

DRAFT

2018-2019 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, 2018 and ending June 30, 2019 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 2018. The revised procedures suggested the development of contingency provisions in order to conduct citizen participation for the draft plan. Additional citizen participation was conducted in March 2018.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The One-Year Action Plan for the 2018-19 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 2018-19 Action Plan are identified in AP-20 and AP-35.

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 2018-19 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.

After issuance of a Notice of Funding Availability (NOFA), to leverage CDBG, HOME, and Redevelopment Successor Agency repayments to the City's Low and Moderate-Income Housing Fund (LMIHF), four projects were allocated funding, including thirteen units that will be rehabilitated utilizing CDBG funds to provide permanent housing for the homeless, one hundred eighty-four multi-family units and one single family home will be constructed or rehabilitated with a combination of HOME and LMIHF 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 five housing units will be modified. In addition, two public facilities will receive CDBG funds during the program year, including rehabilitation of a transitional housing facility, and Americans with Disabilities Act (ADA) improvements at a community medical center.

Twelve activities which will result in creating a more suitable living environment are being funded this fiscal year. The City will continue to fund the 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. Six programs will be funded with Emergency Solutions Grant funds and will result in 5,707 homeless people receiving shelter, services, or rent assistance. Three activities funded with CDBG funds will result in over 121,860 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 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2018-19

Action Plan will build on these prior successes and continue to meet the objectives of the 2015-2020 Consolidated Plan.

As outlined in AP-20, 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.

The planning process for the development of this One-Year Action Plan began in November 2017 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 12, 2018. 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 November 30, 2017, 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 8, 15, and 22, 2018 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 instructed jurisdictions to include contingency provisions in order to fulfill the citizen participation requirements of the annual Action Plan. On March 22, 2018, the CDC held an additional meeting to determine the best approach to devise and implement a contingency plan, which became moot once the City received its formula allocations from HUD on May 1, 2018. The One-Year Action Plan was adopted by the City Council on June 19, 2018 for submission to the U.S. Department of Housing and Urban Development (HUD).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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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 20, 2017 with a published notice, along with a direct mailing on November 13, 2017 to approximately fifty agencies and interested groups providing notification that the City was accepting funding applications through January 12, 2018. The Notice of Funding Availability (NOFA), in combination with a Needs Assessment Hearing and Consolidated Plan kick-off held on November 30, 2017, 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, twelve funding requests 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. Public comments at each meeting were on behalf of the organizations applying, and in support of those projects.

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 were not yet known, the CDC adopted contingency provisions that identified how changes in funding would be made, if necessary. Once actual allocations were received from HUD, reductions were not necessary.

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

There were xx comments received on the Draft Plan during the 30-day public comment period, however xx members of the community spoke in support of the programs at the City Council hearing.

7. Summary

A summary of the proposed uses of CDBG, HOME, and ESG funds was published in THE RECORD on May 17, 2018, 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 2018-2019 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 19, 2018 public hearing before City Council. Minutes of the meeting are included in Appendix A of this document. The One-Year Action Plan was 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
CDBG Administrator	STOCKTON	Economic Development Department
HOME Administrator	STOCKTON	Economic Development Department
ESG Administrator	STOCKTON	Economic Development Department

Table 1 – Responsible Agencies**Consolidated Plan Public Contact Information**

City of Stockton, 425 N. El Dorado Street, Stockton, CA 95202

Economic Development Department 209-937-8539

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))

During development of the Consolidated Plan, the City consulted a broad scope of agencies and organizations in depth. To facilitate preparation of the Action Plan, the City of Stockton further 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 the table below. In the future, the City will strengthen this level of outreach by enhancing our level of notifications during plan development.

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 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of San Joaquin County
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. 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 Corp.
	Agency/Group/Organization Type	Housing Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 Dining Room
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. 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 antipoverty strategies.
5	Agency/Group/Organization	Women's Center of San Joaquin County - Youth, Family, Seniors
	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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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 Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 about 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
	Briefly describe how the Agency/Group/Organization was consulted. 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 and antipoverty strategy, among other areas.

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 Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. 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.

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

During Consolidated Plan development, the City of Stockton consulted a wide variety of agencies in-depth, including those listed in the table above. During Action Plan development, we posted information on the City's website, Facebook page, sent out print flyers to our mailing list of stakeholders, and advertised public hearings in the local newspaper. Going forward, we will enhance these notifications to cast a wider net and encourage additional agencies to participate.

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 3 – Other local / regional / federal planning efforts

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 2017 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 12, 2018, providing a 53-day application and comment period. 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 November 30, 2017, 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 four public meetings on February 8, 15, and 22, 2018 and March 22, 2018, which resulted in recommendations to the Council on the use of funds. The One-Year Action Plan was adopted by the City Council during a hearing on June 19, 2018 (publicly noticed on May 17, 2018, providing a 34-day comment period) 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	Mailer via U.S. Mail	Mailing List	November 13, 2017: a mailer advertising the NOFA requesting applications due by January 12, 2018 and notice of November 30, 2017 meeting was mailed via U.S. Postal Service to 50 interested parties who had signed up to receive notices.	None received.	Not applicable.	N/A

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)
2	Internet Outreach	Non-targeted/broad community	November 13, 2017: a flyer was posted to the City of Stockton's official Facebook page advertising the NOFA requesting applications due by January 12, 2018 and notice of November 30, 2017 meeting. In addition, an e-mail was sent to 65 interested parties on November 14, 2017.	None received.	Not applicable.	https://www.facebook.com/CityofStockton
3	Newspaper Ad	Non-targeted/broad community	November 20, 2017: a NOFA requesting applications due by January 12, 2018 and notice of November 30, 2017 meeting was published in The Record newspaper.	None received.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/casto/category/Announcements/Legals

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)
4	Public Meeting	Non-targeted/broad community	November 30, 2017: Attendance primarily included CDC members, with community members primarily in attendance due to FY 18/19 funding applications also appearing on the agenda.	No public comments received.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/casto/category/Announcements/Legals
5	Public Meeting	Non-targeted/broad community	February 8, 2018: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented, or in support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx

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)
6	Public Meeting	Non-targeted/broad community	February 15, 2018: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented, or in support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
7	Public Meeting	Non-targeted/broad community	February 22, 2018: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented, or in support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx

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)
8	Public Meeting	Non-targeted/broad community	March 22, 2018: Attendance included CDC members.	None received.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
9	Public Meeting	Non-targeted/broad community	June 19, 2018: Attendance included the Stockton City Council.	TBD	Not applicable.	http://www.stocktongov.com/government/oMeetings/councilMeetings.html

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the five-year planning period, the City expects to receive \$3,451,760 in annual CDBG funding. This would equal a five-year total of approximately \$16.5 million. The City also anticipates receiving an annual allocation of \$1,759,186 in HOME funding for housing activities, debt service, and administrative costs, which would equal a five-year total of approximately \$6.9 million. The City also expects to receive an estimated \$290,376 in annual ESG funding, which would equal a five-year total of approximately \$2 million. Table 5, below, provides a breakdown of these anticipated resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,451,760	2,168,742	1,098,000	6,718,502	3,451,760	*Based on prior year allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,759,186	200,000	0	1,959,186	1,759,186	*Based on prior year allocations.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	290,376	0	0	290,376	290,376	*Based on prior year allocations.

Table 5 - 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

The Action Plan for the 2018-19 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. In addition to these funds, the City plan to leverage local funds with the City's LMIHF program, the Lease-To-Own Program in which the City participates through a joint powers authority made up of California cities, the Affordable Housing Program (AHP) where competitive grants are awarded twice per year for investment in low- or moderate-income housing initiatives through participating financial institutions, and private mortgages where HUD funds are utilized for gap financing.

Leveraged State resources include the Low Income Housing Tax Credit (LIHTC) Program, which is administered through the State Treasurer's Office to create additional affordable rental housing units for low-income persons through the encouragement of private capital investment. In addition, there is the 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.

Leveraged Federal resources include McKinney-Vento Homeless Assistance Act funds, applied for by the San Joaquin County Continuum of Care, and Section 8 Rental Voucher Program, which assists very-low income families with rental assistance payments 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.

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 2018-19 ESG allocation of \$290,376 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 twelve 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.

In addition, 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.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing, Homeless		Affordable Housing, Homelessness	CDBG: \$422,688 HOME: \$1,759,186	
2	Housing and Services for the Homeless	2015	2020	Affordable Housing, Homeless, Non-Homeless Special Needs		Affordable Housing, Homelessness	CDBG: \$599,255 ESG: \$280,405	
3	Support Economic Development	2015	2020	Non-Homeless Special Needs, Non-Housing Community Development		Non-Housing Community Development	CDBG: \$1,990,000	
4	Services for Special Needs	2015	2020	Non-Homeless Special Needs, Non-Housing Community Development		Non-Housing Community Development, Homelessness	CDBG: \$30,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2015	2020	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$355,745	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable rental 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	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.
4	Goal Name	Services for Special Needs
	Goal Description	Provide housing and services for non-homeless special needs populations.
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 activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

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 2018-19 Action Plan will build on these prior successes and continue to meet the objectives of the 2015-2020 Consolidated Plan.

Projects

#	Project Name
1	CDBG Administration
2	CDBG Housing Program Operation
3	CDBG Housing Program
4	Debt Service - Section 108 Loan Repayment
5	Emergency Repair Program
6	San Joaquin Fair Housing
7	Gospel Center Rescue Mission - Public Facility
8	Read To Me Stockton
9	Tuleburg Press
10	Emergency Food Bank
11	Second Harvest Food Bank
12	Disability Resource Agency For Independent Living
13	SJC Human Services Agency
14	Community Medical Centers - ADA Project
15	Kelly's Angels
16	Homeless Initiative
17	Facade Improvement Program
18	Micro-Business Loan Pool
19	Commercial Emergency Repair Grant Program
20	Entrepreneurship/Business Incubator
21	Downtown Infrastructure Infill Incentive Program
22	Oak Park Ice Arena Improvements
23	HOME Administration
24	Housing Program Delivery

#	Project Name
25	HOME Housing Loans
26	CHDO Set-aside Funds
27	ESG18 Stockton

Table 7 - Project Information

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

AP-38 Project Summary

Project Summary Information

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	CDBG Administration	Affordable Housing Housing and Services for the Homeless Support Economic Development Services for Special Needs Public Services		Affordable Housing Non-Housing Community Development Homelessness	CDBG : \$1,078,886
	Description	Administration of the CDBG program including staff and operational costs of oversight and management. Matrix Code 21A Citation 570.206			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A - Administration			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A - Administration			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	General Program Administration			
2	CDBG Housing Program Operation	Affordable Housing		Affordable Housing	CDBG : \$300,000
	Description	Staff and service delivery costs associated with implementation of various housing programs. Matrix Code: 14H Citation: 570.202 Performance Measure: DH-2			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A - Delivery Costs			

	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A - Delivery Costs		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Rehabilitation Administration and Downpayment Assistance		
	CDBG Housing Program	Affordable Housing		Affordable Housing CDBG : \$362,688
	Description	CDBG funds will be provided through various City housing programs for the improvement of low and moderate income housing city-wide. The Multi-family Housing Program will be available to assist in the rehabilitation or the development of low and moderate income multi-family housing. Matrix Code: 14B Citation: 570.202 Performance Measure: DH-2		
	Target Date for Completion	06/30/2019		
3	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	3 affordable single family homes will be rehabilitated for low and moderate income persons, and multi-family units will be subject to proposals received.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Rehab; Multi-unit residential		
	Debt Service - Section 108 Loan Repayment	Support Economic Development		Non-Housing Community Development CDBG : \$1,941,928
	Description	The City of Stockton received a Section 108 Loan that was used for the development of the Hotel Stockton, the Downtown Cineplex, Weber Block Plaza (Dean Decarli Square), and the Mercy Charities affordable housing development. These funds represent the City's repayment of the loan funds and interest. Matrix Code: 19F		
	Target Date for Completion	06/30/2019		
4	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A		
5	Emergency Repair Program	Affordable Housing		Affordable Housing CDBG : \$60,000
	Description	Funds provided for the repair of immediate health and safety conditions which present a danger to the occupants of the home. The Emergency Repair Program was designed to provide one-time emergency repair assistance to low-income property owners. Properties with one owner over the age of 65 or with special needs may be eligible		

		for a grant. Repairs are limited to corrections of code enforcement violations listed in official documents issued by the City, the Fire Marshal, or the Health Officer stating the code violations present causing an imminent danger to life, limb, property, or safety of the public or occupants. Matrix Code: 14A Citation: 570.202 Performance Measure: DH-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately six low-income properties, with one owner over the age of 65 or with special needs may be eligible for a grant.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Rehab; Single Unit Residential		
6	San Joaquin Fair Housing	Affordable Housing		CDBG : \$185,745
	Description	This activity supports the local fair housing office which provides services in the form of landlord/tenant education and mediation. Matrix Code: 05J Citation: 570.201(E) Performance Measure: DH-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	800 low income people will be assisted with fair housing mediation services, while several thousand more inquiries will be answered via the telephone, email, and mailings.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	436 N El Dorado St, Stockton, CA 95202		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Fair Housing Activities		
7	Gospel Center Rescue Mission - Public Facility	Housing and Services for the Homeless		CDBG : \$118,255
	Description	Shelter rehabilitation project to create 90 beds of Permanent Supportive Housing. Matrix Code: 03C Citation: 570.201(c) Performance Measure: SL-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	One public facility will be rehabilitated to create 90 beds for purposes of Permanent Supportive Housing.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	403 S. San Joaquin Street, Stockton, CA 95203		

	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	One public facility will be rehabilitated to create 90 beds for purposes of Permanent Supportive Housing.		
8	Read To Me Stockton	Public Services		Non-Housing Community Development CDBG : \$50,000
	Description	Literacy program to purchase discounted, age-appropriate children's books from Dolly Parton's Imagination Library to be mailed with minimal expense to registered children age 0-5 on a monthly basis. Each book costs approximately \$2.00 including mailing, and is sent directly to the child. The organization accepts referrals from Head Start programs, preschools, and elementary schools in targeted zip codes of low and moderate income census tracts, and maintains a registration database of qualified recipients. Matrix Code: 5 Citation: 570.201(e) Performance Measure: SL-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	5,400 children aged 0-5 years old receive books mailed directly to their homes on a monthly basis. Read to Me Stockton focuses on Stockton zip codes that have the highest number of elementary schools identified by the State of California as needing improvement due to high poverty, unemployment, and illiteracy rates.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Targeted to Stockton zip codes: 95202, 95205, 95210, and 95215. The Dolly Parton Imagination Library requires the organization to identify areas for service based on the city's needs. Stockton Unified School District has identified ten zip codes with the greatest need. The organization currently distributes books in five of the ten zip codes, and looks to expand as funding is increased.		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Public Services (General)		
9	Tuleburg Press	Public Services		Non-Housing Community Development CDBG : \$35,000
	Description	Operating expenses and supplies for writing/publishing center; offering after school program for children. Matrix Code: 05L Citation: 570.201(e) Performance Measure: SL-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1,500 children generally under age 13 will participate in the after school program. Children will be referred through nearby schools and qualified based on income. Per CPD Maps, the organization and nearby elementary schools are located in a census tract with 34.95-64.47% poverty rate.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	343 East Main Street, 1st Floor, Stockton, CA 95202		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)			
10	Emergency Food Bank	Public Services		Homelessness CDBG : \$30,000
	Description	Funds to be used for the Mobile Farmers' Market and Farm to Family programs to distribute fresh fruits & vegetables. Two mobile vans visit over 55 low-income sites each month. Produce obtained through Farm to Family is distributed through the Food Bank's programs and to other programs that serve the low-income and/or homeless. Both programs serve approximately 110,700 per year. Matrix Code: 05W Citation: 570.201(E) Performance Measure: SL-1		

	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	110,700 low-income and/or homeless individuals will receive fresh fruits & vegetables via the Mobile Farmers' Market and Farm to Family programs.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	7 W. Scotts Avenue, Stockton, CA 95203			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Food Banks			
11	Second Harvest Food Bank	<u>Housing and Services for the Homeless</u>		<u>Non-Housing Community Development</u>	CDBG : \$30,000
		<u>Services for Special Needs</u>		<u>Homelessness</u>	
		<u>Public Services</u>			
	Description	Second Harvest Food Bank will distribute food to low-income residents of Stockton. Matrix Code: 05W Citation: 570.201(E) Performance Measure: SL-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	11,100 low-income residents of Stockton will receive food distributions.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	704 Industrial Park Dr, Manteca, CA 95337			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Food Banks			
12	Disability Resource Agency For Independent Living	<u>Affordable Housing</u>		<u>Affordable Housing</u>	CDBG : \$30,000
		<u>Services for Special Needs</u>			
	Description	Installation of ADA ramps, grab bars, assistive technology, and other accessibility improvements for disabled renters and home owners. Matrix Code: 14A Citation: 570.202 Performance Measure: DH-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	5 disabled low-income renters or home owners will be assisted.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide			
	Planned Activities (Note: Additional information for this discussion	Rehab; Single-Unit Residential and Assistive Technology for the disabled			

	may be available on the AP-36 Project Detail screen.)				
13	SJC Human Services Agency	Services for Special Needs Public Services		Non-Housing Community Development	CDBG : \$10,000
	Description	Funds to be used for continuation of a program to distribute meals to home-bound seniors, "Meals on Wheels." Matrix Code: 5A Citation: 570.201(E) Performance Measure: SL-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	60 low-income home-bound seniors in Stockton will be delivered meals at home.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Senior Services			
14	Community Medical Centers - ADA Project	Housing and Services for the Homeless Services for Special Needs		Non-Housing Community Development	CDBG : \$46,000
	Description	Rehab and replacement of existing wheelchair ramps and lifts at the Gleason House Medical Center. Matrix Code: 03P Citation: 570.201(c) Performance Measure: SL-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	One public health facility currently serves approximately 612 unduplicated patients living in Stockton.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	423 S. San Joaquin Street, Stockton, CA 95203			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	ADA improvements to exterior of public medical facility.			
15	Kelly's Angels	Public Services		Non-Housing Community Development	CDBG : \$15,000
	Description	Supplies and operating expenses of program offering services to youth who are experiencing trauma due to violence or crimes. Matrix Code: 05D Citation: 570.201(e) Performance Measure: SL-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	24 low-moderate income individuals will be served by the program, including referrals from the District Attorney's Victim's Assistance Unit.			
	Location Description				

	(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	343 East Main Street, Suite 305, Stockton, CA 95202			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Youth Services			
16	Homeless Initiative	Affordable Housing Housing and Services for the Homeless Public Services		Affordable Housing Homelessness	CDBG : \$435,000
	Description	Subject to a request for proposals, to be used for acquisition, construction, or rehabilitation of temporary shelters or transitional housing for the homeless in conjunction with recommendations by the Committee on Homeless Policy. Matrix Code: 03C Citation: 570.201(c) Performance Measure: SL-1			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	To be determined (subject to a request for proposals).			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Subject to a request for proposals, to be used for acquisition, construction, or rehabilitation of temporary shelters or transitional housing for the homeless.			
17	Facade Improvement Program	Support Economic Development		Non-Housing Community Development	CDBG : \$350,000
	Description	Rehabilitation of commercial properties in eligible target areas including facade improvements. Matrix Code: 14E Citation: 570.202 Performance Measure: EO-3			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	6 businesses will receive facade improvements. Qualifying businesses are those located in the target area.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Eligible areas include the Waterfront Redevelopment Project Area, El Dorado Street between Harding Way and Park Street, California Street between Harding Way and Park Street, East Main Street between Wilson Way and Highway 99, Fremont Street between Ryde Avenue and Interstate 5, Charter Way between Interstate 5 and Airport Way, and Airport Way between Charter way and Twelfth Street.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Rehab; Commercial Facade			
18	Micro-Business Loan Pool	Support Economic Development		Non-Housing Community Development	CDBG : \$50,000
	Description	Funds will be used to assist small businesses to start or expand. Matrix Code: 18A Citation: 570.203 Performance Measure: EO-1			

	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	4 jobs for low-moderate income persons.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Funds will be used to assist small businesses start or expand.		
	Commercial Emergency Repair Grant Program	Support Economic Development		Non-Housing Community Development CDBG : \$10,000
	Description	Funds will be used to provide grants to businesses to correct code violations or other life, health, safety issues. Property owner must show proof of financial need, with no other available sources of funding. Matrix Code: 14E Citation: 570.202 Performance Measure: EO-3		
	Target Date for Completion	06/30/2019		
19	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	2 businesses with no other available sources of funding, will be assisted.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Grant funds must be used to alleviate code violations where the health and safety of employees and/or the public is endangered.		
	Entrepreneurship/Business Incubator	Support Economic Development		Non-Housing Community Development CDBG : \$80,000
	Description	Funding for a business & tech incubator to facilitate services to new innovators and emerging businesses. Matrix Code: 18C Citation: 570.201(o) Performance Measure: EO-1		
	Target Date for Completion	06/30/2019		
20	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	5 microenterprise businesses for low-moderate income persons.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	ED Direct Financial Assistance to For-Profits		

21	Downtown Infrastructure Infill Incentive Program	Support Economic Development		Non-Housing Community Development	CDBG : \$900,000
	Description	This new program provides financial incentives to eligible parties interested in developing new market-rate residential, commercial, or mixed-use infill projects in Downtown Stockton. To qualify for the program, applicants must: 1) Develop a minimum of 35 new market-rate residential units and/or develop a minimum of 30,000 square feet of new, or newly renovated, retail or commercial space, 2) Be located within the downtown program boundary, 3) Make a capital investment of at least \$500,000, 4) Eligible public infrastructure improvements must equal \$100,000 or more, and 5) enter into a Reimbursement Agreement, requiring City Council approval, executed between the City and applicant. Matrix Code: 17B Citation: 570.203 Performance Measure: EO-3			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	To be determined (subject to a request for proposals).			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The downtown program boundary includes Center Street to the west, Park Street to the north, ACE Rail/Union Pacific Railroad to the east, and Washington Street to the south. http://www.stocktongov.com/files/Downtown_Infill_Incentive_Program_Boundary_Map.pdf			
22	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Subject to a request for proposals, to be used for eligible public infrastructure improvements in conjunction with an approved new market-rate residential, commercial, or mixed-use infill projects in Downtown Stockton.			
	Oak Park Ice Arena Improvements	Support Economic Development		Non-Housing Community Development	CDBG : \$600,000
	Description	CDBG funds for the Oak Park Ice Arena to replace the chiller, rink floor and related improvements. Matrix Code: 03F Citation: 570.202 Performance Measure: SL-3			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The project site is located in Census Tract 0014.00, which has a median household income of \$44,988 and is on the border of Census Tracts 0013.00 and 0015.00.			
23	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	3545 Alvarado Ave, Stockton, CA 95204			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Redevelopment of Oak Park Ice Arena facility intended primarily for recreational use.			
	HOME Administration	Affordable Housing Housing and Services for the Homeless Services for Special Needs Public Services		Affordable Housing Non-Housing Community Development Homelessness	HOME : \$195,919
	Description	Administration of HOME program, including oversight, management and capacity building.			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			

	may be available on the AP-36 Project Detail screen.)				
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administration of HOME program			
24	Housing Program Delivery	Affordable Housing Housing and Services for the Homeless Services for Special Needs		Affordable Housing Homelessness	HOME : \$114,582
	Description	Delivery costs associated with implementation of specific housing programs and projects. This includes staff time spent reviewing agreements, staff reports, and general technical assistance provided to HOME assisted projects. Matrix Code: 14A Citation: 570.202 Performance Measure: DH-2			
	Target Date for Completion				
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Delivery costs associated with implementation of specific housing programs and projects			
25	HOME Housing Loans	Affordable Housing Housing and Services for the Homeless Services for Special Needs Public Services		Affordable Housing Homelessness	HOME : \$1,384,807
	Description	HOME funds will be used to provide financial assistance for the rehabilitation or development of low income housing on a city-wide basis. The Housing Rehabilitation Program will be available to assist single family homeowners to make repairs to their residences. The Downpayment Assistance Program will assist qualified low to moderate income households with downpayment assistance and/or soft 2nd mortgages. Funds will also be available for multi-family rehabilitation or construction projects. Matrix Code: 14A Citation: 570.202 Performance Measure: DH-2			
	Target Date for Completion	06/30/2019			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	To be determined (subject to proposals).			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide			

	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Financial assistance for the rehabilitation or development of low income housing.		
	CHDO Set-aside Funds	Affordable Housing Housing and Services for the Homeless Services for Special Needs Public Services	Affordable Housing Homelessness	HOME : \$263,878
	Description	Set aside funds as required by HUD HOME regulations for housing activities owned, developed and/or sponsored by qualified Community Housing Development Organizations (CHDO). Matrix Code: 14B Citation: 570.202 Performance Measure: DH-2		
	Target Date for Completion	06/30/2019		
26	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	5 housing units for low-moderate income families.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Set aside funds as required by HUD HOME regulations for housing activities owned, developed and/or sponsored by qualified Community Housing Development Organizations (CHDO). Type of housing (rental vs. homeowner and rehabilitation vs. construction) subject to request for proposals.		
27	ESG18 Stockton	Housing and Services for the Homeless Services for Special Needs Public Services	Homelessness	ESG : \$290,376
	Description	Non-staff operational costs for organizations that provide services to the homeless, funds provided to Central Valley Low Income Housing Corporation (CVLIHC) for the provision of Rent Assistance and Stabilization Services to households at risk of becoming homeless, and to re-house households that are experiencing homelessness; and Administration of the ESG program including staff and operational costs of oversight and management. Citations: 576.102, 576.103, 576.104, 576.108 Performance Measure: SL-1		
	Target Date for Completion	06/30/2019		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	5,707 homeless people will receive shelter or services, or receive rent assistance and stabilization services.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Community-wide		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	<ul style="list-style-type: none"> ESG18-Shelter (\$174,255): Non-staff operational costs for organizations that provide services to the homeless. Funds will be provided to Women's Center-Youth & Family Services, Gospel Center Rescue Mission, Haven of Peace, St. Mary's Interfaith, and Stockton Shelter for the Homeless. ESG18-Homeless Prevention (\$106,150): Funds will be provided to Central Valley Low Income Housing Corporation (CVLIHC) for the provision of Rent Assistance and Stabilization Services to households at risk of becoming homeless, and for the provision of Rent Assistance and Stabilization Services to re-house households that are experiencing homelessness. 		

		<ul style="list-style-type: none">• ESG18-Administration (\$9,971): Administration of the ESG program including staff and operational costs of oversight and management.
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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

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.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	163
Non-Homeless	197
Special-Needs	5
Total	365

Table 9 - 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	113
Rehab of Existing Units	100
Acquisition of Existing Units	2
Total	365

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

After issuance of a Notice of Funding Availability (NOFA), to leverage CDBG, HOME, and Redevelopment Successor Agency repayments to the City's Low and Moderate-Income Housing Fund (LMIHF), four projects were allocated funding, including thirteen units that will be rehabilitated utilizing CDBG funds to

provide permanent housing for the homeless, one hundred eighty-four multi-family units and one single family home will be constructed or rehabilitated with a combination of HOME and LMIHF funds.

In 2018-2019 the City plans to use CDBG and/or HOME to assist two homebuyers with downpayment or closing costs; provide five emergency repair loans; provide funds for the construction of five wheel chair ramps, lifts or grab bars at the homes of those with special needs; provide funds for five homeowner rehabilitation loans; 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

Last year, the Housing Authority applied for and received 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. While Phase I was under construction, the Housing Authority applied to the City's LMIFH NOFA for Phase II, to include 15 units at 30% AMI and 84 units at 50% AMI. The City agreed to provide \$1,200,000 in combined HOME and LMIFH funding to Phase II, to include new construction of the 99 multi-family units.

As a result of the LMIFH NOFA, the City also awarded \$300,000 in CDBG funds to the Partnership in Housing for the Homeless project, which is a joint effort between Stockton Shelter for the Homeless, the Housing Authority, and S.T.A.N.D. to build or rehabilitate 13 units for permanent housing for the homeless. In addition, the City awarded \$60,000 in HOME funds to Habitat for Humanity to construct the final single-family home in the Dream Creek project, and \$100,000 in combined LMIFH and HOME funding to LINC Housing Corporation to fund the rehabilitation of 85 units of the Pacific Villas project.

With the increased funding to the HOME program for 2018-19, the City plans to issue another NOFA for HOME funds in conjunction with the LMIFH program to leverage funds for additional housing project opportunities.

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.

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

Introduction

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 (formerly known as the Homeless Task Force) 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.

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 2018 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 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

cont. from introduction...

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.

The City plans to undertake activities to address the housing and supportive service needs for persons who are not homeless, but have other special needs. The Disability Resource Agency has been allocated funds to provide adaptive aids and wheelchair ramps or lifts for persons with disabilities. Funds have also been allocated to the San Joaquin County Human Services Agency for the distribution of meals to home-bound seniors known as "Meals on Wheels."

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

Introduction:

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.

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

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 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.

Recent state legislation provides clarification and fee assistance for the creation of Accessory Dwelling Units (ADUs) with two separate bills signed on October 8, 2017: SB 229 (Wieckowski) and AB 494 (Bloom). These bills, effective January 1, 2018, clarify and improve various provisions of the law to promote the development of ADUs, including allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities, such as special districts and water corporations, and reducing parking requirements.

AP-85 Other Actions – 91.220(k)

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 2018-19. 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 and HOME. 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:

- Four 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 2018-19 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(I)(1,2,4)

Introduction:

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.

Action Plan CDBG response:

The City expects to receive approximately \$2,168,742 of program income during the 2018-2019 program year, including a repayment from the Redevelopment Successor Agency. Approximately \$60,000 will be deposited in the City's revolving loan fund, and \$50,000 will be deposited in the City's revolving 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 85 percent of its CDBG allocation for activities that benefit persons of low- and moderate income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	0
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:	0

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 85.00% |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 2016, 2017, 2018.

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:

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). The majority of the funds will be subject to an annual request for developer proposals be used for a 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).

Developer proposals for HOME funds are accepted through an annual Notice of Funding Availability (NOFA) identifying the purpose and type of funds available, with mailers sent via U.S. Postal Service and e-mail to interested parties and regional developers, and also posted to the City's website and social media pages. To encourage a variety of project types and locations, the City's HOME program does not limit beneficiaries. Application packages are available electronically on the City's website or via e-mail, and hard copies are available for pick-up in the City's Economic Development Department. The competitive applications are reviewed by City staff and/or a committee of regional housing experts and representatives from the community. The applications are next scored through set criteria, including eligible uses, commitment and expenditure deadlines, developer capacity, experience, concurrence with established goals and policies, leveraging, or other requirements. Recommendations concerning funding are then made to the City Council, which holds a publicly noticed hearing to vote on moving forward with the recommended allocations.

The City uses a variety of methods to conduct outreach to consumers for all our 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.

When HOME funds are allocated for homebuyer assistance or for the rehabilitation of owner-occupied single- family properties, the City utilizes the HOME affordable homeownership annual limits provided by HUD for newly constructed housing and for existing housing.

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:

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.

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:

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.

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:

For multifamily projects in the City of Stockton, when loaning HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under § 92.252, with a minimum affordability period of 15 years. The project application must demonstrate: that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; insure that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

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

1. Include written standards for providing ESG assistance (may include as attachment)

Attached, Appendix C.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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.

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).

The City of Stockton will implement the Emergency Solutions Grant (ESG) program in accordance with The McKinney-Vento Homeless Assistance Act As Amended by S.896 HEARTH Act of 2009, found at 24 CFR Part 576, to insure eligible activities are selected and financially managed in accordance with local and federal requirements. The City of Stockton's process for implementing the ESG program is laid out below.

Public Participation. Community Development Committee (CDC) holds annual Kick-off/Needs Assessment Meeting Late Fall (*see Action Plan Schedule, and Public Participation Plan*)

- Update annual Action Plan Schedule, Application & Instructions
- Issue Public Notice
- Issue NOFA
- Post agenda
- Publish Application & Instructions PDF on City website; provide hard copies for front counter

Applications for Funding. Annual Applications Submitted Mid-January (*see Action Plan Schedule*)

- Staff reviews applications for eligibility, completeness, ESG requirements per Application Instructions, consistency with the Consolidated Plan, and 24 CFR Part 576
- CDC holds meetings for review and to make recommendations to City Council; agendas posted with Clerk before each meeting, February-March
- Subrecipients sent recommendation letters in advance of Council hearing
- Issue Public Notice
- Distribute draft Action Plan requesting public comment

Award Funds. City Council reviews CDC recommendations at publicly noticed meeting and votes, April

- Action Plan is submitted to HUD via IDIS
- Award letters sent to subrecipients following AAP submittal, including CFDA number

Agreements. Draft agreements with subrecipients and route for signatures, Summer

- Prepare environmental documentation
- Once agreements executed, subrecipients sent notice to proceed
- Set up: Purchase orders once HUD grant agreement executed, Internal HTE and IDIS input

Grant Administration. Administer grants as required per 24 CFR Part 576

- Review and process invoices for reimbursement (*see City's Administrative Directive for processing payments and Economic Development Department Payment Processing Procedures*)
- Review expenditure deadlines and requirements
- Provide technical assistance to subrecipients, as needed
- Close-out projects as each one wraps up

Monitoring. Monitor subrecipients per Monitoring Schedule and Monitoring Procedures

Reporting. Follow CAPER schedule for end of year reporting requirements

- Gather accomplishment data
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.

The goal of the CoC is to coordinate local efforts to identify and address the needs of the homeless population, provide coordinated outreach services, and to identify gaps and shortfalls where additional resources and coordination may be necessary. Though the CoC effort is led by the San Joaquin County Community Development Department, it incorporates the resources and efforts of a wide variety of organizations and agencies. These include the Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women's Center - YFS, the Gospel Center Rescue Mission, the New Directions Drug and Alcohol Awareness Program, and Dignity's Alcove Veterans Housing, among other important organizations and agencies. Information is collected through direct outreach, during Point in Time counts, and data entry into the HMIS system.

5. Describe performance standards for evaluating ESG.

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).

APPENDIX A

Citizen Participation



CITY OF STOCKTON

ECONOMIC DEVELOPMENT DEPARTMENT

Housing, Economic Development, Asset Management, and Parking Authority

400 E. Main Street, 4th Floor • Stockton, CA 95202-3000 • 209 / 937-8539 • Fax 209 / 937-5099www.stocktonca.gov

November 13, 2017

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 1, 2017. 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/housing>.

CDBG and ESG applications are due Friday, January 12, 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 2018-19 Program Year, the City of Stockton expects to receive the following federal funds: approximately \$3.2 million under the CDBG Program, approximately \$280,000 in ESG funds, and approximately \$1.2 million in HOME funds. These estimates are based on the City's 2017-18 allocations, so the actual allocation may vary.

A meeting to accept public comments on the local housing and community needs for the 2018-19 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, November 30, 2017**, 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 12, 2018, 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, PROJECT MANAGER

Cynthia Marsh

From: Cynthia Marsh
Sent: Tuesday, November 14, 2017 2:13 PM
To: Cynthia Marsh
Subject: Stockton CDBG & ESG Application Cycle Opening Soon

TO: ALL INTERESTED INDIVIDUALS / 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 1st): 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

2018-2019 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 320-2320-2322)		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@stocktonfoodbank.org
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@sigov.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	edwscjc@aol.com
San Joaquin Delta College Small Business Development	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	209-467-779	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.net
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@pathwaysforveterans.org
Salvation Army	Cecilia		P.O. Box 848	Stockton	CA	95201	670-4267		
Tanya Andrews							476-1106 x13	910-1057	tanya.andrews1016@yahoo.com
Charisma Thomas							510-706-5231		boozaj@yahoo.com
New Way Of Life		Debra	160 De Paul Drive	Vallejo	CA	94589			debra@newwayoflife.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		
Tim Viall									tviall@msn.com
Toina D. Vickers - Ark Builder									toina@strategieses.com
New Genesis Housing	Williams	Dwight					209-379-6067		newgenesishousing@gmail.com
	Walker	Richard	4108 Steamboat Cove Lane	Stockton	CA	95219			rebroke209@gmail.com

**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 20 2017

I declare under penalty of perjury that the foregoing is true and correct. Executed on November 20, 2017 In Stockton California



Delailah Little,
The Record

0001108027

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 2018-19 Action Plan. The meeting will be on Thursday, November 30, 2017, at 3:30 pm, in the José Hernández Conference Room, Chase Building, 400 E. Main St., 4th Floor, Stockton.

For the 2018-19 Program Year the City of Stockton expects to receive the following federal funds: approximately \$3.2 million under the Community Development Block Grant (CDBG) Program, approximately \$280,000 in Emergency Solutions Grant (ESG) funds, and approximately \$1.2 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 St., 4th Floor, Stockton, CA 95202 and on-line at

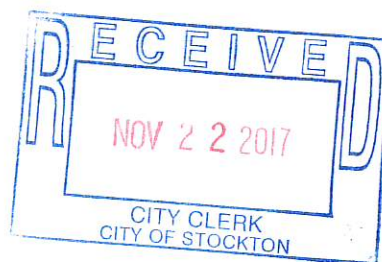
<http://www.stocktongov.com/government/departments/econDev/housing> on December 1, 2017.

Attendance at the meeting is not required to submit an application. Applications must be received by January 12, 2018, no later than 5:00 pm 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 abovementioned programs or the application process.

BRET HUNTER, CMC
INTERIM CITY CLERK
CITY OF STOCKTON

#1108027 11/20/17



**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,

May 17 2018

I declare under penalty of perjury that the foregoing is true and correct. Executed on May 17, 2018
In Stockton California



Delailah Little,
The Record

0001120104

NOTICE OF PUBLIC HEARING

City of Stockton Action Plan

A draft of the City of Stockton's 2018-19 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://stocktonca.gov/government/departments/econDev/housing.html>

The 2018-2019 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 2018-19 contains the following recommended allocations of funds:

SOURCES OF FUNDS CDBG HOME ESG

New Entitlement \$3,451,760 \$1,759,186 \$290,376
Projected Program Income \$200,000 \$200,000 N/A
Reprogrammed Funds \$1,098,000 \$0 N/A
Revolving Loan Program Income \$110,000 N/A N/A
Successor Agency Repayment (FY 2018-19) \$1,858,742 N/A N/A
Total Sources \$6,718,502 \$1,959,186 \$290,376

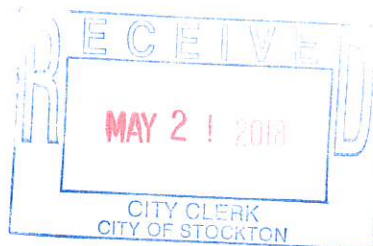
USES OF FUNDS

Administration \$1,078,866 \$195,919 \$9,971
Program Delivery/Operation \$300,000 \$114,582 N/A
Housing Loan Programs \$857,688 \$1,384,807 N/A
CHDO Set-Aside N/A \$263,878 N/A
Sub-Recipient Assistance \$550,000 N/A \$280,405
Economic Development Programs \$1,990,000 N/A N/A
Debt Service Section 108 Loan Repayment \$1,941,928 N/A N/A
Total Uses \$6,718,502 \$1,959,186 \$290,376

PUBLIC COMMENTS: The 30-day public comment period on the Action Plan is May 18 through June 19, 2018. 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 19, 2018, City Council Chambers, City Hall, 425 N. El Dorado St., 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.

BRET HUNTER, CMC
STOCKTON CITY CLERK

#1120104 5/17/18



APPENDIX B

Sources and Uses Table

**** D R A F T ****

**2018-2019 SOURCES AND USES
COMMUNITY DEVELOPMENT BLOCK GRANT**

	2016-17 ALLOCATION	2017-18 ALLOCATION	2018-19 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	3,143,802	3,225,590	3,451,760	226,170
Program Income	285,000	275,000	200,000	(75,000)
Revolving Loan Fund Program Income (Rehab)	60,000	65,000	60,000	(5,000)
Revolving Loan Fund Program Income (Micro)	60,000	50,000	50,000	-
Successor Agency Repayment Program Income	-	648,417	1,858,742	1,210,325
Reprogrammed Funds	1,351,490	790,219	1,098,000	307,781
TOTAL SOURCES	\$ 4,900,292	\$ 5,054,226	\$ 6,718,502	\$ 1,664,276
USES OF FUNDS:				
Program Delivery Costs				
Administration	709,760	852,801	1,078,886	226,085
Program Delivery	281,414	281,414	300,000	18,586
Code Enforcement	239,498	-	-	-
Total	\$ 1,230,672	\$ 1,134,215	\$ 1,378,886	\$ 244,671
Housing Programs				
Emergency Repair Program	60,000	65,000	60,000	(5,000)
Housing Loan Pool	764,179	629,542	362,688	(266,854)
Homeless Initiative	-	300,000	435,000	135,000
Total	\$ 824,179	\$ 994,542	\$ 857,688	\$ (136,854)
Subrecipient Assistance				
San Joaquin Fair Housing	176,800	176,810	185,745	8,935
Gospel Center Rescue Mission	-	12,000	118,255	106,255
Read to Me Stockton	-	50,000	50,000	-
Tuleburg Press	-	35,000	35,000	-
Emergency Food Bank – Food Programs	20,000	35,000	30,000	(5,000)
Second Harvest Food Bank	20,000	30,000	30,000	-
Disability Resource Agency for Indep Living	-	10,000	30,000	20,000
SJC HSA – Meals on Wheels	7,500	14,000	10,000	(4,000)
Community Medical Centers, Inc - Public Facility			46,000	46,000
Kelly's Angels Foundation	-	-	15,000	15,000
Stockton Shelter for the Homeless	60,000	90,000	-	(90,000)
Salvation Army – Stockton Corps	-	24,000	-	(24,000)
S.T.A.N.D.	75,000	-	-	-
Other Subrecipients	83,842	-	-	-
Total	\$ 443,142	\$ 476,810	\$ 550,000	\$ 73,190
Economic Development Program				
Façade Improvement Program	300,000	350,000	350,000	-
Micro-Business Loan Pool	120,000	50,000	50,000	-
Emergency Grant Program	10,000	10,000	10,000	-
Entrepreneurship/Business Incubator	80,000	80,000	80,000	-
Fresh Produce Access Grant	-	40,000	-	(40,000)
Infrastructure & Oak Park Ice Arena			1,500,000	1,500,000
Total	\$ 510,000	\$ 530,000	\$ 1,990,000	\$ 1,460,000
Debt Service - Section 108 Loan	\$ 1,892,299	\$ 1,918,659	\$ 1,941,928	\$ 23,269
TOTAL USES OF FUNDS	\$ 4,900,292	\$ 5,054,226	\$ 6,718,502	\$ 1,664,276

**** D R A F T ******2018-19 SOURCES AND USES
HOME INVESTMENT PARTNERSHIPS**

	2016-17 ALLOCATION	2017-18 ALLOCATION	2018-19 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	1,151,969	1,190,818	1,759,186	568,368
Program Income	200,000	250,000	200,000	(50,000)
Reprogrammed Funds	257,655	210,133	-	(210,133)
TOTAL	\$ 1,609,624	\$ 1,650,951	\$ 1,959,186	\$ 308,235
USES OF FUNDS:				
HOME Administration	135,197	144,082	195,919	51,837
Program Delivery	114,582	114,582	114,582	-
Loan Fund	1,187,050	1,213,664	1,384,807	171,143
CHDO Set-Aside	172,795	178,623	263,878	85,255
TOTAL	\$ 1,609,624	\$ 1,650,951	\$ 1,959,186	\$ 308,235

EMERGENCY SOLUTIONS GRANT

	2016-17 ALLOCATION	2017-18 ALLOCATION	2018-19 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	291,273	283,028	290,376	7,348
Extra ESG	-	607,521	-	(607,521)
TOTAL	\$ 291,273	\$ 890,549	\$ 290,376	\$ (600,173)
USES OF FUNDS:				
ESG Administration	\$ 10,000	\$ 40,000	\$ 9,971	\$ (30,029)
Sub-Recipient Assistance				
Gospel Center Rescue Mission	25,000	75,575	24,950	(50,625)
Haven of Peace	21,030	63,574	20,955	(42,619)
St. Mary's Interfaith Dining Room	46,080	139,300	45,950	(93,350)
Stockton Shelter for the Homeless	54,820	165,721	54,650	(111,071)
Women's Center - Youth/Family Services	27,830	84,130	27,750	(56,380)
Central Valley Low Income Housing Corp.	106,513	322,249	106,150	(216,099)
Subrecipient Assistance Total	\$ 281,273	\$ 850,549	\$ 280,405	\$ (570,144)
TOTAL	\$ 291,273	\$ 890,549	\$ 290,376	\$ (600,173)

APPENDIX C

AP-90 ESG Response

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:

- 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 months 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, 2017 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 8, 15 and 22, 2018 and reviewed the ESG applications and made recommendations which were

forwarded to the City Council with a recommendation to increase or decrease any final funding allocations on a pro rata basis. A public hearing before the City Council was held on June 19, 2018 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.