



# Consolidated Annual Performance and Evaluation Report (CAPER)

**Fiscal Year 2018-2019**  
(July 1, 2018 through June 30, 2019)

**CITY OF TURLOCK and  
Turlock/Stanislaus County HOME Consortium**



Prepared by:

City of Turlock

**Housing Program Services Division**

156 South Broadway, Suite 250, Turlock, CA 95380  
(209) 668-5610, Fax (209) 668-2120, TDD 1 800 735-2929

Website: [www.cityofturlock.org](http://www.cityofturlock.org)

Approval by Council on September 24, 2019



## SEPTEMBER 2019

### CITY OF TURLOCK

Mayor Amy Bublak  
Councilmember Nicole Larson  
Councilmember Andrew Nosrati  
Councilmember Gil Esquer  
Councilmember Becky Arellano  
[www.cityofturlock.org](http://www.cityofturlock.org)

### CITY OF OAKDALE

Mayor J. R. McCarty  
Councilmember Cherilyn Bairos  
Councilmember Richard Murdoch  
Councilmember Christopher Smith  
Councilmember Ericka Chiara  
[www.ci.oakdale.ca.us](http://www.ci.oakdale.ca.us)

### STANISLAUS COUNTY

#### BOARD OF SUPERVISORS

District 1 Kristin Olsen  
District 2 Vito Chiesa  
District 3 Terry Withrow  
District 4 Tom Berryhill  
District 5 Jim DeMartini  
[www.stancounty.com](http://www.stancounty.com)

### CITY OF PATTERSON

Mayor Deborah M. Novelli  
Councilmember Joshua Naranjo  
Councilmember Dominic Farinha  
Councilmember Cynthia Homen  
Councilmember Dennis McCord  
[www.cipatterson.ca.us](http://www.cipatterson.ca.us)

### CITY OF CERES

Mayor Chris Vierra  
Vice Mayor Linda Ryno  
Councilmember Channce Condit  
Councilmember Bret Durossette  
Councilmember Mike Kline  
[www.ci.ceres.ca.us](http://www.ci.ceres.ca.us)

### CITY OF WATERFORD

Mayor Michael Van Winkle  
Vice Mayor Jose Aldaco  
Councilmember Elizabeth Talbott  
Councilmember Joseph Weing, III  
Councilmember Thomas Powell  
[www.cityofwaterford.org](http://www.cityofwaterford.org)

### CITY OF NEWMAN

Mayor Robert Martina  
Councilmember Murray Day  
Councilmember Nicholas Candea  
Councilmember Laroy McDonald  
Councilmember Casey Graham  
[www.cityofnewman.com](http://www.cityofnewman.com)

### CITY OF HUGHSON

Mayor Jeramy Young  
Mayor Pro Tem George Carr  
Councilmember Harold Hill  
Councilmember Ramon Bawan  
[hughson.org](http://hughson.org)

## Table of Contents

Introduction .....	4
CR-05 Goals and Outcomes.....	5
CR-10 Racial and Ethnic composition of families assisted .....	10
CR-15 Resources and Investments .....	12
CR-20 Affordable Housing .....	18
CR-25 Homeless and Other Special Needs .....	20
CR-30 Public Housing .....	22
CR-35 Other Actions.....	22
CR-40 Monitoring .....	25
CR-45 CDBG .....	26
CR-50 HOME .....	27

### Attachments

- Attachment 1- IDIS PR26 Report
- Attachment 2- Public Notices

## Introduction

The 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the fourth reporting period (from July 1, 2018 to June 30, 2019) of the Five-Year Consolidated Planning period. The City of Turlock (City) is the recipient of federal Community Development Block Grant (CDBG) funding and serves as the lead agency for the City of Turlock/Stanislaus County HOME Investment Partnerships Program (HOME) Consortium (Consortium). The United States Department of Housing and Urban Development (HUD) provides these funds to the City on a formula basis.

HUD requires the City to prepare and submit a Consolidated Plan and Annual Action Plans to inform HUD on how the allocated grant funding will be used. At the end of each fiscal year, HUD requires this annual CAPER report, to report on the progress made in accomplishing the goals set forth in the Consolidated Plan and Annual Action Plan for CDBG and HOME funds.

The City utilized other Federal, State and local resources, including CalHome and Successor Agency funds to address housing and community development priority needs identified in the Consolidated Plan. The CAPER identifies the programs and activities the City undertook during the Program Year (also known as fiscal year) to meet underserved needs identified in the Consolidated Plan. In addition, the CAPER discusses the actions the City took to address the following: lead based paint hazards, barriers to affordable housing, households at or below the poverty level and fair housing.

Stanislaus County is recognized as an eligible Urban County by the U.S. Department of Housing and Urban Development (HUD). The Urban County is comprised of 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 Turlock partnered with the Stanislaus Urban County to form the City of Turlock/Stanislaus County HOME Consortium (Consortium).

As the lead agency, the City of Turlock administers the HOME program for the Urban County and reports comprehensive HOME activity for the partnering jurisdictions as part of the City of Turlock's CAPER.

The City of Turlock and Consortium have successfully completed the fourth year of its FY 2015-2016 to FY 2019-2020 Consolidated Plan. The Plan is a reflection of the Consortium partners' community vision and outlines priority needs, goals and objectives adopted to achieve the vision. The overall goal of the community planning and development programs covered in the Plan is to

### Recurring Acronyms in this Report:

- **AAP**- Annual Action Plan
- **CAPER**-Consolidated Annual Performance and Evaluation Report
- **CDBG**- Community Development Block Grant
- **CHDO**- Community Housing Development Organization
- **CoC**- Continuum of Care
- **Consortium**- City of Turlock/Stanislaus County HOME Consortium
- **FTHB**- First Time Home Buyer
- **FY** – Fiscal Year (July 1 to June 30). Also known as the Program Year.
- **HOME**- HOME Investment Partnership Program
- **HACS** – Housing Authority of the County of Stanislaus
- **HUD**- Housing and Urban Development
- **IDIS**- Integrated Disbursement and Information System
- **PI**- Program Income (revenue from grant funds)

develop viable communities by providing decent, safe and sanitary housing; promoting suitable living environment and expanding economic opportunities for low and moderate income persons.

This CAPER also provides a summary of the resources available, the programmatic accomplishments in affordable housing, and the community development activities during the 2018-2019 fiscal year (July 1, 2018 through June 30, 2019) for the City of Turlock and the City of Turlock and Consortium.

Specific Fiscal Year 2018-2019 projects and their accomplishments are identified in the respective program sections of this document. The format of this document is designed after a HUD document template that includes a series of questions in relation to specific funding programs (CDBG, HOME, etc.). Responses to those questions are provided directly below each question.

## CR-05 – Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report discusses program outcomes for the 2018-2019 fiscal year utilizing Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Turlock (City) is a direct entitlement city for CDBG funds and also serves at the lead agency for HOME funds for the City of Turlock/Stanislaus County HOME Consortium (Consortium). Consortium members include the jurisdictions of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, County of Stanislaus unincorporated areas, and Waterford. Stanislaus County's jurisdiction is comprised of the unincorporated County containing sixteen communities.

The City continues to make progress with these funds in increasing the supply of affordable housing, homeownership, rehabilitation, public facilities, and increasing public services. The City works toward affirmatively furthering fair housing. In addition to the data provided below, this CAPER discusses affordable housing outcomes, homelessness and special needs activities, and other City actions in furtherance of the City's HUD Annual Plan Goals and Objectives.

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

- FTHB: The City and Consortium continued to administer a First Time Home Buyers (FTHB) Program for low-income, first-time homebuyers which provides low interest loans to qualified clients to purchase a home. The City of Turlock utilized various resources including the HOME Program, CDBG, and CalHome to fund the program and assisted four buyers (4). Consortia members were unable to complete any homebuyer loans due to high priced housing costs.

- Rehabilitation: The City continued offering a Housing Rehabilitation Program, for the repair of homes within the City and assists income eligible clients including the elderly, handicapped and other special needs, improving housing conditions. The program provided one forgivable loan and one deferred loan with the rehabilitation of two (2) single family units which were initiated in fiscal year 2018-2019 and should be completed in fiscal year 2019-2020. Temporary relocation funding was not needed or provided to these two clients. Two projects that were initiated in fiscal year 2017-2018 were completed in fiscal year 2018-2019. Forgivable Loans are often used in concert with the rehabilitation loans that are provided for rehabilitation work to remedy code violations and accessibility items for seniors, disabled and income eligible families. The Forgivable Loan amount cannot exceed \$15,000. Families are only eligible to receive the Forgivable Loan funding on a one time basis, even if the maximum limit was not received. Forgivable Loan funding can be combined with other rehabilitation program funding and forgiven over a five year period as long as all the terms of the loan are met.
- Acquisitions of multi-family units for rehabilitation and sale to eligible non-profit agencies: The City acquired rental projects which consists of multi-family units. The rehabilitation will be completed in the next fiscal year.
- Acquisitions of single-family units for rehabilitation and sale to eligible non-profit agencies or First Time Home Buyers.
- Public Service Grants including fair housing: The City provides funding annually to non-profit agencies to provide eligible public service activities including fair housing services.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual Program Year	Percent Complete
Access to public services for low-income household	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16,850	5,225	31%	1,694	1,586	92.00%
Acquisition and Single-Multifamily Rehabilitation	Affordable Housing	Rental units rehabilitated	Household Housing Unit	10	4	40%	4	0	0.00%
Acquisition and Single-Multifamily Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	10	4	40%	4	0	25.00%
Admin		Other	Other	1	1	N/A	N/A	N/A	N/A
Affordable Housing for Seniors	Affordable Housing	Other	Other	1	0	0.00%	0	0	0.00%
Capacity Building for Homeless Service Providers	Homeless	Housing for Homeless added	Household Housing Unit	4	4	100%	1	0	0.00%
Fair Housing Services	Non-Housing Community Development	Other	Other	1,175	44	3.74%	5	27	540%

City of Turlock and Turlock/ Stanislaus County HOME Consortium

First-time Homebuyer Assistance	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	110	27	24%	12	4	33%
Improve infrastructure in low-income neighborhoods	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25	1	0.00%	1 facility	295 Clients served (Rehabilitation of Bathrooms at homeless shelter facility)	100%
Rehabilitate Existing Housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	40	5	12%	10	2	20%
Temporary Relocation Services	Affordable Housing	Other	Other	5	1	20.00%	1	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**



**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City's Consolidated Plan identifies as a high priority needs; Public infrastructure, Affordable Housing, Public Services, and Homeless services. Consistent with the priorities outlined in the Consolidated Plan, during the 2018-2019 fiscal year, the City undertook the following activities that addressed the housing needs:

- The City continued to administer a First Time Home Buyers Program for low-income first-time homebuyers which provides low interest loans to qualified clients. The program is funded with HOME, CalHome, State Home, and CDBG. The City of Turlock assisted four (4) income eligible homebuyers in purchasing homes expended \$200,000 for all funding sources. The four (4) were HOME and CDBG funded. Due to the high cost of housing in Stanislaus County, the annual expected progress toward the program goal was not reached. Staff continues to market the program with realtors and lenders.
- The Consortium members continued to administer First Time Home Buyers Programs to provide down payment assistance to low income buyers using HOME funds. Consortia members were unable to complete any homebuyer loans due to high priced housing costs.
- The City acquired single family units to rehabilitate for affordable housing.
- Rehabilitation of acquired property for single family and multifamily. Staff continues to market the program to reach the strategic plan goals.
- The City continued offering a Housing Rehabilitation Program for both owner and renter occupied homes, for the repair of homes within the City and assists income eligible clients including the elderly, handicapped and other special needs, improving housing conditions. The City offers loans and grants to maintain single and multifamily affordable housing stock.
- The City continued offering Public Service grants to assist agencies to provide assistance to low and moderate income persons who are in need of services such as food, shelter, and youth services. A total of six (6) Public Service grants were awarded to qualifying non-profit agencies totaling \$100,000 (\$89,354 expended). The agencies provided services that were consistent with the goals and objectives of the Consolidated Plan and served low/moderate income households/persons in Turlock. Services included a cold winter shelter for homeless adults, senior meals, emergency food boxes, youth recreation, and fair housing.
- The City will continue to encourage private, for-profit and non-profit developers to construct affordable rental housing utilizing Low-income Housing Tax Credits, HOME, Mortgage Revenue Bonds, Section 202 and the Affordable Housing Goals outlined in the final draft of the Housing Element. The City may provide incentives such as impact fee deferrals/financing and density bonuses to assist developers in achieving affordable rents.

- The City completed infrastructure work on a public improvement project. The project included the remodeling of bathrooms at a men’s homeless shelter.

**CR-10 – Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	1,372	3	0
Black or African American	108	0	0
Asian	54	0	0
American Indian or American Native	16	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
American Indian or Alaska Native & white	1	0	0
Asian & White	1	0	0
Black or African American & White	9	0	0
American Indian or Alaska Native & White	0	0	0
Balance/Other	31	1	0
<b>Total</b>	<b>1,592</b>	<b>4</b>	<b>N/A</b>
Hispanic	558	2	0
Not Hispanic	1,034	2	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

The City of Turlock and Consortium identifies priority need and offers services and programs to eligible households regardless of race or ethnicity. This table is generated by the HUD CAPER template and the information reported reflects demographic information provided by participants and recorded in the HUD reporting system. The City of Turlock does not receive Emergency Shelter Grant (ESG) funding.

For Turlock’s Public Service Grants to non-profit agencies, 1,586 clients were served. Of them 1,368 were white, 108 were Black or African American, 54 were Asian, 16 were American Indian/Alaskan Native, 0 were Native Hawaiian or Other Pacific Islander, 1 was American Indian or Alaska Native & White, 9 were Black or African American & White, 0 were American Indian or Alaska Native & Black or African American and 29 were Other breakdowns. Of them 370 were over 62 years old, 432 were people with disabilities and 123 had a female head of household. Not all races are listed in the table above.

According to the 2014 American Community Survey, persons who categorized themselves as white (single race) represented 80 percent of the Turlock population and 76 percent of the Stanislaus County population. In the City 36 percent are of Hispanic origin (of any race), versus

43 percent in the County. For more detailed demographic information see the census website at <http://factfinder.census.gov> and <http://census.gov>.

CR-15 – Resources and Investments 91.520(a)

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,679,098	1,659,205
HOME		3,432,383	728,362
ESG		0	0

**Table 3 - Resources Made Available**

**Narrative**

The City of Turlock receives entitlement Community Development Block Grant (CDBG) funds. The City of Turlock/Stanislaus Urban County receives HOME Investment Partnerships Program (HOME) funds. The City of Turlock does not receive Emergency Shelter Grant (ESG) funding.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Ceres	13	0	No projects completed
Hughson	0	0	No projects completed
Newman	13	0	No projects completed
Oakdale	11	0	No projects completed
Patterson	12	0	No projects completed
Turlock	17	100	FTHB and Acq/Rehab.
Unincorporated Stanislaus County	21	0	No projects completed
Waterford	12	0	No projects completed

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City of Turlock utilized resources from the Federal government, State of California, and City General Funds to support housing and community development activities during fiscal year 2018-2019. These resources were leveraged with investments made by private and non-profit organizations. The following section describes each funding source used during the year.

HUD requires expenses, activities, and accomplishments to be logged into its computerized online reporting system known as the Integrated Disbursement and Information System (IDIS). Expenses in the IDIS reports may not correspond to numbers in this CAPER report due to funds not being drawn down within the fiscal year. CDBG funding expenditures are summarized in the IDIS PR26 report attached to this CAPER report. The City of Turlock advances city funds to Consortium members, and then draws funds down in IDIS to reimburse the city. Turlock does not fund the activities in IDIS until we internally process the project draws.

The City acquired property which will be used to address the needs as stated in accordance with the plan. No other publicly owned land was available to utilize in order to meet additional goals in the plan.

#### Community Development Block Grant (CDBG) Program

CDBG funds are made available to the City on an entitlement basis. The exact amount of funds allocated to the City is based on a HUD formula. In Fiscal Year 2018-2019, the City's entitlement allocation was \$654,098. The entitlement allocation was appropriated for a variety of housing-related and community development projects benefitting low and moderate-income families.

#### HOME Investment Partnership (HOME) Program

In Fiscal Year 2018-2019, the City received an allocation of \$1,382,383 as a participant in the City of Turlock/Stanislaus County HOME Consortium (Consortium). These funds are being used to expand the availability of affordable housing to benefit low income families.

#### Housing Choice Voucher (previously known as Section 8 rental assistance)

The Stanislaus County Housing Authority administers the Housing Choice Voucher rental subsidy program for most Stanislaus County jurisdictions, including the City of Turlock. The program is a federally funded, locally administered rental assistance program for low-income families, senior citizens, and persons with disabilities.

#### State Funding Sources (CalHome and State HOME)

The State of California Department of Housing and Community Development (HCD) is the State agency that provides funding for different affordable housing projects and programs. The City of Turlock was awarded CalHome and State HOME funds and uses them for First Time Home Buyer down payment assistance.

#### Emergency Solution Grant (ESG)

The City of Turlock does not receive ESG funding.

### **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City has actively sought funding sources in addition to CDBG and HOME to leverage its resources. Funds which were available during the fiscal year were CalHome, State HOME, Low-income Housing Tax Credits, Successor Agency funds, and local developer contributions.

#### State Funding- CalHome

The City applied for and was awarded the 2008, 2011, and 2012 CalHome funds to fund First Time Home Buyer (FTHB) loans. In fiscal year 2018-2019, no loans were provided. A total of 53 loans have previously been provided using the CalHome grant funds. The CalHome grants have expired, but the City was able to use loan payment revenue (reuse funds) for future loans.

**State Funding- State Home Program**

The City applied for and was awarded several State HOME grants to fund First Time Home Buyer (FTHB) loans prior to becoming a Consortium member. The City utilizes program income generated from past loan payments to provide additional first time home buyer loans to qualified clients in accordance with the grant requirements.

**Consortium Leveraging**

For the Turlock/Stanislaus County HOME Consortium, each member jurisdiction historically has leveraged their HOME allocation with local Redevelopment Agency funds/Successor Agency funds, Low Income Housing Tax Credits, CalHome, Neighborhood Stabilization Program (NSP) and Housing Choice Voucher funds (previously known as Section 8). The Consortium allocates HOME funds on a formula basis to the Consortium members. Consortium members include the jurisdictions of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, County of Stanislaus unincorporated areas, and Waterford. Stanislaus County's jurisdiction is comprised of the unincorporated County containing sixteen communities.

**Matching for the HOME Program**

Unless granted a waiver, the Consortium must match 25 cents for each dollar of HOME funds spent on affordable housing. Match contributions made in excess of match obligations may be carried forward as match credit toward meeting obligations incurred in future years. The match is tracked by Federal fiscal year (October 1-September 30). Eligible forms of matching contributions are regulated by HUD. Consortia members take advantage of eligible sources of matching towards projects to meet the matching requirements. See the table below for HOME matching information.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	4,574,381
2. Match contributed during current Federal fiscal year	91,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,665,381
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,665,381

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
None	N/A	0	0	0	0	0	0	None

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>					
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>	
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	
	211,584	728,362	0	0	

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition</b>		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0



Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

CR-20 – Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	4	0
Number of Non-Homeless households to be provided affordable housing units	6	0
Number of Special-Needs households to be provided affordable housing units	2	0
<b>Total</b>	<b>12</b>	<b>0</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	2
Number of households supported through Acquisition of Existing Units	4	0
<b>Total</b>	<b>8</b>	<b>2</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Turlock’s Strategic Plan outlines the City’s plans to assist in the development of affordable housing through first time home buyer loans under the HOME program. Due to market housing prices, most home purchase prices in Turlock exceed the maximum purchase price allowed by United States Department of Housing and Urban Development (HUD), making it difficult for our buyers to locate a property within their price range. To help our buyers, the City prepared a market study, to increase the purchase price limit.

As for affordable housing development, unfortunately, the City does not receive enough CDBG funds to construct affordable housing given its high cost (i.e. land, construction, permit fees, etc.). There are simply not enough funds available from the yearly CDBG allocation to meet these and other needs in the community. Instead the City works to improve the public environment and ensure that all citizens have improved safe access.

The City acquired properties which consists of multi-family and single family units. The rehabilitation is expected to be completed in the next fiscal year.

**Discuss how these outcomes will impact future annual action plans.**

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG and HOME dollars where they will do the most good for the low and moderate households. The City will continue to look for additional resources to support affordable housing.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income (under 30%)	1,260	0
Low-income (30-80%)	275	4
Moderate-income (over 80%)	57	0
<b>Total</b>	<b>1,592</b>	<b>4</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

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

- The City continued to administer a First Time Home Buyers (FTHB) down payment assistance program for low-income which provide low interest loans. The program utilizes various home purchase assistance resources including the HOME, CDBG, State Home, and CalHome funding. Turlock assisted four income eligible homebuyers. These were HOME and CDBG funded.
- The Consortium members offered a First Time Home Buyers (FTHB) down payment assistance program for low-income which provide low interest loans. The program utilized HOME funding. Unfortunately no homebuyers were assisted.
- The City offered Public Service grants to eligible non-profit agencies through CDBG funding to provide services to eligible clients.
- The City continued offering a Housing Rehabilitation Program, which is for repair of homes within the City and assists families at 80% or below of the Stanislaus County Median Area Income including elderly, handicapped and other special needs. Two projects were initiated and completed.
- The Consortium offered a Housing Rehabilitation Program, which is for repair of homes within the City and assists elderly, handicapped and other special needs, improving housing conditions. Unfortunately no homebuyers were assisted.

CR-25 – Homeless and Other Special Needs 91.220(d,e);  
91.320(d,e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Throughout Fiscal Year 2018-2019, the City of Turlock utilized Community Development Block Grant (CDBG) funds for Public Services to implement strategies to assist in addressing the City's Homeless population. This Fiscal Year, United Samaritans Foundation and We Care of Turlock received CDBG public services funding to provide homeless prevention, case management, food boxes, shelter, and re-housing services.

We Care of Turlock and Turlock Gospel Mission (TGM) operate homeless shelters that provided case managers who work with each person or household to develop a goal oriented housing action plan, which centers on identifying and connecting clients with any needed services such as obtaining birth certificates and social security cards as well as Temporary Assistance to Needy Families (TANF), Food Stamps, Veteran's Benefits, budgeting, job training, employment opportunities, etc.

We Care and Turlock Gospel Mission also operate homeless shelter services. We Care provides nightly shelter to single men and Turlock Gospel Mission provides nightly shelter to women and children. Turlock Gospel Mission also operates a day center for homeless men and women. The day center also serves as a cooling and warming center as needed.

The Consortium, in collaboration with the Stanislaus County Continuum of Care (CoC) has been making efforts to reduce chronic homelessness. The CoC developed a system for coordinated intake, assessment and referral that fully complies with the requirements of the CoC.

Through the use of its own Emergency Shelter Grant (ESG) funds, the Stanislaus Urban County provided funding to the CoC to assist with Homeless Management Information System (HMIS) data entry. This effort allowed client data from 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. Overall, the sub-committee made great strides toward improving data quality and the consistency of the intake process for shelter, homeless prevention, and rapid rehousing activities.

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

Throughout Fiscal Year 2018-2019, the City of Turlock utilized CDBG Public Service grant funds to help implement strategies to assist in addressing the City's Homeless population. This Fiscal Year, We Care of Turlock provided a cold weather emergency shelter for men over 18 years of age from August 15, 2018 through June 30, 2019. Warm meals were provided nightly by churches, organizations and individual families.

Also in the community, Turlock Gospel Mission (TGM), in collaboration with faith based groups, operated an emergency shelter for homeless women and children in Turlock. They provided food and other services to clients to help them find needed assistance.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Turlock provided public service grant funds to agencies that provided food, fair housing counseling, and other services that assisted persons to prevent homelessness. The City of Turlock is a member of the Stanislaus County Continuum of Care (CoC) which works with multiple agencies in the county. The CoC continues to make progress toward the ultimate goal of reducing the homeless population through a combination of efforts including emergency shelters, case management, supportive services, permanent supportive housing, rental assistance and transitional housing programs.

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

In Fiscal Year 2018-2019, the City of Turlock partnered with service providers through the Community Development Block Grant (CDBG) Public Services Grant Program to provide direct and indirect services to homeless persons and families.

We Care of Turlock received CDBG public services funding to provide homeless prevention, case management and re-housing services. They provide guidance to assist clients with needs to get them closer to being able to participate in transitional housing opportunities.

TGM operated the Homeless Assistance Ministry that provided case managers who work with each person or household to develop a goal oriented housing action plan, which centers on identifying and connecting clients with any needed services such as obtaining birth certificates and social security cards as well as Temporary Assistance to Needy Families (TANF), Food Stamps, Veteran's Benefits, budgeting, job training, employment opportunities, etc.

The City of Turlock is a member of the Stanislaus County Continuum of Care (CoC) which works with multiple agencies in the county. The CoC continues to make progress toward the ultimate goal of reducing the homeless population through a combination of efforts including emergency shelters, case management, supportive services, permanent supportive housing, rental assistance and transitional housing programs.

## CR-30 – Public Housing 91.220(h); 91.320(j)

### **Actions taken to address the needs of public housing**

The City of Turlock actively partners with the Continuum of Care (CoC) in all activities related to improving public housing and resident initiatives.

In California, public housing is administered directly through local Public Housing Authorities (PHAs). The Housing Authority of Stanislaus County (HASC) is the largest landlord of multi-family and single household public housing units for the lower income population of Stanislaus County. The HASC is committed to provide decent affordable housing to its residents and in doing so, the HASC keeps public housing units in favorable conditions so that its residents have a safe and healthy living environment.

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

Since the City does not administer Public Housing Authority (PHA) funds, or have any oversight over PHA tenants, it has no actions directed specifically to public housing residents.

### **Actions taken to provide assistance to troubled PHAs**

Since the City does not administer Public Housing Authority (PHA) funds, it does not evaluate the status or condition of PHAs.

## CR-35 – Other Actions 91.220(j)-(k); 91.20(i)-(j)

### **Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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

- The City's CDBG Public Services allocations reflect the City's priorities in meeting underserved needs, such emergency shelter, homelessness prevention and rapid re-housing, food security, and youth.
- Providing funding for land acquisition, secondary financing, and infrastructure costs;

- Assisting qualified households to purchase homes utilizing the homebuyer assistance programs; and
- Continuing to work with non-profit housing agencies in the provision of supportive services and programs.

There is an ongoing gap in the availability of services across most categories of underserved needs, including seniors, persons with disabilities, individuals with chronic illness, persons with other conditions affecting their ability to function independently and productively, foster youth and homeless. The City continues to look at all avenues to ameliorate barriers to affordable housing. In addition, there is a need to link access to supportive services to affordable and appropriate housing.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Turlock partnered with Stanislaus County to prepare the Analysis of Impediments to Fair Housing (AI) and the Consolidated Plan to help address these needs. Staff reviewed the information and formulated actions to assist in addressing obstacles in meeting underserved needs.

For Fiscal Year 2018-2019, a total of \$100,000 in Public Service funds were allocated based on a competitive grant process to which public service providers had the opportunity to apply for grants. A total of six (6) grants were awarded to non-profits to provide services such as food assistance, shelter, recreation, and fair housing services to underserved individuals.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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.

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 Environmental Protection Agency (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).



The City continued to provide information regarding lead based paint hazards to City of Turlock program participants and enforce these requirements.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

To reduce the number of persons living under poverty level, the City of Turlock in collaboration with the City of Modesto and Stanislaus County continued its partnership with local agencies and the Continuum of Care (CoC) to provide services and resources for families in need. As well as, provide a portion of Community Development Block Grant (CDBG) funding to various nonprofits that have a proven track record of assisting the homeless on their path towards toward work and full time housing.

Providing opportunities for low-income families to improve their economic status is an area of focus for the City, and is reflected in the City's Strategic Plan. The City leverages its federal grant funds from CDBG to increase the supply of affordable housing in our community. While the production and preservation of affordable housing on its own will not raise people's income or lift them from poverty, it contributes to stabilizing living expenses for low- income families, so that they have more discretionary income for other living expenses.

During fiscal year 2018-2019 the City allocated a total of \$100,000 in CDBG funds to community-based organizations for various programs including; assisting individuals and families experiencing homelessness or at risk of experiencing homelessness and low-and moderate income individuals and families achieve self-sufficiency.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City works closely with Stanislaus County and its Urban County member cities. Staff from each jurisdiction meet on a regular basis to discuss relevant issues impacting all programs, receive training, and consolidate processes. Staff trade email on issues as they arise and seek help from each other to address pressing requirements of the programs. Staff from all the jurisdictions attend HUD sponsored training on an as needed basis, providing more depth in each agency's institutional knowledge and structure. These activities bring staff up-to-date on changes in federal program requirements, policy initiatives, and implementation guidance.

One of the major issues seen in the community is not a lack of agencies but a lack of funding for the agencies. Building the capacity of local nonprofits has also become an important issue for the Urban County and other entitlement cities. The City of Turlock is trying to assist agencies with building capacity. One of the methods the City of Turlock has used is acquiring properties that will be resold to non-profit agencies for affordable rental housing. The 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.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City and County participate in the Continuum of Care (CoC), which establishes homeless policy for the use of federal funds. The organization provides structure for grant applications,



funds the Homeless Management Information System (HMIS), and provides performance data to the County. The County and the City of Modesto are entitlement cities for the receipt and management of Emergency Solutions Grant (ESG) funds.

The City of Turlock participates in the Turlock Community Collaborative. Collaborative members include religious, non-profit, for-profit, and governmental agencies (local government and educational institutions). The Collaborative looks at coordinating efforts by its members to help in resolving immediate needs of the community. These needs may include food, shelter, counseling, medical, and education.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Turlock and Stanislaus County had a countywide Analysis of Impediments to Fair Housing (AI) in completed in May 2015.

Project Sentinel provided Fair Housing services for the City of Turlock through a Community Development Block Grant (CDBG) funding grant of \$15,000. They are a non-profit fair housing agency established to investigate fair housing complaints. They seek to provide fair housing services through enforcement of federal, state and local civil rights laws, and the promotion of community awareness. They have investigate and document fair housing complaints in the City of Turlock.

They provide fair housing investigation services and consultation services. These services included testing, canvassing, statistical analysis, witness interviews and counseling. They conduct presentations throughout the community, as well as presenting Fair Housing and Landlord/Tenant workshops and Tester Training workshops.

Project Sentinel distributed Fair Housing educational materials in various languages to local agencies and community organizations.

The City provides funds for a First Time Home Buyer (FTHB) down payment assistance program to help provide access to affordable housing. The City staff provides realtors, lenders, and client's program information and education to assist buyers using this program.

The City has actively sought funding sources in addition to CDBG and HOME to leverage its resources to provide affordable housing opportunities. The City has applied for and received additional funds to complete the second phase of the Avena Bella project to provide an additional 60 affordable rental units. Construction should begin in October 2019.

**CR-40 – Monitoring 91.220 and 91.230**

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

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation took place during the application and funding process, and after agreements have been executed. Funding and service agreements set clear performance measures, reporting procedures, timeliness, and budgets against which goals are and were measured. City staff regularly monitored compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, reimbursement requests, and desk and on-site monitoring. Where higher risks are considered to be present, program staff work more closely with the agencies during on-site visits to ensure that the project moves forward as smoothly as possible. City staff provided feedback to agencies regarding areas of concern, and findings where corrective action or improvements were required.

Staff also meets periodically with Consortium members to review financial items, update activity statuses, and complete project documentation. This ensures that all statutory and regulatory requirements are being met and that performance reports and all other information submitted to HUD is correct and complete.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Prior to the CAPER submission, the City publishes an English and Spanish public notice in local newspapers of general distribution in Stanislaus County advising residents of the availability of the CAPER for public review and comment. The CAPER is placed in the front office of the Housing Division and posted on the City's website. The public can submit comments at the City offices or email them to the contact listed in the ad. Ad copies are attached to this report.

Public meetings and hearings have been held in accordance with the City and the Consortium's Citizen Participation Plan to provide an opportunity for community input into what services, projects, or activities the City undertook using Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds.

**CR-45 – CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City has had no changes in program objectives during the program year. The City will consider potential changes to the plans for future program years to alleviate the problems experienced in the reporting process. HUD staff will be consulted for advice on how to proceed with any changes as needed.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
--	----

CR-50 – HOME 91.520(d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Due to staffing constraints the Housing division was unable to provide any onsite monitoring for these HOME Investment Partnerships Program (HOME) projects this fiscal year. Monitoring will be conducted in the next fiscal year.

Member Projects:

- 1480 Lambert
- Ceres Farm Labor Projects
- Newman Family Apartments in Newman
- Las Palmas Senior Apartments in Patterson
- Cherry Tree Village (seniors and low income)

CHDO projects:

- 401 N. Broadway
- 412 Montana
- 546 South Rose
- 581 and 583 Columbia St.
- 1061 Alpha Road
- 1318 S Canal (senior) Crane Terrace
- 1401 Apple Lane/ 420 Montana
- 1441 Apple Lane
- Heritage Oaks Senior Housing-Oakdale

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

In general, the City is proactive in encouraging participation in each housing program or project. Advertisements occur in local circulations, public presentations and events, and through housing providers. In regard to rental projects with five or more units, the City continually takes actions to provide information and otherwise attract eligible persons in the housing market area to the available housing, without regard to race, color, national origin, sex, religion, familial status or disability. Display of the Equal Housing Opportunity logo is included in each public notice, city's website and in program advertisements. Fair Housing Poster is posted in each jurisdiction's Housing office.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

During the FY 2018-2019, \$211,584 was received in program income from HOME projects. Program income is applied to projects as draws are processed.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k)**

Housing Choice Voucher Funds (previously known as Section 8): The Housing Authority of Stanislaus County administers the Housing Choice Voucher program for the City and provides rent subsidies.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. In FY 2018-2019 the City of Turlock and a non-profit developer applied in February 2019 for Federal Low-Income Housing Tax Credits (FLIHTC) and received notice of award in June 2019. Phase 2 of Avena Bella includes 60 units of affordable housing at 20, 40, and 50% of AMI.

HUD VASH: The Housing Authority of Stanislaus County administers the VASH vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) program for their efforts to house homeless veterans in Stanislaus County. The vouchers are provided to eligible veterans and non-profit agencies serving veterans.

**Attachment: PR26 Report**

Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2018  
 TURLOCK , CA

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,036,302.99
02 ENTITLEMENT GRANT	654,098.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	112,607.95
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,803,008.94

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,526,524.23
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,526,524.23
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	132,680.74
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,659,204.97
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(143,803.97)

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,526,524.23
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,526,524.23
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	89,354.80
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	89,354.80
32 ENTITLEMENT GRANT	654,098.00
33 PRIOR YEAR PROGRAM INCOME	584,606.33
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,238,704.33
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	7.21%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	132,680.74
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	132,680.74
42 ENTITLEMENT GRANT	654,098.00
43 CURRENT YEAR PROGRAM INCOME	112,607.95
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	899,386.69
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.75%

**Attachment: Public Notices**

**Comment Period Proof of Publication & Summary of Public Comments for**

The Report was presented at the Public Hearing to Turlock City Council on September 24, 2019 at 6:00 p.m.: 156 South Broadway, Turlock, CA 95380 in the Yosemite Conference room/council chambers.

Approximately 30 persons plus city staff were in attendance. No comments were at the meeting by the public. Council approved the submittal of the report.

The report was presented at the Turlock Community Collaborative meeting on 9/17/19 at 1:30 p.m. in Turlock to a group of approximately 25 people from non-profit agencies serving the community and concerned citizens.

Other comments received by September 24, 2019 deadline: Yes- one comment was received during the comment period ending September 23, 2019.

This ad was run in the Modesto Bee on September 4, 2019



### Notice of Public Hearing and CAPER Comment Period for Program Year 2018-2019



The City of Turlock has prepared their 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER) as required by federal regulations. The report details project accomplishments as well as expenditures throughout the period of July 1, 2018 through June 30, 2019 for the Community Development Block Grant (CDBG) Program for the City of Turlock and the HOME Investment Partnerships (HOME) Program for the City of Turlock/Stanislaus County HOME Consortium. The purpose of the report is to measure to what extent the jurisdiction is meeting priority needs, goals and strategies as outlined in the 2016-2020 Consolidated Plan.

A 15-day public comment period on the report begins on September 9, 2019 and runs through 5:00 p.m., September 23, 2019. The CAPER public hearing will be held on September 24, 2019 at the following location:

**September 24, 2019 at 6:00 p.m.**  
City of Turlock City Hall – Yosemite Conference room/Council Chambers, upstairs  
156 South Broadway, Turlock, CA 95380

*The meetings will be conducted in English, however an interpreter will be provided with a 48-hour advance notice. The meeting rooms are accessible to person with mobility impairments. Please notify Housing Program Services Division at least 7 days before a hearing if special equipment or interpreting service is needed. If you have a disability or are hearing impaired and need assistance, please make arrangements in advance by calling (209) 668-5610 or TDD 1-800-735-2929.*

Comments on the CAPER may be directed to and or for additional information about the CAPER or the City of Turlock’s First Time Home Buyers Loan program or Rehabilitation Loan program please contact us or visit our website:


Maryn Pitt, Housing Program Services Manager  
City of Turlock - Housing Program Services Division  
156 South Broadway, Suite 140, Turlock, CA 95380  
Phone: (209) 668-5610 or TDD 1-800-735-2929 Fax (209) 668-5120  
Website: [www.cityofturlock.org](http://www.cityofturlock.org) or by E-mail to Maryn Pitt at [mpitt@turlock.ca.us](mailto:mpitt@turlock.ca.us)

Copies of the CAPER will be available for review starting on September 9, 2019 at the following Turlock location: Housing Program Services Division Office - 156 S. Broadway, Suite 140 Turlock, CA  
And available on the city website at [www.cityofturlock.org](http://www.cityofturlock.org) under Housing Division.




**Attachment: Public Notices**

This ad was run in Vida on September 4, 2019



### Aviso de Junta Pública Y CAPER Comentarios para el Programa 2018-2019



Por regulaciones Federales, la Ciudad de Turlock ha preparado el Reporte de Evaluación Consolidada de Funcionamiento Anual (CAPER) del 2018-2019. El reporte identifica los cumplimientos y gastos de los fondos durante el periodo de Julio 1, 2018 a Junio 30, 2019, sobre el programa de becas de Bloque de Desarrollo de Comunidad (CDBG) para la ciudad de Turlock y el programa de HOME para la ciudad de Turlock/ Consorcio de Stanislaus HOME. El plan de Consolidación Anual identifica como la Ciudad y el Consorcio planea usar los fondos Federales durante el próximo año y satisfacer las metas y objetivos aprobadas por el Concilio de la Ciudad en el Plan de Consolidación 2016-2020.

El Plan será disponible por 15 días para la revisión del público y los comentarios comenzarán el 9 de Septiembre 2019 y terminan el 23 de Septiembre 2019 a las 5:00 p.m. La junta pública se llevará a cabo el:

**24 de Septiembre a las 6:00 p.m.**  
Ciudad de Turlock- Cuarto de conferencia Yosemite, Segundo piso  
156 S. Broadway, Turlock, CA 95380

*La junta será conducida en Inglés, pero si se necesita un intérprete le será disponible si nos notifica 48 horas por adelantado. Acomodaciones especiales pueden ser proporcionadas para personas con incapacidades por favor de avisar a la División de Servicios del Programa de Viviendas por lo menos 7 días antes de las juntas al (209) 668-5610 O TDD 1-800-735-2929.*

Para información adicional sobre el CAPER, sobre nuestro Programas para Compradores De Viviendas por Primera Vez, de Préstamos para Rehabilitación, favor de comunicarse con nosotros o visite nuestro sitio del Internet.

Maryn Pitt, Housing Program Services Manager  
Ciudad de Turlock-División de Servicios del Programa de Viviendas  
156 S. Broadway, Suite 140, Turlock, CA 95380  
(209) 668-5610 o TDD 1-800-735-2929 Fax (209) 668-5120  
Sitio de Internet: [www.cityofturlock.org](http://www.cityofturlock.org) o Correo Electrónico [mpitt@turlock.ca.us](mailto:mpitt@turlock.ca.us)

Copias del CAPER serán disponibles para su revisión comenzando el 9 de Septiembre 2019 en las oficinas de:  
División de Servicios del Programa de Viviendas - 156 S. Broadway, Suite 140, Turlock, CA  
O por el Internet en [www.cityofturlock.org](http://www.cityofturlock.org) bajo Housing Division |

**Comment received via email on 9/15/19 by Mr. Miguel Donoso:**

Subject: Comentarios sobre el programa ,CAPER,2018-2019

La ciudad de Turlock yTurlock/Stanislaus CountyHOME consortium, debería de alocar(dar más fondos ! A las ciudades para que hagan más casas de muy bajos ingresos, bajos ingresos a las familias que están dentro del condado de Stanislaus y las 5 ciudades que son del consortium, se que la administracion de Turlock, sobre Home , les a pedido a el condado y las 5 ciudades que apliquen para esos fondo , pero no quieren , especialmente la ciudad de Hughson,! Donde vive mucho campesino y familias pobres! Sin embargo esa ciudad si a aprobado muchos permisos para hacer casas de 250,000 a 350,000 dolares , violando su Elemento de casas del estado y no haciendo su ciclo de 8 años de reportar en la Region de fear shred sobre cuántas casa van hacer en esa ciudad! Están discriminando en Forma Social y Económica a las familias pobres,piso que estos comentario sean puesto el Home y Cdbg FONDOS , 2018-2019 CAPER, atentamente Miguel b. Donoso, residente de modesto y de avogacia , para la gente pobre!.

**9/15/19 Comment Translated into English:**

The City of Turlock and Turlock/Stanislaus County HOME consortium, should allocate (give more funds. To cities to make more very low-income homes, low incomes to families within Stanislaus County and the 5 cities that are of the consortium, I know that the Administration of Turlock, on HOME, has requested that the county and the 5 cities apply for those funds, but they don't want to, especially the city of Hughson,! Where a lot of farm laborers and poor families live! However that city has approved many permits to make houses from 250,000 to 350,000, violating their State Element regarding housing and not working their 8-year cycle of reporting on the Region of Fear Shred on how many houses they will make in that city! They are discriminating in Social and Economic Form against poor families, I ask that these comments be placed in the HOME and CDBG, 2018-2019 CAPER, attentively Miguel b. Donoso, resident of Modest and advocate, for poor people!.

**Comment Response in Spanish:**

La Ciudad de Turlock le agradece su comentario. La Ciudad como jurisdicción de derecho de CDBG y la agencia principal para el Consorcio de Turlock/Stanislaus County HOME está comprometida tanto con el desarrollo de viviendas asequibles como con el mantenimiento de nuestras viviendas asequibles. Los fondos de HOME se proporcionan anualmente a cada ciudad participante. Se utiliza una fórmula para determinar una asignación anual para cada ciudad. Turlock, como líder, no puede exigir cómo se utilizarán los fondos dentro de otra ciudad. Solo están obligados a usarlo para una actividad elegible. Turlock, a través del consorcio HOME, es socio para construir 61 nuevas unidades de alquiler asequibles en Turlock. Además, ha convertido ocho alquileres a precio de mercado en unidades asequibles. Turlock busca el aporte de sus ciudades miembros del Consorcio para nuevos proyectos para construir o comprar y rehabilitar unidades de alquiler para crear oportunidades de vivienda asequible adicionales.

**Comment Response translated into English:**

The City of Turlock thanks you for the comment. The City as a CDBG entitlement jurisdiction and the lead agency for the Stanislaus County/Turlock HOME Consortium is committed to both the development of affordable housing as well as the maintenance of our affordable housing stock. The HOME funds are provided to each participating city annually. A formula is used to determine an annual allocation for each participating



member City. Turlock, as the lead, cannot mandate how the funds are to be used within their City. They are only required to use it for an eligible activity. Turlock, through the HOME consortium is a partner to building 61 new affordable rental units in Turlock. Further, it has converted eight market rate rentals to affordable units. Turlock seeks the input of its Consortium member cities for new projects to build or purchase and rehabilitate rental units to create additional affordable housing opportunities.