



# Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2022-2023 (July 1, 2022 through June 30, 2023)

## City of Turlock and Turlock/Stanislaus County HOME Consortium



Prepared by:

City of Turlock

### Housing Program Services Division

156 South Broadway, Suite 140, Turlock, CA 95380  
(209) 668-5610, Fax (209) 668-2120, TDD 1 800 735-2929  
Website: [www.cityofturlock.org](http://www.cityofturlock.org)

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## Introduction

The 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the third reporting period (from July 1, 2022 to June 30, 2023) of the Five-Year Consolidated Planning period. The City of Turlock (City) is the recipient of federal Community Development Block Grant (CDBG) funding including CDBG CARES (CDBG-CV), and served 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, Riverbank, 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).

### Recurring Acronyms in this Report:

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

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 third year of its FY 2020-2021 to FY 2024-2025 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 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 2022-2023 fiscal year (July 1, 2022 through June 30, 2023) for the City of Turlock and the City of Turlock/Stanislaus County HOME Consortium.

Specific Fiscal Year 2022-2023 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 2022-2023 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, Riverbank, 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 2022-2023 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. Turlock and the Consortium members unfortunately did not provide any First Time Home buyer loans.

- 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 was able to provide one owner-occupied rehabilitation loan. 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 \$20,000. 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 single-family units for rehabilitation and sale to eligible first-time home buyers. The rehabilitation should be completed in fiscal year 2023-2024.
- Acquisition and rehabilitation of a single-family home, occupied by income eligible family. Will be proposed for sale to a qualified non-profit in fiscal year 2023-2024.
- Acquisition of two single-family homes on one parcel, occupied by two income eligible families. Will be proposed for sale to a qualified non-profit in fiscal year 2023-2024.
- 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. A total of seven (7) Public Service grants were awarded to qualifying non-profit agencies.

**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
Admin	Administration	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A
Community Emergency Response Program	Non-Housing Community Development	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	39	26.00%	0	0	0%
Improve Infrastructure and Public Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	0	0.00%	1	0	0%
Increase and Improve Supply of Affordable Housing	Affordable Housing	Rental units rehabilitated	Household Housing Unit	40	0	0.00%	10	2	20%
Increase and Improve Supply of affordable Housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	50	13	26.00%	14	1	8%

Increase and Improve Supply of affordable Housing	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	50	2	4.00%	12	0	0%
Provide Public Services	Homeless Non-Homeless Special Needs	Public service activities other than low/Moderate Income Housing Benefit	Persons Assisted	3500	2400	68.57%	1,594	773	49%
Provide Public Services	Homeless Non-Homeless Special Needs	Public Service for activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0%
Work to End and Prevent Homelessness	Homeless	Homeless Person Overnight Shelter	Persons Assisted	1000	289	28.90%	275	330	120%

**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 Public infrastructure, Affordable Housing, Public Services, and Homeless services as a high priority needs. Consistent with the priorities outlined in the Consolidated Plan, during the 2022-2023 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. Unfortunately, the City was not able to assist any homebuyers this fiscal year. 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. Consortium members were not able to assist any clients. 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.
- Staff continues to market the Rehabilitation 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 completed one home-owner occupied rehabilitation project.
- 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 seven (7) Public Service grants were awarded to qualifying non-profit agencies totaling \$85,000 (\$65,800.25 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, homeless youth outreach, homeless housing counseling, and eye care for older residents.
- 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 Housing Element. The City may provide incentives such as impact fee deferrals/financing and density bonuses to assist developers in achieving affordable rents.

**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	REHAB 3 FTHB 0 PS 647	0	0
Black or African American	Rehab 1, PS 53	0	0
Asian	PS 35	0	0
American Indian or American Native	PS 10	0	0
Native Hawaiian or Other Pacific Islander	PS 1	0	0
American Indian or Alaska Native & white	PS 0	0	0
Asian & White	PS 0	0	0
Black or African American & White	PS 4	0	0
American Indian or Alaska Native & White	PS 0	0	0
Balance/Other	PS 23	0	0
<b>Total</b>	<b>777</b>	<b>0</b>	<b>N/A</b>
Hispanic	Rehab 0 FTHB 0 P/S 353 =353	0	0
Not Hispanic	421	0	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 CDBG Public Service Grants to non-profit agencies, 773 unduplicated clients were served. Of them 647 were White, 53 were Black or African American, 35 were Asian, 10 were American Indian/Alaskan Native, 1 was Native Hawaiian or Other Pacific Islander, 0 were American Indian or Alaska Native & White, 0 were Asian and White, 4 were Black or African American & White, 0 were American Indian or Alaska Native & Black or African American and 23 were Other breakdowns. Of them 169 were over 62 years old, 374 were people with disabilities and 39 had a female head of household. Not all races are listed in the table above.

According to the April 1, 2020 Census, persons who categorized themselves as white (single race) represented 72.2 percent of the Turlock population and 82.5 percent of the Stanislaus County population. In the City 40.1 percent of the population are of Hispanic origin (of any race), versus 49.5 percent in the County. For more detailed demographic information see the census website at <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	Federal	2,467,378	2,880,836.15
HOME	Federal	3,457,391	677,452
Other (CDBG-CV)	Federal	767,381	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 HOME Consortium 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	10	0	No projects completed
Hughson	14	0	No projects completed
Newman	10	0	No projects completed
Oakdale	09	0	No projects completed
Patterson	09	0	No projects completed
Riverbank	09	0	No projects completed
Turlock	16	100	Acq/Rehab projects
Unincorporated Stanislaus County	09	0	No projects completed
Waterford	14	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, to support housing and community development activities during fiscal year 2022-2023. 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 the project draws are internally processed.

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 2022-2023, the City's entitlement allocation was \$627,012. The entitlement allocation was appropriated for a variety of housing-related and community development projects benefitting low and moderate-income families.

#### Community Development Block Grant -CARES (CDBG-CV) Program

CDBG-CV funds were not utilized in fiscal year 2022-2023. In Fiscal Year 2022-2023 the amount available was \$767,381. Funds will be reprogrammed for eligible activities in Fiscal Year 2023-2024.

#### HOME Investment Partnership (HOME) Program

As the lead agency, in Fiscal Year 2022-2023, the City received an allocation of \$1,730,311 on behalf of the City of Turlock/Stanislaus County HOME Consortium (Consortium). These funds are being used to preserve and expand the availability of affordable housing to benefit low income families.

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

The Stanislaus Regional 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, persons with disabilities, and veterans.

#### 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 2022-2023, 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 will be 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, Riverbank, 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. Consortium 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	4,665,381
2. Match contributed during current Federal fiscal year	0
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>

**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	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</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	10	1
Number of households supported through Acquisition of Existing Units	3	3
<b>Total</b>	<b>21</b>	<b>4</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 availability and 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 either locate a property or 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 sufficient 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.

To continue providing and creating affordable units, the City acquired properties which consists of multi-family and single-family units. The rehabilitations are expected to be completed in fiscal year 2023-2024.

**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%)	PS 705 + 1 Rehab	0
Low-income (30-80%)	PS 58 + 1 Rehab	0
Moderate-income (over 80%)	PS 10+ 2 Acq	0
<b>Total</b>	<b>777</b>	<b>0</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

Consistent with the priorities outlined in the Consolidated Plan, during the 2022-2023 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 was not able to an income eligible homebuyer utilizing HOME and CDBG funding.
- 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. No homebuyers were assisted.
- The City offered Public Service grants to seven (7) 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. One household was assisted.
- 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 families 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 2022-2023, 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, eye care, and re-housing services.

Center for Human Services provided Youth Street Outreach and engagement services targeting unaccompanied Turlock youth, ages 12-24 who are experiencing homelessness and are unsheltered. They partnered with other outreach teams and engaged youth experiencing homelessness.

We Care provides nightly shelter to single men and Turlock Gospel Mission provides nightly shelter to women, women with children, and men. We Care also started operating a day use navigation center to provide services during the day to men and women. The shelters 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.

Family Promise is an interfaith hospitality network of local congregations that help reduce homelessness by providing the necessary resources to assist families transition from homelessness to self-sufficiency. Turlock has assisted Family Promise with three affordable housing units for housing of their clients.

HAVEN Women’s Shelter provides shelter to assist persons experiencing domestic violence, sexual assault, and human trafficking. In addition to shelter they advocate, provide support groups, legal services, and a clothes closet. The city has been able to assist HAVEN by providing an office space and a single-family home for sheltering of their clients.

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 2022-2023, 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 an emergency shelter for men over 18 years of age from July 17, 2022 through June 30, 2023 with a limit of 49 beds. 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, women with children, and men in Turlock. TGM can serve up to 80 individuals. They provided food and other services to clients to help them find needed assistance. In addition, the City has worked with Family Promise, a family shelter, transitional housing and support service provider to add two units of transitional housing for homeless families.

### **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, eye care, 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 2022-2023, 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 provides 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., as well as a clothing closet, and meal services.

Center for Human Services provided Youth Street Outreach and engagement services targeting unaccompanied Turlock youth, ages 12-24 who are experiencing homelessness and are unsheltered. They partnered with other outreach teams and engaged youth experiencing 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.

## 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 Stanislaus Regional Housing Authority (SRHA) 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 2022-2023, Turlock offered a total of \$85,000 in Public Service funds that were allocated based on a competitive grant process to which public service providers had the opportunity to apply for grants. A total of seven (7) grants were awarded to non-profits to provide services such as food assistance, shelter, recreation, homeless youth outreach, eye care, 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 2022-2023 the City allocated a total of \$85,000 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 partnered with Stanislaus County to prepare the Analysis of Impediments to Fair Housing (AI).

The City of Turlock provided a NOFA and planned for \$10,000 in public service grants for fair housing. The City has maintained fair housing information and resource links on the City website and has handouts and information available with fair housing information and resources in the office.

The City provides funds for a First Time Home Buyers (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.

## 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 was limited. 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 a local newspaper of general distribution in Stanislaus County advising residents of the availability of the CAPER for public review and comment. The CAPER is available from the Housing Division office and it is 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 outreach has 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
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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.

The Housing Division provided onsite monitoring for some of these HOME Investment Partnership Program (HOME) projects this fiscal year. Monitoring will continue to be conducted in the 2023-2024 fiscal year.

Member Projects:

- 209 3<sup>rd</sup> Street
- 808-810 S Soderquist Rd (in process)
- 736/738 Park St (2 units) (in process)
- 1540 Springville Way (in process)
- Avena Bella Phase II 500 W Linwood
- 1480 Lambert (in process)
- Ceres Farm Labor Projects
- Newman Family Apartments in Newman
- Las Palmas Senior Apartments in Patterson

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 2022-2023, \$307,969 was received in program income and recaptured funds 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 Stanislaus Regional Housing Authority 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.

HUD VASH: The Stanislaus Regional Housing Authority 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: CDBG 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 2022 (FY 2022-2023)  
 TURLOCK, CA

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,318,849.40
02 ENTITLEMENT GRANT	627,012.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	521,517.25
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)	2,467,378.65

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,132,559.84
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	-11,585.51
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,120,974.33
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	159,861.82
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)	2,80,836.15
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	186,542.50

**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	2,132,559.74
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	-11,585.51
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,120,974.33
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	67,477.61
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	-1,677.36
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	65,800.25
32 ENTITLEMENT GRANT	627,012.00
33 PRIOR YEAR PROGRAM INCOME	398,861.44
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,025,873.44
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	06.41%

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

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	159,861.82
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)	159,861.82
42 ENTITLEMENT GRANT	627,012.00
43 CURRENT YEAR PROGRAM INCOME	521,517.25
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,148,529.25
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.73%

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

The Report was presented at the Public Hearing to Turlock City Council on September 12, 2023 at 6:00 p.m.: 156 South Broadway, Turlock, CA 95380 in the Yosemite Conference room/council chambers. Approximately thirty persons plus city staff were in attendance. Comments:

Public Comments made at 9/12/23 Council meeting:

1. Commenter suggested the city advertise the First Time Home Buyer program on Social Media to reach younger people. Streamline the process as suggested in staff comments.
2. Commenter encouraged projects like Self Help project. Suggested we replicate new construction low income housing construction like previous project known as Avena Bella. Saddened why people are not using first time home buyers' program and rehab program. Suggested we need transitional housing for homeless. Need low income housing.
3. Commenter suggested we should encourage Self-Help type projects. Transitional housing seems to be turning into permanent supportive housing. Suggested we need accounting of what has been done.

Other comments received: No additional comments were received through the comment period of September 8, 2023 and up until the council meeting on September 12, 2023.

Stanislaus Continuum of Care (CoC) Meeting 9-21-23 2:30 pm – 4:30 pm  
Harvest Hall Rooms A, B, & C at the Ag Center, 3800 Cornucopia Way Modesto CA 95358  
A slideshow presentation was provided at the meeting of approximately 40 people. The following comments were received:

1. Can other Cities in the consortium have access to the funding?

Answer: Yes, if any of the Cities in the consortium have a project that will need funding, they could contact the Lead agency for details on the funding available and requirements.

2. What other type programs are eligible for housing?

Answer: Acquisition of properties with rehabilitation which are usually provided to nonprofits for affordable housing through RFP process, and/or assigned to First Time Home Buyers program. Owner Occupied rehabilitation program and First Time Home Buyers program.

3. Question: Are this program active?

Answer: Some of the cities have these types of programs. City of Turlock oversees City of Ceres and Newman's First Time Home Buyers program; however, this program's challenges are the lack of house stock and the elevated interest rates. Interest resident continue to be screen for eligibility. Owner occupied rehabilitation programs are available, however smaller cities are challenge with staff capacity for such programs.

**Attachment: Public Notices**

This ad was run in the Modesto Bee on August 24, 2023.



**Notice of Public Hearing and CAPER  
Comment Period for Program Year 2022-2023**



The City of Turlock has prepared their 2022-2023 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, 2022 through June 30, 2023 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/Stanslaus 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 2020-2024 Consolidated Plan.

A 15-day public comment period on the report begins on August 25, 2023 and runs through 5:00 p.m., September 8, 2023. The CAPER public hearing will be held on September 12, 2023 at the following location:

**September 12, 2023 at 6:00 p.m.**

City of Turlock City Hall – Yosemite Conference room/Council Chambers, upstairs  
156 South Broadway, Turlock, CA 95380

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:

Katie Quintero, Development Services Director  
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 Katie Quintero [kquintero@turlock.ca.us](mailto:kquintero@turlock.ca.us)

Copies of the CAPER will be available for review starting on August 25, 2023 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 the Modesto Bee on August 24, 2023.



**Aviso de Junta Pública Y CAPER  
Comentarios para el Programa 2022-2023**



Por regulaciones Federales, la Ciudad de Turlock ha preparado el Reporte de Evaluación Consolidada de Funcionamiento Anual (CAPER) del 2022-2023. El reporte identifica los cumplimientos y gastos de los fondos durante el periodo de julio 1, 2022 a junio 30, 2023, del 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/Consortio de Stanislaus HOME. El plan de Consolidación Anual identifica como la Ciudad y el Consortio 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 2020-2024.

El Plan será disponible por 15 días para la revisión del público y los comentarios comenzarán el 25 de agosto

2023 y terminan el 8 de septiembre 2023 a las 5:00 p.m. La junta pública de CAPER se llevará a cabo el 12 de septiembre 2023 en la siguiente localidad:

12 de septiembre del 2023 a las 6:00 p.m.  
Ciudad de Turlock- sala de conferencia Yosemite/cámaras de consejo, Segundo piso  
156 S. Broadway, Turlock, CA 95380

Comentarios sobre el CAPER y/o por información adicional sobre el CAPER, o 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.

Katie Quintero, Development Services Director  
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 [kquintero@turlock.ca.us](mailto:kquintero@turlock.ca.us)

Copias del CAPER serán disponibles para su revisión comenzando el 25 de agosto 2023 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 División.



Attachment

<b>FY 2022-2023</b>	1	2	3	4	5	6	7	
<b>Public Service Projects</b>	<b>We Care Program-Turlock -We Care Emergency Shelter</b>	<b>United Samaritans Foundation -Emergency Food Box</b>	<b>United Samaritans Foundation -Senior Congregate Lunch</b>	<b>Center for Human Services -Street Youth Outreach/Navigation</b>	<b>City of Turlock Recreation -Recreation for All Scholarship</b>	<b>United Samaritans Foundation -Eye Care for Older Residents</b>	<b>Project Sentinel -Fair Housing</b>	Totals
IDIS Number	848	849	850	852	851	854	853	
<b>Funding</b>								
Budgeted Amount \$	10,000.00	25,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	<b>85,000.00</b>
Funded Amount \$	10,000.00	24,996.05	9,998.39	2,794.09	10,000.00	8,011.72	-	<b>65,800.25</b>
Returned Funds \$	0.00	0.00	0.00	0.00	0.00	0.00	-	-
Net Funds Received \$	10,000.00	24,996.05	9,998.39	2,794.09	10,000.00	8,011.72	0.00	<b>65,800.25</b>
<b>Revised Income Breakdowns</b>								
Extremely low 0-30%	330	343	16	3	2	11	-	705
Very Low 31-50%		25	11	-	5	2	-	43
Low/Mod 51-80%		3	-	-	12	-	-	15
Above 80%		-	1	-	9	-	-	10
Total Served	330	371	28	3	28	13	-	<b>773</b>
<b>Revised Race/Ethnicity Breakdowns</b>								
White	270	328	26	1	9	13	-	647
Black or African American	39	14	-	-	-	-	-	53
Asian	12	22	1	-	-	-	-	35
American Indian/Alaskan Native	5	3	-	2	-	-	-	10
Native Hawaiian or Other Pacific Islander	-	-	1	-	-	-	-	1
American Indian or Alaska Native & White	-	-	-	-	-	-	-	-
Asian & White	-	-	-	-	-	-	-	-
Black or African American & White	2	2	-	-	-	-	-	4
American Indian or Alaska Native & Black or African American	-	-	-	-	-	-	-	-
Balance/Other	2	2	-	-	19	-	-	23
Total Served	330	371	28	3	28	13	-	<b>773</b>
<b>Hispanic</b>	116	207	3	1	22	4	-	<b>353</b>
<b>Other Statistics</b>								
Female Head of Household	-	12	-	2	22	3	-	39
Over 62 years old	41	118	3	-	-	7	-	169
People with Disabilities	232	130	3	-	-	9	-	374
Homeless persons	330	N/A	N/A	3	N/A	N/A	-	333
Homeless persons assisted with special needs	unknown	unknown	unknown	unknown	unknown	unknown	N/A	-

**Attachment: CDBG-CV PR26 Report**

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

**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	861,502.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	861,502.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	83,924.24
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	10,196.20
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	94,120.44
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	767,381.56

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	83,924.24
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	83,924.24
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	83,924.24
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

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

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	83,924.24
17 CDBG-CV GRANT	861,502.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	9.74%

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

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	10,196.20
20 CDBG-CV GRANT	861,502.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	1.18%

**LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10**  
 Report returned no data.

**LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11**  
 Report returned no data.

**LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12**  
 Report returned no data.

**LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16**  
 Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Report returned no data.