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# FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN

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CITY OF TURLOCK  
FOR HUD ENTITLEMENT PROGRAMS ANNUAL ACTION PLAN

**This Annual Action Plan includes contingency provision language to explain how project/program funding amounts will be adjusted once actual funding is made available by the U.S. Department of Housing and Urban Development**



Mayor Amy Bublak  
Vice Mayor Rebecka Monez  
Councilmember Kevin Bixel  
Councilmember Erika Phillips  
Councilmember Cassandra Abram

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## ES-05 EXECUTIVE SUMMARY

### Introduction

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Each year the United States Department of Housing and Urban Development (HUD) has provided funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. Beginning in 2000, with the City of Turlock serving as the lead entity, the Stanislaus Urban County was part of the City of Turlock/Stanislaus Urban County Home Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding. On July 1, 2023, Stanislaus County became the lead entity for a new HOME Consortium, the Stanislaus HOME Consortium, consisting of the Stanislaus Urban County and the City of Turlock.

In order to receive CDBG, ESG, and HOME funds, the City of Turlock and the Stanislaus Urban County have prepared a joint Five-Year Consolidated Plan for Fiscal Years 2025-2029 which will serve as the blueprint for the expenditures of federal funds in the communities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford and the unincorporated area of Stanislaus County. Stanislaus County is the “lead entity” with responsibility for implementing and administering HUD Entitlement funding. However, the City of Turlock is the entitlement jurisdiction for Community Development Block Grant (CDBG) for the City of Turlock. And, the City of Turlock will report HOME activities undertaken with the remaining funding received by the prior HOME Consortium under their own separate Annual AAP. The City is estimating to receive HOME program income of \$110,000 per year for a total of \$550,000 during the five year Consolidated Plan period. In addition, the City has approximately \$6,000,000 in carry-over funds related to HOME activities approved under the City’s prior 2024/25 AAP; any changes to the City’s prior 2024/25 AAP will be done through the City’s 2024/25 AAP through a substantial amendment, as appropriate. For Fiscal Year 2025-2026, the CDBG funding allocation for the City of Turlock is \$621,000.

This Annual Action Plan includes contingency provision language to explain how project/program funding amounts will be adjusted once actual funding is made available by the U.S. Department of Housing and Urban Development.

The Consolidated Plan for Fiscal Years 2025-2029 identifies housing and community development activities for the five-year period. This document is the Fiscal Year 2025-2026 AAP for Year 1 of the Consolidated Plan. The majority of this document is generated through HUD’s Integrated Disbursement and Information System (IDIS) System.

Throughout this document the following geographic terms will be used.

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

## **Consolidated Plan**

The purpose of the Consolidated Plan is to identify housing and community development needs, priorities, goals, and strategies on how the Stanislaus Urban County, Stanislaus HOME Consortium, and City of Turlock HUD funds will be utilized over a five- year period.

The AAP is the one-year plan that is prepared pursuant to the goals outlined in the Consolidated Plan. This AAP details the projects and activities that the **City of Turlock** will undertake to address the housing and community development needs and local objectives using CDBG funds. This AAP covers the funds received during Fiscal Year 2025-2026.

## **Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview**

The City of Turlock has identified five goals to address housing and community development needs during the 2025-2029 Consolidated Plan:

1. Improve public infrastructure and facilities
2. Provide and ensure access to essential public services;
3. Support affordable housing and promote accessible housing options;
4. Work to address, prevent, and mitigate homelessness; and
5. Administration.

CDBG funds are used by the City of Turlock for support and preservation of affordable housing, support of homeless prevention services, public services, public facilities and infrastructure improvements, and planning and administrative costs.

## **Evaluation of Past Performance**

Through the CDBG Public Services Program, the City of Turlock has set aside up to 15% of its annual CDBG allocation for programs that provide services to low- and moderate-income households (families or individuals). In Fiscal Year 2024-2025, a total of seven public service programs were awarded \$64,500 to assist in carrying out a number of needed services. Funded services include meals for low- and moderate-income households and seniors, as well as emergency shelter services, recreation scholarships for low- and moderate-income youth, essential housing related services for low- and moderate-income victims of domestic violence, and youth navigation services for homeless youth. The City continued to administer a First Time Home Buyers (FTHB) Program for low- and moderate-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, and CalHome to fund the program. 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 City acquired multi-family units for rehabilitation and sale to eligible non-profit agencies.

## **Summary of Citizen Participation Process and Consultation Process**

The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via Turlock's City website. A summary of the citizen participation process and comments is included in Appendix A.

## **Summary of Public Comments**

The outreach effort for the Consolidated Plan and AAP reached a wide number of agencies and individuals throughout the Urban County and the City of Turlock. Overall, some general themes emerged throughout the process which helped guide the development of the Consolidated Plan. Given community outreach, feedback primarily consisted of needs surrounding housing across the spectrum (rental and ownership opportunities for all income ranges) as well as specific housing needs for seniors and those with a disability. Engagement with stakeholders across the County indicated a need for additional homelessness support; both shelters (low-barrier shelter, transitional housing, and permanent supportive housing) as well as those social support services. There were significant needs expressed for infrastructure and facility development and improvements. Any public comments received during the public review period or provided at the subsequent final public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD. A summary of the citizen participation process and comments is included in Appendix A.

## **Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**

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

## The Process

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### *PR-05 Lead & Responsible Agencies*

Agency/entity responsible for preparing/administering the Consolidated Plan

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

The following are the agencies/entities responsible for preparing the Consolidated Plan (Consolidated Plan) on behalf of the City of Turlock, and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Turlock	City of Turlock – Housing Program Services

#### **Narrative**

Each year the United States Department of Housing and Urban Development (HUD) has provided funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. Beginning in 2000, with the City of Turlock serving as the lead entity, the Stanislaus Urban County was part of the City of Turlock/Stanislaus Urban County Home Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding. On July 1, 2023, Stanislaus County became the lead entity for a new HOME Consortium, the Stanislaus HOME Consortium, consisting of the Stanislaus Urban County and the City of Turlock.

In order to receive CDBG, ESG, and HOME funds, the City of Turlock and the Stanislaus Urban County have prepared a joint Five-Year Consolidated Plan for Fiscal Years 2025-2029 which will serve as the blueprint for the expenditures of federal funds in the communities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford and the unincorporated area of Stanislaus County. Stanislaus County is the “lead entity” with responsibility for implementing and administering HUD Entitlement funding. However, the City of Turlock is the entitlement jurisdiction for Community Development Block Grant (CDBG) for the City of Turlock. And, the City of Turlock will report HOME activities undertaken with the remaining funding received by the prior HOME Consortium under their own separate Annual AAP. The City is estimating to receive HOME program income of \$110,000 per year for a total of \$550,000 during the five-year Consolidated Plan period. In addition, the City has approximately \$6,000,000 in carry-over funds related to HOME activities approved under the City’s prior 2024/25 AAP; any changes to the City’s prior 2024/25 AAP will be done through the City’s 2024/25 AAP through a substantial amendment, as appropriate. For Fiscal Year 2025-2026, the HUD funding allocation for the City of Turlock is \$621,000.

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

## **Consolidated Plan Public Contact Information**

### **City of Turlock**

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## *PR-10 Consultation*

### **Introduction**

In preparing the AAP, the City of Turlock consulted with various organizations that provide services to residents in the City. The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via Turlock's City website and email blasts. A summary of the citizen participation process and comments is included in Appendix A.

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

The community outreach process included a County-wide survey, stakeholder meetings and agency phone and email consultations on the consolidated plan. Draft documents were made available to the public online as well. A summary of the citizen participation process and activities to date is included in Appendix A; it also includes anticipated events and meetings in the near future prior to submission to HUD.

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

City of Turlock staff collaborated with the Continuum of Care (CoC) in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Stanislaus County, the Stanislaus Regional Housing Authority, law enforcement agencies, housing service providers, social service providers, fair housing service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the Stanislaus Urban County are routinely advertised at the CoC meetings.

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

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

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

N/A

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

1	<b>Agency/Group/Organization</b>	<b>Ceres Healthy Start Family Resource Center The Salvation Army Red Shield Court Appointed Special Advocates (CASA)</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings. Anticipated Outcomes/Areas of Improved Coordination: Identification of needs for at risk youth and their families. Results include suggestions on how best serve at risk youth.
2	<b>Agency/Group/Organization</b>	<b>Area Agency on Aging Healthy Aging Association Stanislaus Advocacy Network</b>
	Agency/Group/Organization Type	Services-Seniors
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings Anticipated Outcomes/Areas of Improved Coordination: Identification of needed services for seniors.
3	<b>Agency/Group/Organization</b>	<b>Center for Human Services Central Valley Opportunity Center</b>
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings Anticipated Outcomes/Areas of Improved Coordination: Identification of needed basic skills training such as budgeting, balancing a check book to training for employment.

4	<b>Agency/Group/Organization</b>	<b>Healthy Alternatives to Violent Environments (HAVEN)</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings. Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for legal services for clients. There is a lack of funding aimed towards assisting clients with legal services and to help become stably housed.
5	<b>Agency/Group/Organization</b>	<b>Cambridge Academies Stanislaus Workforce Development</b>
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings. Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for legal services for clients. There is a lack of funding aimed towards assisting clients with legal services and to help become stably housed.
6	<b>Agency/Group/Organization</b>	<b>United Samaritans Foundation</b>
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via email, one on one meetings and via a Microsoft TEAMS meeting. Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for funding for improvements to the food pantry's facilities and vehicles.

7	<b>Agency/Group/Organization</b>	<b>Cambridge Academies Center for Human Services Family Promise Modesto Gospel Mission We Care Program- Turlock</b>
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for funding for shelter facility operations and legal services for clients. There's a need for funding to support ongoing case management for clients to help with longer term success.
8	<b>Agency/Group/Organization</b>	<b>Project Sentinel</b>
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for attorneys to assist clients with evictions both landlord and tenants.
9	<b>Agency/Group/Organization</b>	<b>Stanislaus Regional Housing Authority</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for funding with less restrictions and more flexibility in use with other funding sources.

10	<b>Agency/Group/Organization</b>	<b>Turning Point Community Programs</b>
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for more rental housing and funding with less use restrictions.
11	<b>Agency/Group/Organization</b>	<b>Valley Mountain Regional Center</b>
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for more affordable housing and supportive services for households with persons with developmental needs.
12	<b>Agency/Group/Organization</b>	<b>West Modesto Community Collaborative</b>
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were consulted via email, one on one meetings and via Microsoft TEAMS meetings.  Anticipated Outcomes/Areas of Improved Coordination: Identification of a need for grants to help seniors and low-income households repair their homes.

**Identify any agency types not consulted and provide rationale for not consulting.**

N/A

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan.**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Stanislaus County	Homeless Strategy
Stanislaus County Housing Element	Stanislaus County	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
City of Turlock Housing Element	City of Turlock	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
Stanislaus 2021 Regional Strategic Plan to Address Homelessness	Stanislaus Community System of Care (CoC)	The Strategic Plan addresses homelessness via various funded projects/activities including ESG, CDBG, or HOME funds.
Public Housing Agency (PHA) Plan	Stanislaus Regional Housing Authority	Both include the need to increase affordable housing stock and integrate quality services
Action Plan for Preventing and Ending Homelessness in California	State of California – Homeless Coordinating and Finance Council	This Action Plan orients the State’s efforts to drive purposeful, meaningful, and measurable progress toward preventing and ending homelessness in California, motivated by a vision of a future in which homelessness in California
Broadband Infrastructure Deployment	Public Utilities Commission	Order Instituting Rulemaking Regarding Broadband Infrastructure Deployment and to Support Service Providers in the State of California.
2022-2027 Local Hazard Mitigation Plan	Stanislaus County – Office of Emergency Services	The County of Stanislaus Office of Emergency Services developed the 2022-2027 Multi-Jurisdictional Hazard Mitigation Plan update to make the County, its 10 participating jurisdictions, and its residents less vulnerable and more resilient to future hazard events

## *PR-15 Citizen Participation*

### **1. Summary of citizen participation process/efforts made to broaden citizen participation. Summary of citizen participation process and how it impacted goal-setting.**

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the City of Turlock has a Citizen Participation Plan in place. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the AAP. The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations.

The public review period for the Fiscal Year 2025-2026 Annual Action Plan was from April 4, 2025, to May 5, 2025. A public meeting notice was published in The Modesto Bee on April 4, 2025, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, the City also utilizes existing listservs to notify interested parties of the AAP's availability for review.

#### **Summary of Citizen Participation**

Information pending the end of the Public Review Period

**Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Meeting Location	Summary of Comments Received	Summary of Comments Not Accepted
<p><b>Public Meetings</b></p>	<p>-Non-English Speaking - Specify other language: Spanish</p> <p>-Non-targeted/broad community</p>	<p><u>Ceres</u></p> <ul style="list-style-type: none"> <li>• April 17, 2025, at 11:00am <u>Community Meeting</u>, via Zoom.</li> <li>• April 17, 2005, at 5:30pm <u>Community Meeting</u>, City Hall, 2701 4<sup>th</sup> Street, Ceres.</li> <li>• April 28, 2025, at 6:00pm <u>Ceres City Council Meeting</u>, City Hall 2701 4<sup>th</sup> St., Ceres.</li> </ul> <p><u>Hughson</u></p> <ul style="list-style-type: none"> <li>• April 14, 2025, at 5:15pm, <u>Community Meeting</u>, via Zoom.</li> <li>• April 14, 2025, at 5:15pm, <u>Community Meeting</u>, City Hall, 7018 Pine Street, Hughson.</li> <li>• April 28, 2025, at 6:00pm, <u>Hughson City Council Meeting</u>, City Hall, 7018 Pine Street, Hughson.</li> </ul> <p><u>Newman</u></p> <ul style="list-style-type: none"> <li>• April 15, 2025, at 4:00pm, Community Meeting, City Hall, 938 Fresno Street, Newman.</li> <li>• April 16, 2025, at 4:00pm, Community Meeting, via Zoom.</li> <li>• April 22, 2025, at 7:00pm, Newman City Council Meeting, City Hall, 938 Fresno Street, Newman.</li> </ul> <p><u>Oakdale</u></p> <ul style="list-style-type: none"> <li>• April 11, 2025, at 9:30am, <u>Community Meeting</u>/City Hall, 455 South Fifth Ave., Oakdale.</li> <li>• April 11, 2025, at 9:30am, <u>Community Meeting</u>, via Zoom.</li> <li>• April 21, 2025, at 7:00pm, <u>Oakdale City Council Meeting</u>/City Hall, 455 South Fifth Ave., Oakdale.</li> </ul>	<p>Comments pending for April Meetings</p>	<p>N/A</p>



		<p><u>Patterson</u></p> <ul style="list-style-type: none"> <li>• April 9, 2025, at 5:30pm, Community Meeting/City Hall, 1 Plaza, Patterson.</li> <li>• April 9, 2025, at 5:30pm, Community Meeting, via Zoom.</li> <li>• April 15, 2025, at 7:00pm, Patterson City Council Meeting, City Hall, 1 Plaza, Patterson.</li> </ul> <p><u>Riverbank</u></p> <ul style="list-style-type: none"> <li>• April 9, 2025, at 4:30pm, Community Meeting, City Hall, 6707 Third Street, Suite B, Riverbank.</li> <li>• April 9, 2025, at 4:30pm, Community Meeting, via Zoom.</li> <li>• April 28, 2025, at 6:00pm, Riverbank <u>City Council Meeting</u>, City Hall, 6707 Third Street, Suite B, Riverbank.</li> </ul> <p><u>Turlock</u></p> <ul style="list-style-type: none"> <li>• April 9, 2025, at 5:30pm, Stanislaus Homeless Alliance (SHA), 1010 10<sup>th</sup> Street, Stanislaus Board of Supervisors Chambers, Modesto.</li> <li>• April 15, 2025, at 1:30pm, Turlock Community Collaborative Meeting, via Zoom.</li> <li>• April 17, 2025, at 2:30pm, 3800 Cornucopia Way, Modesto. (Stanislaus Continuum of Care Meeting)</li> <li>• April 17, 2025, at 5:30pm, Community Meeting, City Hall, 156 S. Broadway, Turlock.</li> <li>• May 13, 2025, at 6:00pm, Turlock City Council Meeting, City Hall, 156 S. Broadway, Turlock.</li> </ul> <p><u>Waterford</u></p> <ul style="list-style-type: none"> <li>• April 9, 2025, at 5:30pm, <u>Community Meeting</u>, City Hall, 1 101 E. Street, Waterford.</li> <li>• April 9, 2025, at 5:30pm, <u>Community Meeting</u>, via Zoom.</li> <li>• April 17, 2025, at 6:30pm, <u>Waterford City Council Meeting</u>, City Hall, 1 101 E. Street, Waterford.</li> </ul>		
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		<p><u>Stanislaus County</u></p> <ul style="list-style-type: none"> <li>• April 17, 2025, at 2:30pm, 3800 Cornucopia Way, Modesto. (Stanislaus Continuum of Care Meeting)</li> <li>• April 28, 2025, at 12:00pm, Community Meeting, 1010 10th Street, Basement Training Room, Modesto.</li> <li>• April 30, 2025, at 5:30pm, Community Meeting, 1010 10th Street, Basement Training Room, Modesto.</li> <li>• May 3, 2025, at 10:00am, Community Meeting, via Zoom video conferencing.</li> <li>• May 6, 2025, at 6:00pm, Community Meeting, via Zoom video conferencing.</li> <li>• May 13, 2025, at 9:00am, <u>Public Hearing- Board of Supervisors Meeting</u>, 1010 10<sup>th</sup> Street, Stanislaus Board of Supervisors Chambers, Modesto.</li> </ul>		
<b>Newspaper Ad</b>	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the draft Consolidated Plan and AAP for public review, are to be published in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee (English and Spanish), Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	Comments pending for April and May meetings	N/A

## AP-15 EXPECTED RESOURCES

### Introduction

During Fiscal Year 2025-2026, the City of Turlock is estimating and planning for a CDBG annual allocation of \$621,000 and is estimating \$100,000 in program income for CDBG. There is no estimated prior year carryover for CDBG for Fiscal Year 2024-2025. The City is estimating to receive HOME program income of \$110,000 per year for a total of \$550,000 during the five-year Consolidated Plan period. In addition, the City has approximately \$6,000,000 in carry-over funds related to HOME activities approved under the City’s prior 2024/25 AAP; any changes to the City’s prior 2024/25 AAP for HOME funds will be done through the City’s 2024/25 AAP through a substantial amendment, as appropriate. All proposed activities’ budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Administration and Planning Housing Public Improvements Public Services	\$621,000	\$100,000	\$0	\$721,000	\$2,884,000	Funds will be utilized for affordable housing, temporary relocation assistance, public improvements, , a maximum of 15% will be set aside for Public Services, and 20% for administration
HOME*	Public - federal	Administration and Planning Housing	\$0	\$110,000	\$0	\$110,000	\$440,000	Funds will be utilized for HOME consortium wide housing rehabilitation for owner and renter occupied units and delivery costs.

\*Prior HOME Program Income resource funding

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

Leveraging HUD funding allows the City of Turlock and the Stanislaus County HOME Consortium (HOME Consortium) to bring in local, state, and other sources to combine with federal financial resources to maximize the reach and impact of the City's HUD-funded programs.

City of Turlock will continue to use CalHome Program Income as additional funding sources for the first-time home buyer program. In previous years, the city received grant funds from State HOME and CalHome programs.

In previous years, combinations of Housing Set-Aside funds as well as Low-Income Housing Tax Credits have been used to construct rental housing or rehabilitation projects. Turlock and the HOME Consortium will continue to look for funds to match and leverage HUD funding.

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

The City of Turlock's Successor Agency to the Redevelopment Agency owns a parcel with a small office building. The building is currently leased for \$1.00 per year to Haven Women's Center. The intent of the five-year lease has been to bring much needed anti-domestic violence services to the City of Turlock and overcome the transportation barrier of clients and families traveling the 15 miles to Modesto to get much needed services. In addition, the City of Turlock owns 5 sites with single-family dwellings that are intended to be rehabilitated and sold to income-eligible first-time homebuyers or sold to nonprofit agencies for affordable rental housing.

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## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals and Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Affordable Housing and Promote Accessible Housing Options	2025	2026	Affordable Housing	Affordable Housing	CDBG: \$506,800 HOME: \$110,000	Household Housing Unit Homeowner Housing Rehabilitated 7
2	Provide and Ensure Access to Essential Public Services	2025	2026	Non-Homeless Special Needs	Public Services	CDBG: \$50,000	Public service activities for Low Income Housing benefit: 380 Households assisted
3	Work to Address, Prevent and Mitigate Homelessness	2025	2026	Homeless	Homeless Services Public Services	CDBG: \$20,000	Homeless Person overnight Shelter: 300 persons assisted
4	Improve Public Infrastructure and Facilities	2025	2026	Public Facilities and Infrastructure	Public Infrastructure Improvement	CDBG: \$0	N/A
5	Administration	2025	2026	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: \$144,200	Other: 1

## Goal Descriptions

1	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	This goal may provide funding for projects that will improve sidewalks, streets, curbs, gutters, and sewers.
2	<b>Goal Name</b>	Provide and Ensure Access to Essential Public Services
	<b>Goal Description</b>	This goal will address basic needs as well as provide important services to the community. Projects and activities under this goal may provide meals as congregate sites and provide recreational services.
3	<b>Goal Name</b>	Work to Address, Prevent and Mitigate Homelessness
	<b>Goal Description</b>	Funding towards this goal will support organizations providing shelter and services for those experiencing homelessness; this goal may include emergency shelter, transitional, permanent supportive, and rapid re-housing services.
4	<b>Goal Name</b>	Support Affordable Housing and Promote Accessible Housing Options
	<b>Goal Description</b>	This goal will work to acquire and/or rehabilitate real property and/or units in order for them to be used to increase the number of affordable housing units in Turlock. Projects under this goal will support both renter- and owner-occupied units in the aim to increase the value and bring the housing unit up to code. The City will offer loans and grants to maintain single and multifamily affordable housing stock for low- and moderate-income households. Projects under this goal may also provide first-time homebuyer assistance.
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration for CDBG programs.

## AP-35 PROJECTS

### Introduction – City of Turlock

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As shown in the previous section, AP-20 Annual Goals and Objectives, the City of Turlock has identified goals to address housing and community development needs for Fiscal Year 2025-2026. During this year, the City of Turlock will work towards achieving all of the goals outlined above. Below are the proposed projects funded with FY 2025-2026 federal funding from the Community Development Block Grant (CDBG) and estimated program income for HOME funds

#	Project Name
1.	Housing Rehabilitation (CDBG) 2025-2026
2.	We Care Program- Turlock Shelter Services (CDBG-PSG) 2025-2026
3.	City of Turlock Recreation (CDBG-PSG) 2025-2026
4.	United Samaritans Foundation-Food Box (CDBG-PSG) 2025-2026
5.	United Samaritans Foundation-Senior Meals (CDBG-PSG) 2025-2026
6.	Center for Human Services Youth Navigation Services (CDBG-PSG) 2025-2026
7.	Healthy Alternatives to Violent Environments (HAVEN) (CDBG-PSG)
8.	Housing Resource Services (CDBG-PSG) 2025-2026
9.	Program Administration (CDBG) 2025-2026
10.	Housing Rehabilitation (HOME) 2025-2026

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

There are three specific HUD goals for the CDBG program. They are:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

The Priority Needs section within this Consolidated Plan identifies the key priority needs in the City of Turlock. These priority needs are reflected in the projects identified above. More specifically, the needs expressed by data in the Needs Assessment and Market Analysis are taken into account when considering projects to allocate resources to.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources
- The constraints and restrictions of the funding programs requirements

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# AP-38 PROJECT SUMMARY

## City of Turlock

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### 1. Housing Rehabilitation FY 25-26 (CDBG)

<b>Target Area(s):</b>	Turlock
<b>Goals Supported:</b>	Support Affordable Housing and Promote Accessible Housing Options
<b>Needs Addressed:</b>	Affordable Housing
<b>Funding:</b>	CDBG - \$506,800
<b>Description:</b>	Rehabilitation of existing housing in Turlock with loans and grants to maintain single and multifamily affordable housing.
<b>National Objective:</b>	LMH
<b>Matrix Code:</b>	14A
<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Rehabilitation of existing housing in Turlock.
<b>Performance Outcomes:</b>	Number of families that benefit from proposed activities.
<b>Target Date:</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	6 families
<b>Location Description:</b>	City of Turlock
<b>Planned Activities:</b>	Rehabilitation of existing housing in Turlock.

### 2. We Care Program- Turlock Shelter Services FY 25-26 (CDBG)

<b>Target Area(s):</b>	Turlock
<b>Goals Supported:</b>	Work to Address, Prevent and Mitigate Homelessness
<b>Needs Addressed:</b>	Homeless Services
<b>Funding:</b>	CDBG - \$10,000

**Description:** The We Care Program serves chronically homeless men over the age of 18. The shelter has the capacity to shelter 49 men at night. The shelter provides a safe and stable environment for individuals who would otherwise be sleeping on the street or in places not meant for human habitation.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** Yes

**Objective:** Address the need for public services

**Performance Outcomes:** Number of households with access to infrastructure: 300 homeless men over 18 years of age

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 300 homeless men over age 18

**Location Description:** City of Turlock

**Planned Activities:** Emergency men’s shelter

3. City of Turlock Recreation FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Provide and Ensure Access to Essential Public Services

**Needs Addressed:** Public Services

**Funding:** CDBG - \$10,000

**Description:** Turlock Recreation Services strengthens the community’s fabric, health and well-being, economic base, and security. Through quality programming and implementation, Recreation Services provides safe, supervised activities for residents of all ages. Families and individuals have the opportunity to enhance their lives by participating in fitness programs, support activities, family events, community traditions, arts, social and educational activities, and a wide range of enrichment classes. Scholarships are available for participation. Participants must be 18 years of age or younger or 62 years of age and older.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** N/A

**Objective:** Provide Public Services

**Performance Outcomes:** Number of individuals that will benefit from the public services

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 30 individuals

**Location Description:** City of Turlock

**Planned Activities:** Recreation for all scholarship program

4. United Samaritan's Foundation- Food Box FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Provide and Ensure Access to Essential Public Services

**Needs Addressed:** Public Services

**Funding:** CDBG - \$10,000

**Description:** The food box program provides food assistance to income eligible individuals and families in Turlock who are experiencing food insecurity and lack sufficient quantities of food. Food boxes are distributed on the last Tuesday and Friday of every month. Homeless individuals are eligible for a food box every month. Each box is filled with ample provisions to feed every person in the family three meals a day for three days.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** No

**Objective:** Provide Public Services

**Performance Outcomes:** Number of individuals that will benefit from the public services

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 200 individuals

**Location Description:** City of Turlock

**Planned Activities:** Emergency Food Box Program

5. United Samaritans Foundation- Senior Meals FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Provide and Ensure Access to Essential Public Services

**Needs Addressed:** Public Services

**Funding:** CDBG - \$10,000

**Description:** The senior congregate meal program aims to provide age-appropriate nutrient dense mid-day meals to residents 60 years of age and older. The congregate meals offer comprehensive nutritionally planned meals and a social element to help seniors create friendship and relationships.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** No

**Objective:** Public Services

**Performance Outcomes:** Number individuals with access to public service: 25 Households

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 25

**Location Description:** City of Turlock

**Planned Activities:** Senior Congregate Meal Program

6. Center for Human Services Youth Navigation Services FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Work to Address, Prevent and Mitigate Homelessness

**Needs Addressed:** Homeless Services

**Funding:** CDBG - \$10,000

**Description:** Street outreach and navigation/case management services specifically targeted toward Turlock youth, ages 13-24 years of age who are homeless and unsheltered.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** Yes

**Objective:** Provide Public Services

**Performance Outcomes:** Number of individuals that will benefit from the public services

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 19 individuals

**Location Description:** City of Turlock

**Planned Activities:** Street Outreach and navigation of homeless youth

#### 7. Healthy Alternatives to Violent Environments FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Provide and Ensure Access to Essential Public Services

**Needs Addressed:** Public Services

**Funding:** CDBG - \$10,000

**Description:** HAVEN will provide housing resources and services, financial literacy training and safety planning to low- and moderate-income victims of domestic violence.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low- and moderate-income residential area of Hughson.

**Performance Outcomes:** Number of individuals with access services: 75

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 75 individuals

**Location Description:** City of Turlock

**Planned Activities:** Housing services for victims of domestic violence

#### 8. Housing Resource Services FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Provide and Ensure Access to Essential Public Services

**Needs Addressed:** Public Services

**Funding:** CDBG - \$10,000

**Description:** Housing resource services for the City's residents.

**National Objective:** LMC

**Matrix Code:** 05Z

**Presumed Benefit:** No

**Objective:** Provide Public Services

**Performance Outcomes:** Number of individuals that will benefit from the public services

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** 30 households

**Location Description:** City of Turlock

**Planned Activities:** Housing Services

9. Program Administration FY 25-26 (CDBG)

**Target Area(s):** City of Turlock

**Goals Supported:** Administration

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Public Services  
Homeless Services

**Funding:** CDBG - \$144,200

**Description:** Program administration

**National Objective:** N/A

**Matrix Code:** N/A

**Presumed Benefit:** N/A

**Objective:** Program administration

**Performance Outcomes:** N/A

**Target Date:** 6/30/2026

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** City of Turlock

**Planned Activities:** Program Administration

10. Rehabilitation FY 25-26 (HOME)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Support Affordable Housing and Promote Accessible Housing Options  
**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$110,000

**Description:** Funds will be utilized for HOME consortium wide housing rehabilitation for owner and renter occupied units and delivery costs.

**Target Date:** 6/30/2026

**Performance Outcomes:** Number of households: 1

**Location Description:** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Planned Activities:** Rehabilitation of existing housing in Turlock.

## AP-50 GEOGRAPHIC DISTRIBUTION

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

The City of Turlock does not have plans to pursue any official HUD designated geographic based priority areas. Funds will be allocated based on program eligibility and in accordance with priority needs and goals outlined in this section.

There are three specific HUD goals for the CDBG program. They are:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

The Priority Needs section within this Consolidated Plan identifies the key priority needs in both the Urban County and the City of Turlock. These priority needs are reflected in the projects identified above. More specifically, the needs expressed by data in the Needs Assessment and Market Analysis are taken into account when considering projects to allocate resources to.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources
- The constraints and restrictions of the funding programs requirements



# AP-55 AFFORDABLE HOUSING

## Introduction

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The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	7
<b>Total</b>	<b>0</b>

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
<b>Total</b>	<b>0</b>

## Discussion

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Housing assistance and programs were identified as a community need via the Consolidated Plan process. In Fiscal Year 2025-2026, the City of Turlock will continue to use funds available to address the variety of housing needs. Although the City of Turlock has identified housing assistance and housing programs as priorities, the City of Turlock's ability to contribute toward the provision and development of affordable housing programs/projects has been drastically limited both by the State of California's elimination of redevelopment agencies which was the most significant tool for the provision of affordable housing, economic development, job creation, and elimination of blight, as well as by the steadily increasing price of the housing market in terms of land, labor, construction, and materials.

# AP-60 PUBLIC HOUSING

## **Introduction**

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The City of Turlock, Stanislaus Urban County, and the Stanislaus Regional Housing Authority (Housing Authority) continue to have a close working relationship and meet on an as-needed basis to discuss concerns relevant to public housing and other housing matters. The Housing Authority has three public housing developments in Turlock in addition to the more than 1,000 Housing Choice Vouchers in use in Turlock. The City will continue to work with the Housing Authority and other public and private housing and social service agencies to foster public housing improvements and resident initiatives.

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

The Housing Authority's mission is committed to addressing the unmet housing needs of residents and communities in the county, consistent with Federal, State, and local law. The Housing Authority owns and operates public housing units in addition to operating the Housing Choice Voucher Program.

The Housing Authority operates conventional public housing units and operates several affordable housing programs in addition to Public Housing, including year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program and the Housing Choice Voucher Program. These affordable housing programs will continue to operate in the 2025-2026 program year. The Housing Authority continues to work on increasing the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

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

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

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

Further, the Housing Authority has a Resident Advisory Board (RAB) which represents the residents

assisted by the agency. The RAB assists in the development of the Housing Authority's five-year Plan. Resident involvement will continue to be supported in an effort to enhance the service delivery by taking into account input from those with lived experience.

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

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

The Housing Authority is not designated as a troubled Housing Authority.

## AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Homeless services are a high priority and homeless prevention activities are a medium priority. The ultimate goal is to increase housing stability and decrease incidents of homelessness in City of Turlock by targeting funds to populations most in need, meeting both the immediate and long-term needs of the homeless, and avoiding the duplication of services by coordinating with service providers and the CoC. The focus of CoC funding has been to provide permanent supportive housing (PSH) for the chronically homeless, homeless veterans, and for homeless youth out of foster care.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

The City of Turlock's strategy remains in assisting and building the capacity of local nonprofits that provide services to the homeless. The City of Turlock will continue to engage those nonprofits in projects that build capacity..

The CoC will continue the implementation of the Coordinated Entry System (CES) to match those individuals experiencing homelessness to the services that best suit their needs including connecting homeless to housing opportunities. The CoC formed a CES Task Force that will continue to meet regularly to assist with the continued evolution and implementation of the CES and address any issues that arise. The CoC will provide continued training for participating service providers and continue developing any necessary tools to effectively manage the system. This matching of appropriate needs is the most effective use of resources and minimizes bottlenecks in the service delivery system.

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

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

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

The service providers and stakeholders involved in the CoC meet monthly to discuss issues and concerns that arise, this discussion may also include a look forward to needs and gaps experienced by a specific sub-population. These monthly meetings are an effective place to coordinate the support and care for those individuals and families that are in an emergency shelter or a transitional shelter. Service providers, community members, faith-based organizations, and government agencies make up the Turlock Community Collaborative (TCC). This group assists Turlock in determining and addressing the needs of the homeless in the city. The TCC is a recognized committee of CoC.

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

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management addressing specific barriers to obtaining and retaining housing.
- Expanding the capacity of non-profit agencies that assist emergency shelter and transitional housing.

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

The Continuum of Care (CoC) strategies encourage providing homeless households with housing quickly and in conjunction with supportive services which are of greatest need to support stable housing; other needs households may have should be addressed through existing mainstream resources available in the community. This reflects an emphasis on both homelessness prevention and rapid re-housing.

Permanent housing destinations generally include an apartment or house, permanent supportive housing, or living permanently with friends or family. A return to homelessness is indicated by a new entry in a homeless residential program (emergency shelter, transitional housing, rapid re-housing) within 365 days after exiting to permanent housing.

Ending the cycle of homelessness requires a combination of rental assistance, homeless prevention, re-housing, and permanent supportive housing programs along with long-range homeless reduction strategies.

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

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

Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) regularly attend the monthly CoC meetings and are active participants in discharge coordination planning, in particular for homeless individuals, throughout Stanislaus County, including Turlock.

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. As a result of the CoC's coordination with the Probation Department, the Stanislaus County Sheriff's and Probation Departments also recently began a diversion program, where homeless individuals who would otherwise be jailed for minor crimes are able to stay at the Salvation Army shelter facility, where they receive shelter and case management services. Collaboration with public service providers and the Probation Department is ongoing.

# AP-75 BARRIERS TO AFFORDABLE HOUSING

## Introduction – City of Turlock

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

**Accessory Dwelling Units (ADUs):** Separate living quarters on a property (also called a “granny flat” or “guesthouse” can add additional housing units into single-family residential neighborhoods. Government regulations of ADUs can reduce or eliminate this housing development. However, passage of numerous California legislative bills have eliminated many of the local impediments to the construction of ADU’s.

**Shortage of Affordable Housing Funding:** The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions in California that do not have local public or private housing funds. Dissolution of redevelopment agencies in the State of California in 2012 resulted in a significant drop in funding for housing projects. Competition for tax credits and other State funding with cities in California and diminished amounts of HUD funding create a shortage of affordable housing.

**Planning and Development Fees:** Housing development imposes short- and long-term costs upon local government, such as the cost of providing site reviews, permitting and inspection, and maintaining General Plan and zoning regulations addressing housing development. The City of Turlock also charges impact fees to offset the cost of providing the infrastructure and public facilities that are required to serve new housing development. To help recoup costs and ensure that essential services and infrastructure are available when needed, the City of Turlock charges various types of development fees.

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

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Potential constraints to housing development vary by area throughout the City of Turlock, but generally include cost of infrastructure, residential development fees, development standards, land use entitlement processing times, and limited funding for affordable housing development. Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants’ rights and the complaints process.

**Development Process:** To expedite project facilitation and provide internal support to project applicants, the City of Turlock will continue to undertake efforts to build relationships between the City and the development

community to identify the barriers and constraints to the development of affordable housing to identify public/private partnership opportunities for the development of affordable housing.

**Fee Structure:** The City of Turlock will continue to review its fee systems as a means of reducing the cost of housing development. The City recognizes that fees can affect the cost of construction of affordable housing in the community.

**Subdivision Improvement Standards and Zoning Ordinance:** The City of Turlock will review and provide input to modify Subdivision Improvements Standards, where reasonable and appropriate, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare of residents.

**Affordable Housing:** The City of Turlock will continue to assign priority to educating City residents regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information. The City will continue to monitor constraints and where possible, undertake efforts that can address these constraints and their effect on the provision of affordable housing.

## Discussion

For jurisdictions (such as the City of Turlock) to charge an impact fee, the California Mitigation Fee Act requires that the jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee, and that fee amount be proportional to the impact caused by the development. Fees not covered by the California Mitigation Fee Act include inclusionary housing ordinance in-lieu fees, permit processing fees, utility connection fees, and fees included within specific development agreements between a jurisdiction and a developer. Despite state law limiting direct impact fees, the fees can be a large part of a jurisdiction’s total fee requirements for housing development. Because developers tend to pass these fees onto the final housing owner, the effects of reducing these fees on housing affordability depend on the amount of the fee reduction and current home prices. Because the eventual owner bears the brunt of fees, high fees limit development of lower-cost housing more than higher-cost housing. (Turner Center for Housing Innovation- UC Berkeley, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act, August 2019). A reduction in development fees for low-income housing may help these projects become financially feasible. A jurisdiction deferring development fees until a certain time after project completion can also help add flexibility to the project’s upfront costs and assist in the development of low-income housing.

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

**Prevailing Wages:** Davis-Bacon prevailing wage must be paid to laborers when federal Community Development Block Grant (CDBG) dollars are used to pay for any construction project over \$2,000 or on any multifamily housing project over eight units. Prevailing wage must also be paid on any HOME-funded multifamily housing project that directly funds twelve or more units. While competitive wages are currently high, Davis-Bacon wages may be higher and add additional cost to housing construction and rehabilitation activities. California’s Prevailing Wage Law requires contractors to pay minimum wage rates on public works projects that support housing construction such as roads, water and sewer projects, and other public utilities. The rates are set by the California Department



of Industrial Relations. These additional costs could add to local costs for housing development.

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

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## AP-85 OTHER ACTIONS

### Introduction

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The City of Turlock targets Federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Consolidated Plan are carefully designed to provide appropriate and needed services, particularly to those who may not be eligible for assistance from other sources, or are geographically isolated by lack of transportation, or lack basic amenities, particularly medical care, in their neighborhoods.

#### *Actions planned to address obstacles to meeting underserved needs*

One of the ongoing challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profit organizations, 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. The City of Turlock will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The City of Turlock will continue being an involved stakeholder in the CoC and the formed Stanislaus Homeless Alliance (SHA). These organizations both function to bring stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

The Housing Authority supports low- and moderate-income families throughout the region, and also plays a key role in overcoming obstacles in meeting needs. Through working closely with the Housing Authority, the City of Turlock, will continue to support the Housing Authority in their efforts to first identify needs and further meet those needs.

#### *Actions planned to foster and maintain affordable housing*

As stated throughout the Consolidated Plan and AAP, affordable housing is considered a high priority. Affordable housing strategies include both development of new affordable housing units as well as the preservation/conservation of existing affordable housing units.

The City of Turlock relies on private non-profit organizations and for-profit developers to acquire, develop, or rehabilitate affordable units. The City of Turlock will continue to work closely with these entities to ensure that each year as many new affordable units are produced, or rehabilitated, as possible.

#### *Actions planned to reduce lead-based paint hazards*

The Housing Authority serves as the lead agency for the City of Turlock and Stanislaus Urban County in the identification, documentation, and prevention of lead poisoning. The Childhood Lead Poisoning Prevention

Program of Stanislaus County, administered through the Housing Authority, 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 Housing Authority, in partnership with the Department of Environmental Resources, conducts the investigation of residences where children with elevated levels of lead reside.

Stanislaus Urban County and the City of Turlock partner with the Childhood Lead Poisoning Prevention Program to distribute information in the City and unincorporated areas of Stanislaus County and through members of the HOME Consortium. 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 Housing Authority actively addresses the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, warning them of the hazards of lead-based paint. The City of Turlock and HOME Consortium Owner Occupied Housing Rehabilitation Loan Program and homebuyers who use HOME and CDBG fund are provided the notices by the member jurisdictions. Additionally, all units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements.

#### *Actions planned to reduce the number of poverty-level families*

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

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

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

The Stanislaus County Alliance WorkNet (Alliance), The Community Services Agency's CalWorks Program, and the California Employment Development Department are all resources available to persons seeking employment.

In addition, the City of Turlock, through its economic development efforts, strives to promote activities that will ultimately have major impacts on the community, such as job creation that in turn will reduce poverty. The Alliance partners with Stanislaus County, Turlock and others in fulfilling the following objectives:

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.
- To work with public agencies and local businesses to promote cooperation in the economic development process.
- To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

In addition, the City of Turlock, through its economic development efforts, strives to promote activities that will ultimately have major impacts on the community, such as job creation that in turn will reduce poverty.

The Alliance maintains a small revolving loan fund for gap financing. Typically, the Alliance will provide up to half the business financing needs while a bank provides the other half. The Alliance revolving loans are for terms of up to seven years and are at competitive interest rates.

#### *Actions planned to develop institutional structure*

The City of Turlock relies on the nonprofit service sector to provide emergency shelter, transitional and special needs housing, and services to the homeless population. The City of Turlock will continue to support these organizations and their activities.

The Continuum of Care (CoC) continues to work to improve services provided, including data collection quality through the HMIS system, to ensure that participants receiving services do not experience any gaps as they strive to reach their goals of independence from the need of public services in the community. To the extent that a gap exists in the institutional structure, a strategy of the Action Plan is to take action to close that gap.

#### *Actions planned to enhance coordination between public and private housing and social service agencies*

The City of Turlock relies on private nonprofit organizations and for-profit developers to build and acquire, and develop, affordable units. The City will continue to work closely with these entities to ensure that each year as many new affordable units are produced, or are available, as possible.

The City of Turlock also relies on the nonprofit service sector to provide emergency shelter and transitional and special needs housing. The City will continue to support these organizations and their activities.

The City of Turlock also consults with other program providers, local, State, and Federal government entities, nonprofit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs. Specifically, they are: the Housing Authority; HUD; BHRS; HCD; Stanislaus County Health Services Agency; Stanislaus County Community Services Agency; U.S. Department of Agriculture/Rural Development; U.S. Economic Development Administration; California Coalition for Affordable Housing; Habitat for Humanity; Stanislaus County Affordable Housing Corporation; California Rural Legal Assistance; and Self-Help Enterprises. This will assure that the activities outlined in the Annual Action Plan are given the fullest attention for design and implementation or construction.

The City of Turlock will maintain its membership and active involvement in the Continuum of Care (CoC) to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

# AP-90 PROGRAM SPECIFIC REQUIREMENTS

## Introduction

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There are three specific goals of the CDBG program:

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

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

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

**1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed**

2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$ 0
3.	The amount of surplus funds from urban renewal settlements	\$ 0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$ 0
5.	The amount of income from float-funded activities	\$ 0
<b>Total Program Income:</b>		<b>\$0</b>

### *Other CDBG Requirements*

**1. The amount of urgent need activities**

**0**

2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80%
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### *HOME Investment Partnerships Program (HOME)*

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will permit HOME funds to be invested as loans, grants, deferred payment loans, and other

types of investment as permitted by the regulations described in 92.205(b). Other forms of investment will not be permitted without the prior approval of HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. Under the recapture provision, the property may be sold without income-eligibility restrictions.

In cases where the net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the homebuyer, the City, on behalf of prior HOME consortium funding, is not required to repay the difference between the total direct HOME subsidy and the amount recaptured from available net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. In applying the option of the recapture provision, the following formulas will be used:

$$\text{HOME investment} / (\text{HOME investment} + \text{Homeowner investment}) \times \text{Net proceeds} = \text{HOME amount to be repaid}$$

$$\text{Homeowner investment} / (\text{HOME investment} + \text{Homeowner investment}) \times \text{Net proceeds} = \text{Amount to Homeowner}$$

## Affordable Homeownership Limits

HUD provides that the HOME affordable homeownership limits (initial purchase price or after-rehabilitation value) of homeownership units assisted with HOME funds not to exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance. The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume. The address of the listed properties must include the location within the consortia's jurisdiction. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire consortia jurisdiction. After identifying the median sales price per HUD's guidance, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price. Final limits are rounded to the nearest thousand. The City, on behalf of the Stanislaus HOME Consortium, will use the highest limit as determined by HUD or the HUD approved market analysis for prior HOME Consortium funding that is being carried over to the City of Turlock.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

In the case of affordability, the City, on behalf of the HOME Consortium, will recapture the entire amount of the direct HOME subsidies. The recaptured amount will be limited to the net proceeds available from the sale. While the home may be sold without restriction on the new buyers' income, the recaptured funds will be used to assist other income eligible homebuyers.

Recapture provision will be ensured through the use of real estate lien notes and/or restrictive covenants outlining the Stanislaus HOME Consortium's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the recapture scenario as specified above. The period of affordability will be based on the total amount of direct HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to refinance any kind of existing debt with HOME funds.