



Consolidated Annual Performance and Evaluation Report (CAPER)

Fiscal Year 2015-2016
(July 1, 2015 through June 30, 2016)

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



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Approved by Council on September 27, 2016.



SEPTEMBER 2016

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Attachments

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

Introduction

The 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the first reporting period from July 1, 2015 to June 30, 2016 of the Five Year Consolidated Planning period. The City of Turlock is the recipient of federal Community Development Block Grant (CDBG) funding and serves as the lead agency for the City of Turlock/Stanislaus County HOME Investment Partnerships Program Consortium. The United States Department of Housing and Urban Development (HUD) provides these funds to the City on a formula basis.

The City also 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.

The Urban County members are also partners in the City of Turlock/Stanislaus County HOME Consortium (Consortium). As the lead agency, the City of Turlock administers the HOME program for the Urban County and reports comprehensive HOME activity for the partnering jurisdictions as part of the City of Turlock's CAPER.

Recurring Acronyms in this Report:

- **AAP**- Annual Action Plan
- **CAPER**-Consolidated Annual Performance and Evaluation Report
- **CDBG**- Community Development Block Grant
- **CHDO**- Community Housing Development Organization
- **CoC**- Continuum of Care
- **FTHB**- First Time Homebuyer Program
- **FY** – Fiscal Year (July 1 to June 30)
- **HOME**- HOME Investment Partnership Program
- **HACS** – Housing Authority of the County of Stanislaus
- **HUD**- Housing and Urban Development
- **IDIS**- Integrated Disbursement and Information System
- **PI**- Program Income

The City of Turlock and Consortium have successfully completed the first year of its 2015/2016-2019/2020 Consolidated Plan. The Plan is a reflection of the Consortium partners' community vision and outlines priority needs, goals and objectives adopted to achieve the vision. The overall goal of the community planning and development programs covered in the Plan is to 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 2015-2016 fiscal year (July 1, 2015 through June 30, 2016) for the City of Turlock and the City of Turlock and Consortium.

Specific Fiscal Year 2015-2016 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 2015-2016 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 Turlock/Stanislaus County HOME Consortium (Consortium). Consortium members include the jurisdictions of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, County of Stanislaus unincorporated areas, and Waterford. Stanislaus County's jurisdiction is comprised of the unincorporated County containing sixteen communities.

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

Consistent with the priorities outlined in the Consolidated Plan, during the 2015-2016 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. Consortia members utilize HOME funds.
- **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 assisted in the rehabilitation of one single family unit which was completed in fiscal year 2015-2016. Temporary relocation funding was provided to one client. 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 \$10,000. 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 rehab and sale to eligible households:** The City purchased properties to rehabilitate and sell to qualified buyers and or non-profit agencies to further affordable housing.

- Acquisitions of multi-family units for rehab and sale to eligible non-profit agencies: The City acquired one rental project which consists of two single family units. The rehabilitation will be completed in the next fiscal year.
- Public Service Grants including fair housing: The City provides funding annually to non-profit agencies to provide eligible public service activities including fair housing services.

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

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

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Access to public services for low-income household	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16850	1889	11.21%	2500	1889	75.56%
Acquisition and Single-Multifamily Rehabilitation	Affordable Housing	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
Acquisition and Single-Multifamily Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
Admin		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		8	0	0.00%
Admin		Other	Other	1	0	0.00%			
Affordable Housing for Seniors	Affordable Housing	Other	Other	1	0	0.00%			

Capacity Building for Homeless Service Providers	Homeless	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	4	0	0.00%			
Capacity Building for Homeless Service Providers	Homeless	Housing for Homeless added	Household Housing Unit	0	0		1	0	0.00%
Fair Housing Services	Non-Housing Community Development	Other	Other	25	20	80.00%			
First-time Homebuyer Assistance	Affordable Housing	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
First-time Homebuyer Assistance	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	110	4	3.64%	18	3	16.67%
Improve infrastructure in low-income neighborhoods	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25	0	0.00%			
Rehabilitate Existing Housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	40	1	2.50%	8	1	12.50%
Temporary Relocation Services	Affordable Housing	Other	Other	5	1	20.00%			

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

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

The City's Consolidated Plan identifies as a high priority needs; Public infrastructure, Affordable Housing, Public Services, and Homeless services. Consistent with the priorities outlined in the Consolidated Plan, during the 2015-2016 fiscal year, the City undertook the following activities that addressed the housing needs:

- The City continued to administer a First Time Home Buyers Program for low-income first-time homebuyers which provides low interest loans to qualified clients. The program is funded with HOME, CalHome, State Home, and CDBG. The City of Turlock assisted eleven (11) income eligible homebuyers in purchasing homes expended \$536,350 for all funding sources. Three (3) of these were HOME and CDBG funded, one (1) was State Home funded and seven (7) were CalHome funded.
- The Consortium members continued to administer First Time Home Buyers Programs to provide down payment assistance to low income buyers using HOME funds. The Consortium member's assisted one (1) income eligible homebuyers in purchasing homes expended \$50,000 in HOME funds.
- The City acquired single family units to Rehabilitate and sell to eligible First Time Home buyers.
- Rehabilitation of acquired property for single family and multifamily.
- The City provided a CDBG loan to Turlock Gospel Mission (TGM) to acquire the building at 432 S. Broadway, Turlock, CA. TGM provides homeless services through a day center. The center is open from 8:00 a.m. to 5:00 p.m. to put people in touch with job skills training, substance abuse programs, mental health help, veterans' affairs and other social services. They provide meals and a safe place for individuals to stay.
- The City continued offering a Housing Rehabilitation Program for both owner and renter occupied homes, for the repair of homes within the City and assists income eligible clients including the elderly, handicapped and other special needs, improving housing conditions. The City offers loans and grants to maintain single and multifamily affordable housing stock.
- The City continued offering Public Service grants to assist agencies to provide assistance to low and moderate income persons who are in need of services such as food, shelter, and youth services. A total of nine Public Service grants were awarded to qualifying non-profit agencies totaling \$126,000 (\$54,695 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, respite and shelter for children, emergency food boxes, rental assistance, youth counseling, homeless diversion, youth recreation and fair housing.
- The City will continue to encourage private, for-profit and non-profit developers to construct affordable rental housing utilizing Low-income Housing Tax Credits, HOME,

Mortgage Revenue Bonds, Section 202 and the Affordable Housing Goals outlined in the final draft of the new 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)

	CDBG	HOME	ESG
White	1,774	4	0
Black or African American	81	0	0
Asian	13	0	0
American Indian or American Native	17	0	0
Native Hawaiian or Other Pacific Islander	6	0	0
Total	1,891	4	0
Hispanic	718	4	0
Not Hispanic	1,173	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.

According to the 2014 American Community Survey, persons who categorized themselves as white (single race) represented 80 percent of the Turlock population and 76 percent of the Stanislaus County population. In the City 36 percent are of Hispanic origin (of any race), versus 43 percent in the County. For more detailed demographic information see the census website at <http://factfinder.census.gov> and <http://census.gov>.

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		2,192,304	907,320
HOME		3,647,292	1,106,786
ESG		0	0

Table 3 - Resources Made Available

Narrative

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

Identify the geographic distribution and location of investments

Target Area	Planned Percentage Allocation	of	Actual Percentage Allocation	of	Narrative Description
Ceres	13		7		FTHB loan
Ceres	17		7		FTHB loan
Hughson	0		0		No projects completed
Hughson	13		0		No projects completed
Newman	0		0		No projects completed
Newman	13		0		No projects completed
Oakdale	11		0		No projects completed
Oakdale	13		0		No projects completed
Patterson	12		0		No projects completed
Turlock	12		90		FTHB and Acquisitions
Turlock	17		90		FTHB and Acquisitions
Unincorporated Stanislaus County	21		3		Rehab projects
Waterford	12		0		No projects completed

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Turlock utilized resources from the Federal government, State of California, and City General Funds to support housing and community development activities during fiscal year 2015-2016. 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 about quarterly in IDIS to reimburse the city. Turlock does not fund the activities in IDIS until we internally process the project draws.

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 2015-2016, the City's entitlement allocation was \$548,076. The entitlement allocation was appropriated for a variety of housing-related and community development projects benefitting low and moderate-income families.

HOME Investment Partnership (HOME) Program

In Fiscal Year 2015-2016, the City received an allocation of \$911,823 as a participant in the City of Turlock/Stanislaus County HOME Consortium (Consortium). These funds are being used to expand the availability of affordable housing to benefit low income families.

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

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

State Funding Sources (CalHome and State HOME)

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

Emergency Solution Grant (ESG)

The City of Turlock does not receive ESG funding.

Leveraging

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

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

State Funding- CalHome

The City applied for and was awarded the 2008, 2011, and 2012 CalHome funds to fund First Time Home Buyer (FTHB) loans. In fiscal year 2015-2016 seven (7) loans were provided expending \$344,620 in grant funds. A total of 44 loans have been completed using the CalHome grant funds. The City utilized the 2008 grant and is working on expending the balance of the 2011 and 2012 grant funds.

State Funding- State Home Program

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

Consortium Leveraging

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

Matching for the HOME Program

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,455,492
2. Match contributed during current Federal fiscal year	60,361
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,515,853
4. Match liability for current Federal fiscal year	102,505
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,413,348

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
555	12/30/2015	0	60,361	0	0	0	0	60,361

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	330,105	330,105	0	0

Table 7 – Program Income

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

Table 8 – Minority Business and Women Business Enterprises

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						
	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

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		
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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	4	0
Number of Non-Homeless households to be provided affordable housing units	10	12
Number of Special-Needs households to be provided affordable housing units	1	0
Total	15	12

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	6	1
Number of households supported through Acquisition of Existing Units	5	0
Total	15	1

Table 12 – Number of Households Supported

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

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

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

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 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.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	982	0
Low-income	108	0
Moderate-income	90	3
Total	1,180	3

Table 13 – Number of Persons Served

Narrative Information

Consistent with the priorities outlined in the Consolidated Plan, during the 2015-2016 fiscal year, the City undertook the following activities that addressed the housing needs:

- The City continued to administer a First Time Home Buyers down payment assistance program for low-income which provide low interest loans. The program utilizes various home purchase assistance resources including the HOME, CDBG, State Home, and CalHome funding. Turlock assisted eleven (11) income eligible homebuyers. Three (3) of these were HOME and CDBG funded, one (1) was State Home funded and seven (7) were CalHome funded.
- The Consortium members offered a First Time Home Buyers down payment assistance program for low-income which provide low interest loans. The program utilized HOME funding. Funds assisted one (1) income eligible homebuyers.
- The City offered Public Service grants to eligible non-profit agencies through CDBG funding to provide services to eligible clients.
- The City continued offering a Housing Rehabilitation Program, which is for repair of homes within the City and assists elderly, handicapped and other special needs, improving housing conditions. One project was completed in the fiscal year while other projects are currently being processed or under construction.
- 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.

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 2015-2016, 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, Children’s Crisis Center, United Samaritans Foundation, We Care of Turlock, Community Housing and Shelter Services, and Turlock Gospel Mission (TGM) received CDBG public services funding to provide homeless prevention, case management, food boxes and re-housing services. These funds are targeted to homeless individuals and families or individuals and families at-risk of losing their housing and provide a combination of intensive case management and rental assistance with the ultimate goal of securing clients in permanent housing.

Turlock Gospel Mission (TGM) operates a the Homeless Assistance Ministry that provided case managers who work with each person or household to develop a goal oriented housing action plan, which centers on identifying and connecting clients with any needed services such as obtaining birth certificates and social security cards as well as Temporary Assistance to Needy Families (TANF), Food Stamps, Veteran’s Benefits, budgeting, job training, employment opportunities, etc. The City provided TGM with a CDBG loan to purchase a building in order to continue to provide these much needed services.

The Consortium, in collaboration with the Stanislaus County Continuum of Care (CoC) has been making efforts to reduce chronic homelessness. The CoC has begun the planning process to develop 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 2015-2016, the City of Turlock utilizing CDBG Public Service grant funds to help implement strategies to assist in addressing the City's Homeless population. This

Fiscal Year, Children's Crisis Center provided children respite care, We Care of Turlock provided a cold weather emergency shelter for men, and Community Housing and Shelter Services provided rental assistance to homeless clients.

Also in the community, Turlock Gospel Mission (TGM), in collaboration with faith based groups, operated a roaming cold weather emergency shelter for homeless women and children in Turlock. The faith based groups provided shelter rotation every ten days to another group's location. They provided food and other services to clients to help them find needed assistance.

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

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

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

In Fiscal Year 2015-2016, 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.

The Children's Crisis Center's Verda's House facilities utilized CDBG Public Service funds to operate a daycare and shelter facility for infants, toddlers and children at-risk of homelessness. The facility provided parents case management services, allowing them to find and maintain jobs, housing and other necessary services.

Turlock provided a loan to Turlock Gospel Mission (TGM) to purchase building in which TGM operated the Homeless Assistance Ministry that provided case managers who work with each person or household to develop a goal oriented housing action plan, which centers on

identifying and connecting clients with any needed services such as obtaining birth certificates and social security cards as well as Temporary Assistance to Needy Families (TANF), Food Stamps, Veteran's Benefits, budgeting, job training, employment opportunities, etc.

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

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

Actions taken to address the needs of public housing

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

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

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

Since the State 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 State 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. 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.

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 2015-2016 the City allocated a total of \$126,000 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. 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.

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

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

Project Sentinel provided Fair Housing services for the City of Turlock through a Community Development Block Grant (CDBG) funding grant of \$10,000. They are a non-profit fair housing agency established to investigate fair housing complaints. They seek to provide fair housing services through enforcement of federal, state and local civil rights laws, and the promotion of community awareness. They have investigate and document fair housing complaints in the City of Turlock.

They provide fair housing investigation services and consultation services. These services included testing, canvassing, statistical analysis, witness interviews and counseling. They conduct presentations throughout the Community, as well as presenting Fair Housing and Landlord/Tenant workshops and Tester Training workshops. They provided training to the community about tenants' rights on April 20 and landlord rights April 27, 2016 at City Hall located at 156 South Broadway, Turlock, CA 95380.

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

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

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

CR-40 – Monitoring 91.220 and 91.230

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

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

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

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

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

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

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

CR-45 – CDBG 91.520(c)

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

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

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 – HOME 91.520(d)

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

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

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

Member Projects:

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

CHDO projects:

- 401 N. Broadway
- 412 Montana
- 546 South Rose
- 581 and 583 Columbia St.
- 1061 Alpha Road
- 1318 S Canal (senior) Crane Terrace

1401 Apple Lane/ 420 Montana
1441 Apple Lane
Heritage Oaks Senior Housing-Oakdale

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

In general, the City is proactive in encouraging participation in each housing program or project. Advertisements occur in local circulations, public presentations and events, utility newsletters 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 FY2015-2016 program year, \$330,105 was received in program income from HOME projects and was drawn down as payment requests were received from projects in place of current year program funds, as required by HUD.

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

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

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. In FY 2015-2016 the City of Turlock and a non-profit developer applied for and are awaiting a final decision on an award of funds for the completion of phase 2 for the Avena Bella affordable housing project (60 units).

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

Attachment: PR26 Report



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2015
 TURLOCK, CA

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	758,031.20
02 ENTITLEMENT GRANT	548,076.00
03 SURPLUS URBAN RENEWAL	0
04 SECTION 108 GUARANTEED LOAN FUNDS	0
05 CURRENT YEAR PROGRAM INCOME	178,371.96
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,484,479.16

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	907,319.93
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	776,630.30
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	130,689.64
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	907,319.94
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	577,159.22

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	776,630.30
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	776,630.30
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:	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		0
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		0
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	54,694.97
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	54,694.97
32 ENTITLEMENT GRANT	548,076.00
33 PRIOR YEAR PROGRAM INCOME	267,875.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	815,951.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	6.70%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	130,689.64
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	130,689.64
42 ENTITLEMENT GRANT	548,076.00
43 CURRENT YEAR PROGRAM INCOME	178,371.96
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	726,447.96
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.99%

NOTE: These numbers reflect the actual expenses for the activities as all of the expnese have not been fully drawn down at the fiscal year end in IDIS.

Attachment: Public Notices


Comment Period Proof of Publication & Summary of Public Comments for

The Report was presented at the Public Hearing to Turlock City Council on September 27, 2016 at 6:00 p.m.: 156 South Broadway, Turlock, CA 95380 in the Yosemite Conference room/council chambers.


Approximately seventy-five (75) persons were in attendance. No comments were received before or at the meeting by the public. Council approved the submittal of the report.

Other comments received by September 23, 2016 deadline: No comments were received during the comment period ending September 23, 2015.

This ad was run in the Modesto Bee on 9/8/2016



Notice of Public Hearing and CAPER Comment Period for Program Year 2015-2016



The City of Turlock has prepared their 2015-2016 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, 2015 through June 30, 2016 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 2016-2020 Consolidated Plan.

A 15-day public comment period on the report begins on September 8, 2016 and runs through 5:00 p.m., September 23, 2016. The CAPER public hearing will be held on September 27, 2016 at the following location:

September 27, 2016 at 6:00 p.m.
City of Turlock City Hall – Yosemite Conference room/Council Chambers, upstairs
156 South Broadway, Turlock, CA 95380

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

Comments on the CAPER may be directed to and or for additional information about the CAPER or the City of Turlock's First Time Home Buyers Loan program or Rehabilitation Loan program please contact us or visit our website:
Maryn Pitt, Housing Program Services Manager
City of Turlock - Housing Program Services Division
156 South Broadway, Suite 250, Turlock, CA 95380
Phone: (209) 668-5610 or TDD 1-800-735-2929 Fax (209) 668-5120
Website: www.cityofturlock.org or by E-mail to mpitt@turlock.ca.us

Copies of the CAPER will be available for review starting on September 8, 2016 at the following Turlock location: Housing Program Services Division Office - 156 S. Broadway, Suite 250 Turlock, CA
And available on the city website at www.cityofturlock.org under Housing Division.

INTEGRITY

Attachment: Public Notices

This ad was run in Vida on 9/8/2016



Aviso de Junta Pública Y CAPER Comentarios para el Programa 2015-2016



Por regulaciones Federales, la Ciudad de Turlock ha preparado el Reporte de Evaluación Consolidada de Funcionamiento Anual (CAPER) del 2015-2016. El reporte identifica los cumplimientos y gastos de los fondos durante el periodo de Julio 1, 2015 a Junio 30, 2016, sobre el programa de becas de Bloque de Desarrollo de Comunidad (CDBG) para la ciudad de Turlock y el programa de HOME para la ciudad de Turlock/ Consorcio de Stanislaus HOME. El plan de Consolidación Anual identifica como la Ciudad y el Consorcio planea usar los fondos Federales durante el próximo año y satisfacer las metas y objetivos aprobadas por el Concilio de la Ciudad en el Plan de Consolidación 2016-2020.

El Plan será disponible por 15 días para la revisión del público y los comentarios comenzarán el 8 de Septiembre 2016 y terminan el 23 de Septiembre 2016 a las 5:00 p.m.
La junta pública se llevará a cabo el:

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

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

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

Maryn Pitt, Housing Program Services Manager
Ciudad de Turlock-División de Servicios del Programa de Viviendas
156 S. Broadway, Suite 250, Turlock, CA 95380
(209) 668-5610 o TDD 1-800-735-2929 Fax (209) 668-5120
Sitio de Internet: www.cityofturlock.org o Correo Electrónico mpitt@turlock.ca.us

Copias del CAPER serán disponibles para su revisión comenzando el 8 de Septiembre 2016 en las oficinas de:

División de Servicios del Programa de Viviendas - 156 S. Broadway,
Suite 250, Turlock, CA
O por el Internet en www.cityofturlock.org bajo Housing Division.

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