicate with their child, offering positive discipline techniques that enhance self-esteem; and help their child avoid drugs, violence, and gang involvement. Many of the parents who have participated in the program report that the course made them aware of the importance of college and of the process for enrollment. Further many children of participants have successfully graduated from high school and enrolled in college.

PARENT RESOURCE CENTER

Airport Neighborhood Partnership

Activity #417

$13,654 Amount Awarded
$13,654 Amount Expended

Throughout the 2011-2012 Fiscal Year, the Parent Resource Center provided parenting classes to 125 extremely-low income, non-English speaking, and residents of the Airport neighborhood. In conjunction with parenting education, the Center also provided intensive case management, and supportive services and onsite childcare while parents attend parent education groups. The parent education curriculum is a research based, nurturing, positive parenting curriculum.

SECOND HARVEST FOOD BANK
Food 4 Thought

Activity #418

$17,068 Amount Awarded
$17,067 Amount Expended*

Second Harvest's Food 4 Thought Program provided supplemental food assistance and nutrition education to 550 children participating in after-school tutoring programs at three (3) elementary school sites located in very low-income areas. This innovative program addresses the nutritional needs of hungry school children while offering the incentive to improve their academic skills. Each participating child received a 15-18 pound bag of nutritious supplemental groceries twice a month, which contained staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children.

SECOND HARVEST FOOD BANK
Food Assistance Program

Activity #419

$12,801 Amount Awarded
$12,801 Amount Expended

Throughout the 2011-2012 Fiscal Year, the Food Assistance program provided emergency food assistance to 38,447 food insecure individuals throughout Stanislaus County, distributed by 22 non-profit members who are able to purchase food at the food pantry for a few cents a pound. Through the Food Assistance program, Second Harvest Food Bank is able to collect, store, and distribute a large quantity and diversity of food product, and in turn make these groceries available to local non-profit charities.

UNITED CEREBRAL PALSY OF STANISLAUS COUNTY
Community Project for Safe Seniors (North County)

Activity #420

$8,534 Amount Awarded
$6,715 Amount Expended*

The Community Project for Safe Seniors served 24 seniors throughout the northern areas of Stanislaus County. A work crew consisting of three persons with disabilities and one job coach performed yard work, general home maintenance, and trip and fall safety checks in the homes of low-income seniors who are no longer able to maintain their homes by themselves. Tasks performed ranged from installing light bulbs, to testing smoke alarms and changing their batteries, clearing walkways, identifying potential safety hazards (loose rugs, tripping potentials, etc.), and performing basic housekeeping (such as vacuuming and cleaning windows). Out of the 24 seniors served, 6 were also disabled.

UNITED CEREBRAL PALSY OF STANISLAUS COUNTY

Community Project for Safe Seniors (South County)

Activity #421

$8,534 Amount Awarded
$5,975 Amount Expended*

The Community Project for Safe Seniors served 19 seniors throughout the southern portions of Stanislaus County. A work crew consisting of three persons with disabilities and one job coach performed yard work, general home maintenance, and trip and fall safety checks in the homes of low-income seniors who are no longer able to maintain their homes by themselves. Tasks performed ranged from installing light bulbs, to testing smoke alarms and changing their batteries, clearing walkways, identifying potential safety hazards (loose rugs, tripping potentials, etc.), and performing basic housekeeping (such as vacuuming and cleaning windows). Out of the 19 seniors served, 6 were also disabled.

UNITED SAMARITANS FOUNDATION

Daily Bread Mobile Lunch Program (Hughson Truck)

Activity #422

$12,801 Amount Awarded
$12,801 Amount Expended

Throughout the 2011-2012 Fiscal Year, the Daily Bread Mobile Lunch Program served a nutritious lunch to 225 individuals. The lunch truck provided food 5-days a week, throughout the year, to low income and homeless people throughout Hughson, Waterford, Hickman and Denair area.

UNITED SAMARITANS FOUNDATION

Daily Bread Mobile Lunch Program (Keyes/Ceres Truck)

Activity #423

$11,948 Amount Awarded
$11,948 Amount Expended

Throughout the 2011-2012 Fiscal Year, the Daily Bread Mobile Lunch Program served a nutritious lunch to 266 individuals. The lunch truck provided food 5-days a week, throughout the year, to very low income, low income and homeless people throughout the Keyes and Ceres area.

WESTSIDE FOOD PANTRY

Emergency Food Program

Activity #424

$13,654 Amount Awarded
$13,654 Amount Expended

The Westside Food Pantry provided emergency food assistance 1462 very-low and low income individuals in the Patterson area who are out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses and the terminally ill. Out of the 1462 individuals served, 642 were seniors, 609 were persons with disabilities, and 1,332 were households headed by single mothers. The food pantry also provided books to children under 13 who visited the pantry with their parents, to assist with English language development.

*Remaining funds will be rolled over into the Stanislaus Urban County's respective jurisdiction's Fiscal Year 2012-2013 infrastructure project(s).

** No Fiscal Year 2011-2012 funds were used. Funds expended were from previous years' allocations.

4. For Funds Not Used for National Objectives
   a. Indicate how use of CDBG funds did not meet national objectives.
   b. Indicate how did not comply with overall benefit certification.

All CDBG funds utilized by the Stanislaus Urban County met the national objectives primarily servicing individuals/households of low or moderate incomes.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
   a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

The Stanislaus Urban County includes regulatory language in all of its program documents addressing the anti-displacement and relocation laws. Per program guidelines, Stanislaus Urban County members will not provide assistance through any of its programs if the assistance will cause the displacement of a family or individual.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

Not applicable.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

All CDBG activities fell within limited clientele or low and moderate area benefit.

8. Program income received
   a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

Stanislaus County anticipated receiving up to $60,000 in CDBG program income in Fiscal Year 2011-2012. The actual amount of CDBG program income received was $52,094.77. All program income funds were expended in housing rehabilitation activities.

The Stanislaus Urban County membership also received a total of $1,828,676.24 of NSP program income. All funds were expended in NSP housing activity including housing acquisition, rehabilitation, and administration.

In Fiscal Year 2011-2012, the Stanislaus Urban County also received $42,666 of CDBG-R in revolving loan funds for reuse in the same activity. These funds will be expended in Fiscal Year 2011-2012 to assist low-income households with solar and weatherization activities.

HOUSING REHABILITATION

9. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

a. Identify the type of program and number of projects/units completed for each program.

Sixteen (16) households were assisted by Stanislaus Urban County members via their respective Housing Rehabilitation Program (not all Stanislaus Urban County members operate a housing rehabilitation program). These households received assistance addressing health and safety related home repairs.

b. Provide the total CDBG funds involved in the program.

Stanislaus Urban County members primarily utilize HOME, CalHome or WISH funds for its housing rehabilitation programs.

In Fiscal Year 2011-2012 Stanislaus County provided $814,791.05 in rehabilitation loans, including $52,094.77 CDBG revolving loan fund balance.

The City of Oakdale utilized $35,019.99 of the CDBG revolving loan funds for housing rehabilitation activity loans.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

To reduce the number of persons living under poverty level, Stanislaus County has continued its partnership with the Stanislaus Housing and Support Services collaborative in support of activities such as “point in time counts” as well as assists with application of Super NOFA funding opportunities to offset the outstanding need for homeless shelter and services within the community. As well as, provide a portion of CDBG and ESG funding to various non-profits that have a proven track record of assisting the homeless on their path towards toward work and full time housing.

Coordination Efforts

1. Include any CAPER information that was not covered by narratives in any other section.

The Stanislaus Urban County recognizes it cannot work alone in achieving the goals outlined in the CP. Therefore the Stanislaus Urban County is a member of and participates with various collaborative throughout the County. Stanislaus Urban County participates in the following in order to better serve and coordinate the needs of the community:

HUD TELECASTS

Stanislaus County began offering the availability of HUD telecasts at the City-County Administration building. The County believed it would be more convenient and affordable for agencies to view the broadcast locally. The local telecasts also encourage the agencies to discuss any issues and questions that arise from the broadcast.

TURLOCK COMMUNITY COLLABORATIVE

Stanislaus County is a member of the Turlock Community Collaborative. This collaborative was begun initially to deal with homeless issues facing Turlock. A group of concerned community members, faith-based groups, and government agencies formed the collaborative to effectively deal with current and future issues concerning the homeless and the community.

HOUSING AND SUPPORTIVE SERVICES

Stanislaus Urban County jurisdictions are members of the Housing and Supportive Services Collaborative, which is the governing body of the Continuum of Care plan for the area. The Collaborative consists of service providers, the Sheriff's Department, affordable housing developers, government agencies, and community advocates. This collaborative has developed a homeless and consumer survey that is distributed by member agencies on an annual basis. The information is then collected and shared among the agencies for efficient service delivery, as well as for purposes of resource identification and development. During Fiscal Year 2011-2012 Stanislaus County staff has played a key role in the functionality of the countywide Homeless Management Information System (HMIS) that was implemented in October 2004. The Planning Department, Behavioral Health and Recovery Services Agency (BHRS), and HACS have worked throughout the fiscal year to ensure the operation of a Homeless Management Information System (HMIS) for the Collaborative in order to meet HUD's mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the Homeless Management Information System (HMIS). Stanislaus County staff serves on several subcommittees of the Collaborative such as the Homeless Management Information System (HMIS), Special Populations, Grant Review, Funding and Clearinghouse, HPRP Sub-committee and the Executive Committee.

HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS (HACS)

The Housing Authority of the County of Stanislaus and Stanislaus County have a strong relationship and continue to work towards furthering decent, safe, and affordable housing throughout the County. The County funds several programs such as the Housing Rehabilitation Program and Emergency Sewer Lateral Connection program that HACS administers. HACS also serves on several housing and community development related committees for the County.

STANISLAUS COUNTY
CDBG URBAN COUNTY

NEIGHBORHOOD STABILIZATION PROGRAM 1
NSP 1

THIS IS A SUBSTANTIAL AMENDMENT TO:
FISCAL Year 2008-2009 Annual Action Plan Amendment

NSP1

August 28, 2012
This amendment addresses the need for disposition or development of a previously acquired NSP property in the City of Oakdale. Proposed changes will be reflected as Chapter 5 of Amendment to the Fiscal Year 2007-2012 Consolidated Plan and the Fiscal Year 2008-2009 Annual Action Plan.

Reference Program Amendment to the FY 2007-2012 Consolidated Plan & FY 2008-2009 Annual Action Plan at:
http://www.stancounty.com/planning/cdbg/cdbg.shtm

ATTACHMENT 2

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CHAPTER 5 3

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SECTION 5.2 – MAP OF SUBJECT PROPERTY 4

Section 5.1

A. *OAKDALE PROPERTY*

The Stanislaus County Consortium NSP1 program acquired (May 2011) a foreclosed and vacant single family home located at 636 Pederson Road in the City of Oakdale. The single family unit was purchased on a 1.14 acre lot. The bank that owned the property conditioned that the lot would only be sold with an adjacent 2.09 acre parcel (1135 J Street). Both properties are zoned for residential use. The City of Oakdale loan committee agreed (along with the support of program staff) that the acquisition was necessary due to the blighted condition of the housing unit at 636 Pederson Road. The 2.09 acre parcel was planned to be developed by the City of Oakdale with Redevelopment Agency Housing Set-Aside fund balance and would develop once a development plan was approved by the Redevelopment Agency. The 1.14 acre lot would be subdivided into 7 parcels and single family homes would be constructed with infrastructure installed by the Redevelopment Agency.

Tragically, the State of California dissolved all redevelopment agencies effective February 1, 2012. This left the Stanislaus County Urban County with inadequate funding to develop the 2.09 acre parcel. The Urban County and the City of Oakdale are pursuing four alternative options for developing the property as follows:

1. Selling both properties at market rate through a competitive process to a developer that would construct affordable housing on the lots.

2. Selling the 2.09 acre parcel through a competitive process to a developer that would construct affordable housing on the property and proceeding with the plan to subdivide the 1.14 acre lot into seven parcels to construct single family homes for purchase by first time homebuyers. This option would necessitate NSP funds be used to install the infrastructure needed to complete the build out of the seven homes.

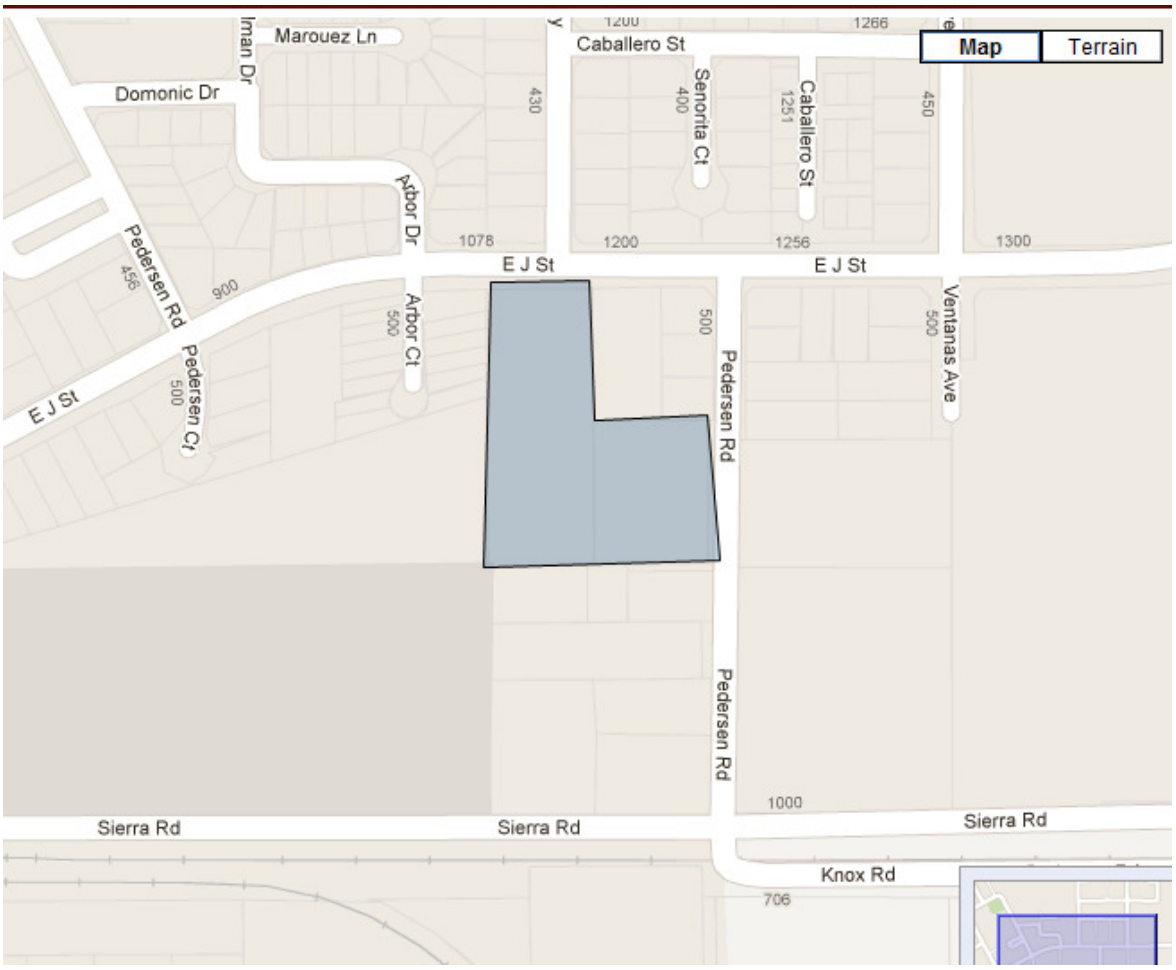
3. Partnering with an affordable housing developer and developing an affordable multi-family housing project on the two lots. NSP would contribute the land to the project.

4. Partnering with an affordable housing developer and developing an affordable multi-family housing project on the 2.09 acre lot and proceed with the plan to subdivide the 1.14 acre lot into seven parcels to construct single family homes for purchase by first time homebuyers. This option would require that NSP funds be used to install the infrastructure needed to build the seven homes.

NSP and City of Oakdale staff will continue to explore the four options (vetted by community input). The final course of action will be decided within the next fiscal year cycle.

Section 5.2

A. *MAP OF SUBJECT PROPERTY*



STANISLAUS COUNTY
CDBG URBAN COUNTY

NEIGHBORHOOD STABILIZATION PROGRAM 3
NSP 3

THIS IS A SUBSTANTIAL AMENDMENT TO:
FISCAL YEAR 2007-2012 CONSOLIDATED PLAN AMENDMENT
FISCAL Year 2010-2011 Annual Action Plan Amendment

NSP3

August 28, 2012
This amendment addresses the need to incorporate three additional target areas to the Neighborhood Stabilization Program 3 plan. The three target areas are located in the City of Ceres, City of Oakdale and City of Waterford. Information regarding the proposed changes will be reflected as Appendix D of Amendment to the Fiscal Year 2007-2012 Consolidated Plan and the Fiscal Year 2010-2011 Annual Action Plan.

Reference Program Amendment FY 2007-2012 Consolidated Plan & FY 2010-2011 Annual Action Plan at:
http://www.stancounty.com/planning/cdbg/cdbg.shtm

ATTACHMENT 3

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Appendix D

D.1 ADDITIONAL TARGET AREAS

Additional Areas

Area Name	Census Tract	NSP3 Index Score	Estimated # of Properties	% Fall In Home Value	Unemployment Rate
X. San Juan/San Pedro	0025.02	20	2	54.7	21.3%
Y. E. J St. Oakdale	0002.03	00	0	N/A	N/A
Z. F St. Waterford	0028.01	00	0	N/A	N/A

D.2 ADDITIONAL TARGET AREA DESCRIPTIONS

Area X: San Juan/San Pedro

Area X, the area designated as the "San Juan/San Pedro" area, is in the City of Ceres. The specific area of focus is generally bounded by Brown Avenue to the west, San Pedro Ave. to the north, Morgan Rd. to the east, and Tranquil Lane to the south. NSP set aside funds will be utilized within Area X to assist a minimum of 2 units.

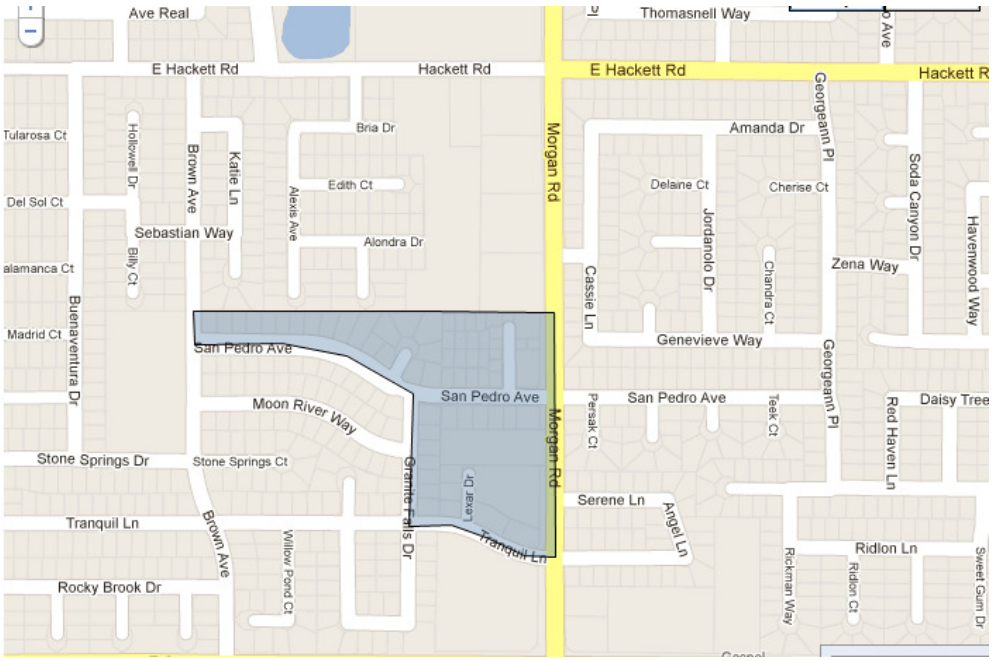
Area Y: E. J St. Oakdale

Area Y, E. J St. Oakdale is in the City of Oakdale. The area is generally bounded by S. 6th Ave. to the west, Greenhaven Dr. to the north, Ventanas Ave. to the east, and E. J St. to the south. Area Y is being added to give the Urban County the option of utilizing NSP funds within Area Y.

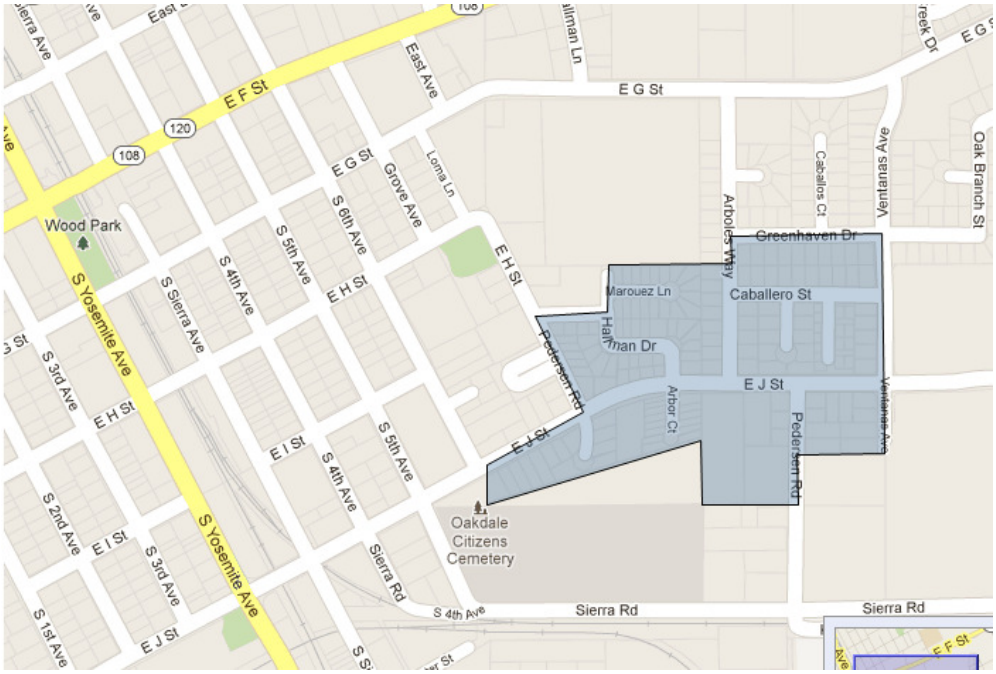
Area Z: F St. Waterford

Area Z, F St. Waterford is in the City of Waterford. The area is generally bounded by F St. to the west, Dorsey St. to the north, E St. to the east, and Main St. to the south. Area Z is being added to give the Urban County the option of utilizing NSP funds within Area Z.

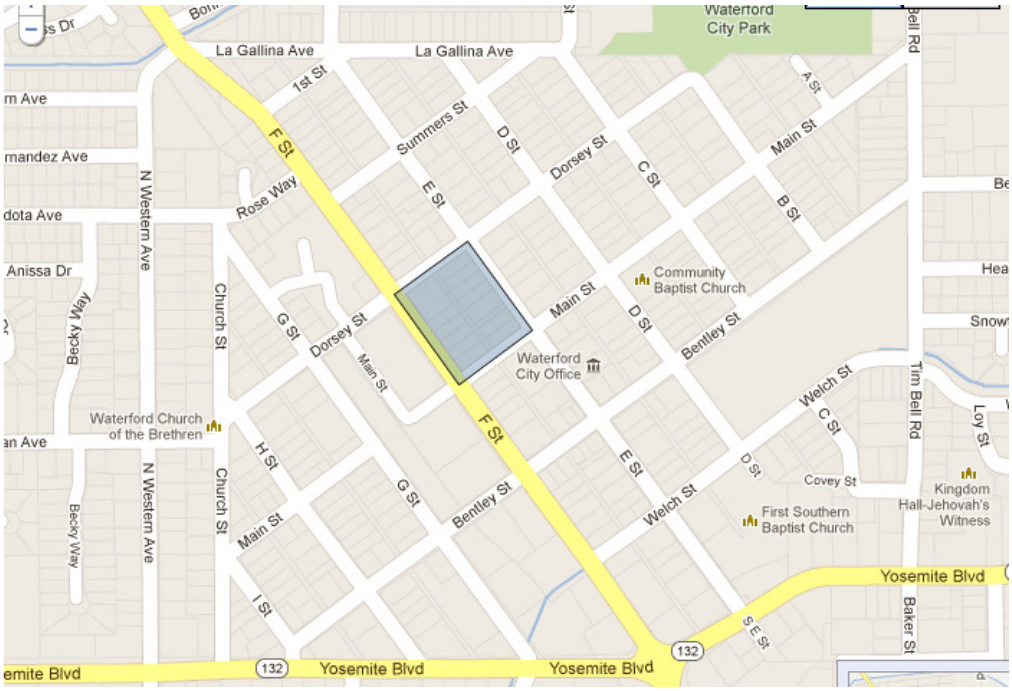
D.3 Amendment Area Maps



San Juan/San Pedro



E. J St. Oakdale



F St. Waterford*

D.4 NSP 3 PLANNING DATA SHEETS

Neighborhood ID: 3530426

NSP3 Planning Data

Grantee ID: 0609900C
Grantee State: CA
Grantee Name: STANISLAUS COUNTY
Grantee Address: 101010 10th Street, Suite 3400 Modesto CA 95354
Grantee Email: diazm@stancounty.com

Neighborhood Name: **San Pedro/San Juan, Ceres, CA**
Date: 2012-08-02 00:00:00

NSP3 Score
The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 148

Area Benefit Eligibility
Percent Persons Less than 120% AMI: 56.3
Percent Persons Less than 80% AMI: 26.6

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 148
Residential Addresses Vacant 90 or more days (USPS, March 2010): 4
Residential Addresses NoStat (USPS, March 2010): 4

Foreclosure Estimates
HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 112
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 24.9
Percent of Housing Units 90 or more days delinquent or in foreclosure: 21.2
Number of Foreclosure Starts in past year: 11
Number of Housing Units Real Estate Owned July 2009 to June 2010: 7

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 2

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -54.7

Place (if place over 20,000) or county unemployment rate June 2005*: 10.6

Place (if place over 20,000) or county unemployment rate June 2010*: 21.3

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-120.976993 37.584675 -120.975287 37.584658 -120.975276 37.581666 -120.975727 37.581683

-120.976317 37.581904 -120.976843 37.582057 -120.977497 37.582040 -120.977443 37.583672

-120.978431 37.584131 -120.979439 37.584284 -120.980769 37.584267 -120.980780 37.584675

Blocks Comprising Target Neighborhood

060990025022013, 060990025022012,

Neighborhood ID: 6036956

NSP3 Planning Data

Grantee ID: 0609900C
Grantee State: CA
Grantee Name: STANISLAUS COUNTY
Grantee Address: 101010 10th Street, Suite 3400 Modesto CA 95354
Grantee Email: diazm@stancounty.com

Neighborhood Name: **E. J St. Oakdale**
Date: 2012-08-02 00:00:00

NSP3 Score
The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 0
State Minimum Threshold NSP3 Score: 0
Total Housing Units in Neighborhood: 0

Area Benefit Eligibility
Percent Persons Less than 120% AMI: 0
Percent Persons Less than 80% AMI: 0

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans

are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 0
Residential Addresses Vacant 90 or more days (USPS, March 2010): 0
Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates
HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 0
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 0
Percent of Housing Units 90 or more days delinquent or in foreclosure: 0
Number of Foreclosure Starts in past year: 0
Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data
Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): 0

Place (if place over 20,000) or county unemployment rate June 2005*: 0
Place (if place over 20,000) or county unemployment rate June 2010*: 0
*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-120.835565 37.763065 -120.837024 37.763065 -120.837035 37.763836 -120.840275 37.763065
-120.840265 37.763540 -120.838816 37.764167 -120.839556 37.765304 -120.838462 37.765355
-120.838430 37.765906 -120.836563 37.765923 -120.836574 37.766254 -120.834289 37.766288
-120.834235 37.763667 -120.835576 37.763658

Blocks Comprising Target Neighborhood
060990002032001,

*No Planning Data was returned by HUD for the **F St. Waterford** project area due to the size of the target area.

CITY OF HUGHSON AGENDA ITEM NO. 5.3
SECTION 5: PUBLIC HEARING

Meeting Date: **September 10, 2012**
Subject: **Rescinding Resolution 2010-36 and Adopting an Amended Conflict of Interest Code for Designated Positions**
Presented By: **Linda Abid-Cummings, Executive Assistant to City Manager**

Approved By: _____

RECOMMENDATION:

Adopt Resolution by roll call vote.

BACKGROUND:

The Political Reform Act (Government Code Sections 81000-91014) requires most state and local governmental officials and certain employees to publicly disclose their personal assets and income. They also must disqualify themselves from participating in decisions which may affect their personal economic interests. The Fair Political Practices Commission (FPPC) is the state agency responsible for issuing the State of Economic Interest, Form 700, and for interpreting the law's provisions.

Persons holding the position of Mayor, City Councilmember, Planning Commissioner, City Manager, City Attorney, and City Treasurer file a form 700 pursuant to Government Code §87200. In addition, local government agencies must adopt and carry forth a local Conflict of Interest Code (Code). This Code must designate positions that make or participate in the making of decisions which may foreseeably have a material effect on any financial interest. This Code must be reviewed biennially to determine if it is accurate or if it requires amending.

After review of the City's existing Code, staff has determined that the Code required updating to comply with State law. Attached is the Resolution amending the Conflict of Interest Code for the City of Hughson. The Resolution designates City employee's disclosure categories as set forth in Government Code and is attached by reference in Exhibit "A".

The following positions are recommended for removal as indicated by the strikeouts;

~~Redevelopment Agency Committee~~
~~Director of Planning and Building~~
~~Redevelopment and Housing Programs Analyst~~
~~Senior Building Inspector~~

~~Director of Parks and Recreation~~
~~Parks and Recreation Manager~~

~~Code Enforcement Officer~~
~~Police Chief~~
~~Public Works Director~~

The following positions are recommended to be added, as indicated by the underscores;

RDA Oversight Committee Members
Director of Community Development

*Persons holding these positions file Statements of Economic Interest, Form 700, pursuant to Government Code Section 87200.

FINANCIAL IMPACT:

None

ATTACHMENTS:

1. Resolution No. 2012-42
2. Exhibit “A”

CONFLICT OF INTEREST
RESOLUTION 2012-42

Exhibit "A"

Positions Designated to Report	**Disclosure Category**
Department	
ADMINISTRATION	
City Clerk	2
Deputy City Clerk	2
Director of Administration	2
Management Analyst	2
BOARDS/COMMISSIONS/COMMITTEES	
Finance and Audit Committee Members	1
Hughson Public Finance Authority	1
Parks and Recreation Commissioners	1
RDA Oversight Committee Members	1
~~Redevelopment Agency Committee~~	1
BUILDING AND PLANNING DEPARTMENT	
Director of Community Development	
~~Director of Planning and Building~~	~~1~~
~~Redevelopment and Housing Programs Analyst~~	~~3, 4~~
~~Senior Building Inspector~~	~~3, 4~~
CITY ATTORNEY'S OFFICE	
Deputy City Attorney	1
FINANCE DEPARTMENT	
Director of Finance	1
Accounting Manager	4
~~Senior Accounting Technician~~	~~4~~
~~Accounting Technician I/II~~	~~4~~
PARKS AND RECREATION	
~~Director of Parks and Recreation~~	~~1~~
~~Parks and Recreation Manager~~	~~1~~

POLICE

~~Code Enforcement Officer~~	~~3, 4~~
~~Police Chief~~	~~1~~

PUBLIC WORKS

City Engineer	1
~~Public Works Director~~	~~1~~
Public Works Superintendent	4

**** Consultants and Contractual Consultants**

This disclosure category reads:

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitations:

The City Manager may determine in writing that a particular consultant, although a “designated positions.” is hired to perform a range of duties that are limited in scope and thus is not required to comply with the disclosure requirements described in these categories. Such determination shall include a description of the Consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager shall forward a copy of this determination to the City Council. Nothing herein excuses any such consultant from any other provision of the Conflict of Interest Code

DISCLOSURE CATEGORIES -CONFLICT OF INTEREST CODE

DEFINITION
"Unit" as used in this text means the particular department, board, committee, commission, office or other entity using the disclosure category.

DISCLOSURE CATEGORY

1. All investments and business positions in business, entities, sources of income and interests in real property.

2. Investments and business positions in business entities, and all sources of income.

3. Interests in real property.

4. Investments and business positions in business entities, and sources of income from "entities providing bids, supplies, services, vehicles, equipment or machinery, or engaged in construction, development, acquisition or sale of real property, or public works or other City-related projects, of the type used by the designated employee's unit.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2012-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RESCINDING RESOLUTION NO. 2010-36 AND REVIEWING AND AMENDING THE CONFLICT OF INTEREST CODE FOR DESIGNATED POSITIONS

WHEREAS, the Hughson City Council adopted a Conflict of Interest Code pursuant to the Political Reform Act of 1974, Government Code Sections 81000, et seq; and

WHEREAS, the Hughson City Council last amended the Conflict of Interest Code on July 12, 2010 by adopting Resolution 2012-36; and

WHEREAS, pursuant to Government Code Section 87306.5, each local government agency must review it's Conflict of Interest Code on a biennial basis and either amend the code or report that the Code is not in need of amendment; and,

WHEREAS, the City Council rescinds the Conflict of Interest Code adopted by Resolution 2010-36; and,

WHEREAS, Exhibit "A", listing the designated positions, is hereby amended to remove, change, and include the current designated positions; and,

WHEREAS, The City of Hughson will continue to incorporate by reference Title 2, California Administrative Code Section 18730 and amendments to it, adopted by the Fair Political Practices Commission (FPPC), which will save time and money by minimizing the actions required of the Council to keep its Code in conformity with the Reform Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Hughson as follows:

1. The terms of Title 2, California Administrative Code Section 18730 and any amendments to it duly adopted by the FPPC, along with the attached "Exhibit "A" in which designated positions and disclosure categories are set forth, are hereby incorporated by reference and constitute the Conflict of Interest Code of the City of Hughson.

2. Persons holding designated positions shall file Statements of Economic Interests, Form 700, pursuant to the Code with the City Clerk, who shall be deemed the Filing Officer and who shall make the statements available to the public for inspection and reproduction.

PASSED AND ADOPTED by the City Council of the City of Hughson at a regular meeting held on September 10, 2012, by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
RAMON BAWANAN, Mayor

_____
DOMINIQUE SPINALE, Deputy City Clerk

CITY OF HUGHSON AGENDA ITEM NO. 6.1
SECTION 6: NEW BUSINESS

Meeting Date: **September 10, 2012**
Presented By: **Thom Clark, Community Development Director**
Subject: **Adopting Commercial Design Guidelines**

Approved: _____

Recommendation:

Adopt Resolution No. 2012-43, A Resolution of the City Council of the City of Hughson Adopting Commercial Design Guidelines.

Background and Discussion:

The Hughson Municipal Code Title 17, Zoning Ordinance, requires that all new buildings, most building conversions, and projects requiring intensification of land use must go through a Design Review process. The ordinance states that the Design Expectations manual is to be used for residential projects. Other projects would receive guidance from any other design documents adopted by resolution of the City Council.

Although the City Council has adopted Multi-Family Design Guidelines, after review and recommendation by the Planning Commission, no other design documents have been adopted. The lack of commercial design guidelines has been especially problematic for the Planning Commission since the Commission has had to review a number of commercial projects while having no direction except for the residential guidelines. The Commercial Design Guidelines before you tonight are intended to fill that void.

The Design Review process is intended to promote orderly, attractive, and harmonious development, recognize environmental limitations on development, stabilize land values and investments and promote the general welfare. The process aims to achieve these goals by preventing uses or structures which would not properly relate to their site, surroundings, traffic circulation, or environmental setting.

On August 21, 2012, the Planning Commission held a public hearing to receive comment on the proposed Commercial Design Guidelines. The public hearing was duly noticed in accordance with California Government Code Section 65090 *et seq.,* as well as Hughson Municipal Code Section 17.04.004 F. Additional notices were mailed to downtown business owners and other who might have interest in commercial design standards in Hughson.

Following the public hearing the Planning Commission, by unanimous vote, recommended that the City Council adopt the Guidelines.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2012-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING COMMERCIAL DESIGN GUIDELINES

WHEREAS, the Hughson Zoning Ordinance, Municipal Code Title 17, requires that all new buildings, most building conversions, and projects requiring intensification of land us must go through a Design Review process; and

WHEREAS, the Design Review process is intended to promote orderly, attractive, and harmonious development, recognize environmental limitations on development, stabilize land values and investments and promote the general welfare; and

WHEREAS, Hughson has a Design Expectations Manual for low density residential projects, as well Multi-Family Design Guidelines; and

WHEREAS, the Zoning Ordinance states that other projects would receive guidance from any other design documents adopted by resolution of the City Council; and

WHEREAS, the Planning Commission is in need of design guidance for commercial projects; and

WHEREAS, the Planning Commission held a duly notice public hearing to receive public comment on the Commercial Design Guidelines

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby adopt the City of Hughson Commercial Design Guidelines.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof held on September 10, 2012, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
RAMON BAWANAN, Mayor

ATTEST:

_____
DOMINIQUE SPINALE, Deputy City Clerk

City of Hughson
Commercial Design Guidelines

Introduction

This document provides general design guidelines for all types of commercial development projects throughout the City, including retail, office, and service uses. The guidelines in this section will address the general design aspects of the project. The guidelines must be followed to the greatest degree possible.

The design guidelines address:

- Site Planning
- Architecture
- Use of Materials and Colors
- Building Accessories
- Additions, Remodeling, and Rehabilitation
- Landscaping
- Parking and Circulation
- Public Safety Through Design

Applicability

The design guidelines in this section are applicable to all commercial projects throughout the City, including retail, office, and service uses as follows:

1. New commercial development throughout the City, including the Downtown district.
2. Additions and exterior remodeling of existing commercial development throughout the City.

GENERAL DESIGN OBJECTIVES

The general commercial design guidelines are based on a variety of specific objectives that establish the basis for the guidelines. The design guidelines in this section are intended to implement the following objectives:

- **Quality Development** – Achieve a high level of quality development by ensuring that development fits within the context of its

surroundings, does not negatively impact adjacent uses, provides superior architectural detailing, incorporates appropriate high quality, durable materials, includes significant landscape improvements, and achieves an efficient/aesthetic arrangement of onsite facilities.

- **Consistent Development Pattern** – Maintain a strong sense of continuity along street frontages to strengthen the visual image of commercial corridors.

- **Compatibility With Surrounding Uses** – Ensure that new development (including redevelopment and remodeling) complements surrounding uses and does not create negative impacts for such uses. Ensure that development is aesthetically pleasing, especially when viewed from adjacent properties or streets

- **Functional Site Arrangement** – Ensure that the arrangement of onsite facilities (e.g., buildings, parking areas, accessory uses, etc.) are planned appropriately to establish an efficient, safe, and aesthetically pleasing site layout.

- **Safe/Convenient Circulation and Parking** - Provide safe, convenient, and efficient vehicular access, circulation, parking, loading, and maneuvering. Encourage pedestrian activity by providing convenient access and safe pedestrian routes.

- **Architectural Character** – Maintain a high level of architectural design through appropriate detailing, use of quality/durable materials, and the avoidance of blank, uninteresting wall planes. Provide high quality and visually interesting roof designs consistent with the overall design of the building and surrounding quality development.

- **Landscape Emphasis** – Encourage the extensive use of landscaping in order to achieve visually pleasing development, provide a unified development scheme through a cohesive arrangement of landscape and hardscape elements, provide pedestrian comfort, and enhance views of the site by screening potentially unattractive elements (e.g., trash enclosures, parking areas, etc.).

- **Safety** – Maintain a high level of public safety through appropriate design of spaces and amenities, including pedestrian areas, parking lots, landscaping, and lighting.

SITE PLANNING

Issues

Site planning considers how the various components of a development (i.e., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site. The main issues related to site planning include:

- Ensuring the new development has the appropriate relationship to the street given the context of surrounding development.

- Ensuring that new development takes into account its relationship to and interface with surrounding existing development, especially residential uses.

- Ensuring that the arrangement of onsite facilities has been planned in a comprehensive manner and that the layout of the various site components is efficient, convenient, safe, and aesthetically pleasing.

Objectives Supported

- Quality development
- Consistent development pattern
- Compatibility with surrounding uses
- Functional site arrangement
- Safety

A. Determining the Appropriate Development Pattern

The relationship between the location of the on-site buildings, parking areas, circulation routes, open spaces, and landscaping is an important design consideration that must be considered early in the design process. In Hughson, as in most communities of its age and size, there are a number of typical site arrangements that have prevailed over time. These are described in text and graphics on the following pages.

Depending on the requirements of the Zoning Ordinance and the existing development on adjacent parcels, new infill projects will be expected to follow one of the development patterns described in the following examples in conjunction with the appropriate general design guidelines in this section. To determine which development pattern is the appropriate one to follow, the existing development pattern that occurs on both sides of the street within the block where the project is proposed should be closely observed. From this observation it should be determined which of the three development patterns (i.e., Examples A through C) is most common (occurs most frequently). That is the development pattern that should be followed

for the new project, except where the existing development pattern is one that is a poor example and is not appropriate for the area. The Downtown Commercial Zoning District allows only Street Adjacent Buildings, as in Example A below.

If several different development patterns exist and it is difficult to determine which example is the appropriate one to use, the example that creates the most pedestrian friendly environment will usually be the one that is preferred, and should be selected. That is, of the available alternatives, select the development pattern that would place the buildings closest to the street. An exception would be if a particular use suggests a different development pattern and the use of the alternative pattern would not have a negative effect on the general character of the surrounding area.

In a situation where there is no surrounding development from which to determine the existing development pattern, use the design guidelines for special commercial uses in conjunction with the appropriate general design guidelines in this section and the requirements of the Zoning Ordinance.

Example A: Street Adjacent Buildings - Pedestrian Orientation

Provide corner "cut-offs" for buildings on prominent intersections.

Place ground level front elevation of the building on the front property line and at the sidewalk edge to maintain the continuity of the "street wall".

Create continuous pedestrian activity in an uninterrupted sequence by minimizing gaps between buildings.

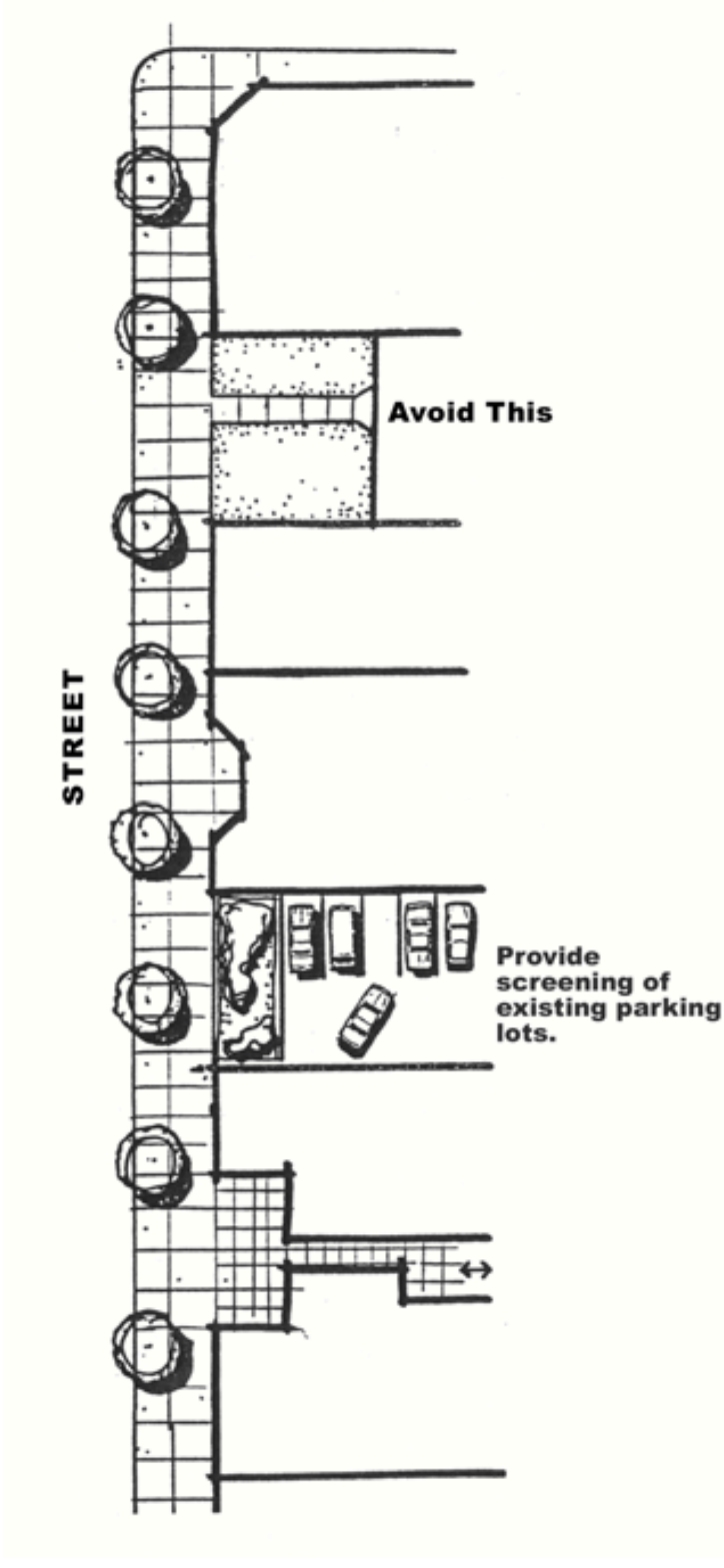
Avoid parking lots that interrupt a continuous street wall of building frontages.

Avoid blank walls and other "dead" spaces at the ground level.

Create pedestrian paseos to parking lots at the rear of buildings.

Use building indentations to create small pedestrian plazas along the street wall.

Avoid setbacks from the sidewalk edge.



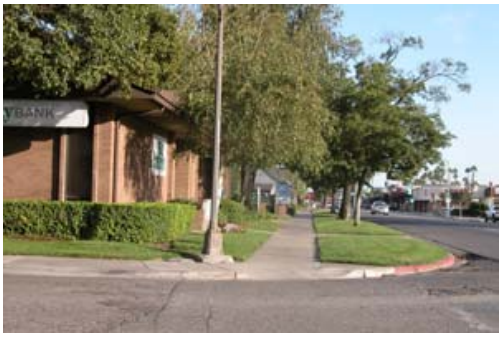
Example B: Semi-Street Adjacent Buildings - Landscaped Setback

In this example, buildings are set back from the street with a fully landscaped area between the street edge and the building. The setback area is interrupted only by pedestrian areas. No parking occurs in the setback area. Planting and irrigation techniques that promote water conservation (e.g., drought tolerant landscaping) should be incorporated in all landscape areas.

The setback area should be fully landscaped, interrupted only by pedestrian areas and sidewalks. No parking should be located within any required front yard setback.

Parking should not to be located in the setback space.

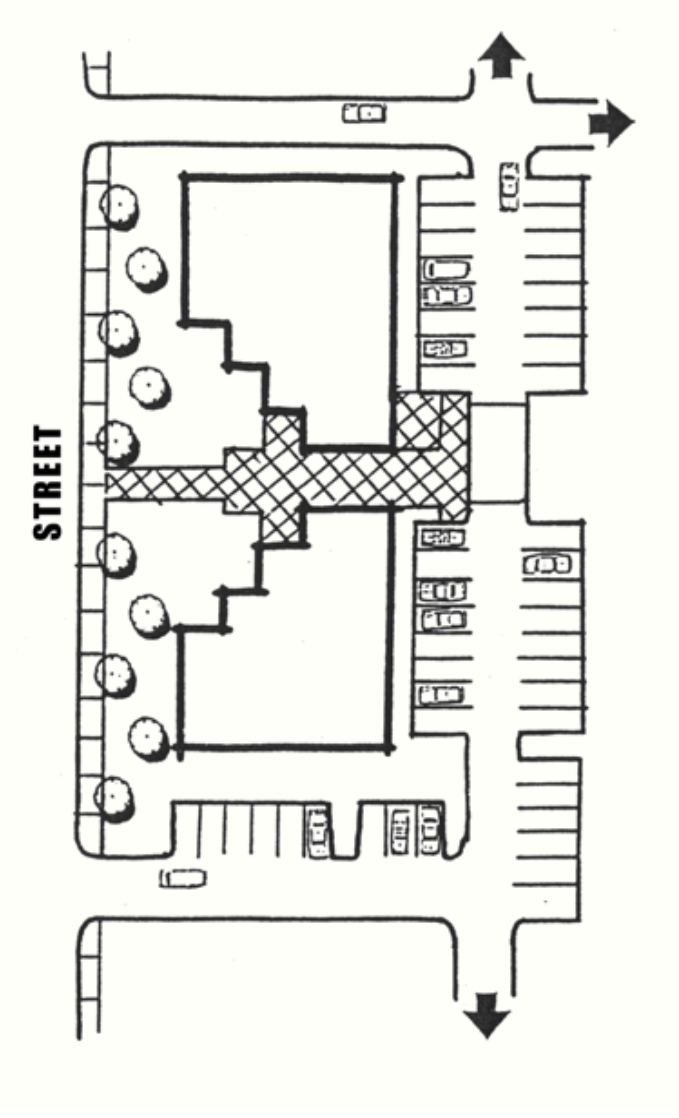
Parking at rear of building is preferred.



If parking lots are located at the sides of buildings or elsewhere on the site where they may be visible from the street, they shall be screened from street view by landscaped berms and/or shrubs in compliance with the Zoning Ordinance.

Driveways should be kept to a minimal number and width as necessary for safety.

Access should be provided to adjoining parcels whenever possible.



Example C: Buildings Set Back - Limited Parking in Front

In this example, limited parking (usually only two parking rows and an aisle) occurs between the street edge and building. Some buildings may be located with a landscaped setback as in Example B. Planting and irrigation techniques that promote water conservation (e.g., drought tolerant landscaping) should be incorporated in all landscaped areas.

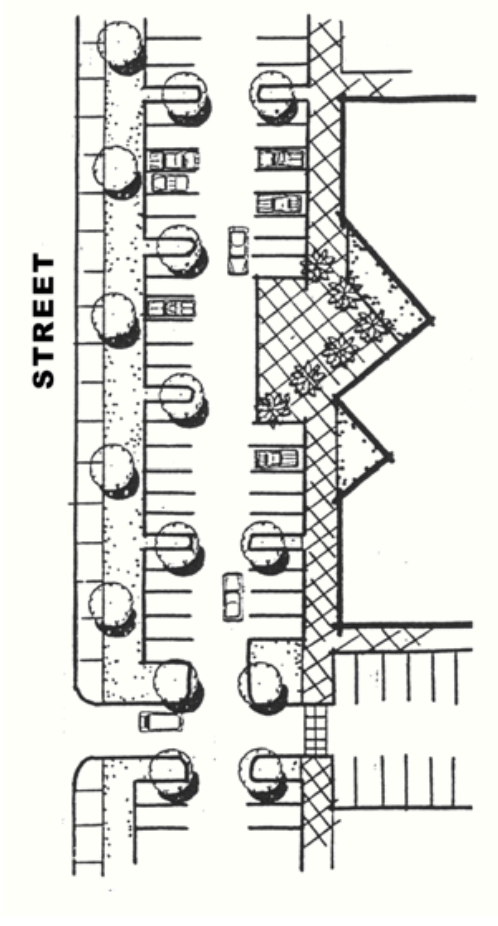
Only one bay of parking (two rows plus aisle) should be provided.

Landscaped pedestrian areas at primary building entrances should be provided.

A combination of trees, shrubs and/or landscaped berms at least 30 inches high should be provided to screen parking areas from view from public rights-of-way.

Accent landscaping and enhanced paving should be provided at project entries.

Vehicular access and pedestrian connections to adjoining parcels should be provided whenever possible.



B. Building and Facilities Location

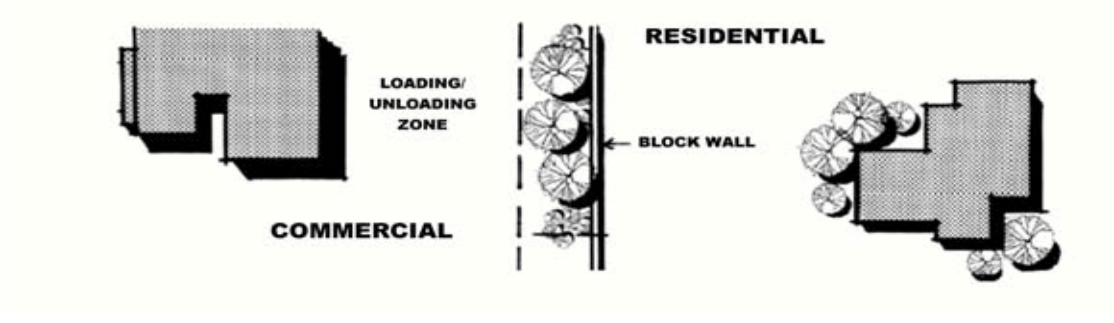
1. The organization of buildings, parking areas, and landscaping should recognize the existing characteristics of the site and should relate to the surrounding development in scale and character.

2. Adjacent residential uses should be buffered from commercial development to the greatest degree possible. Orientation of uses, buildings, and landscaping, and increased setbacks should be used to provide separation between these uses.

3. Block walls shall be used at the property lines between commercial and residential uses.

4. Commercial development should be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access should be oriented away from the side street.

5. Buildings on corner parcels should establish a strong tie to both streets and should encourage pedestrian activity at corner locations.



Provide appropriate buffering between incompatible uses.

C. Site Access

1. Access to parking lots should be from commercially developed streets. This will help discourage cut through traffic from impacting residential neighborhoods.

2. Site access should promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.

3. Conflict between vehicles and pedestrians should be avoided at access driveways by providing a sidewalk on at least one side of the driveway.

4. The number of access driveways should be minimized and located as far as possible from street intersections.

5. Site access locations should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.

6. Unobstructed sight lines at corners and driveways are required in compliance with the Zoning Ordinance.

D. Interfaces

1. Adjacent residential and nonresidential uses should be buffered as necessary to maintain a livable residential environment in compliance with requirement of the Zoning Ordinance. This may be accomplished by the provision of masonry walls, landscaping, berms, building orientation, building height, and limitations on activities adjacent to residential uses.

2. Loading areas, access and circulation driveways, trash enclosure, storage areas, and rooftop equipment should be located as far as possible from adjacent residences and should never be located next to residential properties without fully mitigating their negative effects.

3. Parking lots for commercial uses should have no vehicle access from or to an otherwise predominantly residential street. Pedestrian access from residential neighborhoods to commercial facilities area strongly encouraged.

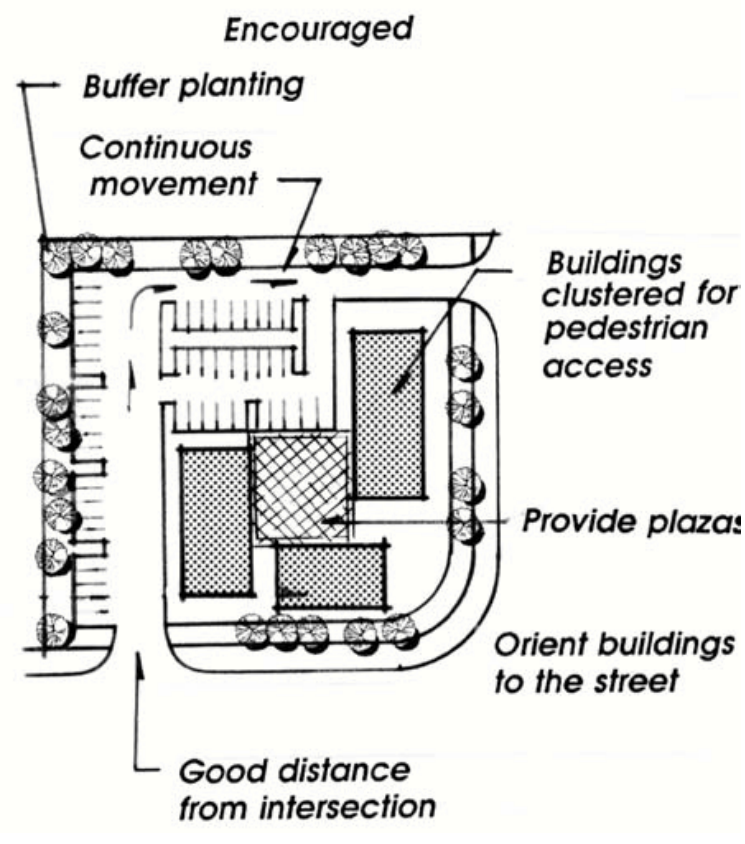
4. The orientation of windows in commercial buildings adjacent to residential uses should preclude a direct line of sight into residential properties. Exceptions would be taller buildings in the downtown area.

E. Open Space, Courtyards, and Plazas

1. The organization and design of buildings should encourage and facilitate pedestrian activity.

2. Buildings should be organized to create useable open space, courtyards, plazas, and outdoor dining areas.

3. Convenient, well-defined pedestrian access should be provided from commercial uses to open space, courtyards, and plazas.



Open plaza areas create opportunities for outdoor dining.

Pedestrian-oriented open space, courtyards and plazas should include a focal element such as a sculpture and/or water feature and sitting areas.

F. Site Elements

1. Exterior lighting fixtures should be consistent with the architectural theme of the building. All lighting fixtures should be from the same family of fixtures with respect to design, and color of light.

2. Lighting sources shall be shielded to avoid glare in compliance with the Zoning Ordinance. To minimize the total number of freestanding light standards, wall mounted lights should be utilized whenever possible.

Good example of wall mounted lights

3. Walls visible from public rights-of-way should be decorative and complement the design of on-site buildings. The use of untreated concrete block is discouraged.

4. Visibility from adjacent streets should be considered in the placement of trash storage areas. Appropriate screening devices should be provided, including roof structures that screen visibility of the trash enclosure area from above if necessary.

5. Trash enclosures should not be located in areas where they interfere with visibility from vehicles.

6. Trash enclosure areas should be located away from residential uses.

7. Landscaping should be used adjacent to walls and fences to screen flat surfaces.

Use dense landscaping to buffer adjacent uses and screen flat walls.

8. Storage areas should be located in the least visible areas of the site and properly screened in compliance with the Zoning Ordinance.

Trash enclosure areas should be appropriately screened with architectural elements and landscaping.

ARCHITECTURAL FORM/DETAILING

Issues

The architectural design of a structure must consider many variables from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The main issues related to architectural design include:

- Ensuring that the mass and scale of the building fits within the context of surrounding development and does not sharply contrast with or dominate other development in the area.

- Ensuring that the building is well designed by including the appropriate level of design detail on all facades, avoiding blank/uninteresting facades, and providing for the proper screening of equipment and trash enclosure areas.

Well articulated façade details provide for visual interest.

Objectives Supported

- Architectural character
- Quality development
- Consistent development pattern
- Compatibility with surrounding uses

A. Mass and Scale

1. The mass and scale of new infill developments should be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new (infill) building, stepping back the upper portions of taller buildings, and incorporating human scale elements, such as pedestrian scaled doors, windows, and building materials.

2. Building facades should be detailed in such a way as to make them appear smaller in scale. This can be achieved by articulating the separate floors with horizontal bands or by

increasing the level of detail on the building's facade.

3. The size and location of various building elements (e.g., roofs, parapet walls, and wing walls) should not be exaggerated in an attempt to call attention to the building/use or provide additional area or height for signs/advertising.

Without architectural variations buildings appear flat, larger, and “box like”.

Use a variety of architectural elements to create visual interest and reinforce pedestrian scale.

B. Building Facades

1. Design details should be continued or repeated upon all elevations of a building. Details on side and rear views of a building should not be forgotten because of their orientation away from the public right-of-way.

2. Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged.

3. Long, blank, unarticulated street-facing facades are strongly discouraged. Facades should be "broken" by vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques.

4. The adopted Façade Improvements Program contains specific examples of how facades may be improved in the downtown area.

Storefronts should be identified by vertical and horizontal architectural elements.

C. Storefronts

1. Storefronts should be predominantly comprised of transparent surfaces (windows). Storefronts with blank or solid (wall) areas degrade the quality of the pedestrian environment and severely limit visual interest.

2. The use of clear glass (at least 80% light transmission) on the first floor is strongly encouraged. Dark tinted glass and mirror-like films are strongly discouraged.

3. Storefront windows should be large and a minimum of 24 inches off the ground (bulkhead height). The maximum bulkhead height should be approximately 40 inches.

4. Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses.

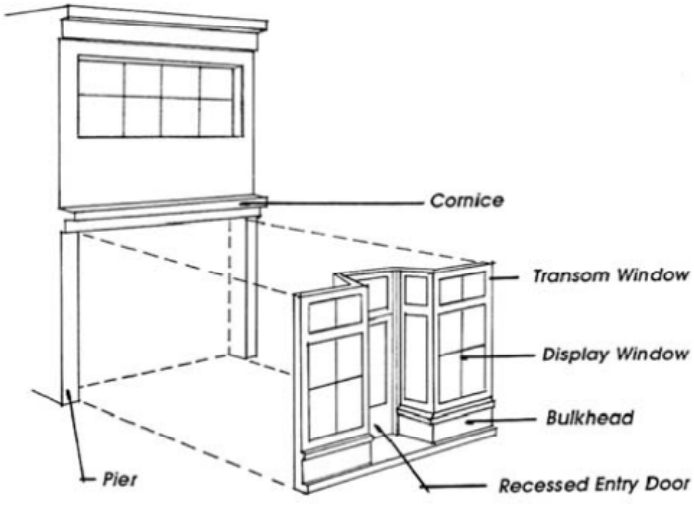
5. The use of scissor-type security grilles is prohibited since they communicate a message of high crime and cannot be integrated visually into the design of a building.

6. If security grilles are necessary, they should be placed inside the building behind the window display area at a minimum distance of 2 feet behind the window. If this is not physically possible, grilles can be recessed into pockets in the storefront that completely conceal the grilles when they are retracted.

7. Product storage racks should not be placed in such a manner as to block views through storefront windows.

Avoid the use of security grilles on the exterior of the building.

8. Security cameras are highly encouraged in lieu of grilles.



STOREFRONT COMPONENTS

D. Screening

1. Rooftop or ground mounted equipment should be screened from public streets or any neighboring residential property. Screening devices should be compatible with the architecture, materials, and colors of the building.

2. Trash enclosures should be located away from residential uses to minimize nuisance for the adjacent property owners.

3. Trash enclosures that are visible from the upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the architectural theme of buildings on the site.

MATERIALS AND COLORS

Issues

The proper use of finish materials and colors is very important in the development of a high quality project. The main issues related to the use of finish materials and colors include:

• Ensuring that materials are of a high quality and that they are durable and require minimal maintenance.

• Ensuring that materials are used in a consistent, logical manner that relates to the overall design of the building.

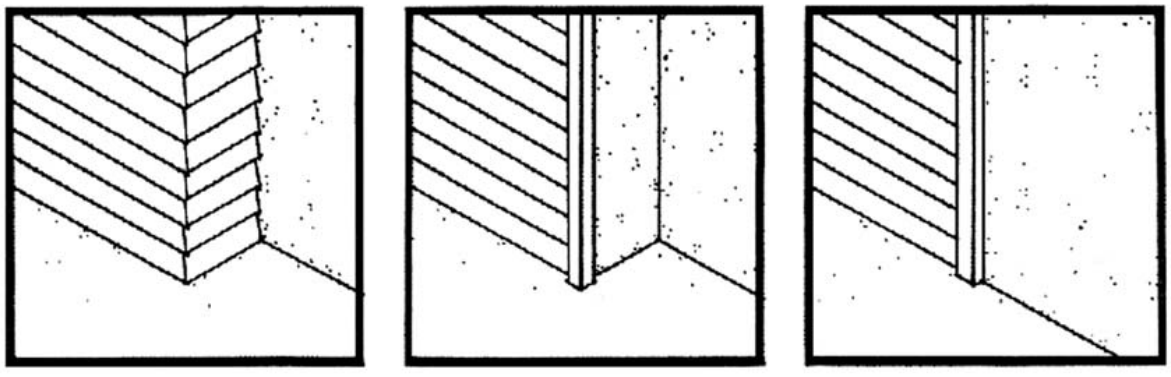
Objectives Supported

- Quality development
- Compatibility with surrounding uses
- Architectural character

A. Finish Materials

1. Exterior finish materials should be appropriate for an architectural style or theme of the building and should contribute towards a high quality image.

2. Changes in materials should occur at inside corners to make building volumes appear substantial. Material changes at the outside corners or in plane give an impression of thinness and artificiality and should be avoided.



Change in plane with change in material Recommended | Material or color change at outside corner Not Recommended | Change of materials on same plane Not Recommended

3. Materials should be varied to provide architectural interest, however, the number of materials should be limited and not exceed what is required for contrast and accent of architectural features.

4. Exterior materials and architectural details should relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones.

B. Color Selection

1. In general, building wall colors should be predominately neutral, off-white, cream, tan, or light pastels. Fluorescent, garish colors shall be avoided.

2. The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.

BUILDING ACCESSORIES

Issues

Building accessories (e.g., awnings, lighting, signs, etc.) play an important role in finishing a building's overall design and adding visual interest. The main issue related to building accessories is:

• Ensuring that any accessories added to a building relate to the overall design of the building in an aesthetically pleasing way so that they contribute to a cohesive building design and do not detract from it.

Objectives Supported

- Quality development
- Architectural character

A. Awnings

The use of awnings, canopies, and marquees are encouraged. They provide protection for pedestrians, add interest and color to buildings, and allow placement of pedestrian – oriented signs.

1. Awnings at both the ground level and upper floors should be designed to be compatible with the overall façade of the building and the window and door openings they are associated with. The color of the awnings should be compatible with the rest of the color scheme of the building.

2. Where the façade is divided into distinct bays or sections by vertical architectural elements, awnings should be placed within the elements rather than overlapping them. Awning placement should fit with the scale, proportion, and rhythm created by these elements, and should not cover piers, pilasters, clerestory windows, and other architectural features.

Figure 1: Shed Awning is consistent with rectilinear window openings.

Figure 2: Dome-shaped awnings are not appropriate with rectilinear window openings.

3. When there are several businesses in one building, all awnings should be the same in terms of color, trim, and form. Awnings may have business names on the valance to differentiate the individual businesses within the building.

4. Stick-on lettering not designed specifically for adherence to fabric is prohibited.

5. Awnings should be of high quality materials (e.g., canvas, acrylic coated canvas, copper, or glass), shall be fire retardant to meet City standards, and be consistent with the overall building

design. Aluminum, vinyl, or backlit awnings generally detract from a quality character and shall not be used.

6. The minimum height of awnings should be 8 feet above the sidewalk and should not project more than 6 feet out from the face of the building. A valance portion of the awning may extend down to not less than 7 feet above the sidewalk.

Awnings may double as signs when properly designed and illuminated.

B. Exterior Lighting

Nighttime illumination is important in creating an interesting and safe environment. In addition, it can serve to highlight building design features, add emphasis to prominent entrances and plazas, and to create an ambiance of vitality and security.

1. Exterior lighting should be designed as part of the overall architectural style of the building. It should relate to the design elements of the building and highlight interesting design features.

2. For safety, identification, and convenience, the entrances of buildings should be well illuminated. The average level of illumination for walkways should be one foot-candle and for security areas, such as building entrances, should be 2 footcandles.

C. Signs

Refer to Sign Design Guidelines.

ADDITIONS AND REMODELING

Issues

Adding on to and remodeling existing buildings are means of extending a building's useful life. The main issues to consider when altering a building through these processes include:

• Ensuring that the new addition or remodeled component is consistent with the existing design of the building and not in sharp contrast.

• Ensuring that when buildings are remodeled, especially older ones, that significant design details are maintained and restored if they are important to the character of the building.

Objectives Supported

• Quality development

• Architectural character

• Compatibility with surrounding uses

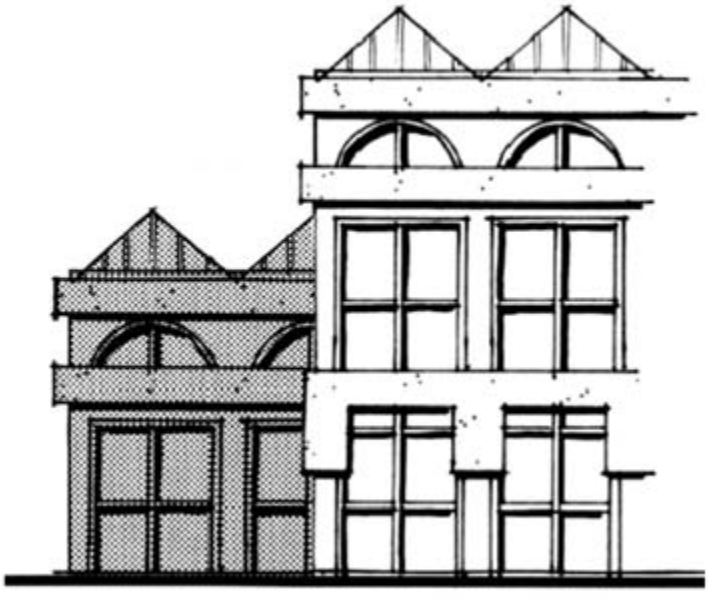
A. Additions to Existing Structures

1. Additions to existing structures should be designed to be well integrated with the existing structure. The design of the addition should follow the general scale, proportion, massing, roof line, and detailing of the original structure, and not be in sharp contrast.

2. Additions should be interpretations of the existing buildings wherein the main design elements of the existing building are incorporated. This may include: the extension of architectural lines from the existing structure to the addition; repetition of window spacing; uses of harmonizing colors; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, tile/brick decoration).

3. Building materials used for the addition should be the same or better quality than the existing building. The primary intent is to blend the addition with the existing building while at the same time using high quality, durable materials.

New additions should compliment the existing structure.



B. Remodeling and Rehabilitation

1. Buildings are often altered over time in an effort to keep up with changing times or to remake a tired image. These changes often result in a gradual erosion of the original design character of the building. Rehabilitation of buildings that have been inappropriately altered is strongly encouraged.

2. When remodeling is to take place, original materials, details, proportions, as well as patterns of materials and openings should be considered and maintained where appropriate. The use of materials such as cedar shakes, textured plywood/paneling, poor quality fake stone veneer, plastic or corrugated metal paneling, heavy troweled stucco finishes, and similar materials should be avoided.

3. Often in previous remodeling attempts, original decorative details and architectural elements were covered up. In the remodeling process, these forgotten details should be restored and incorporated into the design of the remodeled building.

4. Existing building elements and materials that are incompatible with the original design of the building should be removed. These include inappropriate use of exterior embellishments and modernized elements that are in sharp contrast to the building's original design.

LANDSCAPING

Issues

Landscaping has a variety of functions, including softening the hard edges of development, screening unattractive views, buffering incompatible uses, providing shade, and increasing the overall aesthetic appeal of a project. The main issues related to landscaping include:

• Ensuring that the landscape design scheme (including site furniture and paving) is compatible with the overall design of the project in terms of scale, function, and design theme.

• Ensuring that landscape materials are selected for their ability to adapt to Hughson's climate and for their ease of maintenance.

Objectives Supported

• Landscape emphasis

• Quality development

• Functional site arrangement

• Safety

Planter area of minimum 5-foot width.

A. Design Concepts

1. Landscaping should help complete the design of the site and not be added as an afterthought. Landscaping should be considered an important design element in the overall plan for any new or redeveloped commercial site.

2. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) ground covers (including flowering plants—annuals and perennials), 2) shrubs and vines, and 3) trees. See Zoning Ordinance for tree shade coverage area in parking lots.

4. Trees located along street frontages should be selected to match or complement existing or proposed street trees in the public right-of-way.

5. A minimum 5-foot net landscape strip should be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is encouraged, but not required in nonpublic areas and service

areas between pavement and buildings.

Example of three tier landscape system.

6. For office buildings and retail uses, parking should be separated from buildings by landscaped areas and/or raised walkways.

Good example of landscaped setback using a variety of materials.

B. Use of Plant Materials

1. The use of plant material should be well suited to Hughson's climate.

2. The choice, placement, and scale of plants should relate to the architectural and site design of the project. Plantings should be used to shade and screen, to accent focal points and entries, to complement building design, to break up expanses of paving or walls, and to define on-site circulation.

C. Site Furniture

1. Outdoor furniture and fixtures such as lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, phone booths, fencing, etc., should be selected as integral elements of the building and landscape design. These should be included in, and shown on, all site and landscape plans.

2. Outdoor furniture should be of a sturdy construction to withstand daily abuse. Wood should usually be avoided.

3. Outdoor furniture should be located so it will not conflict with the circulation patterns of the site.

Benches provide pedestrian comfort and, adjacent trees provide shade.

4. Outdoor seating should be located so that some will be in shade during the hottest part of summer days and some will be in the sun during the rest of the year.

D. Paving

1. Decorative paving should be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks.

Enhanced paving in pedestrian areas is strongly encouraged.

2. Paving materials should complement the architectural design of the building and landscape design of the development. The use of stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is strongly discouraged.

3. The size of areas incorporating decorative paving should be consistent with the function of the area. At driveway entries, the minimum depth from the back of the sidewalk should be 8 feet; however, larger areas may be required.

PARKING AND CIRCULATION

Issues

Onsite parking and circulation often occupy one-half of the site of a commercial project and are highly visible. Their role in the overall design of the site is critical in the development of a safe, efficient project design. The main issues related to parking and circulation include:

• Ensuring that parking and circulation (including access to the site) is laid out in a straightforward, efficient manner that is safe and easy for motorists to understand.

• Ensuring that parking lots do not visually dominate views of the project site and that they are designed, screened, and landscaped to be as aesthetically pleasing as possible.

• Ensuring that loading and delivery areas are integrated into the overall design of the site and located in a manner that does not interfere with other onsite circulation.

Objectives Supported

• Safe/convenient circulation and parking

• Quality development

• Functional site arrangement

A. Vehicle Circulation

1. Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.

2. Dead-end aisles, even with turnaround areas, are strongly discouraged and should be avoided if possible.

B. Pedestrian Circulation

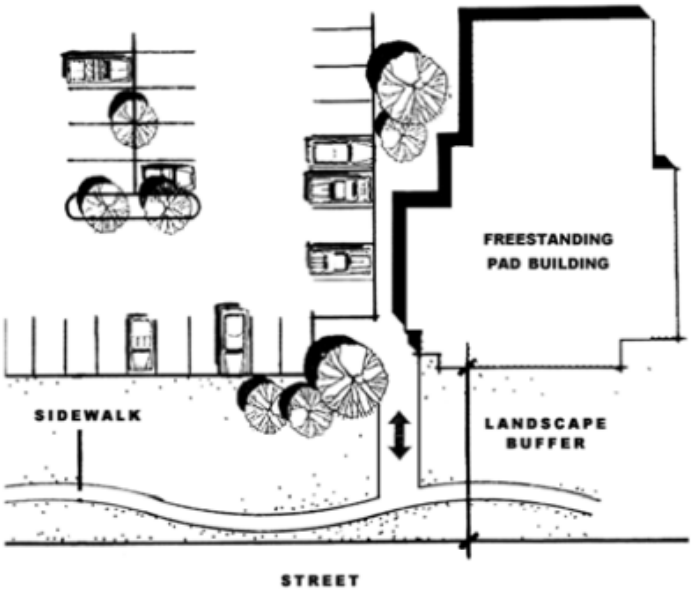
1. Avoid placing primary vehicle access in close proximity to major building entries in order to minimize pedestrian and vehicular conflicts.

2. Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and

convenient pedestrian access should be provided between the public sidewalk and the pedestrian areas of the project.

3. Raised walkways, decorative paving, landscaping, and bollards should be used to separate pedestrian paths from vehicular circulation areas to the maximum extent possible.

Pedestrian walkways separated from parking lots are encouraged.



Provide pedestrian connections between public sidewalk and building(s).

4. Parking areas should be designed so that pedestrians walk parallel to moving cars. Pedestrians should not be required to cross parking aisles and landscape islands to reach building entries.

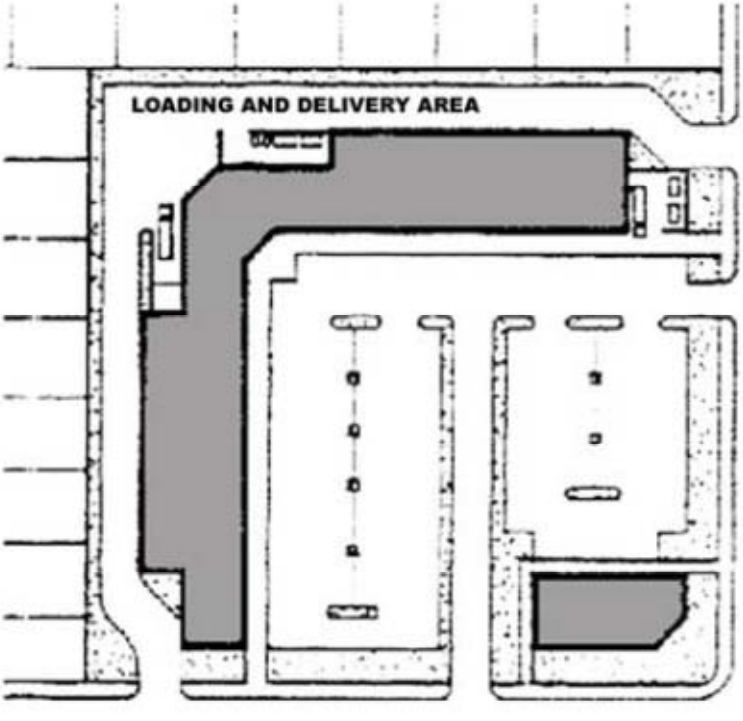
C. Loading and Delivery

1. Loading and delivery service areas should be located and adverse noise impacts to the maximum extent feasible.

2. Loading and delivery service areas should be screened with portions of the building, architectural wing walls, freestanding walls, and landscape planting.

3. When commercial buildings back to residential properties, loading areas should be located at the side of the building away from residences whenever possible.

4. To reduce the need for added screening and to decrease the impact on adjacent residential uses, loading areas located inside the building are encouraged.



Loading and delivery areas should be located to the rear of buildings to minimize impacts.

5. Loading areas should be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. Adequate turning areas for ingress/egress to the loading zone should be provided on site.

PUBLIC SAFETY

Issues

The promotion of public safety and the prevention of crime through effective design techniques are important aspects to consider in the design of any commercial project. The main issue related to project design for safety and the prevention of crime is:

• Ensuring that strategies and design techniques are incorporated into the design of the project that promote natural surveillance, territorial reinforcement, and natural access control.

Objectives Supported

• Safety

• Functional site arrangement

• Safe/convenient circulation and parking

A. As a security measure, all building entrances should be well lighted. The lighting should be designed so that the lighting is an attractive element in its own right, acting as a public amenity.

B. Parking lots should be well lighted with one foot-candle of illumination distributed evenly across the parking lot. Entrances to buildings and loading areas should be provided with a minimum of two foot-candles of illumination at ground level.

C. The design of the outdoor lighting plan should take into consideration the location and potential growth pattern of existing and proposed trees so that appropriate lighting levels are maintained over time.

D. Window signs should be placed to provide a clear and unobstructed view of the interior of the business establishment from the sidewalk or parking lot.

E. Entrances to a site and buildings should be designed to be easily visible from a public street, alleyway, or neighboring property. Windows on rear facades that face onto parking lots are very important for helping to deter crime. The use of closed circuit

television and "fake" windows should be considered.

F. Safety behind buildings should be ensured through use of:

- adequate security lighting
- limited access controlled by walls, fences, gates, landscaping
- introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance
- surveillance through windows or with cameras
- ongoing maintenance of storage areas and alleys

END