



CITY OF STOCKTON
2024-2025
ANNUAL ACTION PLAN

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Executive Summary

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

1. Introduction

The City of Stockton Annual Action Plan (AAP) outlines the expected activities to undertake during the Program Year (PY) beginning July 1, 2024, and ending June 30, 2025. The identified activities will use funding from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds that the City of Stockton receives from the U.S. Department of Housing and Urban Development (HUD). This AAP represents the fifth year of the City of Stockton five-year 2020-2025 Consolidated Plan (the Consolidated Plan). The AAP describes how the City will address the proposed priority goals, activities, planned outcomes, budget, and the resources allocated for the PY 2024-2025, to housing and community development projects to meet its established goals as identified in the City's Five-Year 2020-2025 Consolidated Plan. The AAP identifies the expected resources and the activities for funding during the program year.

1. 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 PY 2024-2025 AAP identifies the various activities and projects that will be implemented and funded under the CDBG, ESG, and HOME federal programs to meet the goals and objectives identified in the Five-Year Consolidated Plan. The City anticipates allocating \$3,220,474 in CDBG funding, \$1,760,707 in HOME funding, and \$275,046 in ESG funding; these are projections using award amounts from the previous program year. Final award amounts and distribution among the different projects/activities identified in this AAP and sources and uses will be proportionately adjusted (increased or decreased) upon HUD's official announcement of the PY 2024-2025 allocations. The objectives and outcomes expected from implementing the 2024-2025 AAP are identified in AP-20 and AP-35.

The Consolidated Plan sets goals and strategies to accomplish over the fiscal years of 2020-2024. It identifies a list of funding priorities established based on data from the Consolidated Plan's Needs Assessment, Market Analysis, public meetings, and community survey results. The goals listed below represent the City's priority needs and serve as the basis for the fiscal year 2024-2025 programs and activities identified in the Action Plan.

1. **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless population, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homeless prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap-around services on-site.
 2. **Affordable Housing:** Preserve, improve, and expand the supply of quality affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Assist existing low-income owner-occupied households, keeping their homes safe and well-maintained by providing rehabilitation assistance.
 3. **Support Economic Development:** Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Enhance the City's entrepreneurship ecosystem by investing in entrepreneur growth initiatives that develop and strengthen small businesses and support local entrepreneurs. Support the redevelopment of blighted areas by investing in the rehabilitation of properties and critical infrastructure improvements.
 4. **Public Services:** Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.
2. **Evaluation of past performance**

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

In PY 2023-2024, the Economic Development Department (EDD) continued to work on implementing planned activities and any prior year unmet needs. The projects and activities identified in this 2024-2025 Annual Action Plan are a result of an assessment of the City's past programs and activities.

During PY 2023-2024, staff developed new underwriting guidelines for both CDBG and ESG subrecipient selection as well as for the City's affordable housing development projects. The intent of these newly designed guidelines is to improve the city's effectiveness and efficiency in underwriting all future planned activities and as a result make better funding decisions with the end goal of improved performance efficiencies by subrecipients and in turn the City of Stockton.

The CDBG, the ESG, and the HOME programs provided operating funds for many local programs, allowing the City to make progress toward the goals outlined in the Consolidated Plan

Housing programs funded through the CDGB and HOME programs assisted in expanding the supply of affordable housing. CDBG and ESG funded public service programs supported community development, fair housing services, food security, and provide shelter and housing solutions for low-income residents.

In partnership with local community partners, the following are a several projects that feature the City's performance/progress in PY 2023-2024:

1. Affordable Housing:
 - Town Center Studios Apartments Phase II: Construction continued on Phase II. When completed this project will add 20 affordable housing units for homeless individuals.
 - Sonora Square Apartments: This project was completed in 2023-2024 and has added 37 affordable housing units for homeless and special needs individuals.
 - Grand View Village Apartments: Construction continued. When completed, this project will add 75 affordable housing units for families.
 - Villa d' Fore: Construction continued. When completed this project will add 15 affordable housing units for homeless households.
2. Public Services: A total of \$670,000 was awarded to 9 local non-profits offering the following range of services:
 - Fair Housing
 - Youth and Transition Aged Youth Services
 - Literacy and Papermaking Workshops
 - Food Assistance Programs
 - Hygiene Services for the Homeless
3. The City issued a comprehensive Notice of Funding Availability (NOFA) making available all available funds to be used for affordable housing development.

3. Summary of Citizen Participation Process and consultation process

The City conducted various citizen participation modes of outreach in the Annual Action Plan (AAP) planning process. See AP-12 Participation for a summary of outreach modes and summary of comments.

The City made all attempts to encourage community participation, including low- and moderate-income persons. Meetings were held in public spaces, accommodated the needs of vulnerable populations, and offered alternatives to limited English proficiency community members. Spanish language interpreters were available at meetings. All community meetings held were open to the public. A meeting notice listing all public meetings and the public hearing was distributed and published in the Stockton Record. The draft AAP was made available online at: www.stocktonca.gov/housing and made available at the City of Stockton's Economic Development Department 400 E. Main St, Stockton CA.

To prepare the AAP, City staff consulted with local agencies and organizations throughout the city and county, including public and assisted housing providers; an assortment of government agencies; and private and public health, mental health, and social service agencies. Additionally, the City reached out to stakeholders, from sectors like housing, business development, and economic development. In most

cases, the consultation discussions represented a continuation of the ongoing interactions and dialogue between the City and local stakeholder groups.

The planning process for the development of this AAP began in December 2024. The initial communications for planning the 2024-2025 Action Plan started with informing the public of the Community Development Committee (CDC) meeting. The Community Development meeting held on December 6th was held for the purpose of sharing with the CDC the AAP process, the 2024-2025 CDBG/ESG Public Service NOFA.

4. 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.

A summary of comments received are in section AP-12 Participation. A summary of comments received will be included as an attachment to this AAP at the conclusion of the public review period. It will include any public comments received at the Stockton City Council's Public Hearing held on April 16, 2024.

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

TBD

7. Summary

The City of Stockton's AAP represents the fifth and final year of the City's Consolidated Plan. The AAP identifies activities to complete during the program year 2024-2025 to address community priority needs. The City is prioritizing CDBG funding to support affordable housing, including housing for homeless populations, economic development, public services, and support for vulnerable populations, all consistent with the community needs expressed in the Consolidated Plan. Similarly, for ESG funding the City is prioritizing funding for Emergency Shelter Operations/Transitional Housing and Homelessness Prevention services.

In addition, the City will continue efforts to provide expanded business assistance and educational opportunities for workers and entrepreneurs to help increase residents' opportunities to improve their economic self-sufficiency, so that resources made available pursuant to the Consolidated Plan can be provided to those most in need of assistance.

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

6. 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

Narrative (optional)

The Economic Development Department of the City of Stockton prepares the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). The Economic Development Department comprises several divisions, which work together to administer the CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, coordinating with other divisions as necessary. In addition, staff also collaborates with a network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives.

The City of Stockton's Economic development Department administers each grant program and its associated funding source(s). Funding recommendations for the City's CDBG & ESG grants come from a collaboration between City staff and the Community Development Committee (CDC). This committee is appointed by the City Council and is comprised of community member representatives from each District.

Consolidated Plan Public Contact Information

The following are various ways in which an interested party can contact the City of Stockton Economic Development staff with comments regarding the City's Consolidated Plan:

- Telephone: (209) 937-8539
- Email: Economic.Development@stocktonca.gov
- In Person: City of Stockton, Economic Development Department, 400 East Main Street, 4th floor, Stockton, CA 95202

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

7. Introduction

The planning process required under HUD regulations for the development of the AAP 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 official delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes.

The City of Stockton consulted with several organizations, stakeholders, community members, and service providers. Consultations occur throughout the year as part of the City's engagement with local community forums and collaboration with San Joaquin Continuum of Care, local homeless service providers, housing advocates, the Housing Authority, and affordable housing providers.

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

The City's engagement strategy includes active participation in several committees and working groups with members from public and assisted housing organizations, service agencies, social services, and mental health providers. The City holds a Board seat on the San Joaquin Continuum of Care (CoC). The CoC includes service providers such as private/governmental health, youth/senior services, affordable housing, mental health, and other government agencies. These meetings serve as a collaboration meeting for all members for service delivery throughout San Joaquin County.

The City's Economic Development Department meets regularly with sub-recipients and partner agencies (including close collaboration with other City departments) to discuss HUD planning activities and/or projects. Similarly, the City works directly with the Housing Authority of the County of San Joaquin through partnerships on affordable housing projects. Regular communication between the agencies mentioned above is maintained to address needs in the community.

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 San Joaquin County 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 Consolidated Plan. The City of Stockton is an active San Joaquin County CoC member; the City's Homeless Strategic Initiatives Manager maintains a seat on the Board. Areas of coordination with the CoC include:

- **Coordinated Funding Strategies:** The City partners with the CoC Collaborative Applicant to review local community needs and program opportunities. The City works in partnership with local funders, including the County, managed care plans, and hospitals to create high-level systems change.
- **Data Sharing and Analytics:** The City participates in the local Data and HMIS committee and works jointly with the HMIS lead to foster uniform data reporting. ESG subrecipients are required to participate in the HMIS and funding is allocated toward the operations and management of the HMIS, including licenses and staff training.
- **Coordinated Entry:** Regionally, the CoC has adopted a Housing First framework. Through City and partner funding, the CES system is functional, serving to identify and prioritize individuals and families facing the highest vulnerability for permanent or permanent supportive housing.
- **Education Capacity Building:** The City of Stockton works in partnership with the United Way of San Joaquin to strengthen the knowledge and understanding of the homeless system. United Way's work includes but is not limited to trainings and learning sessions to build capacity of new and emerging community leaders, including those with lived experience.
- **Addressing Racial and Ethnic Disparities:** City Staff chairs the Strategic Planning sub-committee of the CoC, which this year is taking a focused look at the racial and ethnic disparities that are existing within the homeless continuum. The City, CoC, and Collaborative Applicant are participating in the "Equity and Data Analysis" HUD SNAPS sponsored Community Workshop.

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, and other participating agencies and organizations, regarding ESG funding. The City of Stockton included a CoC member in the ESG grant review process to assist with grant application review. The application review is based on past performance and outcomes, alignment with homeless action plan goals/priorities, and an assessment to avoid duplication of services in the funding decisions. In addition, the City notifies the CoC during the AAP citizen participation period as a mode of consultation with the CoC.

The Homeless Management Information System (HMIS) is an effective relational database for coordinating client services, community planning and public policy, and increasing collaboration across agencies. HMIS can help identify gaps in service, racial and ethnic disparities, and service provision to homeless individuals and families as well as person at risk of homelessness. Example performance measures include length of homelessness, returns to homelessness, first time homeless, number of sheltered homeless persons, and exits to permanent housing.

- 8. 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**

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Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
The Emergency Food Bank	Services - Housing Services- Children Services- Elderly Persons Services- Persons with Disabilities Services- homeless Services- Health	Non-Homeless Special Needs	Coordination with this organization during the program year informed this plan of the unmet nutritional needs of the Stockton community.

<p>Second Harvest of the Greater Valley</p>	<p>Services - Housing Services- Children Services- Elderly Persons Services- Persons with Disabilities Services- homeless Services- Health</p>	<p>Non-Homeless Special Needs</p>	<p>The City coordinated with this organization through the course of the program year to collect data informing the plan of the unmet nutritional needs of the Stockton community.</p>
<p>Children’s Home of Stockton</p>	<p>Services- homeless Services- Education</p>		<p>The City partners and collaborated with this organization throughout the year. The organization provides temporary housing for transition aged youth (ages 18-24) experiencing homelessness. Collaboration with this organization is anticipated to collect data to inform the City’s decision making around youth homelessness and to enhance coordination with utilizing HMIS to collect robust data on transition aged youth clients.</p>

<p>Tuleburg Press</p>	<p>Services- Education</p>	<p>The City partners and collaborated with this organization throughout the year. The organization provides literacy and papermaking workshops to the community. Data collected from this organization informed the funding decisions made in this plan. The anticipated outcome of this partnership is to gauge the effectiveness of literacy classes and education in gaining and maintaining permanent employment and housing.</p>
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<p>St. Mary's Community Services</p>	<p>Services - Housing Services- Children Services- Elderly Persons Services- Persons with Disabilities Services- Persons with HIV/AIDS Services- Victims of Domestic Violence Services- homeless Services- Health Services - Victims</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy</p>	<p>The City partners and collaborated with this organization throughout the year to strengthen and transform homeless shelter services through many shelter rehabilitation improvements and through the creation of a new 24 hour Navigation Center. The anticipated outcome is 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 anti-poverty strategies.</p>
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<p>Bread of Life</p>	<p>Services - Housing Services- Children Services- Elderly Persons Services- Persons with Disabilities Services- homeless Services- Health</p>	<p>Non-Homeless Special Needs</p>	<p>The City coordinated with this organization through the course of the program year to collect data informing the plan of the unmet nutritional needs of the Stockton community.</p>
<p>Uplift All Foundation</p>	<p>Services- homeless</p>	<p>Homeless Needs - Chronically homeless</p>	<p>The City partners and collaborated with this organization throughout the year. The organization provides hygienic services to the homeless population of Stockton. The anticipated outcome was to collect information regarding the services provided and to identify gaps in service for homeless and to improve coordination of HMIS data.</p>
<p>San Joaquin Fair Housing Foundation, Inc.</p>	<p>Housing Service-Fair Housing</p>		<p>Through ongoing partnerships with this organization, the City has received data on the utilization of fair housing services which emphasize the need of services and education in the Stockton community. The anticipated outcome was to improve coordination with the City and create understanding of the breadth of fair housing services needed for the City.</p>

<p>Kelly's Angels Foundation, Inc.</p>	<p>Services-Children</p>	<p>Non-Homeless Special Needs</p>	<p>The City partners and collaborated with this organization throughout the year. The organization provides programing for youth affected by trauma. The anticipated outcome of this partnership is to gauge the effectiveness of youth programs for vulnerable populations on matriculation.</p>
<p>Central Valley Low Income Housing Corp.</p>	<p>Housing Services - Housing</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children</p>	<p>The City partners and collaborated with this organization throughout the year. The organization assists the homeless population an those vulnerable to homelessness. The anticipated outcome is to collect information regarding resources available for, coordination efforts in place, promotion of services, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti poverty strategies. Identified areas for improved coordination are length of contract execution time for awarding and a coordinating the collection of data and education around the HMIS platform.</p>
<p>Haven of Peace</p>	<p>Services-Victims of Domestic Violence Services-homeless</p>		<p>The City partners and collaborated with this organization throughout the year. The organization provides critical services to victims of domestic violence. The anticipated outcome is to address the needs of this population.</p>

PREVAIL	Services- Victims of Domestic Violence Services- homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children	The City partners and collaborated with this organization throughout the year. The organization provides critical services to victims of domestic violence. The anticipated outcome is to address the needs of this population.
Visionary Home Builders			The City partners and collaborated with this organization throughout the year. The organization provides affordable housing opportunities to low income individuals and families. The anticipated outcome is to address the needs of this population.
Housing Authority of San Joaquin County			The City partners and collaborated with this organization throughout the year. The organization provides affordable housing opportunities to low income individuals and families. The anticipated outcome is to address the needs of this population.
Downtown Stockton Alliance (DSA)		Special Economic Development	The City has initiated a number of collaborative efforts and hosted a number of workshops around supporting local businesses by strengthening the entrepreneurship ecosystem and developing goals for revitalizing downtown Stockton. DSA was an active partner in the development of the Downtown Strategic Plan, Mapping Entrepreneurship Assets report, and Exploring the Feasibility of a Stockton Business Food Accelerator report.

Stockton Community Kitchen (SCK)		Special Economic Development	SCK also participated in the workshops and webinars that helped inform the Mapping Entrepreneurship Asset report and Exploring the Feasibility of a Stockton Business Food Accelerator report, which looked at the existing business resources and gaps in services for small business support.
Stockton Impact Corps (SIC)		Special Economic Development	The SIC also participated in the workshops and webinar that helped inform the Mapping Entrepreneurship Assets report and Exploring the Feasibility of a Stockton Business Food Accelerator report.
San Joaquin Delta College		Special Economic Development	San Joaquin Delta College participated in the workshops that helped inform the Exploring the Feasibility of a Stockton Business Food Accelerator report, which looked at the existing resources, gaps in services, and recommendations in strengthening the business support services for food-based startups in Stockton.
San Joaquin County Continuum of Care			

Table 2 – Agencies, groups, organizations who participated

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

Not Applicable

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

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Economic Development Strategic Action Plan (EDSAP)	City of Stockton Economic Development Department	The EDSAP outlines the medium-term goals and strategies for supporting the needs of the business and entrepreneurial community. The Plan informs decision making around program creation to support the business community, particularly in disinvested areas.
Downtown Strategic Plan	City of Stockton Economic Development Department	The Plan provides a short-term strategic vision for Downtown Stockton to enhance and accelerate revitalization efforts and provide a shared vision for community organizations and stakeholder groups.
Mapping Entrepreneurship Assets in Stockton, CA	City of Stockton Economic Development Department	The report analyzes the landscape of support services for entrepreneurs and small business owners in Stockton as well as identifies the gaps in services. The report helps to inform what services are essential to ensuring a thriving and sustainable local small business economy.
Exploring the Feasibility of a Stockton Food Business Accelerator	City of Stockton Economic Development Department	The report evaluates the challenges, resources and network for food-based startups in Stockton and provides recommendations on how to strengthen the entrepreneurial network to support successful locally-grown food-based businesses.

One Page Strategic Plan	City of Stockton City Manager's Office	The OGSP outlines council's priorities and the specific strategies, plans, and metrics developed by the executive leadership team to help guide and measure results.
Envision Stockton 2040 General Plan	City of Stockton Community Development Department	The General Plan overlaps significantly with the Strategic Plan goals by promoting activities and strategies to address housing needs in the community.
Community Health Needs Assessment	St. Joseph's Medical Center	The CHNA identifies significant health needs in San Joaquin County and provides guidance for prioritization for health-related programs and activities for priority census tracts.
Food Access Research Atlas	U.S Department of Agriculture	With the goal of ensuring Americans healthy living, the USDA's Food Access Research Atlas provides an overview of food accessibility indicators for low-income and other census tracts.
Local Homeless Action Plan (LHAP)	City of Stockton Economic Development Department	The LHAP provides an assessment of homeless services and builds upon the collective efforts and actions of community leaders to prevent and end homelessness and the significant investments under way through state and federal funding to address homelessness, a parallel goal with those identified in the AAP.

<p>The San Joaquin Community Response to Homelessness: 2020 San Joaquin County Strategic Plan</p>	<p>San Joaquin Continuum of Care</p>	<p>Identified goals of the San Joaquin Community Response to Homelessness plan that align with the City of Stockton goals to increase access and reduce barriers to homeless crisis response services and ensure households experiencing homelessness have access to affordable and sustainable permanent housing.</p>
<p>Housing Element</p>	<p>City of Stockton</p>	<p>Goals of the City General Plan Housing Element serves as a policy guide to help Stockton meet existing and future housing needs and were considered when preparing the AAP. The goals of the AAP and Housing Element address creating and preserving affordable housing in the City.</p>
<p>HOME-ARP Plan</p>	<p>City of Stockton</p>	<p>This plan addresses how to prioritize funding coming in the City and identifies the need for affordable permanent housing and permanent supportive housing for homeless individuals or those at risk as the overwhelming priority, especially for vulnerable populations; priorities align with those set forth in the AAP.</p>

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 City of Stockton follows its Citizen Participation Plan as a guide for engaging with citizens and encouraging citizen participation. The planning process for the development of this Annual Action Plan began in December 2023 with the launch of the City's public service NOFA. During the citizen participation process, community meetings were held to inform the public of the 2024-2025 AAP process and the programs offered by various funding sources covered under the AAP. Comments from the community meetings were obtained for needs assessment to consider for goal setting. A public hearing at City Council was held on April 16, 2024. The public comment period was held from March 15, 2024 through April 16, 2024. A press release was issued on March 12, 2024 and posted on the City's website. A public notice announcing the AAP draft availability was published in the Stockton Record and in Spanish in the Latino Times. Dates, times and locations of community meetings as well as public hearings were published through these mediums and are summarized in Table 4.

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) EXHIBIT 1
1	Newspaper Ad	Non-targeted/broad community	Public Notice published in the Stockton Record and Latino Times (in Spanish) for the following: Annual Action Plan 30-day public comment period, a public meeting to review and collect public comments on March 20 th , a Community Development Committee to present the committee with the action plan and receive comments, and the City Council meeting held on April 16, 2024.	N/A	N/A	N/A
2	Public Meeting—Community Development Committee Meeting December 6, 2023	Non-targeted/broad community	This was the first of a series of AAP meetings to provide an overview and collect feedback on the Annual Action Plan/Public Service NOFA. This meeting was attended by five members of the CDC.	No comments received	N/A	N/A
3	Public Meeting—Community Meeting March 20, 2024	Non-targeted/broad community	TBD	TBD	TBD	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)
4	Public Meeting— Community Development Committee Meeting March 27, 2024	Non-targeted/broad community	To be provided after meeting	TBD	TBD	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the program year 2024-2025, the City will receive approximately \$3,220,474 in annual CDBG funding. The City will receive approximately \$1,760,707 in HOME funding. The City also will receive \$275,046 in annual ESG funding. The table below provides a breakdown of these anticipated resources and eligible uses. These are projections using award amounts from the previous program year. Final award amounts and distribution among the different projects/activities identified in this AAP and sources and uses will be proportionately adjusted (increased or decreased) upon

HUD’s official announcement of the PY 2024-2025 allocations.

Anticipated Resources

Program	Source of Funds	Eligible Uses	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	\$3,220,474	\$1,344,493	\$882,941	\$5,447,908	\$0	Expected Uses: Program Administration, Housing programs, Public services, Fair Housing, Homelessness Services
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,760,707	\$200,000	\$595,104	\$2,555,811	\$0	Expected Uses: Rental Housing Rehabilitation/New Construction
ESG	public - federal	Street outreach Homeless prevention Rapid rehousing Emergency Shelter	\$275,046	\$0	\$0	\$0	\$0	Expected Uses: Homeless Services, Homeless Prevention Emergency Shelter

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

Existing HUD resources allow the City to leverage additional local, state, and private funding sources to maximize impact. The City identifies additional funds during the project planning phase and prior to project award to complement the goals in the five-year Consolidated Plan. For example, the City receives Homeless Housing, Assistance and Prevention (HHAP) funding from the State of California to build regional coordination and a unified regional response to reduce and end homelessness, informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing. Another State source of funding is Project Homekey grant funding for the construction or renovation of permanent housing units for homeless individuals. Permanent Local Housing Allocation (PLHA) funds from the State provide resources to complement Federal and local resources allocated to a wider range of affordable housing projects. It is important to note that HHAP and Homekey funds are not permanent sources of funding, however the City will continue to use these resources to leverage HUD funds as they continue to become available.

In 2018, the City was awarded a Brownfields Assessment Coalition Grant from the Federal Environmental Protection Agency (EPA) which has supported several of the City's goals of transforming underutilized parcels to promote affordable housing, small business development, and promote overall economic growth and development. The EPA Grant expired in November 2023; however, the initiative resulted in the leveraging of nearly \$5.25 million of additional funding from the California Department of Toxic Substances Control (DTSC), as outlined below.

For the City's unsheltered population, funding has also been leveraged via the American Rescue Plan Act (ARPA) allocations to expand homeless services and strengthen public infrastructure and facilities for very-low-income communities, including those experiencing homelessness. The City also received funding from the US Small Business Administration Office of Grants Management in 2022 and continues to leverage the funds to support economic development activities to support local microenterprises. The City continues to search for additional opportunities to leverage funds on a regular basis.

Private Resources: Affordable Housing Program (AHP) is a semi-annual competitive grant program offered by financial institutions associated with the twelve local Federal Home Loan (FHL) Banks. Private Mortgages provided by private lenders have financed many of the larger multifamily housing projects, as well as some CDBG projects undertaken within the City. Private Industry companies and groups have established

funds that can be leveraged to facilitate affordable and workforce housing development. Private Philanthropy through the San Joaquin Community Foundation, local hospitals and health systems, and United Way of San Joaquin continues to support programs for the most vulnerable individuals in our communities. Philanthropic partners, including local managed care plans are making significant investments to programs within the homeless continuum of care.

Any funding source matching requirements imposed on the City are generally passed on to subrecipients requiring the respective match as a minimum threshold.

HOME funded housing projects typically far exceed minimum matching requirements due to the need for developers to secure most of the funding from other public and private funding sources. The current HOME match requirement for the City of Stockton is 12.5% per match reductions published by HUD in September 2023.

HUD requires a 100% match for the City's ESG grant. ESG match requirements are passed on to subrecipients. The City closely assesses that this requirement is met during its review of program application review and enforced during the project period.

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

The City of Stockton was awarded \$5.2 million from the Department of Toxic Substances Control (DTSC) under the Equitable Community Revitalization Grant (ECRG) to remediate a nine-acre City-owned site along the waterfront. The four (4) parcels, collectively known as South Pointe, are located at 705, 833, and 855 West Weber Avenue. The City has entered into an Exclusive Negotiating Rights Agreement (ENRA) with RBH Group of Newark, NJ to develop an approximately 853,000 SF mixed-use residential development on South Pointe (701-855 W Weber Avenue). Phase I will include housing 300 units, 4,000 sf of educational space, and 16,000 sf of retail and/or community facility space. A Disposition and Development Agreement was approved by City Council on February 6, 2024. Depending on the results of the remediation efforts, Phase I is expected to begin construction by the end of 2025.

Phase II will consist of 220 housing units. The planned development builds upon the City's prior investments in waterfront entertainment and recreation and seeks to create a dynamic new neighborhood that extends the vibrancy of downtown Stockton further into the south waterfront.

In addition, the State Surplus Land Act requires the city to identify surplus and excess local public lands be declared surplus by City Council and issue a Notice of Availability to housing developers and local agencies. All dispositions must be approved by HCD before a sale or lease can be finalized. Three areas of City-owned properties have been deemed surplus and are available and suitable for housing: Lafayette/Stanislaus (four parcels), Weber Avenue (four parcels), and South Airport (one parcel). The address and acreage of each property is listed below.

530 Lafayette - 0.11 acres
 534 Lafayette - 0.09 acres
 536 Lafayette - 0.14 acres
 411 S Stanislaus – 1.66 acres
 833 W Weber – 3.73 acres
 705 W Weber – 3.08 acres
 Weber Avenue – 0.29 acres
 855 W Weber – 1.97 acres
 2135 South Airport – 0.33 acres

The City of Stockton will be partnering with Visionary Home Builders Inc (VHB) for the development of affordable housing on a State-owned site

located at 601 East Miner Avenue/ 622 E. Lindsay in Downtown Stockton.

Discussion

No further discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Services for the Homeless	2020	2024	Public Housing Homeless	City-wide	Homelessness	ESG: \$254,418	Homeless Person Overnight Shelter: 43 Persons Assisted Homelessness Prevention: 44 Persons Assisted
2	Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless	City-wide	Homelessness Affordable Housing	CDBG: \$3,033,813 HOME: \$2,268,811	Homeowner Housing Rehabilitated: 7 Households Rental units constructed: 0 Rental Units Rehabilitated: 103
3	Support Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Non-Housing Community Development 2	CDBG: \$950,000	Facade treatment/business building rehabilitation: 5 Businesses assisted: 15
4	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Non-Housing Community Development 1	CDBG: \$470,000	Public service activities for Low/Moderate Income Housing Benefit: 115,085 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing and Services for the Homeless
	Goal Description	Provide housing and services for the City's homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wraparound services on-site.
2	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households help keep their homes safe and well maintained by providing rehabilitation assistance.
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 low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
4	Goal Name	Public Services
	Goal Description	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects that the City will fund with CDBG, HOME, and ESG funds during the 2024-2025 program year (July 1, 2024 – June 30, 2025) are summarized below. The City will utilize funds available to address the goals outlined in the Consolidated Plan to address the priority needs and specific objectives. Each year, the City's funding is used for a range of eligible activities including but not limited to affordable housing, public services, economic development, homelessness services, and enhancements to public facilities or infrastructure improvements. The previous years have aligned funding with the Consolidated Plan and 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 2024-25 Action Plan will build on prior successes and continue to meet the objectives of the 2020-2025 Consolidated Plan.

Projects

#	Project Name
1	CDBG Administration
2	CDBG Housing Program Delivery
3	CDBG Housing Programs
4	Economic Development
5	Public Services
6	HOME Administration
7	HOME Program Delivery
8	HOME Housing Loans
9	CHDO Set-Aside Funds
10	ESG Entitlement 2024 Stockton

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

The allocation priorities derive from the goals outlined in the 2020-2025 Consolidated Plan.

The City has identified the lack of sufficient funding as the greatest obstacle to meeting the underserved needs. Other noted obstacles in addressing community needs are, but not limited to, housing market conditions (e.g. affordability), economic conditions, services available to support diverse population, cost of real estate, prevailing wage requirements, increased construction costs, limited supply chain, etc.

During the next year, the City will continue to apply for funding and/or support applications by other organizations to expand affordable housing opportunities, homeless assistance and supportive services,

and to meet the general needs of the low-income residents and neighborhoods. The city will continue to foster partnerships with local organizations to address the city’s community development needs.

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AP-38 Project Summary
Project Summary Information

DRAFT

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description
CDBG Administration	City-Wide	Housing and Services for the Homeless Affordable Housing Support Economic Development Public Services	Homelessness Affordable Housing Non-Housing Community Development 1 Non-Housing Community Development 2	CDBG: \$644,095	Staff costs associated with the implementation of CDBG activities. Matrix Code: 21A	6/30/2025	N/A	N/A - Administration
CDBG Housing Program Delivery	City-wide	Affordable Housing	Affordable Housing	CDBG: \$350,000	Staff and service delivery costs are associated with the implementation of various housing rehabilitation programs. Matrix Code: 14H National Objective: LMH Citation: 570.202	6/30/2025	N/A	N/A

<p>CDBG Housing Programs</p>	<p>City-wide</p>	<p>Housing and Services for the Homeless Affordable Housing</p>	<p>Homelessness Affordable Housing</p>	<p>CDBG: \$3,033,813</p>	<p>CDBG funds will be provided through various City housing programs for the improvement of low- and moderate-income housing city-wide. The Single-Family Housing Repair Loan Program assists in the rehabilitation of owner-occupied residences. The Multi-family Housing Program assists in the rehabilitation or the development of low- and moderate-income multi-family housing. Matrix Code: 14A/14B National Objective: LMH Citation: 570.202</p>	<p>6/30/2025</p>	<p>Homeowner Housing Rehabilitated: 7 Low Income Households</p> <p>Rental units constructed: TBD Rental Units Rehabilitated: TBD</p>	<p>City-wide</p>
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Economic Development	City-wide	Support Economic Development	Non-Housing Community Development 1	<p>6/30/2025: \$950,000</p>	<p>Partnerships with business service providers to provide entrepreneurship and small business support including but not limited to the creation/retention of full-time equivalent jobs through grant programs. Provide grants to rehab the exterior of commercial/retail properties. Provide financial assistance to private for-profit businesses for economic development activities.</p> <p>Matrix Codes 14E, 18A, 18B, 18C</p> <p>National Objectives SBA, LMC, LMJ, SBS, and LMA</p>	<p>6/30/2025</p>	<p>Facade treatment/business building rehabilitation: 5 Businesses assisted: 15</p>	City-wide
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					Citations: 570.202; 570.203; 570.201			
Public Services	City-wide	Public Services	Non-Housing Community Development 1	CDBG: \$470,000	Invest in services and partner with agencies that provide public services to address priority goals and needs that provide essential services to the community. Matrix code 05A to 05Z National Objective: Citation: 570.201(e)	6/30/2025	Public service activities for Low/Moderate Income Housing Benefit: 115,085 Persons Assisted	City-wide
HOME Administration	City-wide	Housing and Services for the Homeless Affordable Housing	Homelessness Affordable Housing Non-Housing Community Development 2	HOME: \$287,000	Staff costs associated with the implementation of HOME program activities. Citation: 92.207	6/30/2025	N/A	N/A

HOME Program Delivery	City-wide	Affordable Housing	Affordable Housing	HOME: \$150,000	Staff and service delivery costs are associated with the implementation of various affordable housing projects. Citation: 92.206	6/30/2025	N/A	N/A
HOME Housing Loans	City-wide	Housing and Services for the Homeless Affordable Housing	Homelessness Affordable Housing	HOME: \$1,854,705	Financial assistance for the rehabilitation or development of low-income housing. The Housing Rehabilitation Program will be available to assist single-family dwelling homeowners to make repairs to their residence. Funds will also be available for multi-family rehabilitation or construction projects. Citation: 92.205 & 92.206	6/30/2025	Rental units constructed: TBD Rental Units Rehabilitated: TBD	City-wide

CHDO Set-aside Funds	City-wide	Housing and Services for the Homeless Affordable Housing	Homelessness Affordable Housing	HOME: \$264,106	Set-Aside funds are required by HUD HOME regulations for housing activities owned, developed, and/or sponsored by qualified Community Housing Development Organizations (CHDO). Citation: 92.205 & 92.206	6/30/2025	Rental units constructed: TBD Rental Units Rehabilitated: TBD	City-wide
ESG Entitlement 2024 Stockton	City-wide	Housing and Services for the Homeless Public Services	Homelessness	ESG: \$275,046	Homeless services including, Shelter, Homeless Prevention, and HMIS costs. Citations: 576.100; 576.101; 576.102; 576.103; 576.104, 576.105; 576.106; 576.107; 576.108; 576.109;	6/30/2025	Homeless Person Overnight Shelter: 43 Persons Assisted Homelessness Prevention: 44 Persons Assisted	City-wide

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 City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a city-wide basis.

Rationale for the priorities for allocating investments geographically

The City of Stockton allocates HUD resources on a city-wide basis. For example, the City’s housing rehabilitation program is equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance.

A Slum Blight Area Map will be used for activities / programs related to the elimination of slums and blight including but not limited to infrastructure improvements in a deteriorated area and economic development assistance to induce redevelopment in blighted areas.

Discussion

To provide further guidance for the use of public funds in blighted areas throughout the city and to encourage further investment in specific areas, the City developed a Slum Blight Area map for eligible activities. The Slum Blight Area consists of 5.62 square miles with 34% of all parcels being categorized as “blighted / deteriorated”. The 5.62 square miles is comprised of 7,728 parcels, of which, 1,406 parcels have conditions of physical blight, 33 buildings with a vacancy rate of 9.9 percent of higher, 258 parcels with reports of environmental contamination.

	Count	Acres	%
Total Parcels	7,628	2,524	100%
Blighted/Deteriorated Area	1,640	869	34%

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2020-2025 Consolidated Plan includes goals directly associated with addressing affordable housing needs. The city’s approach to addressing affordable housing needs includes but is not limited to 1) Developing new affordable housing, 2) Rehabilitating existing affordable housing stock, and/or 3) Preserving existing affordable housing.

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:

- Partner with local affordable housing developers and public agencies to develop additional single family and/or multi family housing.
- Continue to administer the Housing Rehabilitation Program designed to assist owner-occupied residential properties with loans to conduct health and safety related repairs; this includes emergency assistance.

The following are the City’s one year goals for affordable housing activities to be supported:

Population to Be Supported	# of Households
Homeless	103
Non-Homeless	7
Special-Needs	
Total	110

Table 7 - One Year Goals for Affordable Housing by Support Requirement

Type of Housing Production	# of Households
Rental Assistance (TBRA)	0
The Production of New Units	
Rehab of Existing Units	110
Acquisition of Existing Units	
Total	110

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of Stockton and the Housing Authority of San Joaquin County (Housing Authority) maintain a strong partnership built on the common goal and priority of providing affordable housing opportunities for Stockton’s low-income residents and improving the quality of life for residents. The Housing Authority of the County of San Joaquin (HACSJ) is the largest affordable housing property manager of multi-family and single household public housing units for lower income people in San Joaquin County. According to the HACSJ 2023 PHA Plan, the HACSJ currently operates 6,166 subsidized housing units composed of 1,001 public housing units and 5,165 housing choice vouchers.

Through the use of Regional Early Action Planning (REAP) funds, the San Joaquin Council of Governments (SJCOG) is developing a Regional Housing Trust Fund (RHTF) Feasibility Study to explore the creation of a Local Housing Trust Fund. The City and other local partners, including HACSJ, are monitoring and engaging in the process, which is expected to conclude in December 2023. Pending the results of the Study, the City will explore the use of various sources, including the State of California’s Permanent Local Housing Allocation (PLHA), to ensure continuous funding availability for affordable housing for years to come.

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

In January 2024, the City issued an affordable housing NOFA to which affordable housing developers may apply to address affordable housing needs including public housing.

In addition, the Housing Authority’s Sierra Vista Phase III housing project, will consist of public housing and project-based vouchers with 73 units. The Housing Authority will continue to seek funding sources to replace aging housing stock at the public housing sites with new affordable housing units.

The Housing Authority’s Annual Plan defines the following goals related to public housing:

- Expand the supply of assisted housing:
- Reduce the number of vacancies at each Public Housing site by decreasing maintenance turnaround time
- Improve curb appeal at all Public Housing sites.
- Replace aging/outdated housing stock.
- Increase public housing security improvements.

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 to achieve homeownership.

The HACSJ administers a Family Self Sufficiency (FSS) Program. Public housing FSS participants are invited to attend a variety of workshops hosted by the Housing Authority including health fairs, homeownership fairs, and job fairs.

Under the Housing Authority's Family Self-Sufficiency (FSS) program, public housing residents can participate in the program and receive referred to services and establish a family escrow savings account. The FSS program allows residents to establish an escrow savings account based on earned income. Contributions can be made to the escrow savings account monthly, as long as there is an increase in earned income during their participation in the FSS program. FSS participant have utilized the escrow savings account to accomplish homeownership goals, such as credit repair, credit counseling, and down-payment on a home. The Housing Authority will continue to collaborate with the City to provide supportive services for potential homeownership families.

According to a February 8, 2024 California Association of Realtors report, during the 4th quarter of 2023, only 22% of San Joaquin County households could afford to purchase a \$546,100 median priced home which would need an annual income of \$146,000. Relatively elevated interest rates and a shortage of home inventory continue to challenge first time homebuyers and their ability to purchase a home without being cost burdened. The City will continue to explore ways to address challenges faced by first time buyers including public housing residents.

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.

Discussion

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

Introduction

Most recent Point-in-Time (PIT) Count findings from a survey of homeless individuals conducted in January of 2022, found an estimated 1,370 homeless individuals in Stockton, of whom nearly 900 were unsheltered (65%).

The City holds a Board seat on the San Joaquin Continuum of Care #511, to investigate the needs and concerns of those experiencing homelessness, develop strategic approaches to prevent and end homelessness, and to prioritize investments in housing, programming, and capacity-building initiatives. Jointly, the City, the County, and the CoC have developed and adopted a Regional Plan describing the County-wide Community Response Prevent and End Homelessness, and the City has created an Action Plan describing investments through 2027/2028, to address the City's commitment to meeting the regional goals and objectives. The Regional Plan outlines the following three major objectives:

Major Objectives

1. Establish a Coordinated and Engaged Regional System
2. Increase Access and Reduce Barriers to Homeless Crisis Response Services
3. Ensure Households Experiencing Homelessness Have Access to Affordable and Sustainable Permanent Housing.

Locally, continues to invest state and federal funding toward affordable housing acquisition, development, or rehabilitation to serve low income and homeless individuals and families..

As part of the HHAP 5 funding application, the City, County, and CoC are undergoing a homeless action planning process that will result in a regional approach and funding plan to address homelessness.

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

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

The City provides support and strategic funding for a variety of activities to outreach to homeless persons, especially persons who are unsheltered, and assess their individual needs. This includes:

Stockton Police and Fire Departments partner with public and private organizations on a multi-agency Homeless Outreach Team (HOT) to ensure that homeless encampments are safe, to provide health care and behavioral health services, and to encourage individuals to move to shelter or connect with housing resources. Partners include County Behavioral Health services, Whole Person Care teams, Community Medical Centers, San Joaquin County District Attorney's Office, and County Public Health Services.

The City has a long-standing partnership with Community Medical Centers, including utilizing ARPA funds to implement a 3-year pilot project to provide an alternative response to non-emergency mental and behavioral health calls coming into the City dispatch. The pilot project was launched in November

2022 and is a collaborative effort between CMC and Police, Fire, and the City Manager's Office. While the "Mobile Crisis Intervention Response" project (MCIR) serves all Stockton residents, there is frequent intersectionality with unsheltered individuals (10% of calls). If the call involves someone who is experiencing homelessness or involves an encampment, it is automatically routed to CMC's long-time operational Care Link homeless street medicine program.

The City Economic Development Department and Police Department partnered with Community Medical Centers and County Behavioral Health on the establishment of an Assessment and Respite Center for homeless individuals in need of mental health care, substance use disorder treatment, and a safe place to stay during assessment and initial treatment. The Economic Development Department provided strategic funding for the facility and Stockton Police provide ongoing referrals.

The City, in collaboration with the County and the CoC, is engaging in a Regional Homeless Action Planning process to conclude in March 2024. The process involves significant stakeholder feedback, including efforts to engage the public and individuals with lived experience of homelessness through public forums, focus groups, and feedback from the CoC's Youth Advisory Board. The Plan will also incorporate recently collected survey data from 243 unsheltered individuals collected as part of an Unsheltered Encampment Outreach Study and corresponding Cost of Homelessness Survey completed in 2022.

The City of Stockton supports the activities of the CoC and actively participates in Point in Time (PIT) Count planning, data review, and analysis. PIT data are critical drivers of the planning and investments made by the City to address homelessness. For the 2024 PIT Count, the City matched investments made by regional partners to support robust data collection, mapping, and analysis. Unlike in previous years, the 2024 Count employed an observation-based method of enumerating all census tracts within the county, with an emphasis on outreach teams with lived experience guides and direct service program staff. An in-person representative survey was conducted during the two-week period immediately following the general street census and utilized persons with lived experience of homelessness and local service providers as surveyors. The approach supports targeted outreach efforts to ensure special populations are represented, including youth, families, and persons residing in encampments. School districts will for the first time in the County participate in collecting data on households meeting the HUD definition of homelessness. A separate and targeted count of young people experiencing homelessness in the County will also be conducted. Together, these efforts should result in a more accurate and standardized methodology, allowing for better comparisons year to year. The City also anticipates receiving Stockton-specific data that will help inform local policy and funding decisions.

All CoC meetings are open to the public and people with lived experiences in homelessness make up a portion of the Board and / or regularly attend meetings. The CoC is revising its committee structure, including reorganizing the Outreach committee. Once re-established, the City will participate in that committee.

Annually, the State estimates that only a handful of people served by the region's street outreach projects are successfully placed into shelter or housing. Local stakeholders are confident this figure is an undercount and represents a data entry issue. Through funding investments in the HMIS, the City aims to increase the number of outreach organizations entering complete service and outcome data into HMIS. Improved data collection will facilitate better outreach service delivery.

The County, with City support, recently received Round 2 State Encampment Resolution Funds, for a multiagency collaborative project to engage one of the City's largest and most dangerous encampments via outreach, service coordination, case management and housing stabilization services. This project builds on a recently funded non-congregate low-barrier shelter project described below, allowing immediate interim housing placements for encampment residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City relies upon a talented cadre of local program partners and their staff to provide emergency shelter and transitional housing needs of homeless persons. Its primary role is to fund and monitor program operations to ensure programs are achieving overall objectives and having a positive impact as determined by changes to the measurable program goals.

Additionally, the City works with stakeholders and regional partners to prioritize the strategies/actions needed to meet objectives and achieve target goals. The City is currently focused on several major strategies pertaining to emergency shelter and transitional housing: 1) increase bed/unit capacity, 2) enhance operations, 3) secure additional program resources.

Increase Bed/Unit Capacity

Point in Time Count data show that there are an insufficient number of shelter beds or emergency housing units for individuals and families. The biggest needs are for shelter beds for single women, people who are medically fragile, or otherwise vulnerable, and for families, including space that allow fathers to stay with their families. The City is currently pursuing projects to add over 300 beds through two major shelter expansion projects. Site development and construction is underway with the build-out of a low barrier Navigation Center and a low barrier non-congregate temporary shelter project called Pathways. The newly designed shelter spaces, and associated program offerings, are anticipated by summer 2024 and fall/early winter 2024, respectively.

Enhance Operations

The City is working with local homeless service providers to implement programming geared toward housing navigation and intensive case management. In part, this is being accomplished with a shift from a model of night-by-night shelter operations to the creation and delivery of full service (24/7) navigation centers. The new shelter spaces mark an abrupt shift from congregate, dormitory style programs, to shelters that offer semi-private, and non-congregate private spaces for individuals, couples, and families, and more accommodations for people with mobility limitations or other serious and ongoing health care needs. In addition to the creation of more privacy, these shelter expansions are designed to accommodate pets and provide options to store personal possessions.

All shelters receiving city funds for operations will be asked to submit a five-year financial plan that describes anticipated revenues and expenditures and outlines how shelter staff will work with clients to address barriers to housing using the principles of Housing First. Plans must also include any agreements with partner agencies to address a broader range of health and safety needs of those who are homeless. Shelter operations contracts include requirements on sheltering best practices and policies, operational benchmarks, oversight, monitoring, and reporting.

Secure Program Resources

The City continues to seek and procure additional state and regional funding to address homelessness.

In addition to federal CDBG and ESG resources, the City has been awarded four rounds of state Homeless Housing, Assistance and Prevention (HHAP) funds and is working in partnership with funded programs to help them develop the certifications and capacity to provide Medicare/Medicaid reimbursable services under the State’s CalAIM project.

In 2023, the City and County each contributed half of a \$10.6M, three-year, low-barrier shelter operations subsidy to the City’s largest shelter operator. The City contributed HHAP, ARPA Contingency, and for the first time, a significant contribution of General Fund dollars to emergency shelter operations.

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

Federal regulations encourage providing homeless persons and households with housing as quickly as is possible. The City has adopted a Housing First approach that prioritizes providing permanent housing to people experiencing homelessness. The City funds programs across the entire homeless continuum from outreach and assessment, emergency shelter, transitional housing, and permanent housing (including new permanent housing and operating subsidies in affordable or supportive housing units).

Coordinated Entry System

Through non-federal funds, the City is making investments into the development and build-out of a county-wide Coordinated Entry System (CES). Through investments in the CES and HMIS, the City hopes to streamline processes and quickly move people into housing. The CES provides a “No Wrong Door” model; the CES Lead is also the County’s 2-1-1 information and referral service provider, and CES is integrated into the HMIS. Households are assessed and placed in a community queue according to vulnerability and need, including chronic homelessness, and then matched to Permanent Housing providers. The City participates in the CoC’s CES committee which is developing a set of measures to better understand how efficiently households are transitioning into permanent housing. Over the next several years there is strong interest in expanding the reach of the CES to include sheltering and interim housing programs. All homeless service partners that receive City funds are required to enter data into the HMIS, and if applicable, participate in CES.

Rapid Re-housing and Landlord Incentives

The City invests in programs to help people obtain housing quickly, increase self-sufficiency, and stay housed. By connecting people with a home, they are in a better position to address other challenges that may have led to their homelessness, such as obtaining employment or addressing substance abuse issues. This includes:

- Prior ESG and HHAP Round 1 funds have included significant investments in Rapid Rehousing solutions designed to help individuals and families quickly exit homelessness and return to permanent housing, including special efforts to re-vamp the region's Rapid Rehousing program by providing incentives to developers and landlords to participate in affordable housing programs, which is struggling in a tight rental market with a functionally

0% vacancy rate. While there is about another year to spend down HHAP 1 funds, recipients have reported trouble spending funds as anticipated due to landlord reluctance to accept individuals and households deemed eligible for the program. Within San Joaquin County, the limited supply of Rapid Rehousing units is primarily reserved for families with children. In 2024, no programs proposed to implement an ESG-funded Rapid Rehousing program—rather those agencies proposed to focus on Prevention.

- \$1,284,482.72 in HHAP Round 1 investments to fund short-term rental assistance and case management services and to incentivize new, private landlords to rent to persons with HC vouchers.

Transitional Housing

The City, CoC, and County recognize the additional need for Transitional Housing designed to provide homeless individuals, especially those experiencing chronic homelessness, with the interim stability and support to successfully move to and maintain permanent housing.

- The State Encampment Resolution Funds aim to engage 300 individuals, move up to 150 individuals into shelter, and move up to 54 individuals into permanent supportive housing, as well as create sustainable pathways from all encampments to permanent supportive housing by increasing the number of available housing units and “move-on” partnerships with other housing resources.
- Once the Pathways project construction is complete in fall/early winter 2024, the City will provide initial operations funds. Pathways will partner with affordable housing providers, the Housing Authority, and private landlords to develop exits out of homelessness.

Permanent Housing

The region has prioritized the acquisition and development of affordable housing solutions, including permanent housing projects for individuals experiencing homelessness. Nearly one-third of the City’s HHAP Round 1 and between 50 to 90 percent of the City’s HHAP Rounds 2, 3, and 4 program funds are allocated towards permanent housing for the homeless. Across all sources of funds, the City’s Local Homeless Action plan proposed that upwards of 60% of homeless funds be invested in affordable housing development.

The City of Stockton, in partnership with the Housing Authority of the County of San Joaquin and local community partners has applied for and been awarded funding for three Homekey projects to provide permanent housing for homeless individuals. These projects provide 128 units of permanent housing in Stockton for homeless individuals and families over the next two to three years. The City’s Homekey projects serve some of the most vulnerable populations, including one project focused on chronically homeless individuals and another serving at-risk families and transition-age youth, with 68 units funded through the HCV Project-Based Vouchers, including 11 ADA-compliant ground floor units and 7 units specially designed for residents with hearing and visual impairments.

Investments in affordable housing for homeless individuals is discussed above in section, AP-55.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City is investing in programs designed to prevent low-income individuals and families from becoming homeless and developing solutions to prevent homelessness for those exiting institutions. Specific examples include:

- **Discharge Coordination:** In partnership with local stakeholders and the County, the City is developing a multi-pronged strategy to address and prevent homelessness for vulnerable populations following discharge from institutional settings. Working in partnership with the County Health Department, local hospitals, the Medicare managed care health plans for the area, and local community homeless serving agencies, the CoC is developing a series of post-discharge options for people experiencing homelessness that will include two specialty care emergency shelters. Already, the County has broken ground on a dedicated homeless facility for people with serious behavioral health concerns and anticipates post-release referrals from the custody. The shelters will work in partnership with the Ready to Work program, a transitional housing and employment development program for formerly incarcerated men. Additionally, funding has been secured and planning is underway for the Pathways project that includes 46 recuperative care non-congregate shelter units under new State programs that will make on-site health coverage reimbursable services. The recuperative care program will operate under a registered guest shelter model, which will wrap housing navigation and health care services around adults discharged from an acute care setting (hospital or skilled nursing facility) to prevent a return to homelessness. Nearly 40% of the total units are planned to be ADA accessible.
- The City invests in fair housing programs that promote landlord / tenant mediations and prevent evictions.

CDBG funding is utilized for the City's Emergency Repair Program which is a program that seeks to provide funding for repairs to single-family homes. This program advances the goal of preventing homelessness by funding emergency repairs that if not addressed, would make a housing unit uninhabitable.

- Federal ESG funds support these and other homeless assistance programs, including emergency shelter programs for single adults, families, youth, and victims of domestic violence. CDBG funds are used to reinforce safety-net programs for vulnerable individuals and families who are homeless or at risk of homelessness, including several food assistance programs, housing counseling programs, and transition aged youth programs to curb homelessness for the young adult population exiting the foster care system. Additional CDBG resources target youth education and enrichment programs to meet the City's objective of creating the best city to live, work, and raise a family. These opportunities enable parents to stay employed and pay rent with the knowledge that their children are safely engaged after school in programs.
- **Homeless Prevention:** ESG resources are used to provide homeless prevention services through short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter (at risk of homelessness). The City also utilizes other state and local funding to address the homeless prevention needs. \$341,001 in HHAP Round 1 funds for rent support programs focused primarily on short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter (at risk of

homelessness). Additionally, \$375,274 in HHAP Round 1 funds to provide coordinated supportive services to foster age youth ages 12-18 years old who are identified as Commercially Sexually Exploited Children or who are at risk of being trafficked.

- Additionally, the City has partnered with several community-based organizations to provide tenant protections, representation, and renter rights information utilizing Emergency Rental Assistance Program (ERAP) funding. Lessons learned from that initiative are providing the framework for ongoing efforts to help low-income individuals and families avoid becoming homeless and guiding the City's investment of State funds to make housing affordable for all members of the community. This includes State formula funding under the Local Permanent Housing Allocation and Homekey initiatives in which the City invests in developing affordable housing for low-income and homeless individuals and families.

Discussion

No additional discussion

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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.

To address these challenges the City is:

- Updating the Housing Element of the General Plan, with a specific purpose and intent to reduce barriers to affordable housing; and
- Creating a Housing Action Plan, to serve as a toolbox for property owners and developers seeking quick guidance on allowable uses, special project areas, and founding resources.

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

California has enacted several policies to improve the overall supply of housing throughout the State with specific efforts to increase the inventory of affordable housing. In addition to these State policies, the City of Stockton has recently completed a three-part series of zoning amendments removing further development barriers for affordable housing.

A number of strategies, action items, and metrics have been identified to achieve this objective, and the first step was to improve the development process to remove barriers to developing affordable housing, to streamline the processes, and make it more widely available. Many of these action items were achieved through a three-phase series of amendments to the general plan and zoning updates through the Land Use Inconsistency (LUI).

On July 12, 2022, the Stockton City Council approved the final phase of LUI updates. The update applied to the zoning map, zoning code, and General Plan Land Use Map to ensure consistency with other City documents and policies. The update was intended to strengthen the community vision, improve the clarity of Stockton's regulations, provide additional development incentives, and establish tools that increase housing supply to meet demand. Some of the updates improve policies around increasing the

housing supply and affordable housing, as outlined below:

- Consistency with Stockton updated 2040 General Plan standards: Updates to zoning districts allowing for more mixed use, housing, and higher density. Exemptions from development and land use approval requirements (includes certain fences and walls in residential zoning districts, interior remodeling, repairs and maintenance, utilities, and more). Updates to permit requirements by zoning districts.
- Amendments to comply with State law.
- Improvements to streamline the development review process: Creation of minor design review process for streamlined approvals.
- Affordable Housing and Density Bonus: The State Density Bonus provides up to 35% more density to developers. The Stockton Density Bonus has two tiers that can provide up to an additional 50% or 100% density bonus for eligible developments.
- Parking incentives and deviations: Increases the infrastructure for pedestrians and cyclists and includes additional parking deviations and revised parking standards to reduce the required parking for new development that meets certain criteria (thus reducing development costs).
- Housing Typology: Clarifications for rooming and boarding houses, transitional and supportive housing, low-barrier navigation centers, and co-living increasing the zoning for allowance.
- Accessory Dwelling Units (ADUs) Streamlined process to further the State's goal to increase housing supply. Include Junior Accessory Dwelling Units (JADU) as required by State law.
- Multi-Unit Residential: Creation of multi-unit residential housing typologies, including development standards for cottage courts, fourplexes, triplexes, and duplexes.

Pro-Housing Designation:

In April 2023, the City received a Pro-housing Designation from the California Housing and Community Development Department (HCD), and now Stockton is one of eleven jurisdictions within California that has this designation. This designation was determined by the community's commitment to build more housing and adopting policies whose end goal is to increase housing production to help meet the state's goal of 2.5 million new homes over the next eight years, with at least one million serving the needs of low-income Californians. The Pro-housing Designation will allow the City to receive incentives such as additional points or other preferences in the scoring of competitive funding programs administered by the HCD and allow the City to be eligible for the Pro-housing Incentive Pilot Program with funding to help accelerate the City's affordable housing production.

The Economic Review Committee

Beyond these updates to the City's General Plan and Zoning, the City takes additional steps to support new development. The Economic Review Committee (ERC) provides additional guidance and assistance for development in Stockton. Coordinated through the Economic Development Department, the Committee is comprised of high-level staff from each of the permitting departments. The Committee will meet with project managers and review preliminary site plans, providing feedback and project

requirements before the project is submitted for site plan/design review and building permits. This allows the project manager to be aware of and address the possible challenges to the project early in the development process. The ERC committee has assisted with the majority of recent affordable housing development projects to help developers navigate and understand the regulatory environment and entitlement process in California, meet additional building regulations based on funding sources, and provide additional access to local and state resources.

Discussion:

No additional discussion

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AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City will work in partnership with local non-profit and public service agencies to address the needs of the underserved populations in the City of Stockton. Traditionally, the City will supports local agencies to provide food assistance, youth services, shelter, affordable/fair housing services, and/or services for the homeless and vulnerable populations.

The City of Stockton is committed to reducing barriers for people experiencing homelessness to access the critical services they need. As part of the City’s overall strategy to address homelessness and affordable housing, any new funding provided by the City for interim housing must be “low barrier” and for interim and permanent housing must be “Housing First.” Through the City’s annual NOFA process, several organizations receive funding for projects and programs directly aimed toward addressing obstacles to meet underserved needs for the city’s most vulnerable populations. The City also participates in the CoC Shelter committee which is actively working to identify shelter best-practices and support area shelters with reducing barriers to entry.

Recognizing the need to build capacity in local nonprofits, especially for those that serve underserved communities, the City invested in a three-year nonprofit capacity building program funded through ARPA and administered by United Way. This innovative approach will better assist the City in responding to community need.

In order to make the City’s programs more accessible to historically underserved communities, the City also transitioned to an online application platform for its CDBG-funded programs. The platform allows applicants to apply for single-family rehab programs or small business assistance programs in their native language and be able to see the status, complete tasks, and communicate with the reviewing staff person via the online platform.

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 Loan Program. The City will continue to use its Notice of Funding Availability NOFA process to solicit eligible affordable housing projects to fund. The City continues to pursue funding at the State level, including Homekey, Pro-housing Incentive Pilot Program, and the Homeless Housing, Assistance and Prevention (HHAP) funds to advance affordable housing developments.

The City of Stockton seeks to continuously improve its programs and infrastructure to serve the community as best as possible through local, state, and federal partnerships. As one of the larger cities in California, the City of Stockton is a recipient of State of California Permanent Local Housing Allocation

(PLHA) program funds designed to address affordable housing goals in Stockton. PLHA funds are being used to supplement CDBG and HOME funds to foster and maintain affordable housing units within the City. To date, the City has received \$7,298,872 in PLHA funds representing awards for years 2019, 2020, and 2021.

PLHA funds will continue to be used to support affordable rental housing projects. Using PLHA, along with other local, state, and federal sources, the City of Stockton is strongly committed to increasing its affordable housing stock.

Actions planned to reduce lead-based paint hazards

The City continues to distribute lead-based paint hazard material to applicants of the Single-Family Rehabilitation Loan Program. In addition, the City works with affordable housing developers to ensure lead-based paints are adequately being tested for and, if necessary, addressed through Operations and Maintenance plans.

The actions described in the Lead Based Paint Hazards section of the Consolidated Plan will be followed in the 2024-2025 program cycle. 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 CDBG, HOME, and NSP funds. Housing units that will be recommended for rehabilitation will be inspected and if necessary, tested for lead-based paint hazards. Based on the test results, any identified hazards are remediated prior to unit occupancy. Included in the City's HOME Policies and Procedures, it is the developer's and/or property owner's duty to distribute the "Renovate Right" Brochure entitled "Protect Your Family from Lead in Your Home" to the tenants and receive a signed acknowledgement form that the reading material was distributed. In the instance of a single family rehabilitation project, a City employee must distribute the material to the homeowner and collect a signed receipt that the material was received.

The City has complied 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 resources to those agencies that will provide some of the most basic services, such as food,

youth services, and services to accommodate vulnerable populations such as women, the elderly, and transition age youth. was the best way to assist households.

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

- Two programs that will provide food assistance to homeless and low-income individuals;
- Two programs that will provide temporary housing and wraparound services including, but not limited to: education assistance, workforce development training, and counseling to transition age youth.
- One program will offer emergency shelter for women and children.
- Fund homelessness prevention activities which will help keep households in their homes.

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 2024-2025 Program Year the City will:

- Continue to work with private housing developers to expand the availability of affordable housing.
- Conduct Environmental Review Committee (ERC) meetings with housing developers to streamline the process of new developments.
- Continue ongoing efforts to update the grants management policies and procedures.
- Continue to provide workshops and trainings to vendors and program applicants.
- Implement improvements to the new streamlined reporting and invoicing system for subrecipients.
- Continue to update email lists to keep residents, business owners, and non-profits up to date on funding opportunities.
- Continue to participate in the San Joaquin County Continuum of Care Committee.
- Continue implementation of the Housing Element and develop a Housing Action Plan and Neighborhood Action Plans for public review.
- 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 the website, providing handouts and program guidelines to keep the public informed.
- Pursue training opportunities for staff.
- Continue collaborating with local service providers to provide technical assistance, as needed, to enhance local capacity as it relates to complying with the stringent ESG, CDBG, and HOME grant

requirements.

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

The City is an active partner with the San Joaquin County Continuum of Care (SJCoC), maintaining a seat on the Board and participating in numerous committees including: Strategic Planning, Data and HMIS, Shelter, Coordinated Entry, and the Point In Time Count. The City leverages the SJCoC platform to facilitate coordination between housing and social services agencies and is committing State and Federal funding to strengthen and enhance local system capacity in the areas of Coordinated Entry and in effective use of data to set, analyze and work towards the successful accomplishment of local performance measures.

Key areas of focus will include supporting the build out and implementation of the Coordinated Entry System and expansion of the Homeless Management Information System. The City is committed to supporting the continued success of the SJCoC and is:

- Allocating portions of the State's HHAP grant toward the successful operations and growth of the CES and the HMIS.
- Incorporating participation in the CES into contract agreements for new affordable housing developments to ensure that housing created through state and federal allocations are utilizing the CES to make housing placements.

The City is also taking an active role in promoting a Housing First approach and has incorporated this requirement into HHAP contract agreements.

Finally, the City continues to work in close partnership with the local Housing Authority (HASJC) and nonprofit housing developers to expand affordable and permanent supportive housing opportunities. Over \$6 million in ARPA funding is dedicated as match funding for the development of permanent housing for homeless individuals.

Program Specific Requirements

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

Introduction:

Per CDBG statutory guidelines, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. The City of Stockton, to the greatest extent possible, will strive to exceed the minimum 70% requirement by assisting low and moderate income persons.

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	\$1,194,493
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$1,194,493

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	80%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City does not propose to use HOME funds to provide any assistance in a form not included in Section 92.205(b).

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

The City does not currently use HOME funds for homebuyer activities, however in the case HOME funds are used, the City will follow the requirements pursuant to 24 CFR 92.254(a)(5)(ii). The City will require that units assisted with HOME funds remain affordable to 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 will be incorporated into each property loan and regulatory agreement. Repayment of the HOME subsidy and any accrued interest will be due upon the sale or transfer of the property 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 senior loan repayment and any closing costs). The City will reinvest these recaptured subsidies into other eligible housing 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:

The City does not currently use HOME funds for homebuyer activities, however in the case HOME funds are used, in compliance with 92.254(a)(4), the city will follow HOME affordability period requirements as a minimum standard. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.

Homeownership assistance HOME amount per-unit & minimum period of affordability in years

Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,0000	15 Years

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:

When loaning HOME funds to rehabilitate multifamily projects, refinancing must be necessary to permit or continue affordability under § 92.252, the project application must 1) 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; 2) 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; 3) state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; 4) ensure that HOME funds cannot be used to

refinance multifamily loans made or insured by any Federal program, including CDBG.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not applicable.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

When providing HOME financing to affordable rental housing projects/developments that limit eligibility or give a preference to a particular segment of the population (e.g. homeless individuals/families, senior households, youth, veterans, etc), the following requirements will apply:

1. The preference will be stated in the written agreement with the owner/developer;
2. The selection of housing projects that have preferences must align with community needs as demonstrated in the City's Consolidated Plan and other relevant City planning documents.
3. The established preference must be in the owner's/developer adopted and written tenant selection policies.
4. The selection of tenants is from a written waiting list in the chronological order of their application (Coordinated Entry does not function as a waiting list and therefore does not substitute as a waiting list and is NOT permitted).
5. Preferences and tenant selection must comply with all Fair Housing regulations.
6. The owner/developer must have an affirmative marketing plan in place, that aligns with the City of Stockton's affirmative Marketing Policy and accounts for marketing to the particular segment of the population that the housing project establishes the preference for.
7. Any limitation or preference must not violate nondiscrimination requirements in [§ 92.350](#). A limitation or preference does not violate nondiscrimination requirements if the housing also receives funding from a Federal program that limits eligibility to a particular segment of the population (e.g., the Housing Opportunity for Persons with AIDS program under [24 CFR part 574](#), the Shelter Plus Care program under [24 CFR part 582](#), the Supportive Housing program under [24 CFR part 583](#), supportive housing for the elderly or persons with disabilities under [24 CFR part 891](#)), and the limit or preference is tailored to serve that segment of the population.
8. The owner/developer must comply with all other applicable requirements of Part 92.253(d).

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

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

1. Initial Evaluations.

The sub-recipient must conduct an initial evaluation to determine the eligibility of each individual's or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing.

2. Determining Program Participant Eligibility.

The following criteria shall be used to determine program participant eligibility for assistance under ESG:

- Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards);
- Assessment and approval by an authorized program case manager;
- Household income (adjusted by size) below 30% of area median income for prevention assistance; and
- Household must either be homeless (using the federal definition) or at risk of losing housing and show a reasonable expectation of becoming self-sufficient within three months.

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.

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

The Continuum of Care, with the City as a funding partner, has developed a Coordinated Entry System (CES) for access to housing opportunities. The purpose of the CES is to connect the highest need, most vulnerable persons in San Joaquin County, to available housing and supportive services, using a Housing First model. The CES utilizes a "No Wrong Door" model and is integrated into the HMIS. Regardless of entry point into the system, households are given the same assessment and are then placed into a Community Queue. The CES Lead uses HMIS CES functionality to match clients in the Queue to open Permanent Housing and Transitional Housing projects.

The CoC CES Committee includes representation from at least one local ESG recipient. Each year,

representatives from the CoC and the ESG recipient agencies will identify any changes to their written standards and share those with the CoC's CES Committee for incorporation into the CES Policies and Procedures.

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) will be allocated.

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 ensure eligible activities are selected and financially managed in accordance with local and federal requirements.

The City of Stockton competitively awards ESG funds through a Request for Proposals (RFP) process to eligible organizations. The RFP process conducts a thorough project proposal underwriting process that includes but is not limited to an assessment of the applicant's ability to comply with ESG grant management and regulatory requirements. The City of Stockton's process for making sub-awards is as follows:

- Issue Notice of Funding Availability (NOFA)
- NOFA guidelines are released and an application workshop is held to review the NOFA guidelines and NOFA application. The application workshop is advertised through the city website, local publications, email lists, and the City's social media platforms.
- Staff reviews applications for eligibility, completeness, ESG requirements per Application Instructions, and consistency with the Consolidated Plan and 24 CFR Part 576. City staff also conducts an initial technical scoring of the applications that includes, but is not limited to: organizational capacity, project timeliness, evaluation of past performance, collaboration and duplication of services, project feasibility, project budget and compliance with ESG matching requirements.
- A Community Development meeting is held for the purpose of eligible ESG applicants to present their project to the committee and for the committee to score the applications. Staff scoring and CDC scoring are combined to inform the final funding recommendations to City Council.
- The draft Annual Action Plan is released for a 30-day public comment period prior to approval at a City Council public hearing.
- ESG funding recommendations are adopted when the Annual Action Plan is taken to City Council for approval.
- Action Plan is submitted to HUD

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.

Planning for homeless services is largely conducted in conjunction with the Continuum of Care which currently includes several members who have lived experiences with homelessness who sit on

the Board of Directors or actively participate in workgroups and committees. Additionally, City staff participate in community discussion groups, listening sessions, and site visits to encampments and shelters to engage and consult with homeless individuals on proposed policies, program funding decisions, and service needs. Finally, program demonstration of paid staff and/or board members with lived experiences in homelessness is taken into consideration during grant review and funding considerations.

5. Describe performance standards for evaluating ESG.

As the largest city within the San Joaquin CoC area, the City of Stockton holds a seat on the CoC governing body and participates in consultation with the San Joaquin County and other participating agencies regarding the coordination of ESG funding. This includes the identification of performance standards and evaluation outcomes. City of Stockton specific ESG standards are established within each subrecipient grant agreement. From a big picture point of view, the City will use performance measures captured by the HMIS system to evaluate the outcomes of ESG assisted projects.

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