Exhibit 1

DRAFT

2017-2018 ONE YEAR ACTION PLAN

City of Stockton

FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS

PREPARED BY THE CITY OF STOCKTON
ECONOMIC DEVELOPMENT DEPARTMENT
FOR INFORMATION CONTACT (209) 937-8539

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning July 1, 2017 and ending June 30, 2018 using the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds that are received by the City of Stockton from the U.S. Department of Housing and Urban Development (HUD). The Action Plan describes how the City will address the priority needs and specific objectives identified in the Five-Year strategy of the City of Stockton's 2015-2020 Consolidated Plan. The One-Year Action Plan is a component of the Consolidated Plan and is updated annually to reflect changes in resource allocations. The 2015-2020 Consolidated Plan provides additional information about the City's efforts to address federal requirements related to the CDBG, HOME, and ESG programs. Due to delays with federal appropriations, HUD issued revised procedures governing the submission and review of action plans FY 2017. The revised procedures suggest the development of contingency provisions in order to conduct citizen participation for the draft plan. These contingency provisions have been integrated into this plan.

2. Summarize the objectives and outcomes identified in the Plan

The One-Year Action Plan for the 2017-18 program year illustrates the various programs and projects that will be implemented and funded under the CDBG, HOME, and ESG federal programs to meet the goals and objectives identified in the Consolidated Plan. The objectives and outcomes that are anticipated from the implementation of the 2017-18 Action Plan are identified in Table 1 below.

TABLE 1: PERFORMANCE MEASUREMENTS

ACTIVITY	OUTCOME ***	PERFORMANCE INDICATORS	FUNDING SOURCE
OBJECTIVE: DECENT HOUSING			
San Joaquin Fair Housing	DH-1 Availability/Accessibility	800 People*	CDBG
CHDO Set Aside	DH-2	5 Housing Units	HOME

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	Affordability		
ACTIVITY	**OUTCOME *****	**PERFORMANCE INDICATORS**	**FUNDING SOURCE**
Housing Rehabilitation	DH-2 Affordability	4 Housing Units	CDBG/HOME
Down Payment Assistance	DH-2 Affordability	2 Housing Units	CDBG/HOME
Emergency Repair	DH-1 Availability/Accessibility	7 Housing Units	CDBG
Disability Resource Agency	DH-1 Availability/Accessibility	4 Housing Units	CDBG
CVLIHC	DH-2 Affordability	275 People	ESG
OBJECTIVE: SUITABLE LIVING ENVIRONMENT			
Second Harvest Food Bank	SL-1 Availability/Accessibility	17,000 People	CDBG
Read to Me Stockton	SL-1 Availability/Accessibility	3,400 People	CDBG
Baby Bottoms Diaper Bank	SL-3 Sustainability	288 People	CDBG
Tuleburg Press	SL-1 Availability/Accessibility	1,250 People	CDBG
Emergency Food Bank	SL-1 Availability/Accessibility	107,598 People	CDBG
Meals on Wheels	SL-1	150 People	CDBG

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Availability/Accessibility		
ACTIVITY	**OUTCOME *****	**PERFORMANCE INDICATORS**	**FUNDING SOURCE**
Salvation Army	SL-1 Availability/Accessibility	4,138 People	CDBG
Gospel Center Rescue Mission	SL-1 Availability/Accessibility	375 People	ESG/CDBG
Haven of Peace	SL-1 Availability/Accessibility	475 People	ESG
Stockton Shelter	SL-1 Availability/Accessibility	2,000 People	ESG
Women's Center - Family and Youth Services	SL-1 Availability/Accessibility	430 People	ESG
St. Mary's	SL-1 Availability/Accessibility	1,124 People	ESG
OBJECTIVE: Economic Opportunity			
Façade Loans	E0-3 Sustainability	6 Businesses	CDBG
Entrepreneurship/ Business Incubator	E0-3 Sustainability	5 Businesses	CDBG
Micro-Business Loan Pool	EO-1 Availability/Accessibility	4 Jobs	CDBG
Emergency Repair Grant Program	E0-3 Sustainability	2 Businesses	CDBG
Stockton Shelter	EO-1	3 Jobs	CDBG

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	Availability/Accessibility		

*San Joaquin Fair Housing will assist approximately 800 people with mediation services. Several thousand more inquires will be answered via the telephone, email, and mailings.

**** HUD's Outcomes/Objectives Code

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	E0-1	E0-2	E0-3

The City will continue to use CDBG, HOME, and ESG funds to meet the Objectives identified in the Consolidated Plan, including the High Priority Objectives of conducting housing rehabilitations for renters, the elderly, and homeowners. In the 2017-18 program year, the City will fund seven activities which will result in additional decent housing. Three of the activities will result in making additional decent housing available and/or accessible and four will provide affordable housing. Through these activities, it is anticipated that during this Program Year 800 people will receive mediation services from Fair Housing which will assist in ensuring equal access to safe affordable housing, two housing units will be purchased by first time low-income homebuyers with assistance from the City's downpayment program. While no multi-family units will be rehabilitated using CDBG or HOME this program year, one hundred twenty-five multi-family units and eleven single family homes will be rehabilitated or constructed with Redevelopment Successor Agency and NSP funds. CDBG funds are also being allocated for the construction of wheel chair ramps, lifts and grab bars for low-income households. It is expected that four housing units will be modified.

Twelve activities which will result in creating a more suitable living environment are being funded this fiscal year. The City will also fund a new Homeless Initiative, providing funding for both public services and a public facility in conjunction with the recommendations made by the County-wide Committee on Homelessness. In addition, a new Fresh Produce Access Grant will address local "food deserts" -- areas lacking grocery stores that contains fresh fruit, vegetables, and other healthful whole foods. Six programs will be funded with Emergency Solutions Grant funds and will result in 4,679 homeless people receiving shelter, services, or rent assistance. Three activities funded with CDBG funds will result in over 124,748 low-income people receiving food.

The City is funding five programs which will assist in providing Economic Opportunities for the community. The City's façade program will assist in providing improvements to sustain six businesses in downtown Stockton, and the Micro-Business Loan Pool will assist small businesses to start or expand, creating and/or retaining four low/moderate jobs. The Entrepreneurship /

Business Incubator will assist five small businesses, and the Emergency Repair Program which will assist two businesses repair Code Violations. The City is also funding the Stockton Shelter for the Homeless "Working for the Future" program to employ three homeless persons and provide on the job training to assist in their transition out of homelessness through work experience.

The City will also utilize other funding sources to implement its housing and community development programs. These include a wide variety of federal, state, local and private resources.

3. Evaluation of past performance

The 2015-2020 Consolidated Plan establishes five year goals and objectives upon which the prior one-year action plans were based. The projects and programs that the City funded with CDBG, HOME, and ESG funds during the previous five fiscal years have contributed toward substantial improvements in the lives and neighborhoods of Stockton's low-income residents and provided safe, decent housing for many who would not otherwise be able to afford it. The programs and activities funded in the FY 2017-18 Action Plan will build on these prior successes and continue to meet the objectives of the 2015-2020 Consolidated Plan.

The following is an analysis of the City's progress in meeting the goals and objectives established in our 2015-2020 Consolidated Plan.

TABLE 2: ACCOMPLISHMENTS

ACTIVITY	FIVE YEAR GOALS – 2015-20 CONSOLIDATED PLAN	ESTIMATED ACCOMPLISHMENTS FOR 2016-17	GOALS FOR 2017-18
HOUSING			
Renter housing rehabilitation, site acquisition and/or new construction	Rehabilitate or construct 90 units for renter-occupied households	93 units expect to be rehabilitated or constructed	0 units will be rehabilitated or constructed*
Owner housing rehabilitation, homebuyer assistance, and/or new construction	Rehabilitate or construct 50 units for owner-occupied households	18 units expect to be rehabilitated	15 units will be rehabilitated or constructed
Owner and renter Fair Housing Mediation Services	Provide mediation & counseling services to 10,000 people	800 people expect to receive Fair Housing services	800 will receive Fair Housing services
COMMUNITY DEVELOPMENT			
Assist in the acquisition, construction or renovation of neighborhood facilities	Assist 2 public facilities	2 new public facilities will be assisted	2 new public facilities will be assisted
Construct needed infrastructure in target neighborhoods	Assist 1 infrastructure project	No new infrastructure projects were funded in this program year	No new infrastructure projects are being funded in this program year
Rehabilitate existing businesses in addressing code violations and to make exterior improvements	Assist 20 businesses	7 businesses will be assisted with façade improvements and emergency repairs	8 businesses will be assisted with façade improvements and emergency repairs

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Assist in the provision of public services that provide assistance to low-income persons or areas	Assist 16,250 people	93,036 are receiving services	133,824 people will receive services
HOMELESS			
Emergency Shelter operation for homeless persons and families	Provide housing and services to 2,100 homeless persons	2,695 homeless persons and families are being provided shelter	3,280 homeless persons and families will be provided shelter
Emergency Shelter for runaway, throwaway youth, abused women and children	Provide housing and services to 100 homeless persons	430 abused women and children are receiving housing and services	430 abused women and children will receive housing and services
ECONOMIC DEVELOPMENT			
Commercial/industrial rehabilitation, micro enterprise assistance, and other business assistance	Provide business assistance to 10 businesses	8 jobs will be created as the result of micro enterprise loans and 7 businesses are expected to receive Façade and Emergency Repair loans.	4 jobs will be created as the result of micro enterprise loans and 8 businesses are expected to receive Façade and Emergency Repair loans.

*Although no multi-family units will be rehabilitated using CDBG or HOME this program year, 125 multi-family units and eleven single family homes will be rehabilitated or constructed with Redevelopment Successor Agency and NSP funds.

As outlined in the above table, measurable progress is being made on the majority of the five-year goals established in the 2015-2020 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public Participation Process

The planning process for the development of this One-Year Action Plan began in November 2016 with published notices and a direct mailing providing notification that the City was accepting applications for funding under the CDBG and ESG programs through January 13, 2017. In 2015,

the City began an annual process of accepting applications for HOME funding through a separate Notice of Funding Availability (NOFA), which will take place at a later date. The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing held on December 1, 2016**,** allowed agencies and interested citizens the opportunity to express their comments, concerns and thoughts on the housing and community development needs of the community (Copies of the notice are included in Appendix A).

Following the application submission period, funding requests were reviewed by staff and members of the CDC. Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2015-2020 Consolidated Plan. Meetings were held by the Community Development Committee ("CDC") on February 9, 16, and 23, 2017 to review applications, discuss housing needs (including public housing needs), the needs of the homeless population, community development needs (including economic development), and non-homeless special needs. In addition, each application was assessed for project readiness, financial leverage, and other relevant concerns.

Due to delays in Congress with HUD's appropriations, HUD has instructed jurisdictions to include contingency provisions in order to fulfill the citizen participation requirements of the annual Action Plan. On May 4, 2017, the CDC met to determine the best approach to devise a contingency plan, which resulted in prioritization of CDBG subrecipients by rank. The One-Year Action Plan was adopted by the City Council on June 20, 2017 for submission to the U.S. Department of Housing and Urban Development (HUD).

5. Summary of public comments

Action Plan Citizen Participation response:

The City followed the requirements for citizen participation outlined in the City of Stockton Citizen's Participation Plan. The planning process for the development of this One-Year Action Plan began on November 23, 2016 with a published notice, along with a direct mailing on November 16, 2016 to approximately fifty agencies and interested groups providing notification that the City was accepting funding applications through January 13, 2017. The Notice of Funding Availability (NOFA), in combination with a Needs Assessment Hearing and Consolidated Plan kick-off held on December 1, 2016**,** allowed agencies and interested citizens the opportunity to express their comments, concerns, and thoughts on the needs of the community. The public hearing announcement and the list of the agencies and interested citizens invited to participate in the development of the Action Plan are included in Appendix A of this document.

The CDC is an advisory body comprised of representatives from each Council District and one from the community at large. This body is responsible for identifying community needs and recommending to the City Council program priorities that address those needs.

Following the application submission period, the twenty-one funding requests which were received were reviewed by staff and the CDC. Applications were reviewed for compliance with

appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2015-2020 Consolidated Plan. In addition, each application was assessed for project readiness, financial leveraging, and other relevant concerns. Three public meetings were held with CDC members and City Staff to review the applications, which resulted in recommendations to the Council on the use of funds.

In addition, the CDC met to determine the best approach to creating a contingency plan, due to delays in Congress with HUD's appropriations. Because the City's actual allocations are not yet known, the CDC adopted contingency provisions that identify how reductions in funding will be made, if necessary.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments received on the Draft Plan during the 30-day public comment period. A second 30-day comment period was held to accept comments on contingency provisions, and X comments were received.

7. Summary

A summary of the proposed uses of CDBG, HOME, and ESG funds was published in THE RECORD on March 24, 2017, including the recommendations made by the CDC concerning CDBG and ESG allocations. This public notice marked the start of a 30-day public comment period. In addition, the public notice advised the public that the draft 2017-2018 One-Year Action Plan was available for review on the City's website and at the Economic Development Department. There were no comments received on the Draft Plan during the 30-day public comment period.

In addition, notification of the recommended contingency provisions was published in THE RECORD on May 20, 2017. This public notice marked the start of a second 30-day public comment period. In addition, the public notice advised the public that the draft 2017-2018 One-Year Action Plan was available for review on the City's website and at the Economic Development Department. There were no comments received on the Draft Plan during the 30-day public comment period

Public comments on the Action Plan were also accepted during the June 20, 2017 public hearing before City Council. Minutes of the meeting are included in Appendix A of this document. The One-Year Action Plan will be adopted by the City Council in final form for submission to the U.S. Department of Housing and Urban Development (HUD). Copies of the public hearing announcements are also included in Appendix A.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	STOCKTON	Economic Development Department

Table 3 – Responsible Agencies

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The planning process required under HUD regulations for the development of the Action Plan requires jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information on need, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes. The Plan itself must include a summary of the consultation process, including the identification of participating agencies and organizations, as well as a summary of efforts to enhance coordination between public and private entities

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

To facilitate preparation of the Action Plan, the City of Stockton consulted with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. In most cases, these consultations represent a continuation of ongoing interactions between the City and the agency or organizations described. For a complete list of those contacted for participation in Action Plan consultations, please refer to Table 1, below.

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

Consultation and coordination with the Continuum of Care (CoC) representatives is a fundamental component of the plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the remainder of the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. In addition to coordinating plan development with the available information from the CoC application, the City also conducted consultations with a variety of consortia members, including Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women's Center - YFS, the New Directions Drug and Alcohol Awareness Program, and Dignity's Alcove Veterans Housing, among other important organizations and agencies.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and

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develop funding, policies and procedures for the operation and administration of HMIS

.
As the largest city within the San Joaquin CoC area, the City of Stockton maintains a seat on the CoC governing body and participates in consultation with the San Joaquin County Community Development Department, and other participating agencies and organizations, regarding the coordination of ESG funding, including how ESG funds are allocated and the identification of performance standards and evaluation outcomes. Under the CoC, the primary contact for the collaborative application is the Central Valley Low Income Housing Corporation (CVLIHC), which is also responsible for administration of the Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

See list of agencies and organizations that were contacted to participate in consultations provided below.

Table 4 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
	Agency/Group/Organization Type	Housing PHA Service- Housing Other Government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Lead-Based Paint Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process as the certified Public Housing Agency. The anticipated outcome was to collect information regarding public housing resources, conditions, and the needs of tenants, as well as to improve coordination with the housing, homelessness, community development, and antipoverty strategies.
2	**Agency/Group/Organization**	SAN JOAQUIN FAIR HOUSING ASSOCIATION

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	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding fair housing issues and identify barriers to affordable housing, as well as to improve coordination.
3	**Agency/Group/Organization**	CENTRAL VALLEY LOW INCOME HOUSING
	Agency/Group/Organization Type	Housing Services- Homeless Other- Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Minors Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process as a lead participant in the Continuum of Care. The anticipated outcome was to collect information regarding resources available for, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and antipoverty strategies.
4	**Agency/Group/Organization**	ST. MARY'S INTERFAITH DINING ROOM
	Agency/Group/Organization Type	Services – Homeless Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the services provided and to identify gaps in service for homeless and at- risk populations, as well as to improve coordination with the housing, homelessness, and
5	**Agency/Group/Organization**	WOMEN'S CENTER OF SAN JOAQUIN COUNTY
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of victims of domestic violence, as well as to improve coordination with the Consolidated Plan housing, homelessness and antipoverty strategies, among other areas.
6	**Agency/Group/Organization**	STAND AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information the housing market, barriers to affordable housing development, and the connection between housing and public safety, as well as to improve coordination with the Consolidated Plan housing and antipoverty strategies.

7	**Agency/Group/Organization**	ALCOHOL & DRUG AWARENESS PROGRAM DBA NEW DIRECTIONS
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs persons experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness
8	**Agency/Group/Organization**	DIGNITY'S ALCOVE
	Agency/Group/Organization Type	Housing Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homelessness Needs – Veterans Homelessness Strategy Market Analysis Anti-Poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service available to veterans, as well as to improve coordination with the Consolidated Plan homelessness and antipoverty strategies.
9	**Agency/Group/Organization**	EMERGENCY FOOD BANK
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan antipoverty strategy
10	**Agency/Group/Organization**	SECOND HARVEST FOOD BANK
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan antipoverty strategy.

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Table 1 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Joaquin County Community Development Department	As the largest City in the CoC, the City of Stockton has a seat on the CoC governing body, ensuring coordination with the CoC and action planning process.

Table 4 – Other local / regional / federal planning efforts

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The planning process for the development of this One-Year Action Plan began in November 2016 with published notices and a direct mailing providing notification that the City was accepting applications for funding under the CDBG and ESG programs through January 13, 2017. In the past, the City had accepted applications for HOME funding throughout the year, however in 2016 a Notice of Funding Availability (NOFA), was issued to begin accepting HOME applications on an annual basis. The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing held on December 1, 2016**,** allowed agencies and interested citizens the opportunity to express their comments, concerns and thoughts on the housing and community development needs of the community (Copies of the notice are included in Appendix A).

Following the application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2015-2020 Consolidated Plan. In addition, each application was assessed for project readiness, financial leverage, and other relevant concerns. The CDC held three public meetings on February 9, 16, and 23, 2017, which resulted in recommendations to the Council on the use of funds. The One-Year Action Plan was adopted by the City Council on June 20, 2017 for submission to the U.S. Department of Housing and Urban Development (HUD).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad Community	Attendance primarily included CDC members, with community members primarily in attendance due to FY 17/18 funding applications also appearing on the agenda.	No public comments received	Not applicable	Not applicable
2	Public Meeting	Non-targeted/ Broad Community	Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented	Not applicable	Not applicable
3	Public Meeting	Non-targeted/ Broad Community	Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented	Not applicable	Not applicable
4	Public Notice/ Comment Period	Broad Community	No public comments received	No public comments received	Not applicable	Not applicable
5	Public Hearing	City Council/ Broad community	Attendance included the Stockton City Council	TBD	TBD	TBD

Table 5 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

During the five-year planning period, the City expects to receive approximately $3.1 million in annual CDBG funding. This would equal a five-year total of $15.5 million. The City also anticipates receiving an annual allocation of approximately $1.1 million in HOME funding for housing activities, debt service, and administrative costs, which would equal a five-year total of $5.5 million. The City also expects to receive an estimated $291,000 in annual ESG funding, which would equal a five-year total of $1.4 million. Table 5, below, provides a breakdown of these anticipated resources, which are based on FY 16/17 allocations.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Housing rehabilitation, public services, economic development, Section 108 loan repayment	$3.1 million	$275,000	$790,219	$4.9 million	Similar	Expected amount available to City based on 16/17 allocation
HOME	Public-Federal	Affordable housing – ownership and rental	$1.1 million	$250,000	$210,133	$1.6 million	Similar	Expected amount available to City based on 16/17 allocation
ESG	Public-Federal	Assistance to emergency shelters, homeless prevention	$291,273	$0	$0	$291,273	Similar	Expected amount available to City based on 16/17 allocation

Table 6 - Expected Resources – Priority Table

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

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The Action Plan for the 2017-18 program year illustrates the various programs and projects that will be implemented and funded under the federal Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grant (ESG) programs to meet the goals and objectives identified in the Consolidated Plan.

The City has identified the lack of sufficient funding as the greatest obstacle to meeting the underserved needs. For 2017-2018, the City has been instructed by HUD to use last year's allocations for HOME, CDBG and ESG programs due to a delay with Congress finalizing HUD's budget for each program. Four years ago, the City received a thirty-one percent cut to ESG. Over the past six years, HOME funds have been cut by over fifty percent. During the next year, the City will continue to apply for funding and/or support applications by other organizations to expand affordable housing opportunities, homeless assistance and supportive services, and to meet the other needs of the low-income residents and neighborhoods. The other resources will include:

Federal Resources

- **McKinney-Vento Homeless Assistance Act funds** – The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care in applying for the Shelter Plus Care and Supportive Housing Program (SHP) funds. Approximately $4 million will be available through these programs to help meet the needs of the homeless population in San Joaquin County during FY 2017-18. The Shelter Plus Care Program is currently providing housing and supportive services on a long-term basis for approximately 240 persons with disabilities, primarily those with serious mental illnesses, chronic problems with alcohol and/or drugs, AIDS or related diseases who are living in places not intended for human habitation or in emergency shelters. SHP is providing housing for over 200 homeless individuals and families with the necessary supportive services to help the participants make a successful transition from homelessness to permanent housing.

- **Section 8 Rental Voucher Program** – The Federal Government assists very-low income families with rental assistance payments, which are made to private owners who lease their units to assisted families. This program is administered by the Housing Authority of the County of San Joaquin.

- **Neighborhood Stabilization Program (NSP)** – The City of Stockton was awarded $12.1 million of Neighborhood Stabilization Program (NSP1) funds in Program Year 2008-09. The City of Stockton also received an allocation of just over $4 million through the third round of the Neighborhood Stabilization Program (referred to as NSP3). During Program Year 2015-16 the City completed the program to purchase foreclosed homes, rehabilitate them, and sell them to qualifying households. NSP funds have also been used to acquire and/or rehabilitate six apartment complexes. Rehabilitation of three of the complexes have been completed, rehabilitation of two are expected to be completed during the program year, and rehabilitation of the final one is expected to begin in 2017-18. The units will be rented to households with incomes at or below 50% of Area Medium Income (AMI). The program

also stresses the importance of using local contractors and service providers and is encouraging “green” aspects, such as water conservation and energy efficient appliances, to help make the homes more affordable.

State Resources

- **Low Income Housing Tax Credit (LIHTC) Programs** – The LIHTC programs, which are administered through the State Treasurer’s Office, create additional affordable rental housing units for low-income persons through the encouragement of private capital investment. The program provides a federal tax credit to owners of low-income rental housing that may be claimed annually over a 10-year period. A companion state tax credit may be claimed over a 4-year period as a supplement to the federal credit. Eligible activities include new construction and rehabilitation of low-income units. Applications are competitively ranked for reservations of credits in each cycle.

  During the 2016-17 Program Year, one City-supported project was awarded Low Income Housing Tax Credits (LIHTC). The Anchor Village project will begin construction soon, which will result in 51 affordable housing units with social services to veterans at risk of homelessness and individuals living with mental illness.

- **Tax Exempt Bond Program** – Administered through the State Treasurer’s Office, this program provides proceeds from the issuance of private activity bonds for the development of affordable housing. Bond proceeds are often combined with 4 percent Low Income Housing Tax Credits (LIHTC) to assist in financing affordable housing projects.

- **CalHome Program** – Administered by the State of California Department of Housing & Community Development, this program provides funds to local jurisdictions or non-profit housing developers. The City of Stockton has received a total of $3,000,000 of CalHome funds, having received $500,000 in 2001, 2003, and 2005; $600,000 in 2007; and $900,000 in 2008. In 2015-16, the City expended all funds awarded by CalHome, and has both committed and begun spending program income for our owner-occupied housing rehabilitation and downpayment assistance programs.

Local Resources

- **Lease-To-Own Program** – The City of Stockton, through a joint powers authority made up of California cities, offers long-term financing for new or resale homes where a qualified homebuyer enters a three-year lease with an option to purchase. After three years, the lease payments are applied towards down payment and closing costs for the purchase. The program is compatible with the FHA 203K Program for existing homes that need repairs.

Private Resources

- **Affordable Housing Program (AHP)** – AHP is a competitive program that provides grants twice a year for investment in low- or moderate-income housing initiatives. AHP is one of the programs available through financial institutions that are members of the

twelve FHL Banks. Through the AHP program, member banks partner with developers and community organizations to finance the purchase, construction, or rehabilitation of owner-occupied or rental housing. Grants can be used to lower the interest rate on loans or cover down payment and closing costs. The program is flexible so that AHP funds can be used with other programs and funding sources to help ensure a project's feasibility.

- **Private Mortgages** – Many of the larger housing projects and some of the CDBG projects are also partially financed with private mortgages. In some instances, the CDBG or HOME funds provide funds that close the financing gap that make a project feasible. In other instances, the City's funds are the first money committed to a project and help in obtaining the private mortgages.

Matching Funds

The federal ESG and HOME programs require the use of the funds to be matched with other funding. ESG grants are required to be matched 100%. The City's FY 2017-18 ESG allocation of $291,273 will be distributed to six organizations that anticipate matching funds of approximately $5 million. The sources of these matching funds include private and public donations; proceeds from thrift shops and other fund raising and special events; grants from San Joaquin County through the Probation, Mental Health, and Human Services Departments; State EHAP funds; and grants from EFSP (FEMA) and the U.S. Department of Health and Human Services.

The HOME Program requires a minimum 25% match. However, HUD can reduce the matching contribution requirement under two circumstances: fiscal distress or in an area of a presidentially-declared state of emergency. For the past eleven years, Stockton's HOME match requirement has been waived. For the six years prior to that it was reduced to 12.5%.

Leveraging Funds

The availability of federal funds makes obtaining some of the sources of funds discussed above possible. For example, applications for LIHTCs would not be competitive without contributions from the local government. Previously, this contribution was typically HOME or Redevelopment funds. With the elimination of Redevelopment, HOME is the only available source for new construction projects.

As noted above, private financing may not be available for some projects if it weren't for the inclusion of CDBG or HOME funding. In addition, the City's Downpayment Assistance Program often makes it possible for low-income homebuyers to obtain a private mortgage and purchase their first home.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
1	Affordable Housing	2017	2018	Affordable Housing Homelessness Non- Homeless Special Needs	Citywide	Affordable Housing Homelessness	Rental Units Constructed: 0* Direct Financial Assistance to Homebuyers: 2 Rental Units Rehabilitated: 0* Homeowner Housing Rehabilitated: 11
2	Housing and Services for the Homeless	2017	2018	Affordable Housing Homelessness Non- Homeless Special Needs	Citywide	Affordable Housing Homelessness	Public facility or infrastructure activities other than low/moderate-income housing benefit: 1 Homeless person overnight shelter: 3,280 Homelessness prevention and Rehousing: 150
3	Services for Special Needs	2017	2018	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Non-Housing Community Development	Rental Units Rehabilitated or Constructed: 0* Homeowner Housing Rehabilitated: 4 Public facility or infrastructure activities other than low/moderate-income housing benefit: 1
4	Support Economic Development	2017	2018	Non-Homeless Special Needs	Citywide	Non-Housing Community Development	Façade treatment/business- building rehabilitation: 6 Jobs Created: 4

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5	Public Services	2017	2018	Non-Housing Community Development	Citywide	Non-Housing Community Development	Persons Served: 133,824

Table 7 – Goals Summary

*Although no multi-family units will be rehabilitated using CDBG or HOME this program year, 125 multi-family units and 11 single family homes will be rehabilitated or constructed with Redevelopment Successor Agency and NSP funds.

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households.
2	Goal Name	Housing and Services for the Homeless
	Goal Description	Provide housing and services for the City's homeless population, including homelessness prevention.
3	Goal Name	Services for Special Needs
	Goal Description	Provide housing and services for non-homeless special needs populations.
4	Goal Name	Support Economic Development
	Goal Description	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for lower- and moderate-income persons.
5	Goal Name	Public Services
	Goal Description	Provide high quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities.

Table 8 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Although no multi-family units will be rehabilitated using CDBG or HOME this program year, 125 multi-family units and 11 single family homes will be rehabilitated or constructed with Redevelopment Successor Agency and NSP funds. In addition, the City expects to provide homebuyer assistance to 2 lower- and moderate-income households.

AP-35 Projects – 91.220(d)

Introduction

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

The Community Development Committee has allocated funds to subrecipients based on the priorities reflected in the Consolidated Plan, in addition to both National and Local Objectives. Subrecipient allocations, together with other programs administered by the City, further accomplish those priorities set forth by the Consolidated Plan.

2017-18 SOURCES AND USES
COMMUNITY DEVELOPMENT BLOCK GRANT

	2015-16 ALLOCATION	2016-17 ALLOCATION	2017-18 ALLOCATION	DIFFERENCE: 2016-17 & 2017-18
SOURCES OF FUNDS:				
New Entitlement	$3,235,647	$3,143,802	$3,143,802	$0
Program Income	$275,000	$285,000	$275,000	($10,000)
Revolving Loan Fund Program Income (Rehab)	$60,000	$60,000	$65,000	$5,000
Revolving Loan Fund Program Income (Micro)		$60,000	$50,000	($10,000)
Successor Agency repayment (FY 2017-18)			$648,417	$648,417
Reprogrammed Funds	$1,886,078	$1,351,490	$790,219	($561,271)
TOTAL SOURCES	**$5,456,725**	**$4,900,292**	**$4,972,438**	$72,146
USES OF FUNDS:				
Program Delivery Costs				
Administration	$702,129	$709,760	$836,444	$126,684
Program Delivery	$331,075	$281,414	$281,414	$0
Code Enforcement	$281,762	$239,498	$0	($239,498)
Housing Programs				
Emergency Repair Program (RL)	$60,000	$60,000	$65,000	$5,000
Housing Loan Pool	$1,063,143	$764,179	$564,111	($200,068)
Homeless Initiative* (public service/facility)	$0	$0	$300,000	$300,000
Subrecipient Assistance				
San Joaquin Fair Housing	$168,781	$176,800	$176,810	$10
Emergency Food Bank – Food Programs	$20,625	$20,000	$35,000	$15,000
Second Harvest Food Bank	$26,250	$20,000	$30,000	$10,000
Stockton Shelter for the Homeless	$0	$60,000	$30,000	($30,000)
SJC HSA – Meals on Wheels	$7,500	$7,500	$14,000	$6,500
Salvation Army – Stockton Corps	$21,825	$0	$24,000	$24,000
Disability Resource Agency for Indep Living	$0	$0	$10,000	$10,000
Read to Me Stockton	$0	$0	$50,000	$50,000
Gospel Center Rescue Mission	$0	$0	$12,000	$12,000
Tuleburg Press	$0	$0	$35,000	$35,000
Stockton Shelter for the Homeless*	$0	$0	$60,000	$60,000
SJC Child Abuse Prevention Council	$25,000	$20,000	$0	($20,000)
S.T.A.N.D.	$75,000	$75,000	$0	($75,000)
Other Subrecipients	$63,800	$63,842	$0	($63,842)
Subrecipient Assistance Total	**$408,781**	**$443,142**	**$476,810**	$33,668
Economic Development Program				
Façade Improvement Program*	$250,000	$300,000	$350,000	$50,000
Micro-Business Loan Pool (funded with RL)		$60,000	$50,000	($10,000)
Micro-Business Loan Pool (funded with EN)	$150,000	$60,000		($60,000)
Emergency Grant Program	$10,000	$10,000	$10,000	$0
Entrepreneurship/Business Incubator	$80,000	$80,000	$80,000	$0
Fresh Produce Access Grant*	$0	$0	$40,000	$40,000
Economic Development Total	**$490,000**	**$510,000**	**$530,000**	($20,000)
Debt Service - Section 108 Loan	$2,119,835	$1,892,299	$1,918,659	$26,360
TOTAL USES OF FUNDS	**$5,456,725**	**$4,900,292**	**$4,972,438**	**$32,146**

*Funding contingent upon receipt of Successor Agency payment

2017-18 SOURCES AND USES
HOME INVESTMENT PARTNERSHIPS

	2015-16 ALLOCATION	2016-17 ALLOCATION	2017-18 ALLOCATION	DIFFERENCE: 2016-17 & 2017-18
SOURCES OF FUNDS:				
New Entitlement	$1,092,805	$1,151,969	$1,151,969	$0
Program Income	$250,000	$200,000	$250,000	$50,000
Reprogrammed Funds	$1,179,592	$257,655	$210,133	($47,522)
TOTAL SOURCES	**$2,522,397**	**$1,609,624**	**$1,612,102**	$2,478
USES OF FUNDS:				
HOME Administration	$134,281	$135,197	$140,197	$5,000
Program Delivery	$109,281	$114,582	$114,582	$0
Loan Fund	$2,114,914	$1,187,050	$1,184,528	($2,522)
CHDO Set-Aside	$163,921	$172,795	$172,795	$0
TOTAL USES OF FUNDS	**$2,522,397**	**$1,609,624**	**$1,612,102**	**$2,478**

EMERGENCY SOLUTIONS GRANT

	2015-16 ALLOCATION	2016-17 ALLOCATION	2017-18 ALLOCATION	DIFFERENCE: 2016-17 & 2017-18
SOURCES OF FUNDS:				
New Entitlement	$295,268	$291,273	$291,273	$0
TOTAL SOURCES	**$295,268**	**$291,273**	**$291,273**	$0
USES OF FUNDS:				
Sub-Recipient Assistance				
Gospel Center Rescue Mission	$35,000	$25,000	$25,000	$0
Haven of Peace	$18,900	$21,030	$21,030	$0
St. Mary's Interfaith Dining Room	$44,300	$46,080	$46,080	$0
Stockton Shelter for the Homeless	$53,160	$54,820	$54,820	$0
Women's Center - Youth/Family Services	$25,800	$27,830	$27,830	$0
Central Valley Low Income Housing Corp.	$108,108	$106,513	$106,513	$0
Subrecipient Assistance Total	**$285,268**	**$281,273**	**$281,273**	$0
ESG Administration	$10,000	$10,000	$10,000	$0
TOTAL USES OF FUNDS	**$295,268**	**$291,273**	**$291,273**	**$0**

*Funding contingent upon receipt of Successor Agency payment

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Contingency Provisions

Due to delays in Congress with HUD's FY2018 appropriations, HUD has instructed jurisdictions to include contingency provisions in their Action Plan to address how the estimated allocations will be adjusted once actual allocations become known. By including contingency provisions, the City will avoid the need to make significant revisions to its plan once allocations are received.

If the City's overall reduction is minimal, for example, between one and five percent, decreases would first come out of the Housing Loan Pool and other activities. If the City's allocation were reduced more than five percent, reductions would impact subrecipient allocations, in addition to adjustments in other activities.

On May 4, 2017, the CDC met to determine the best approach to devise a contingency plan for subrecipient allocations. First, the CDC made recommendations to prioritize CDBG subrecipients by rank. The CDC then recommended that the highest number equate to the lowest priority, with Stockton Shelter for the Homeless Jobs Program falling into the "all or nothing" category, as the program is not scalable, and would be the first to be eliminated in the contingency plan. Furthermore, excess funds or remaining reductions after eliminating an activity would be evenly distributed to the next ranked priority, provided that the redistribution does not exceed the original award for that particular subrecipient.

The CDC also recommended that no subrecipient award fall below $10,000. If an award were to fall below $10,000 after reductions, that activity would be eliminated and the remainder distributed to the next ranked priority.

Contingency Recommendations

CDBG FUNDING: CDC Recommendations: Subrecipient Assistance	Program Year 2017-2018	Priority	Notes	Project Type
San Joaquin Fair Housing	$176,810	1	Reduce by % if necessary	Fair Housing Services (Required to Fund)
Emergency Food Bank	$35,000	2	Reduce food programs equally by % if necessary	Public Service (Food)
Second Harvest Food Bank	$30,000			Public Service (Food)
SJC HSA - Meals on Wheels	$14,000			Public Service (Food)
Gospel Center Rescue Mission	$12,000	3		Public Facility
Disability Resource Agency (DRAIL)	$10,000	4	Eliminate 2nd in Priority 4	Public Service (ADA Accessibility)
Salvation Army Stockton Corps	$24,000		Eliminate 1st in Priority 4	Public Facility
Read to Me Stockton	$50,000	5	Eliminate 2nd in Priority 5	Public Service (Literacy)

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Tuleburg Press	$35,000		Eliminate 1st in Priority 5	Public Service (Literacy)
Stockton Shelter for the Homeless	$30,000	6	All or Nothing/ Eliminate 1st	Economic Development (Jobs)
TOTAL	**$416,810**			

For example, using the contingency plan recommended by the CDC, a 10% reduction would equate to a subrecipient cut of $41,681. In this scenario, the $30,000 allocation for Stockton Shelter for the Homeless would be eliminated first, leaving a $11,681 reduction to be distributed evenly in Priority 5. Therefore, approximately $5,840 would be subtracted from both Read to Me Stockton (leaving $44,160) and Tuleburg Press (leaving $29,160).

In a second example, using a 25% reduction, or approximately $104,202 cut to subrecipients, again the $30,000 allocation to Stockton Shelter for the Homeless would be eliminated first, leaving $74,202 in further reductions. Next, the $35,000 allocation to Tuleburg Press would be eliminated because this activity is ranked to be eliminated first in priority five, and no subrecipient award shall fall under $10,000. Finally, Read to Me Stockton would receive the remaining $39,202 because they are ranked to be eliminated second in priority five.

Once reductions exceed 40% or more, priorities three through six would be eliminated, and reductions to the food programs would be distributed evenly by percentage. San Joaquin Fair Housing would be reduced by percentage, as necessary.

In the contingency plan, the ESG subrecipient's allocations would be changed by the percentage that the City's allocation from HUD changes. All other CDBG and HOME allocations would be reduced by percentage, including: Administration and Program Delivery, Housing Loans, Façade Improvement Program, Micro-Business Loan Pool, Emergency Grant Program, Entrepreneurship/Business Incubator, Fresh Produce Access Grant, and the CHDO allocation.

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

The geographic priorities table has been deleted as the City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a citywide basis, but provides additional outreach and recruitment in areas with high concentrations of unmet needs.

Rationale for the priorities for allocating investments geographically

The City of Stockton allocates resources on a citywide basis. For example, the housing rehabilitation programs and down-payment assistance programs are equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. Households with the greatest demonstrated unmet need generally receive higher priority for assistance. Additional preference is given to households residing in areas with disproportionately high concentrations of low- and moderate-income households, minority households, and/or households experiencing HUD-defined housing problems, such as those areas identified under subsection MA-50 of the Consolidated Plan. Projects located in areas that correspond with other related or complementary programs and/or projects also receive additional preference or priority consideration. For example, funding for the rehabilitation of existing rental housing, that would be affordable to low- and moderate-income households, and that would be located in areas targeted for crime abatement activities under the Stockton Marshall Plan would receive higher priority than projects located in other areas.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	3,280
Non-Homeless	13
Special-Needs	5
Total	3,298

Table 2 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	2
Total	293

Table 3 - One Year Goals for Affordable Housing by Support Type

Discussion

Action Plan Annual Affordable Housing Goals response:

The 2015-2020 Consolidated Plan establishes housing strategies for renter, owner, and homeless populations and Five-Year goals for each of these strategies. The City operates its various housing programs based on these strategies, which have been prioritized to guide the allocation of resources. Consistent with the priorities outlined in the Consolidated Plan, the City will undertake or fund the following activities to address housing needs:

- Multi-Family Loan Pool
- CHDO Set-Aside
- Housing Rehabilitation Program
- Down Payment Assistance Program
- Emergency Repair Program
- Disability Resource Agency for Independent Living
- San Joaquin Fair Housing

Table 1, Performance Measurements identifies the proposed outcomes of each of the activities proposed for funding. Although no multi-family units will be rehabilitated using CDBG or HOME this program year, 125 multi-family units and 11 single family homes will be rehabilitated or constructed with Redevelopment Successor Agency and NSP funds.

In 2017-2018 the City plans to use CDBG and/or HOME to:

- Assist two homebuyers with downpayment or closing costs;
- Provide seven emergency repair loans;
- Provide funds for the construction of four wheel chair ramps, lifts or grab bars at the homes of those with special needs; and
- Ensure that fair housing mediation services are available for 800 people.

The City will fund these activities with entitlement, program income, or revolving loan funds.

The City of Stockton is also beginning to put more emphasis on long-term operational affordability in the rehabilitation and construction of housing. With the continuing expansion of energy efficient products available in the market place, many materials and products have gradually been incorporated into the City's rehabilitation and new construction programs. While the use of most of the techniques and materials has occurred through assimilation, the current and future approach will be more concentrated and diligent. The rehabilitation and new construction programs will include requirements for energy efficient products with ENERGY STAR ratings, the use of recycled materials, and the use of items developed from renewable resources.

AP-60 Public Housing – 91.220(h)

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

In March 2017, the Housing Authority applied for Low Income Housing Tax Credits to assist in financing Phase I of a project to replace all the housing units in their 394-unit Sierra Vista housing complex. Phase I consists of the construction of 115 new multi-family units to replace 63 existing units. If the project is awarded tax credits, construction would start by January 2018. Additional phases are proposed which would eventually replace all 394 units.

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

The City continues to maintain a partnership with the local Housing Authority to assist public housing residents achieve homeownership. The City's Downpayment Assistance Program funds can be used in conjunction with the Housing Authority's homebuyer program funds including the Housing Choice Voucher Program.

Under the Housing Authority's homeownership program, assistance is available to Housing Choice Voucher (HCV) participants who meet the home ownership eligibility requirements. The homeownership program allows first time homebuyers to use the voucher subsidy to meet monthly homeownership expenses. HCV participants interested in applying for the HCV Homeownership program must meet the following minimum criteria:

- Must be a participant of the HCV program for at least one year in San Joaquin County.
- Must be a 1st time homebuyer
- Meet the minimum employment and income requirements
- Must be employed for at least 30 hours per week (except for disabled)
- Must earn at least $11,310 annually (welfare income not included)
- Must not have defaulted on a mortgage under the HCV Homeownership Program.

The homeownership program has a maximum term of 15 years. There are exceptions for disabled families. This program is limited.

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

The Housing Authority of San Joaquin County is not designated as "troubled" by HUD.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted previously, the San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies, non-profit organizations and other interested parties, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. The CoC recently conducted the 2017 Point-in-Time Count (PIT) which utilized methods of outreach that were considerably improved over prior years. Thus, the PIT identified a notably larger population of unsheltered homeless~~,~~ compared to prior years. Based on this significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of need, including analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans' status, disability status, etc.). These data can subsequently be used to better assess the needs of unsheltered homeless and can be used to direct any indicated changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest-to-reach service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one education regarding available services.

The following represents a list of actions to be taken during the five-year planning period designed to improve outreach to homeless persons, especially unsheltered persons, as well as those who are at-risk of homelessness. Note that these actions are not only designed to promote outreach that both identifies and quantifies needs, but also offer opportunities to inform the homeless regarding available resources.

- Continue implementation of a coordinated assessment system for both sheltered and unsheltered homeless, including those accessing services for persons at-risk of homelessness;
- Require service providers utilizing ESG funds, as a condition of funding, to participate in reporting activities associated with the Continuum of Care's Homeless Management Information System (HMIS) and coordinated assessment system;
- Improve the accessibility of existing services through improved street outreach to homeless persons, with an emphasis on outreach to unsheltered persons;
- Engage in outreach to lower-income households at-risk of homelessness, as well as those being discharged from institutional settings, to inform them of available resources.

Addressing the emergency shelter and transitional housing needs of homeless

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persons

Short-term strategies include, but should not be limited to, the following:

- Continue to provide material, financial, and technical assistance to maintain, preserve, and expand existing shelter programs;
- Provide assistance for near-term rehabilitation and improvement of existing shelter facilities;
- Continue to provide support to emergency and transitional housing providers for the coordination and provision of complementary supportive services;
- Maintain and improve coordination between emergency, transitional, and permanent supportive housing to ensure a smooth and supported transition for persons and families striving to exit homelessness;
- Maintain the existing inventory of housing for homeless persons and, where necessary, provide resources to ensure consistent or improved capacity;

Long-term strategies include, but should not be limited to, the following:

- Support the acquisition, rehabilitation, or construction of emergency shelter facilities, providing priority to projects that substantively expand or improve the inventory;
- Support the acquisition, rehabilitation, or construction of transitional and permanent supportive housing, providing priority to projects that substantively expand or improve the inventory;
- Implement a mechanism to promote the availability of permanent, and permanent supportive, housing for homeless persons and persons at-risk of homelessness, including, but not limited, to providing assistance for rental deposits, utility deposits, and referral services.

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

The ESG and CoC interim regulations emphasize providing homeless persons and households with housing as quickly as is practicable, and limiting supportive services to those that are critical to immediately supporting stable housing, while other needs are addressed through existing mainstream resources available within the community. This recognizes that while there are multiple models for housing and supportive service provision for the homeless, the housing first model, as well as rapid rehousing and preventative services, have emerged as important implementation strategies, among other industry best practices. Below are actions intended to

facilitate the rapid transition of homeless persons from an unsheltered or sheltered condition, toward permanent and independent living.

- Maintain and expand support to existing programs with proven track records of encouraging the transition from emergency or transitional shelters to permanent and permanent supportive housing;
- Provide resources for expanded case management services, including lengthening the amount of time that persons may receive case management, as a method for improving eligibility for rental housing and applicable supportive services;
- Coordinate rapid re-housing needs assessment with coordinated intake strategy and case management strategy;
- Encourage the establishment of new permanent, and permanent supportive~~,~~ housing for homeless individuals and households with children.

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

As noted in the Market Analysis, the availability of HPRP funds greatly expanded the availability of resources for homelessness prevention. While the City continues the programs established under HPRP, the drastic reduction of available resources severely limits the efficacy of the program and the number of households assisted. The following include several actions intended to preserve and expand the existing programs and ensure the future availability of homeless prevention services and assistance.

- Identify and secure alternative funding sources for programs previously funded through HPRP;
- Coordinate with existing housing and assistance programs to provide priority, and a streamlined or expedited applications process, for persons at imminent risk of becoming homeless;
- Provide coordinated diversion and referral services to persons at-risk of homelessness;
- Coordinate diversion services with rapid rehousing efforts to shorten the length of stay in emergency shelters.

Discussion

The City will utilize Emergency Solutions Grant funds to implement both Homeless Prevention and Rapid Re-Housing activities which will assist in reducing and preventing homelessness. The

City of Stockton worked with the San Joaquin Continuum of Care to develop the allocation of ESG funds. Meetings focused on how to replicate the success of the joint Homelessness Prevention and Rapid Re-Housing Program (HPRP) effort and to ensure that homeless assistance activities are funded at a sustainable level. The City is also committed to working with the San Joaquin Continuum of Care to further implement policies, procedures and performance standards for those providing those services and to further address the needs identified in the Continuum's planning process. The meetings of the San Joaquin Continuum of Care, which are open to all providers, will continue to serve as a venue for ongoing program planning and coordination and feedback for program improvement.

In addition, Central Valley Low Income Housing Corporation (CVLIHC), the organization that will be implementing these activities, has established relationships with all of the local shelters and service providers. CVLIHC will continue to conduct outreach to the shelters to notify them of the activities and the process for making referrals to the programs. CVLIHC is also well known in the community and receives many calls directly from those looking for housing assistance.

The following goals and objectives, developed in cooperation with the San Joaquin County Continuum of Care, will be implemented through the Homelessness Prevention and Re-housing activities funded with ESG:

- Intervention on behalf of households who are in imminent risk of becoming homeless to prevent people from initially becoming homeless;
- Diversion from emergency shelters of working households who have reached the point of contacting shelters; and
- Rapid re-housing of working households who have become homeless.

The homeless prevention activity targets the following populations who can reasonably be expected of becoming self-sufficient within three months or less:

- Households forced to vacate rental properties that enter foreclosure;
- Households at imminent risk of becoming homeless due to sudden and substantial loss in income out of the control of members of the household;
- Households at imminent risk of becoming homeless due to a sudden and substantial increase in utility costs which is not due to the activity of one or more members of the household;
- Households forced to vacate rental housing condemned by local housing officials, when condemnation is not a result of the activity of one or more household members;
- Households at imminent risk of becoming homeless due to a traumatic life event, such as death of a spouse or primary care giver or recent health crisis that prevented the household from meeting its normal financial responsibilities;
- Households with at least one adult employed, at imminent risk of becoming homeless due to factors not related to activity of one or more household members; or
- Households currently living in an emergency shelter, in locations not meant for human habitation, or fleeing domestic violence.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Currently in the City of Stockton and in San Joaquin County, agencies with responsibility for client discharge have individual discharge policies that are not coordinated. Beginning in February 2009, the Interagency Council to End Homelessness began meeting to discuss options for helping the chronically homeless who do not want to use shelters or other similar facilities. These meetings brought together a combination of government agencies, homeless service providers, housing providers, the faith-based community, and interested citizens. The group began preparing a Ten-Year Plan to End Homeless. A priority objective of the Plan was implementing a Discharge Coordinating Policy. Preliminary discussions have taken place with the discharging entities and homeless housing and service providers. These discussions will continue and progress in FY2017-18.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

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

It is often in the public interest for local governments to impose regulations concerning the scope and characteristics of development as a method for protecting public health and general welfare. However, government regulations, policies and procedures, can also act to constrain the development of otherwise desirable land uses. Regulations designating the type and location of housing, for example, can potentially constrain the ability of housing developers to provide higher density housing that would be more affordable to lower-income households. Similarly, building codes and other requirements can significantly increase the cost to develop housing, or make the development process so arduous as to discourage potential housing developers. California housing law requires that each jurisdiction include an analysis of governmental constraints to affordable housing development as a required component of the adopted General Plan Housing Element. The remainder of this section presents a summary of the major findings identified under the Potential Housing Constraints Section of the City of Stockton Housing Element. To the degree practicable, the analysis also includes a discussion of the actions to be taken to overcome these constraints, as identified in the Housing Element.

The Housing Element of the City of Stockton General Plan, adopted in April 2016, provides a thorough analysis of the existing policy barriers to affordable housing development. An analysis of the permitted densities and development standards identified that the adopted Code facilitates the production of a variety of housing types, with residential development permitted in non-residential and mixed-use zones, with permitted densities up to 87 units per acre in the Downtown. The Housing Element states that the City applies flexible development standards for infill housing projects to encourage the development of underutilized properties, however, development standards may be modified to create consistency with surrounding development and physical site constraints. The Housing Element determined that the City's overall parking standards did not constitute a constraint, nor does processing and permitting. Since the last Housing Element, the City's Affordable Housing Density Bonus has been made consistent with State law. It allows for a density bonus of up to 35 percent, and also allows developers that are eligible for a density bonus to receive up to three additional incentives.

The City adopted a Development Code amendment in 2016 to be consistent with State law to allow emergency shelters by right, without discretionary review, in the PF, IL, and IG zone.

Per the San Joaquin Partnership's Regional Development Fee Comparative Analysis Report (June 2013), the City of Stockton's fees for a single-family dwelling were the second highest of all the San Joaquin County jurisdictions, but were about average for all 21 jurisdictions included in the analysis.

Based on analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitate production of a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities

OMB Control No: 2506-0117 (exp. 07/31/2015)

as high as 87 units per acre in the downtown area. Additionally, the City has flexible development standards to encourage the development of small infill parcels.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will work in partnership with several non-profit and public service agencies to address the needs of the underserved populations in the City of Stockton. The City will fund several agencies to provide food, assistance, shelter and/or services for the homeless, elderly, and working poor. The Disability Resource Agency has been allocated funds to provide adaptive aids and wheelchair ramps for persons with disabilities. Housing staff also participates in Homeownership Expositions to promote these types of programs.

Actions planned to foster and maintain affordable housing

The City will leverage funds we receive with other resources and use our programs in conjunction with other city initiatives, including our single-family rehabilitation program.

Actions planned to reduce lead-based paint hazards

The actions described in the Lead Based Paint Hazards section of the Consolidated Plan will be carried out as needed during FY 2017-18. The City of Stockton collaborates with the following agencies to identify and reduce lead-based paint incidences: The Housing Authority, San Joaquin County Public Health Services, and San Joaquin County Environmental Health.

The City of Stockton becomes involved in lead-based paint hazard evaluation and reduction as a result of its implementation and operation of all federally funded projects available to the residents of Stockton. This includes projects funded with Community Development Block Grant, HOME, and Neighborhood Stabilization Program funds. Housing units that are recommended to be rehabilitated are inspected and if necessary, tested for lead-based paint hazards. Based on the test results, any identified hazards are remediated prior to unit occupancy.

The City complies with all federal requirements related to prevention of lead-based paint poisoning as provided in the Residential Lead-Based Pain Hazard Act of 1992, also commonly referred to as Title X, Housing and Community Development Act of 1992.

Actions planned to reduce the number of poverty-level families

The City's Consolidated Plan includes an Antipoverty Strategy. The activities in the City's Antipoverty Strategy can be classified under two categories: Economic Development and Supportive Service Programs. The Consolidated Plan recognizes that in order for households to transition from unemployment or low-income positions to median income positions, there needs to be vocational training, resource management, and life skill training. The Plan also recognizes that while households are obtaining the training, the families will continue to need assistance in meeting their basic needs.

In these difficult economic conditions, the City's Community Development Committee determined

that allocating scarce resources to those agencies that will provide some of the most basic services, such as food, to the most number of people was the best way to assist households.

Consistent with the City's Antipoverty Strategy, the City proposes to fund the following programs:

- Five programs that will provide food and nutritional education to homeless and low-income individuals;
- Fund non-staff operational costs for four emergency shelters. In addition to providing shelter, these organizations also provide services that assist individuals in achieving self-sufficiency; and
- Fund homelessness prevention and re-housing activities which will help keep households in their homes or provide assistance to re-housing households that have become homeless.

Actions planned to develop institutional structure

The City of Stockton Economic Development Department is the lead agency responsible for the development of the Consolidated Plan and Annual Action Plan. The Economic Development Department is also the primary agency responsible for the administration and management of programs and projects covered by these Plans.

During the 2017-18 Program Year the City will:

- Continue to work with private housing developers to expand the availability of affordable housing.
- Continue to participate in the San Joaquin County Continuum of Care Committee.
- Continue implementation of the Housing Element.
- Continue to work with affordable housing developers to ensure that their developments include the facilities to provide the services needed for the residents.
- Continue to work with participants in the establishment of goals and objectives of the Consolidated Plan to ensure measurable progress is made.
- Update website, provide handouts and program guidelines to keep the public informed.

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

To facilitate preparation of the Annual Plan, the City of Stockton consulted with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. In most cases, these consultations represent a continuation of ongoing interactions between the City and the agency or organizations described.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$390,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	$390,000

Other CDBG Requirements

1. The amount of urgent need activities	0

Action Plan CDBG response:

The City expects to receive approximately $390,000 of program income during the 2017-2018 program year. Approximately $65,000 will be deposited in the City's revolving loan fund, and $50,000 will be deposited in the City's microloan fund.

The City does not have any float funded activities. The City also does not have any program income received in the preceding program year that has not been included in a prior plan nor any surplus funds from an urban renewal settlement. No grant funds have been returned to the line of credit. We do not anticipate funding any urgent need activities.

The City expects to spend 98 percent of its CDBG allocation for activities that benefit persons of low- and moderate income.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

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

Action Plan HOME response:

The City of Stockton proposes to use its allocation of HOME funds to rehabilitate and construct both rental and owner-occupied housing units and to fund the City's Down Payment Assistance Program (DAP). Funds will be used for a variety of eligible activities, including real property acquisition, site improvements, construction, and rehabilitation costs. The City does not propose to use HOME funds to provide any assistance in a form not included in Section 92.205 (b).

The City uses a variety of methods to conduct outreach for all its housing programs, including the DAP. Information about all the housing programs is posted on the City's website. Economic Development Department staff also participates in various housing workshops and homeownership fairs throughout the year. Notices of these events are sent to the Housing Authority. Advertisements and public notices are also run in local newspapers, including the local Spanish newspaper.

To ensure that households utilizing the City's DAP are ready to undertake and maintain homeownership, the City requires that all households must have completed a minimum eight classroom-hour homebuyer training course given by a HUD-approved trainer prior to the close of escrow. The City also ensures that the households become successful homeowners by making sure that the home they are purchasing is affordable for them. The total housing cost cannot exceed 35 percent of the household's income and their total debt cannot exceed 41 percent of their income.

Recapture of HOME Subsidy

The City of Stockton's Down Payment Assistance Program requires that units assisted with HOME funds must remain affordable to initial low-income purchasers for a period based upon the amount of HOME funds provided for the property. To ensure compliance with this affordability period, recapture provisions are incorporated into each property's Promissory Note. The City recaptures the HOME subsidy and any accrued interest upon the sale or transfer of the property at any time during the affordability period. When the recapture requirement is triggered by a sale (voluntary or involuntary), and there are insufficient net proceeds to repay the City's HOME investment, the City will accept any amount of net proceeds (net proceeds are defined as the sales price minus any superior loan repayment and any closing costs). The City will reinvest these recaptured subsidies in other eligible activities.

Marketing and Outreach for HOME funded projects

To ensure affirmative marketing of HOME-assisted housing projects, the City has adopted an Affirmative Marketing Policy. The policy has been in use since 2000 and is made a part of all HOME agreements for projects of five or more units. The purpose of the policy is to assure that individuals who normally might not apply for vacant units because they are socially and/or economically disadvantaged be informed of vacancies, be encouraged to apply, and have an equal opportunity to rent units. The policy establishes methods for informing the public about fair housing laws and affirmative marketing policies; procedures to be used by owners to solicit applications; records that must be maintained; and how the City will assess the success of affirmative marketing actions.

The City also ensures that outreach to minority and women-owned businesses occur for the issuance of all contracts. The City has adopted Affirmative Outreach Action Guidelines for use with all federally funded projects.

Affirmative action requirements are also included in all subrecipient agreements to ensure that if subrecipients are hiring contractors and subcontractors, they adhere to the provisions of the City's Affirmative Action Program and meet all federal requirements.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Discussion

Program Year 5 Action Plan ESG response:

1. The following standards for providing Homelessness Prevention and Rapid Re-Housing assistance have been developed in cooperation with the San Joaquin Continuum of Care. To

date, policies have not been developed for homeless assistance activities, but the City is committed to working with the Continuum of Care in the development of these policies in the future.

A. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance

All participant households must meet the following requirements:

- Assessment and approval by an authorized program case manager;
- Household income (adjusted by size) below 30% of area median income; and
- Household must either be homeless (federal definition) or at imminent risk of losing housing and show a reasonable expectation of becoming self-sufficient within three month.

B. Policies and procedures for coordination among providers.

CVLIHC, who provides the homelessness prevention and rapid re-housing activities for both the City of Stockton and San Joaquin County, has established relationships with all the local shelters and service providers. CVLIHC will conduct outreach to notify them of the ESG program, changes in eligibility standards, and the process for making referrals to the program. CVLIHC is also well known in the community and receives many calls directly from those looking for housing assistance.

Additionally, regular meetings of the San Joaquin Continuum of Care, which are open to all providers, will continue to serve as a venue for ongoing program planning and coordination and feedback for program improvement.

C. Policies and procedures for determining and prioritizing which eligible families will receive assistance

Assistance will be provided to eligible households in the order in which they are interviewed. If a household is eligible and funds are available, they will receive assistance. All rapid re-housing clients must meet HUD's homeless definition (24 CFR 576.2) – person(s) staying on the streets, in a shelter, or someone exiting an institution after a stay of 90 days or less and who resided in a shelter or on the streets before the institution. All prevention clients must be able to demonstrate at least two HUD defined risk factors and that except for this program, the household will become homeless. While the ability to sustain housing is not a threshold requirement for program eligibility, as a program goal it is a consideration in determining the amount and length of assistance.

D. Standards for determining share of rent and utilities that participant will pay, how long assistance may be received, how the amount of that assistance will be adjusted over time. Include limits, if any, on maximum amount of assistance, maximum number of months, or maximum number of time they may receive assistance.

The following guidelines shall apply to all participating households:

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Rent assistance will be limited to units that meet reasonable rent standards established by HUD;
- Rent assistance cannot duplicate by time or amount assistance of assistance from any other federal, state, or local rent subsidy;
- No rents will be paid directly to a participant household or individual member of a participant household;
- Assistance is limited to one episode of homelessness or threat of homelessness;
- The maximum amount of monthly rent assistance will be $1,000; and
- The maximum amount of assistance (all categories or types combined) to any one household is $2,500.

The following guidelines shall apply to short-term rent assistance:

- One-time assistance to qualified households covering no more than current month rent and up to two month in arrears.

The following guidelines shall apply to medium-term rent assistance:

- To qualify for more than one time assistance, participants must be reassessed by an authorized case manager monthly;
- The level of rent assistance after the initial assistance will normally be reduced by at least ten percent each month;
- The maximum assistance available is three months' rent assistance plus no more than one month in arrears; and
- Assistance beyond three months is on an individual, case-by-case basis.

Security deposits may be made for program participants to obtain new housing and utility deposits may be made for new units or when service is restored.

1. While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With a single subrecipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. In addition, the City of Stockton is working with the San Joaquin Continuum of Care to develop and implement a formal coordinated assessment tool and process for use by all providers.

2. The City of Stockton uses the same process to select the CDBG and ESG subrecipients. A Notice of Funding Availability was issued in November, 2016 notifying interested organizations that the funding would be available. Upon receipt of applications, City staff met with staff from the San Joaquin Continuum of Care to discuss the applications and possible funding scenarios which would best meet the needs identified by the Continuum of Care. The Community Development Committee (CDC), a citizen's advisory group, met on February 9, 16 and 23, 2017 and reviewed the ESG applications and made recommendations which were forwarded to the City Council. A public hearing before the City Council was held on June 20, 2017 at which time the Council approved the allocation of ESG funds.

4. All ESG subrecipient organizations have homeless or formerly homeless individuals as members of their Boards of Directors. Through coordination with the San Joaquin Continuum of Care, input on programs and policies from homeless and/or formerly homeless persons is provided regarding decisions on the use of ESG funds.

5. Performance standards for the ESG Rapid Re-housing and Homeless Prevention activities are based on standards used in evaluating HPRP performance and were developed in coordination with the San Joaquin Continuum of Care. These measures take into account the reduced level of funding that is available through the ESG program than was available through the HPRP. Specific performance measures focus on housing stability and recidivism, which are linked together; measurement is possible because all homeless service providers in the Continuum of Care participate in the HMIS.

   Housing Stability: 70% of program participant households will maintain housing stability for 6 months following the end of rental assistance.

   Measurement: Percentage of program participant households who maintain tenancy for 6 months following the end of rental assistance.

   Recidivism: Less than 30% of program participant households will experience a subsequent episode of homelessness as evidenced by their return to emergency shelter.

   Measurement: Total number of adult program participants with successful exits from the program (with a successful housing outcome) that had an emergency shelter stay of at least 1 night within 6 months of exiting the program

   The City and the San Joaquin Continuum of Care will continue to discuss and examine additional, feasible performance standards. Other standards will be considered as the programs evolve.

The City of Stockton and the San Joaquin Continuum of Care have worked together to develop the policies and procedures that have been developed for ESG activities and to discuss the basic allocation of ESG funds. Meetings focused on how to replicate the successes of the joint HPRP effort of San Joaquin County and the City of Stockton. Based on HPRP results, there was a general conclusion that the most effective use of ESG funds would be to continue the providing funding to the homeless shelters at essentially the same level as in prior years, with the remaining funding going to continue the homeless prevention and re-housing program as initially implemented in 2009. However, specific allocations of funds were made by the CDC and the City Council as described previously.

APPENDIX A

Citizen Participation

Exhibit 1

CITY OF STOCKTON

ECONOMIC DEVELOPMENT DEPARTMENT
Housing, Economic Development, Asset Management and Central Parking
City Hall • 425 North El Dorado Street, Suite 317 • Stockton, CA 95202-1997 • 209 / 937-8539 • Fax 209 / 937-5099
www.stocktongov.com

November 16, 2016

TO: ALL INTERESTED INDIVIDUALS / ORGANIZATIONS

SUBJECT: **NOTICE OF FUNDING AVAILABILITY AND PUBLIC MEETING**

The annual application period for CDBG and ESG funds will open on Friday, December 2, 2016. On this day, interested parties are invited to pick up an application for the use of CDBG and/or ESG funds. Applications can be obtained at the City of Stockton Economic Development Department, Chase Building, 400 E. Main Street, 4th Floor, Stockton, CA, or on the City's website at http://www.stocktongov.com/government/departments/econDev/houseAffCDBG.html.

CDBG and ESG applications are due Friday, January 13, 2017 by 5:00 p.m. at the above address. Applications received after this deadline, regardless of the postmark date, will not be accepted.

For the 2017-18 Program Year, the City of Stockton expects to receive the following federal funds: approximately $3.1 million under the CDBG Program, approximately $290,000 in ESG funds, and approximately $1.1 million in HOME funds. These estimates are based on the City's 2016-17 allocations, so the actual allocation may vary.

A meeting to accept public comments on the local housing and community needs for the 2017-18 Action Plan will be held before the Community Development Committee (CDC). The meeting is an opportunity for individuals to inform the CDC and City of Stockton of the needs within their neighborhoods.

CDBG funds are used to help low- and moderate-income people and to prevent/eliminate slums and blight. Types of eligible activities for CDBG funds include, but are not limited to:

- Construction or rehabilitation of public improvements and facilities;
- Architectural barrier removal to assist the elderly and disabled;
- Public services (under specialized conditions); and
- Economic Development activities with specific benefits to low- and moderate-income persons.

ESG funds are available to agencies providing emergency shelter, homeless prevention or re-housing services to the homeless.

The meeting will be held at 3:30 p.m. on **Thursday, December 1, 2016**, in the Jose Hernández Conference Room on the 4th Floor of the Chase Building, 400 E. Main Street, Stockton. The meeting will be conducted in English. Persons requiring other accommodations should call the Housing Department at (209) 937-8539, at least 72 hours prior to the meeting. Individuals unable to attend the hearing may submit written comments regarding community needs by January 13, 2017, to the address above.

The City allocates HOME funds into general housing activity types (i.e., homeowner, rental, new construction, rehabilitation and first time homebuyer assistance). A separate NOFA will be issued for specific use of these funds

Please call Housing staff at (209) 937-8539 for more information regarding the application or funding process.

MICAH RUNNER, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

Cynthia M. Marsh

CYNTHIA M. MARSH, PROJECT MANAGER

Cynthia Marsh

From: Cynthia Marsh
Sent: Thursday, November 17, 2016 10:42 AM
To: Cynthia Marsh
Subject: Stockton CDBG & ESG Application Cycle Opening Soon

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CDBG

TO: ALL INTERESTED INDIVIDUALS / NON-PROFIT ORGANIZATIONS

SUBJECT: **NOTICE OF FUNDING AVAILABILITY AND PUBLIC MEETING**

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The City allocates HOME funds into general housing activity types (i.e., homeowner, rental, new construction, rehabilitation and first time homebuyer assistance). A separate NOFA will be issued for specific use of these funds.

As a reminder, among the other requirements listed in the CDBG/ESG application instructions (available December 2nd): your organization must be able to show tax exempt status via the IRS or California State Franchise Tax Board, you must provide a City of Stockton business license number (non-profits may acquire a business license number free of charge through the City's Administrative Services Department, 1st floor at City Hall), your application must be typed (3 copies), you must submit a detailed budget for your proposed project (construction projects require prevailing wages, and may include a contractor's bid), you must submit a current and proposed operational budget for your organization, you must submit a board of directors roster including potential conflicts (i.e., city employees), and you must submit financial statements for your organization's most recent year. Also keep in mind that while the City's CDBG program may cover some public service operating expenses (such as rent or utilities), it generally does not allow payment of salaries/benefits.

Please feel free to contact me directly or call Housing staff at (209) 937-8539 for more information regarding the application or funding process. Please forward this e-mail to any interested parties I may have inadvertently left off.

Cynthia M. Marsh
Project Manager
209.937.7421

City of Stockton
Economic Development Department | Housing Division
400 E. Main Street, Stockton, CA 95202
T 209.937.8539 F 209.937.5099
cynthia.marsh@stocktonca.gov

Exhibit 1

2017-2018 NOFA Mailing List

Company	FirstName	LastName	Address1	City	State	PostalC	WorkPhone	Fax	Email
APSARA	Sovanna	Koeurt	3830 N. Alvarado Avenue	Stockton	CA	95204			
Central Valley Low Income Housing Corp.	Bill	Mendelson	P.O. Box 4732	Stockton	CA	95207	472-7200 x 221	954-9548	
Charterhouse Center for Families			5713 N. Pershing Avenue, Suite A	Stockton	CA	95207	476-1106	476-8253	
Children's Home of Stockton	Mark	Phelps	P.O. Box 201068	Stockton	CA	95201	466-0853	466-1770	
Community Center for the Blind	Joni	Bauer	2453 Grand Canal Blvd	Stockton	CA	95202	466-3836	466-5692	
Council for the Spanish Speaking	Jose	Rodriguez	308 N. California Street	Stockton	CA	95202	547-2855	547-5870	
Delta Health Care	Irwin	Staller	P.O. Box 550	Stockton	CA	95201	466-3271 ext 501	466-1619	
Disability Resource Agency	Sandra	Graham	501 W. Weber Ave. Suite 200-A	Stockton	CA	95203			
Downtown Stockton Alliance	Cindi	Fargo	343 East Main Street, #1	Stockton	CA	95202	464-5246	464-4588	
Goodwill Industries of San Joaquin Valley, Inc.	David	Miller	129 South Grant Street	Stockton	CA	95202	466-2311	466-0547	
Gospel Center Rescue Mission	Bill	Brown	445 S. San Joaquin Street	Stockton	CA	95203	466-2138 (or 320-2	320-2322	info@gcrms.org
Greater Faith Baptist Church	Minister H. Jacobs	Conton	345 West Worth Street	Stockton	CA	95206	957-8350 NOT VALID		
Greater Stockton Emergency Food Bank	Mike	Donaghy	7 W. Scotts Avenue	Stockton	CA	95203	464-7369	464-0309	mdonaghy@stocktonfoodban
Habitat for Humanity of San Joaquin County Inc.	John	Shores	1038 W. Fremont Street	Stockton	CA	95203			
Haven of Peace	Olga	Rodriguez	7070 South Harlan Road	French Ca	CA	95231	982-0396	234-1010	havenpeace4@aol.com
Hospice of San Joaquin	Barbara	Tognoli	3888 Pacific Avenue	Stockton	CA	95204	957-3888	957-3986	
Housing Authority of San Joaquin County	Barbara	Parrish	448 S. Center Street	Stockton	CA	95201	460-5000		bparrish@sjgov.org
Jene Wah, Incorporated	Esther	Chan	238 E. Church Street	Stockton	CA	95203	463-7654	463-7657	
Last Chance Inc. of Stockton	Medo	Munoz	535 West. Vine Street	Stockton	CA	95203			
New Directions	Dale	Benner	P.O. Box 5070	Stockton	CA	95205	982-1214	870-6522	
Pat Woods Associates, LLC	Pat	Woods	P.O. Box 660171	Sacramen	CA	95866			
People & Congregations Together (PACT)	Tom	Amato	P.O. Box 4102	Stockton	CA	95204	466-7540	466-3187	
Salvation Army	Captain Doug	Hanson	1305 E. Weber Avenue	Stockton	CA	95205	948-8955		
San Joaquin County Child Abuse Prevention Council	Lindy	Turner	540 N. California Street	Stockton	CA	95202	464-4524	464-2272	
Women's Center - Youth & Family Services	Jennifer	Jones	620 North San Joaquin Street	Stockton	CA	95202	941-2611	941-4963	edwcsjc@aol.com
San Joaquin Delta College Small Business Developomen	Nate	McBride	445 North San Joaquin Street	Stockton	CA	95202	943-5089	943-8325	
San Joaquin Fair Housing	Peggy	Wagner	247 E. Miner Ave., Suite A	Stockton	CA	95202	209-460-4500 (Pe	460-4502	
Second Harvest Food Bank of San Joaquin County & Sta	Mike	Mallory	704 East Industrial Park Drive	Manteca	CA	95337	465-3663	239-2086	ksalas@secondharvest.org
St. Mary's Interfaith Dining Room	Edward	Figueroa	545 W. Sonora Street	Stockton	CA	95203	209-467-0703	209-467-77	smidr.edward@sbcglobal.net
STAND	Larry	Johnson	P.O. Box 30231	Stockton	CA	95213	209-937-7625	209-939-9347	
Stockton Shelter for the Homeless	Adam	Cheshire	P.O. Box 4803	Stockton	CA	95204	465-3612	939-9733	
Hawkins-Thompson Child Care Center	Mary	Ocegueda	18 East First Street	Tracy	CA	95376	835-7877		hawkinsthompson@sbcglobal
Mary Magdeline	Bell-Sanford	Geneva	445 N. San Joaquin Street	Stockton	CA	95202			
Fred Qurlentang	Qurlentang	Fred	1404 Seneca Place	Modesto	CA	95358			
Dwayne White	White	Dwayne	2007 S. Pilgrim Street	Stockton	CA	95304			
Ed Truitt	Ed	Truitt	4115 Giselle Lane	Stockton	CA	95206			edtruitt1000@att.net
Friends Outside	Paul	Shane	7272 Murray Drive	Stockton	CA	95210	955-0701	955-0735	pshane@friendsoutside.org
H.O.P.E.	Yolanda	Bienavides	920 N. Hunter Street	Stockton	CA	95202		565-5729	expandhope@aol.com
Pathways for Veterans	Gary Ferguson		445 W. Weber Ave.	Stockton	CA	95269	465-5599	916-932-654	gferguson@pathwaysforveter
Salvation Army	Cecilia		P.O. Box 848	Stockton	CA	95201	670-4267		
Tanya Andrews							476-1106 x13	910-1057	tanya.andrews1016@yahoo.c
Charisma Thomas							510-706-5231		boozaji@yahoo.com
New Way Of Life		Debra	160 De Paul Drive	Vallejo	CA	94589			debra@newayoflife.org
United Way of San Joaquin	Prokop	Andy	P.O. Box 1585	Stockton	CA	95201			andy@unitedwaysjc.org
Ann Johnston									balloonery@sbcglobal.net
Calvin Jones			2421 Hall Ave.	Stockton	CA	95205	209-292-9314		

APSARA
3830 N. Alvarado Avenue
Stockton, CA 95204

CVLIC
P.O. Box 4732
Stockton, CA 95207

Charterhouse Center for Families
5713 N. Pershing Avenue, STE A-2
Stockton, CA 95207

Children's Home of Stockton
P.O. Box 201068
Stockton, CA 95201

Community Center for the Blind
2453 Grand Canal Blvd
Stockton, CA 95207

Jose Rodriguez
Council for the Spanish Speaking
308 N. California Street
Stockton, CA 95202

Irwin Staller
Delta Health Care
P.O. Box 550
Stockton, CA 95201

Sandra Graham
Disability Resource Agency
501 W. Weber Ave. Suite 200-A
Stockton, CA 95203

Cindi Fargo
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Stockton, CA 95202

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Stockton, CA 95206

Executive Director
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7 W. Scotts Avenue
Stockton, CA 95203

Habitat for Humanity
1038 W. Fremont Street
Stockton, CA 95203

Haven of Peace
7070 South Harlan Road
French Camp, CA 95231

Barbara Tognoli
Hospice of San Joaquin
3888 Pacific Avenue
Stockton, CA 95204

Executive Director
Housing Authority of SJC
448 S. Center Street
Stockton, CA 95201

Esther Chan
Jene Wah, Incorporated
238 E. Church Street
Stockton, CA 95203

Medo Munoz
Last Chance Inc. of Stockton
535 West. Vine Street
Stockton, CA 95203

Dale Benner
New Directions
P.O. Box 5070
Stockton, CA 95205

Pat Woods Associates, LLC
P.O. Box 660171
Sacramento, CA 95866

Tom Amato
People & Congregations Together
P.O. Box 4102
Stockton, CA 95204

Executive Director
Salvation Army
1305 E. Weber Avenue
Stockton, CA 95205

Lindy Turner
SJC Child Abuse Prev. Council
540 N. California Street
Stockton, CA 95202

Executive Director
Women's Center - YFS
620 North San Joaquin Street
Stockton, CA 95202

Nate McBride
Small Business Developoment Center
445 North San Joaquin Street

Peggy Wagner
San Joaquin Fair Housing
247 E. Miner Ave., Suite A
Stockton, CA 95202

Mike Mallory
Second Harvest Food Bank
704 East Industrial Park Drive
Manteca, CA 95337

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St. Mary's Interfaith Dining Room
545 W. Sonora Street
Stockton, CA 95203

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STAND
P.O. Box 30231
Stockton, CA 95213

Executive Director
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P.O. Box 4803
Stockton, CA 95204

Hawkins-Thompson Child Care Center
18 East First Street
Tracy, CA 95376

Bell-Sanford Geneva
Mary Magdeline
445 N. San Joaquin Street
Stockton, CA 95202

Fred Qurlentang
1404 Seneca Place
Modesto, CA 95358

Dwayne White
2007 S. Pilgrim Street
Stockton, CA 95304

Ed Truitt
4115 Giselle Lane
Stockton, CA 95206

Paul Shane
Friends Outside
7272 Murray Drive
Stockton, CA 95210

H.O.P.E.
920 N. Hunter Street
Stockton, CA 95202

Gary Ferguson
Pathways for Veterans
445 W. Weber Ave.
Stockton, CA 95269

Salvation Army
P.O. Box 848
Stockton, CA 95201

Yolanda Braxton
Anka Behavorial Health
1850 Gateway Blvd., Ste. 900
Concord, CA 94520

Give Every Child A Chance
322 Sun West Place
Manteca, CA 95337

Fathers and Families
338 E Market Street
Stockton, CA 95202

Dignity's Alcove
141 S. California St.
Stockton, California 95202

Tender Hands Safe Haven
1350 W. Robinhood Dr. #18
Stockton, CA 95207

Visionary Home Builders
315 N San Joaquin Street
Stockton, CA 95202

Service First of Nor. Cal.
1337 N Madison St
Stockton, California 95202

Neighbor Works
3133 W March Ln,
Stockton, CA 95219

San Joaquin Safety Council
6004 N. El Dorado Street
Stockton, CA 95207

Pride Safe House
2716 Pacific Ave. #18
Stockton, CA 95204

New Way of Life (Attn: Debra)
160 De Paul Drive
Vallejo, CA 94589

United Way of San Joaquin
P.O. Box 1585
Stockton, CA 95201

Calvin Jones
2421 Hall Ave.
Stockton, CA 95205

Melvin Boles
2408 Otto Drive
Stockton, CA 95209

Randy Burns
1822 Meadow Ave.
Stockton, CA 9527

Sally Wooden
7718 Heather Drive
Stockton, CA 95207

Jasmine Leek
20 W. Alpine Ave.
Stockton, CA 95204

Nadeem Khan
1709 E. Poplar Street
Stockton, CA 95205

Exhibit 1

THE RECORD
PROOF OF PUBLICATION

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

THE UNDERSIGNED SAYS:

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of 18 years and not a part to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general publication, printed and published daily in the City of Stockton, County of San Joaquin by the Superior Court of the County of San Joaquin, State of California, under the date of February 26, 1952, File No. 52857, San Joaquin County Records; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,
To wit,

November 23 2016

I declare under penalty of perjury that the foregoing is true and correct. Executed on November 23, 2016 In Stockton California

Patsy Prato,
The Record

0001084103

NOTICE OF FUNDING AVAILABILITY
AND PUBLIC MEETING

NOTICE IS HEREBY GIVEN that a public meeting will be held to discuss the City of Stockton's 2017-18 Action Plan. The meeting will be on Thursday, **December 1, 2016**, at **3:30 p.m**, in the José Hernández Conference Room, Chase Building, **400 E. Main Street, 4th Floor, Stockton.**

For the 2017-18 Program Year the City of Stockton expects to receive the following federal funds: approximately $3.1 million under the Community Development Block Grant (CDBG) Program, approximately $290,000 in Emergency Solutions Grant (ESG) funds, and approximately $1.1 million in HOME funds.

CDBG funds can be used for a variety of activities to help low and moderate-income people and to prevent/eliminate slums and blight.

ESG funds are available to agencies providing emergency shelter, homeless prevention or re-housing services to the homeless.

The City allocates HOME funds into general housing activity types (i.e., homeowner, rental, new construction, rehabilitation and first time homebuyer assistance). A separate NOFA will be issued for specific use of these funds.

Applications for the use of CDBG and ESG funds will be available at the City of Stockton Economic Development Department, 400 East Main Street, 4th Floor, Stockton, CA 95202 and on-line at http://www.stocktongov.com/government/departments/econDev/houseAffCDBG.html on December 2, 2016.

Attendance at the meeting is not required to submit an application. Applications must be received by **January 13, 2017, no later than 5:00 p.m.** at the address noted above. Applications received after the deadline cannot be accepted (postmarks and faxes are not acceptable).

You may contact the Economic Development Department at (209) 937-8539 for information regarding any of the above mentioned programs or the application process.

BONNIE PAIGE, CMC
STOCKTON CITY CLERK
#1084103 11/23/2016

NOV 28 2016

THE RECORD
PROOF OF PUBLICATION

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

THE UNDERSIGNED SAYS:

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of 18 years and not a part to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general publication, printed and published daily in the City of Stockton, County of San Joaquin by the Superior Court of the County of San Joaquin, State of California, under the date of February 26, 1952, File No. 52857, San Joaquin County Records; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,
To wit,
March 24 2017

I declare under penalty of perjury that the foregoing is true and correct. Executed on March 24, 2017 In Stockton California

Sonya Stephens,
The Record

0001091952

Notice of Public Hearing
City of Stockton Action Plan

A draft of the City of Stockton's 2017-18 Action Plan is available for public review. The Action Plan identifies the specific projects that will be funded during that year to help accomplish the goals of the 2015-2020 Consolidated Plan. Copies of the draft plan are available for review at the City of Stockton Economic Development Department, 400 E. Main Street, 4th Floor and on the website at http://www.stocktongov.com/government/departments/econDev/housing.html

The 2017-2018 Action Plan includes recommended allocations of funds for three HUD Programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). The draft Action Plan for 2017-18 contains the following recommended allocations of funds:

	CDBG	HOME	ESG
SOURCES OF FUNDS			
New Entitlement	$ 3,143,802	$ 1,151,969	$ 291,273
Projected Program Income	$ 275,000	$ 250,000	N/A
Reprogrammed Funds	$ 790,219	$ 210,133	N/A
Revolving Loan Program Income	$ 115,000	N/A	N/A
Successor Agency Repayment (FY 2017-18)	$ 648,417	N/A	N/A
Total Sources	$ 4,972,438	$ 1,612,102	$ 291,273
USES OF FUNDS			
Administration	$ 836,444	$ 140,197	$ 10,000
Program Delivery/Operation	$ 281,414	$ 114,582	N/A
Housing Programs	$ 905,111	$ 1,184,528	N/A
CHDO Set-Aside	N/A	$ 172,795	N/A
Sub-Recipient Assistance	$ 500,810	N/A	$ 281,273
Economic Development Programs	$ 530,000	N/A	N/A
Debt Service Section 108 Loan Repayment	$ 1,918,659	N/A	N/A
Total Uses	$ 4,972,438	$ 1,612,102	$ 291,273

PUBLIC COMMENTS: The 30-day public comment period on the Action Plan is March 24 through April 25, 2017. Comments can be made either orally or in writing. Written comments must be received prior to the end of the review period and should be sent to City of Stockton Economic Development Department, 400 E Main St, 4th Floor, Stockton, CA 95202. Oral comments may be made at the public hearing which is tentatively set for 5:30 p.m., April 25, 2017, City Council Chambers, City Hall, 425 N. El Dorado Street, Stockton, CA. The purpose of the public hearing is to give citizens an opportunity to comment on the document. Following the public hearing, the Council will take final action by adopting the Action Plan as presented or modified as deemed appropriate.

BONNIE PAIGE, CMC
STOCKTON CITY CLERK

#1091952 3/24/2017
ST0001091952-01

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CITY OF STOCKTON

Exhibit 1

NOTICE OF PUBLIC HEARING
City of Stockton Action Plan

A draft of the City of Stockton's 2017-18 Action Plan is available for public review. The Action Plan identifies the specific projects that will be funded during that year to help accomplish the goals of the 2015-2020 Consolidated Plan. Copies of the draft plan are available for review at the City of Stockton Economic Development Department, 400 E Main St, 4th Floor and on the website at http://www.stocktonca.gov/government/departments/econDev/housing.html.

The 2017-2018 Action Plan includes recommended allocations of funds for three HUD Programs: $3,143,802 for Community Development Block Grant (CDBG), $1,151,969 for HOME Investment Partnerships (HOME), and $291,273 for Emergency Solutions Grant (ESG). Because the City's actual allocations are not yet known, the plan also includes contingency provisions that identify how reductions in funding will be made, if necessary.

PUBLIC COMMENTS: The 30-day public comment period on the Action Plan is May 21 through June 20, 2017. Comments can be made either orally or in writing. Written comments must be received prior to the end of the review period and should be sent to City of Stockton Economic Development Department, 400 E Main St, 4th Floor, Stockton, CA 95202. Oral comments may be made at the public hearing which is tentatively set for 5:30 p.m., June 20, 2017, City Council Chambers, City Hall, 425 N. El Dorado Street, Stockton, CA. The purpose of the public hearing is to give citizens an opportunity to comment on the document. Following the public hearing, the Council will take final action by adopting the Action Plan as presented or modify as the Council deems appropriate.

BONNIE PAIGE, CMC
STOCKTON CITY CLERK

#1095918 5/20/17