

CITY OF STOCKTON

2016-2017

ONE YEAR ACTION PLAN

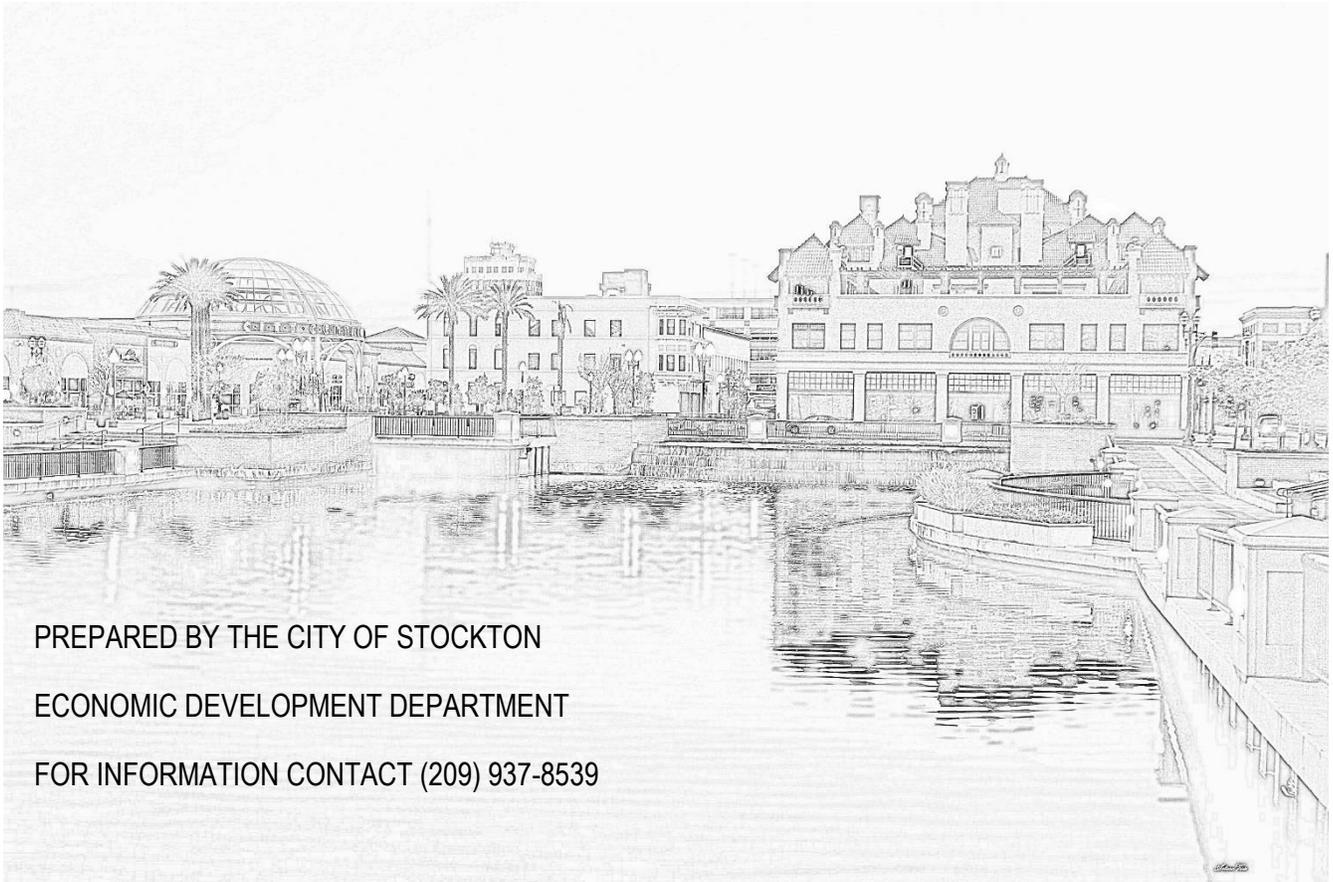
FOR THE

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

HOME INVESTMENT PARTNERSHIP (HOME)

EMERGENCY SOLUTIONS GRANT (ESG)

PROGRAMS



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

Executive Summary

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

1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning July 1, 2016 and ending June 30, 2017 using the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) program funds that are received by the City of Stockton from the U.S. Department of Housing and Urban Development (HUD). The Action Plan describes how the City will address the priority needs and specific objectives identified in the Five-Year strategy of the City of Stockton’s 2015-2020 Consolidated Plan. The One-Year Action Plan is a component of the Consolidated Plan and is updated annually to reflect changes in resource allocation. The 2015-2020 Consolidated Plan provides additional information about the City’s efforts to address federal requirements related to the CDBG, HOME, and ESG programs.

2. Summarize the objectives and outcomes identified in the Plan

The One-Year Action Plan for the 2016-17 program year illustrates the various programs and projects that will be implemented and funded under the CDBG, HOME, and ESG federal programs to meet the goals and objectives identified in the Consolidated Plan. The objectives and outcomes that are anticipated from the implementation of the 2016-17 Action Plan are identified in Table 1 below.

TABLE 1: PERFORMANCE MEASUREMENTS

ACTIVITY	OUTCOME ***	PERFORMANCE INDICATORS	FUNDING SOURCE
OBJECTIVE: DECENT HOUSING			
San Joaquin Fair Housing	DH-1 Availability/Accessibility	800 People*	CDBG
Multi-Family Loan Pool	DH-2 Affordability	50 Housing Units	CDBG/HOME

CHDO Set Aside	DH-2 Affordability	5 Housing Units	HOME
Housing Rehabilitation	DH-2 Affordability	6 Housing Units	CDBG/HOME
Down Payment Assistance	DH-2 Affordability	5 Housing Units	CDBG/HOME
Emergency Repair	DH-1 Availability/Accessibility	7 Housing Units	CDBG
Disability Resource Agency	DH-1 Availability/Accessibility	3 Housing Units	CDBG
STAND	DH-2 Availability/Accessibility	5 Housing Units	CDBG
Habitat for Humanity	DH-2 Availability/Accessibility	5 Housing Units	CDBG
CVLIHC	DH-2 Affordability	150 People	ESG
OBJECTIVE: SUITABLE LIVING ENVIRONMENT			
Second Harvest Food Bank	SL-1 Availability/Accessibility	20,100 People	CDBG
Cold Weather Shelter	SL-1 Availability/Accessibility	300 People	CDBG
Code Enforcement	SL-3 Sustainability	962 Housing Units	CDBG
SJC Child Abuse	SL-1	361 People	CDBG

Prevention Council	Availability/Accessibility		
Emergency Food Bank	SL-1 Availability/Accessibility	67,500 People	CDBG
Meals on Wheels	SL-1 Availability/Accessibility	375 People	CDBG
Salvation Army	SL-1 Availability/Accessibility	4,400 People	CDBG

TABLE 1: PERFORMANCE MEASUREMENTS (CONT.)

ACTIVITY	OUTCOME ***	PERFORMANCE INDICATORS	FUNDING SOURCE
Gospel Center Rescue Mission	SL-1 Availability/Accessibility	400 People	ESG
Haven of Peace	SL-1 Availability/Accessibility	440 People	ESG
Stockton Shelter	SL-1 Availability/Accessibility	2,295 People	ESG/CDBG
Women's Center - Family and Youth Services	SL-1 Availability/Accessibility	430 People	ESG
St. Mary's	SL-1 Availability/Accessibility	7,650 People	ESG
OBJECTIVE: Economic Opportunity			
Façade Loans	E0-3	5 Businesses	CDBG

	Sustainability		
Entrepreneurship/ Business Incubator	E0-3 Sustainability	5 Businesses	CDBG
Micro-Business Loan Pool	EO-1 Availability/Accessibility	8 Jobs	CDBG
Emergency Repair Grant Program	E0-3 Sustainability	2 Businesses	CDBG

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

** HUD's Outcomes/Objectives Code

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

The City will continue to use CDBG, HOME, and ESG funds to meet the Objectives identified in the Consolidated Plan, including the High Priority Objectives of conducting housing rehabilitations for renters, the elderly, and homeowners. In the 2016-17 program year, the City will fund eight activities which will result in additional decent housing. Three of the activities will result in making additional decent housing available and/or accessible and five will provide affordable housing. Through these activities, it is anticipated that during this Program Year 800 people will receive mediation services from Fair Housing which will assist in making safe, affordable housing available, three housing units will be purchased by first time low-income homebuyers with assistance from the City's downpayment program and fifty-two multi-family units will be rehabilitated through the various programs offered by the City. CDBG funds are also being allocated for the construction of wheel chair ramps, lifts and grab bars for low-income households. It is expected that three housing units will be modified.

Eleven activities which will result in creating a more suitable living environment are being funded this fiscal year. Six programs will be funded with Emergency Solutions Grant funds and will result in 11,215 homeless people receiving shelter, services, or rent assistance. Four activities

funded with CDBG funds will result in over 92,375 low-income people receiving food, and approximately 962 housing units being inspected for code violations in an effort to maintain the City's affordable housing stock at a safe and livable standard.

The City is funding four programs which will assist in providing Economic Opportunities for the community. The City's façade program will assist in providing improvements to sustain five businesses in downtown Stockton, and the Micro-Business Loan Pool will assist small businesses to start or expand, creating and/or retaining eight low/moderate jobs. The Entrepreneurship / Business Incubator will assist five small businesses. The City is also funding an Emergency Repair Program which will assist two businesses repair Code Violations.

The City will also utilize other funding sources to implement its housing and community development programs. These include a wide variety of federal, state, local and private resources. At least two housing projects have applied for Nine Percent Low Income Housing Tax Credits.

3. Evaluation of past performance

Evaluation Of Past Performance

The 2010-2015 Consolidated Plan establishes five year goals and objectives upon which the prior one-year action plans were based. The projects and programs that the City funded with CDBG, HOME, and ESG funds during the previous five fiscal years have contributed toward substantial improvements in the lives and neighborhoods of Stockton's low-income residents and provided safe, decent housing for many who would not otherwise be able to afford it. The programs and activities funded in the FY 2016-17 Action Plan will build on these prior successes and continue to meet the objectives of the 2015-2020 Consolidated Plan.

The following is an analysis of the City's progress in meeting the goals and objectives established in our 2010-2015 Consolidated Plan.

TABLE 2: ACCOMPLISHMENTS

ACTIVITY	FIVE YEAR GOALS – 2010-15 CONSOLIDATED PLAN	ESTIMATED ACCOMPLISHMENTS FOR 2015-16	GOALS FOR 2016-17
HOUSING			
Renter housing rehabilitation, site acquisition and/or new construction	Rehabilitate or construct 90 units for renter-occupied households	176 units expect to be rehabilitated or constructed	55 units will be rehabilitated or constructed
Owner housing rehabilitation, homebuyer assistance, and/or new construction	Rehabilitate or construct 50 units for owner-occupied households	12 units expect to be rehabilitated	18 units will be rehabilitated or constructed
Owner and renter Fair Housing Mediation Services	Provide mediation & counseling services to 10,000 people	800 people expect to receive Fair Housing services	800 will receive Fair Housing services
Housing code enforcement	Inspect 2,000 housing units for compliance with building codes	1,132 units expect to be inspected	962 units will be inspected
COMMUNITY DEVELOPMENT			
Assist in the acquisition, construction or renovation of neighborhood facilities	Assist 2 public facilities	1 new public facility will be assisted	2 new public facilities will be assisted
Construct needed infrastructure in target neighborhoods	Assist 1 infrastructure project	No new infrastructure projects were funded in this program year	No new infrastructure projects are being funded in this program year
Rehabilitate existing businesses in addressing code	Assist 20 businesses	6 businesses will be assisted with façade improvements and	7 businesses will be assisted with façade improvements and

violations and to make exterior improvements		emergency repairs	emergency repairs
Assist in the provision of public services that provide assistance to low-income persons or areas	Assist 16,250 people	168,324 are receiving services	93,036 people will receive services
HOMELESS			
Emergency Shelter operation for homeless persons and families	Provide housing and services to 2,100 homeless persons	2,525 homeless persons and families are being provided shelter	2,695 homeless persons will be provided housing and services
Emergency Shelter for runaway, throwaway youth, abused women and children	Provide housing and services to 100 homeless persons	350 abused women and children are receiving housing and services	430 abused women and children will receive housing and services
ECONOMIC DEVELOPMENT			
Commercial/industrial rehabilitation, micro enterprise assistance, and other business assistance	Provide business assistance to 10 businesses	9 jobs will be created as the result of micro enterprise loans and 5 businesses are expected to receive Façade and Emergency Repair loans.	8 jobs will be created as the result of micro enterprise loans and 7 businesses are expected to receive Façade and Emergency Repair loans.

As outlined in the above table, measurable progress is being made on the majority of the five-year goals established in the 2015-2020 Consolidated Plan. Although no funding is identified for infrastructure or public facility projects, prior year accomplishments have more than met the five-year goals established in the 2015-2020 Consolidated Plan for both public facilities and infrastructure projects.

4. Summary of Citizen Participation Process and consultation process

Public Participation Process

The planning process for the development of this One-Year Action Plan began in November 2015 with published notices and a direct mailing providing notification that the City was accepting applications for funding under the CDBG and ESG programs through January 15, 2016. In 2015, the City began an annual process of accepting applications for HOME funding through a Notice of Funding Availability (NOFA). The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing held on December 3, 2015, allowed agencies and interested citizens the opportunity to express their comments, concerns and thoughts on the housing and community development needs of the community (Copies of the notice are included in Appendix A). Additional meetings were held by the Community Development Committee on February 11, 18, and 25, 2016 to discuss housing needs (including public housing needs), the needs of the homeless population, community development needs (including economic development), and non-homeless special needs.

Following the application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2015-2020 Consolidated Plan. In addition, each application was assessed for project readiness, financial leverage, and other relevant concerns. The CDC held three public meetings which resulted in recommendations to the Council on the use of funds. The One-Year Action Plan was adopted by the City Council on April 26, 2016 for submission to the U.S. Department of Housing and Urban Development (HUD).

5. Summary of public comments

Action Plan Citizen Participation response:

The City followed the requirements for citizen participation outlined in the City of Stockton Citizen's Participation Plan. The planning process for the development of this One-Year Action Plan began on November 19, 2015 with a published notice, followed by a direct mailing on November 25, 2015 to approximately fifty agencies and interested groups providing notification that the City was accepting funding applications through January 15, 2016. The Notice of Funding Availability (NOFA), in combination with a Needs Assessment Hearing and Consolidated Plan kick-off held on December 3, 2015, allowed agencies and interested citizens the opportunity to express their comments, concerns, and thoughts on the needs of the community. The public hearing announcement and the list of the agencies and interested citizens invited to participate in the development of the Action Plan are included in Appendix A of this document.

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

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

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

There were no comments received on the Draft Plan during the 30 day public comment period.

7. Summary

A summary of the proposed uses of CDBG, HOME, and ESG funds was published in THE RECORD on March 24, 2016, including the recommendations made by the CDC concerning CDBG and ESG allocations. This public notice marked the start of a 30-day public comment period. In addition, the public notice advised the general public that the draft 2016-2017 One-Year Action Plan was available for review on the City's website and at the Economic Development Department. There were no comments received on the Draft Plan during the 30 day public comment period. Public comments on the Action Plan were also accepted during the April 26, 2016 public hearing before City Council. Minutes of the meeting are included in Appendix A of this document. The One-Year Action Plan will be adopted by the City Council in final form for submission to the U.S. Department of Housing and Urban Development (HUD). Copies of the public hearing announcements are also included in Appendix A.

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

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

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

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

Table 3 – Responsible Agencies

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

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

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

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

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

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

Table 4 – Agencies, groups, organizations who participated

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

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

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

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

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

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

All identified agencies and organizations were either consulted, or contacted and invited to participate in consultation and plan development. There was no decision to exclude any group.

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

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

Table 5 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The planning process for the development of this One-Year Action Plan began in November 2015 with published notices and a direct mailing providing notification that the City was accepting applications for funding under the CDBG and ESG programs through January 15, 2016. In the past, the City had accepted applications for HOME funding throughout the year, however in 2015 a Notice of Funding Availability (NOFA), was issued to accept HOME applications on a semi-annual basis. The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing held on December 3, 2015, allowed agencies and interested citizens the opportunity to express their comments, concerns and thoughts on the housing and community development needs of the community (Copies of the notice are included in Appendix A). Additional meetings were held by the Community Development Committee on February 11, 18, and 25, 2016 to discuss housing needs (including public housing needs), the needs of the homeless population, community development needs (including economic development), and non-homeless special needs.

Following the application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2015-2020 Consolidated Plan. In addition, each application was assessed for project readiness, financial leverage, and other relevant concerns. The CDC held three public meetings which resulted in recommendations to the Council on the use of funds. The One-Year Action Plan was adopted by the City Council on April 26, 2016 for submission to the U.S. Department of Housing and Urban Development (HUD).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad Community	Attendance primarily included CDC members, with community members primarily in attendance due to FY 16/17 funding applications also appearing on the agenda.	No public comments received	Not applicable	Not applicable
2	Public Meeting	Non-targeted/ Broad Community	Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented	Not applicable	Not applicable
3	Public Meeting	Non-targeted/ Broad Community	Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to questions regarding the data presented	Not applicable	Not applicable
4	Public Notice/ Comment Period	Broad Community	No public comments received	No public comments received	Not applicable	Not applicable

5	Public Hearing	City Council/ Broad community	Attendance included the Stockton City Council	TBD	TBD	TBD
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Table 6 – Citizen Participation Outreach

Expected Resources

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

During the five-year planning period, the City expects to receive approximately \$3.1 million in annual CDBG funding. This would equal a five-year total of \$15.5 million. The City also anticipates receiving an annual allocation of approximately \$1.1 million in HOME funding for housing activities, debt service, and administrative costs, which would equal a five-year total of \$5.5 million. The City also expects to receive an estimated \$291,000 in annual ESG funding, which would equal a five year total of \$1.4 million. Table 5, below, provides a breakdown of these anticipated resources, which are based on FY 15/16 allocations.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

CDBG	Public-Federal	Housing rehabilitation, public services, economic development, Section 108 loan repayment	\$3.1 million	\$285,000	\$1.3 million	\$4.9 million	Similar	Expected amount available to City based on 15/16 allocation
HOME	Public-Federal	Affordable housing – ownership and rental	\$1.1 million	\$200,000	\$225,000	\$1.57 million	Similar	Expected amount available to City based on 15/16 allocation
ESG	Public-Federal	Assistance to emergency shelters, homeless prevention	\$291,000	\$0	\$0	\$291,000	Similar	Expected amount available to City based on 15/16 allocation

Table 7 - Expected Resources – Priority Table

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

The Action Plan for the 2016-17 program year illustrates the various programs and projects that will be implemented and funded under the federal Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grant (ESG) programs to meet the goals and objectives identified in the Consolidated Plan.

The City has identified the lack of sufficient funding as the greatest obstacle to meeting the underserved needs. For 2016-2017, the City anticipates a slight increase in HOME funds, and a three percent reduction in CDBG funds. Three years ago, the City received a thirty one percent cut to ESG. Over the past five years, HOME funds have been cut by over fifty percent. During the next year the City will continue to apply for funding and/or support applications by other organizations to expand affordable housing opportunities, homeless assistance and supportive services, and to meet the other needs of the low-income residents and neighborhoods. The other resources will include:

Federal Resources

- **McKinney-Vento Homeless Assistance Act funds** – The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care in applying for the Shelter Plus Care and Supportive Housing Program (SHP) funds. Approximately \$4 million will be available through these programs to help meet the needs of the homeless population in San Joaquin County during FY 2016-17. The Shelter Plus Care Program is currently providing housing and supportive services on a long term basis for approximately 240 persons with disabilities, primarily those with serious mental illnesses, chronic problems with alcohol and/or drugs, AIDS or related diseases who are living in places not intended for human habitation or in emergency shelters. SHP is providing housing for over 200 homeless individuals and families with the necessary supportive services to help the participants make a successful transition from homelessness to permanent housing.
- **Section 8 Rental Voucher Program** – The Federal Government assists very-low income families with rental assistance payments, which are made to private owners who lease their units to assisted families. This program is administered by the Housing Authority of the County of San Joaquin.
- **Neighborhood Stabilization Program (NSP)** – The City of Stockton was awarded \$12.1 million of Neighborhood Stabilization Program (NSP1) funds in Program Year 2008-09. The City of Stockton also received an allocation of just over \$4 million through the third round of the Neighborhood Stabilization Program (referred to as NSP3). During Program Year 2014-15 the City completed the program to purchase foreclosed homes, rehabilitate them, and sell them to qualifying households. By the end of 2015-2016, the three remaining homes in the program will be sold to qualifying households, and the single family aspect of the program will be complete. NSP funds have also been used to acquire or rehabilitate six apartment complexes. Rehabilitation of three of the complexes have been completed, rehabilitation of two are expected to be completed during the program year, and rehabilitation of the final one is expected to begin in 2016-17. The units will be rented to households with incomes at or below 50% of Area Medium Income (AMI). The program also stresses the importance of using local contractors and service providers and is encouraging “green” aspects, such as water conservation and energy efficient appliances, to help make the homes more affordable.

State Resources

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

During the 2015-16 Program Year, three City-supported projects were awarded Low Income Housing Tax Credits (LIHTC). The Zettie Miller's Haven, Diamond Cove Townhomes, and the Franco Center projects have started construction of 253 affordable to low- and very-low income housing units. Two other projects, Anchor Village and Villa de San Joaquin applied and will be notified during the summer of 2016 whether their applications were successful. If these three projects receive tax credits, they will be required to begin construction by the end of 2016, which will result in 80 affordable housing units.

- **Tax Exempt Bond Program** – Administered through the State Treasurer's Office, this program provides proceeds from the issuance of private activity bonds for the development of affordable housing. Bond proceeds are often combined with 4 percent Low Income Housing Tax Credits (LIHTC) to assist in financing affordable housing projects.
- **CalHome Program** – Administered by the State of California Department of Housing & Community Development, this program provides funds to local jurisdictions or non-profit housing developers. The City of Stockton has received a total of \$3,000,000 of CalHome funds, having received \$500,000 in 2001, 2003, and 2005; \$600,000 in 2007; and \$900,000 in 2008. In 2015-16, the City expended all funds awarded by CalHome, and has both committed and begun spending program income for our owner-occupied housing rehabilitation and downpayment assistance programs.

Local Resources

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

Private Resources

- **Affordable Housing Program (AHP)** – AHP is a competitive program that provides grants twice a year for investment in low- or moderate-income housing initiatives. AHP is one of the programs available through financial institutions that are members of the twelve FHL Banks. Through the AHP program, member banks partner with developers and community organizations to finance the purchase, construction, or rehabilitation of owner-occupied or rental housing. Grants can be used to lower the interest rate on loans or cover down payment and closing costs. The program is flexible so that AHP funds can be used with other programs and funding sources to help ensure a project's feasibility.

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

Matching Funds

The federal ESG and HOME programs require the use of the funds to be matched with other funding. ESG grants are required to be matched 100%. The City’s FY 2016-17 ESG allocation of \$291,273 will be distributed to six organizations that anticipate matching funds of approximately \$5 million. The sources of these matching funds include private and public donations; proceeds from thrift shops and other fund raising and special events; grants from San Joaquin County through the Probation, Mental Health, and Human Services Departments; State EHAP funds; and grants from EFSP (FEMA) and the U.S. Department of Health and Human Services.

The HOME Program requires a minimum 25% match. However, HUD can reduce the matching contribution requirement under two circumstances: fiscal distress or in an area of a presidentially-declared state of emergency. For the past ten years, Stockton’s HOME match requirement has been waived. For the six years prior to that it was reduced to 12.5%. The City currently has excess HOME match in excess of \$78 million.

Leveraging Funds

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

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
1	Affordable Housing	2016	2017	Affordable Housing Homelessness Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	Rental Units Constructed: 55 Direct Financial Assistance to Homebuyers: 5 Rental Units Rehabilitated: 5 Homeowner Housing Rehabilitated: 18
2	Housing and Services for the Homeless	2016	2017	Affordable Housing Homelessness Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	Public facility or infrastructure activities other than low/moderate-income housing benefit: 2 Homeless person overnight shelter: 2,695 Homelessness prevention and Rehousing: 150
3	Services for Special Needs	2016	2017	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Non-Housing Community Development	Rental Units Rehabilitated or Constructed: 55 Homeowner Housing Rehabilitated: 3 Public facility or infrastructure activities other than low/moderate-income housing benefit: 2
4	Support Economic Development	2016	2017	Non-Homeless Special Needs	Citywide	Non-Housing Community Development	Façade treatment/business-building rehabilitation: 7 Jobs Created: 9

5	Public Services	2015	2016	Non-Housing Community Development	Citywide	Non-Housing Community Development	Persons Served: 92,375
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Table 8 – Goals Summary

Goal Descriptions

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

Table 9 – Goal Descriptions

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

The City anticipates the construction or rehabilitation of 50 rental housing units, and the rehabilitation of 6 owner-occupied housing units, occupied by lower- and moderate-income households during this planning period. In addition, the City expects to provide homebuyer assistance to 5 lower- and moderate-income households.

AP-35 Projects – 91.220(d)

Table 10

Projects Table Placeholder

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

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

Rationale for the priorities for allocating investments geographically

Action Geographic Distribution response:

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Action Plan Annual Affordable Housing Goals response:

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

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

Table 1, Performance Measurements identifies the proposed outcomes of each of the activities proposed for funding. In 2016-2017 the City plans to use CDBG and/or HOME to:

- Rehabilitate or construct 55 affordable multi-family rental housing units for small and large families and elderly households.
- Rehabilitate or reconstruct six owner occupied housing units;
- Assist five homebuyers with downpayment or closing costs;
- Provide seven emergency repair loans;
- Provide funds for the construction of two wheel chair ramps, lifts or grab bars at the homes of those with special needs; and
- Ensure that fair housing mediation services are available for 800 people.

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

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

STAR ratings, the use of recycled materials, and the use of items developed from renewable resources.

The City's Neighborhood Stabilization Program is becoming a model program for energy and water efficiency. The techniques that are most successful in the NSP program will also be incorporated into the City's other rehabilitation and construction programs.

AP-60 Public Housing – 91.220(h)

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

There are two projects that are part of the ongoing Mountain View Revitalization Plan. As identified in the Public Housing Agency (PHA) five year Plan, the Housing Authority intends to demolish 330 units in Sierra Vista Homes and eight units at Conway Homes. This will be coordinated with the development of 290 replacement units at the Sierra Vista site. An additional 40 single-family units will be constructed off site as part of a project known as Rose Creek. The project is being pursued in phases. The project will continue in this manner until all units have been replaced. According to the plan adopted in 2010, the total estimated time to completion is approximately 4.75 years.

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

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

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

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

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

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

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

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

As noted previously, the San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies, non-profit organizations and other interested parties, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. The CoC recently conducted the 2015 Point-in-Time Count (PIT) which utilized methods of outreach that were considerably improved over prior years. As a result, the PIT identified a notably larger population of unsheltered homeless, compared to prior years. Based on this significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of need, including analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans status, disability status, etc.). These data can subsequently be used to better assess the needs of unsheltered homeless and can be used to direct any indicated changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest-to-reach service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one education regarding available services.

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

The ESG and CoC interim regulations emphasize providing homeless persons and households with housing as quickly as is practicable, and limiting supportive services to those that are critical to immediately supporting stable housing, while other needs are addressed through existing mainstream resources available within the community. This recognizes that while there are multiple models for housing and supportive service provision for the homeless, the housing

first model, as well as rapid rehousing and preventative services, have emerged as important implementation strategies, among other industry best practices. Below are actions intended to facilitate the rapid transition of homeless persons from an unsheltered or sheltered condition, toward permanent and independent living.

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

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

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

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

Discussion

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

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

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

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

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

- Households forced to vacate rental properties that enter foreclosure;
- Households at imminent risk of becoming homeless due to sudden and substantial loss in income out of the control of members of the household;
- Households at imminent risk of becoming homeless due to a sudden and substantial increase in utility costs which is not due to the activity of one or more members of the household;
- Households forced to vacate rental housing condemned by local housing officials, when condemnation is not a result of the activity of one or more household members;
- Households at imminent risk of becoming homeless due to a traumatic life event, such as death of a spouse or primary care giver or recent health crisis that prevented the household from meeting its normal financial responsibilities;

- Households with at least one adult employed, at imminent risk of becoming homeless due to factors not related to activity of one or more household members; or
- Households currently living in an emergency shelter, in locations not meant for human habitation, or fleeing domestic violence.

Currently in the City of Stockton and in San Joaquin County, agencies with responsibility for client discharge have individual discharge policies that are not coordinated. Beginning in February 2009, the Interagency Council to End Homelessness began meeting to discuss options for helping the chronically homeless who do not want to use shelters or other similar facilities. These meetings brought together a combination of government agencies, homeless service providers, housing providers, the faith-based community, and interested citizens. The group began preparing a Ten Year Plan to End Homeless. A priority objective of the Plan was implementing a Discharge Coordinating Policy. Preliminary discussions have taken place with the discharging entities and homeless housing and service providers. These discussions will continue and progress in FY2016-17.

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

Introduction

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

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

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

The City began the process in the process of updating the Development Code in October 2015 to be consistent with State law regarding emergency shelters. The City proposes to allow emergency shelters by right, without discretionary review, in the PF, IL, and IG zone. The City expects to adopt the Development Code amendment in spring 2016.

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

Based on analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitate production of a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities as high as 87 units per acre in the downtown area. Additionally, the City has flexible development standards to encourage the development of small infill parcels

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The actions described in the Lead Based Paint Hazards section of the Consolidated Plan will be carried out as needed during FY 2016-17. The City of Stockton collaborates with the following agencies to identify and reduce lead-based paint incidences: the Housing Authority, San Joaquin County Public Health Services, and San Joaquin County Environmental Health.

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

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

Actions planned to reduce the number of poverty-level families

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

In these difficult economic conditions, the City's Community Development Committee determined that allocating scarce resources to those agencies that will provide some of the most basic services, such as food, to the most number of people was the best way to assist households.

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

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

Actions planned to develop institutional structure

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

During the 2016-17 Program Year the City will:

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

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

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

Program Specific Requirements

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

Introduction

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Action Plan CDBG response:

The City expects to receive approximately \$285,000 of program income during the 2016-2017 program year. Approximately \$60,000 will be deposited in the City's revolving loan fund.

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

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

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

1. A description of other forms of investment being used beyond those identified in Section

92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Action Plan HOME response:

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

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

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

Recapture of HOME Subsidy

The City of Stockton's Down Payment Assistance Program requires that units assisted with HOME funds must remain affordable to initial low-income purchasers for a period of time based upon the amount of HOME funds provided for the property. In order to ensure compliance with this affordability period, recapture provisions are incorporated into each property's Promissory Note. The City recaptures the HOME subsidy and any accrued interest upon the sale or transfer of the property at any time during the affordability period. When the recapture requirement is triggered by a sale (voluntary or involuntary), and there are insufficient net proceeds to repay the City's HOME investment, the City will accept any amount of net proceeds

(net proceeds are defined as the sales price minus any superior loan repayment and any closing costs). The City will reinvest these recaptured subsidies in other eligible activities.

Marketing and Outreach for HOME funded projects

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

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

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

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

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

Discussion

Program Year 5 Action Plan ESG response:

1. The following standards for providing Homelessness Prevention and Rapid Re-Housing assistance have been developed in cooperation with the San Joaquin Continuum of Care. To date, policies have not been developed for homeless assistance activities, but the City is committed to working with the Continuum of Care in the development of these policies in the future.

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

All participant households must meet the following requirements:

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

B. Policies and procedures for coordination among providers.

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

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

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

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

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

The following guidelines shall apply to all participating households:

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

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

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

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

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

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

1. While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With a single subrecipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. In addition, the City of Stockton is working with the San Joaquin Continuum of Care to develop and implement a formal coordinated assessment tool and process for use by all providers.
2. The City of Stockton uses the same process to select the CDBG and ESG subrecipients. A Notice of Funding Availability was issued in November, 2015 notifying interested organizations that the funding would be available. Upon receipt of applications, City staff met with staff from the San Joaquin Continuum of Care to discuss the applications and possible funding scenarios which would best meet the needs identified by the Continuum of Care. The Community Development Committee (CDC), a citizen's advisory group, met on

February 11, 18 and 25, 2016 and reviewed the ESG applications and made recommendations which were forwarded to the City Council. A public hearing before the City Council was held on April 26, 2016 at which time the Council approved the allocation of ESG funds.

4. All ESG subrecipient organizations have homeless or formerly homeless individuals as members of their Boards of Directors. Through coordination with the San Joaquin Continuum of Care, input on programs and policies from homeless and/or formerly homeless persons is provided regarding decisions on the use of ESG funds.
5. Performance standards for the ESG Rapid Re-housing and Homeless Prevention activities are based on standards used in evaluating HPRP performance and were developed in coordination with the San Joaquin Continuum of Care. These measures take into account the reduced level of funding that is available through the ESG program than was available through the HPRP. Specific performance measures focus on housing stability and recidivism, which are linked together; measurement is possible because all homeless service providers in the Continuum of Care participate in the HMIS.

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

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

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

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

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

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

Monitoring – 91.230

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

The City utilizes a three-tiered compliance monitoring approach to ensure conformity with all applicable regulations and guidelines concerning the receipt and use of Federal funds. These include periodic formal site visits, ongoing communication (e.g., telephone calls and email communication) between City staff and sub-recipients or grantees throughout project implementation, and the submittal and review performance reports and organizational audits submitted prior to, and following, the allocation of funds. The City maintains a regular schedule for site visit-based monitoring, which includes all sub-recipients and organizations receiving allocations of CPD-based funds.

For affordable housing projects, prospective tenants are screened, and their income verified, at or around the time they submit their formal program application, as well as annually thereafter for the term of the affordability period. The affordability period for rental products is dependent on the amount of, and sources of, funds invested, and whether or not the project was acquired, rehabilitated, or newly constructed. Income determinations are based on the household income limits and definitions provided by HUD for HCVs, and other applicable programs.

Rental housing projects are monitored to ensure compliance with all applicable housing quality standards, including those adopted for the HCV program. Prior to the inclusion of any rental unit in the HCV program, it must be inspected for quality and is then inspected on an annual, or bi-annual, basis for the term of the affordability period. Projects containing more than 25 rental units are inspected annually, while projects containing between five and 25 units are inspected every two years. Projects with fewer than five rental housing units are inspected every three years.

The City takes a proactive approach to outreach and technical assistance, with the intent of facilitating rapid and high-quality implementation. In those cases where participating non-profits and partner organizations lack the training or capacity to successfully plan the logistics associated with proposed projects, the City will provide ongoing technical assistance from the point of application to ensure that plans are fully developed and that the organization can demonstrate that the additional funds necessary to complete the project have been secured and can be competently managed. This typically involves the provision of assistance on plan design, project scheduling, and facilitated interactions with applicable City or County planning departments and other outside agencies, as appropriate.

APPENDIX A

Sources & Uses Table

**2016-17 SOURCES AND USES
COMMUNITY DEVELOPMENT BLOCK GRANT**

	2014-15 ALLOCATION	2015-16 ALLOCATION	2016-17 ALLOCATION	DIFFERENCE: 2015-16 & 2016-17
SOURCES OF FUNDS:				
New Entitlement	\$3,312,531	\$3,235,647	\$3,143,802	(91,845)
Program Income	\$150,000	\$275,000	\$285,000	\$10,000
Revolving Loan Fund Program Income (Rehab)	\$80,000	\$60,000	\$60,000	\$0
Revolving Loan Fund Program Income (Micro)			\$60,000	\$60,000
Reprogrammed Funds	\$1,826,409	\$1,886,078	\$1,351,490	(\$534,588)
TOTAL SOURCES	\$5,368,940	\$5,456,725	\$4,900,292	\$87,785
USES OF FUNDS:				
Program Delivery Costs				
Administration	\$692,506	\$702,129	\$709,760	\$7,631
Program Delivery	\$389,500	\$331,075	\$281,414	(\$49,661)
Code Enforcement	\$331,485	\$281,762	\$239,498	(\$42,264)
Housing Programs				
Emergency Repair Program (RL)	\$80,000	\$60,000	\$60,000	\$0
Housing Loan Pool	\$818,911	\$1,063,143	\$764,179	\$298,964
Subrecipient Assistance				
San Joaquin Fair Housing	\$163,000	\$168,781	\$176,800	\$8,019
Emergency Food Bank – Food Programs	\$25,000	\$20,625	\$20,000	(\$625)
Second Harvest Food Bank	\$22,040	\$26,250	\$20,000	(\$6,250)
Stockton Shelter – Public Facility	\$0	\$0	\$60,000	\$60,000
Delta College Small Business Development Center	\$15,000	\$10,000	\$0	(\$10,000)
SJC HSA – Meals on Wheels	\$10,000	\$7,500	\$7,500	\$0
SJC Child Abuse Prevention Council	\$35,000	\$25,000	\$20,000	(\$5,000)
Give Every Child A Chance	\$5,000	\$0	\$0	\$0
Community Center for the Blind	\$12,400	\$13,800	\$0	(\$13,800)
Salvation Army – Stockton Corps	\$25,000	\$21,825	\$0	(\$21,825)
Cold Weather Shelter	\$25,000	\$0	\$25,000	\$25,000
Emergency Food Bank – Public Facility	\$0	\$0	\$38,842	\$38,842
S.T.A.N.D.	\$0	\$75,000	\$75,000	\$0
Women’s Center – Youth & Family Services	\$0	\$40,000	\$0	(\$40,000)
Other Subrecipients	\$70,000	\$0	\$0	\$0
Subrecipient Assistance Total	\$407,440	\$408,781	\$443,142	\$34,161
Economic Development Program				
Façade Improvement Program	\$300,000	\$250,000	\$300,000	\$50,000
Micro-Business Loan Pool (funded with RL)	\$150,000	\$150,000	\$60,000	(\$90,000)
Micro-Business Loan Pool (funded with EN)			\$60,000	\$60,000
Emergency Grant Program	\$15,000	\$10,000	\$10,000	\$0
Entrepreneurship/Business Incubator	\$25,000	\$80,000	\$80,000	\$0
Economic Development Total	\$490,000	\$490,000	\$510,000	\$20,000
Debt Service - Section 108 Loan	\$2,159,098	\$2,119,835	\$1,892,299	(\$227,536)
TOTAL USES OF FUNDS	\$5,368,940	\$5,456,725	\$4,900,292	(\$556,433)

HOME INVESTMENT PARTNERSHIPS

	2014-15 ALLOCATION	2015-16 ALLOCATION	2016-17 ALLOCATION	DIFFERENCE: 2015-16 & 2016-17
SOURCES OF FUNDS				
New Entitlement	\$1,177,422	\$1,092,805	\$1,145,815	\$53,010
Program Income	\$150,000	\$250,000	\$200,000	(\$50,000)
Reprogrammed Funds	\$776,597	\$1,179,592	\$225,289	(\$954,303)
TOTAL SOURCES	\$2,104,019	\$2,522,397	\$1,571,104	(\$951,293)
USES OF FUNDS				
HOME Administration	132,743	\$134,281	\$134,582	\$301
Program Delivery	117,742	\$109,281	\$114,582	\$5,301
Loan Fund	1,676,921	\$2,114,914	\$1,150,068	(\$964,846)
CHDO Set-Aside	176,613	\$163,921	\$171,872	\$7,951
TOTAL USES OF FUNDS	\$2,104,019	\$2,522,397	\$1,571,104	(\$951,293)

EMERGENCY SOLUTIONS GRANT

	2014-15 ALLOCATION	2015-16 ALLOCATION	2016-17 ALLOCATION	DIFFERENCE: 2015-16 & 2016-17
SOURCES OF FUNDS				
New Entitlement	\$266,023	\$295,268	\$291,273	(\$3,995)
TOTAL SOURCES	\$266,023	\$295,268	\$291,273	(\$3,995)
USES OF FUNDS				
Sub-Recipient Assistance				
Gospel Center Rescue Mission	\$22,185	\$35,000	\$25,000	(\$10,000)
Haven of Peace	\$19,220	\$18,900	\$21,030	\$2,130
St. Mary's Interfaith Dining Room	\$36,970	\$44,300	\$46,080	\$1,780
Stockton Shelter for the Homeless	\$45,850	\$53,160	\$54,820	\$1,660
Women's Center – Youth & Family Services	\$23,600	\$25,800	\$27,830	\$2,030
Central Valley Low Income Housing Corp.	\$108,000	\$108,108	\$106,513	(\$1,595)
Subrecipient Assistance Total	\$255,825	\$285,268	\$281,273	(\$3,995)
ESG Administration	\$10,198	\$10,000	\$10,000	\$0
TOTAL USES OF FUNDS	\$266,023	\$295,268	\$291,273	(\$3,995)

GENERAL FUND

	2014-15 ALLOCATION	2015-16 ALLOCATION	2016-17 ALLOCATION	DIFFERENCE: 2015-16 & 2016-17
Community Center for the Blind	N/A	N/A	\$15,623	N/A
Read to Me Stockton	N/A	N/A	\$36,000	N/A
Gospel Center Rescue Mission – Facility	N/A	N/A	\$36,000	N/A
Women's Center – YFS – Facility	N/A	N/A	\$100,000	N/A
PUENTES – Facility	N/A	N/A	\$52,377	N/A
TOTAL USES OF FUNDS	N/A	N/A	\$240,000	N/A

APPENDIX B

Citizen Participation



CITY OF STOCKTON

ECONOMIC DEVELOPMENT DEPARTMENT

Redevelopment , Housing, Economic Development, Real Property and Central Parking

City Hall • 425 North El Dorado Street, Suite 317 • Stockton, CA 95202-1997 • 209/937-8539 • Fax 209/937-5099

www.stocktongov.com

November 20, 2015

TO: ALL INTERESTED INDIVIDUALS / ORGANIZATIONS

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

The annual application period for CDBG and ESG funds will open on Friday, December 4, 2015. On this day, interested parties are invited to pick up an application for the use of CDBG and/or ESG funds. Applications can be obtained at the City of Stockton Economic Development Department, City Hall, 425 N. El Dorado Street, 3rd Floor, Stockton, CA, or on the City's website at <http://www.stocktongov.com/government/departments/econDev/houseAffCDBG.html>.

CDBG and ESG applications are due Friday, January 15, 2016 by 5:00 p.m. at the above address. Applications received after this deadline, regardless of the postmark date, will not be accepted.

For the 2016-17 Program Year, the City of Stockton expects to receive the following federal funds: approximately \$3.2 million under the CDBG Program, approximately \$290,000 in ESG funds, and approximately \$1 million in HOME funds. These estimates are based on the City's 2015-16 allocations, so the actual allocation may vary.

A meeting to accept public comments on the local housing and community needs for the 2016-17 Action Plan will be held before the Community Development Committee (CDC). The meeting is an opportunity for individuals to inform the CDC and City of Stockton of the needs within their neighborhoods.

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

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

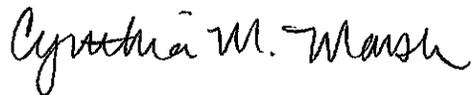
ESG funds are available to agencies providing emergency shelter, homeless prevention or re-housing services to the homeless.

The meeting will be held at 4:00 p.m. on **Thursday, December 3, 2015**, in the Economic Development Department Conference Room on the 3rd Floor of City Hall, 425 North El Dorado Street, Stockton. The meeting will be conducted in English. Persons requiring other accommodations should call the Housing Department at (209) 937-8539, at least 72 hours prior to the meeting. Individuals unable to attend the hearing may submit written comments regarding community needs by January 15, 2016, to the address above.

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

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

MICAH RUNNER, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

A handwritten signature in cursive script that reads "Cynthia M. Marsh".

CYNTHIA M. MARSH, PROJECT MANAGER

Cynthia Marsh

From: Cynthia Marsh
Sent: Friday, November 20, 2015 4:59 PM
To: 'cynthia.marsh@stocktongov.com'
Subject: Stockton CDBG & ESG Application Cycle Opening Soon

TO: ALL INTERESTED INDIVIDUALS / ORGANIZATIONS

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

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

Cynthia M. Marsh
Project Manager
209.937.7421

City of Stockton
Economic Development Department | Housing Division
425 N. El Dorado Street, Stockton, CA 95202

2015-2016 NOFA Mailing List

Company	FirstName	LastName	Address1	City	State	PostalC	WorkPhone	Fax	Email
APSARA	Sovanna	Koeurt	3830 N. Alvarado Avenue	Stockton	CA	95204			
Central Valley Low Income Housing Corp.	Bill	Mendelson	P.O. Box 4732	Stockton	CA	95207	472-7200 x 221	954-9548	
Charterhouse Center for Families			5713 N. Pershing Avenue, Suite A	Stockton	CA	95207	476-1106	476-8253	
Children's Home of Stockton	Mark	Pnelps	P.O. Box 201068	Stockton	CA	95201	466-0853	466-1770	
Community Center for the Blind	Joni	Bauer	130 West Flora Street	Stockton	CA	95202	466-3836	466-5692	
Council for the Spanish Speaking	Jose	Rodriguez	308 N. California Street	Stockton	CA	95202	547-2855	547-5870	
Delta Health Care	Inwin	Staller	P.O. Box 650	Stockton	CA	95201	466-3271 ext 501	466-1619	
Disability Resource Agency	Sandra	Graham	501 W. Weber Ave. Suite 200-A	Stockton	CA	95203			
Downtown Stockton Alliance	Cindi	Fargo	343 East Main Street, #1	Stockton	CA	95202	464-5246	464-4588	
Goodwill Industries of San Joaquin Valley, Inc.	David	Miller	129 South Grant Street	Stockton	CA	95202	466-2311	466-0547	
Gospel Center Rescue Mission	Bill	Brown	445 S. San Joaquin Street	Stockton	CA	95203	466-2138 (or 320-4320-2322	inf@gcrms.org	
Greater Faith Baptist Church	Minister H. Jacobs	Conton	345 West Worth Street	Stockton	CA	95206	957-8350 NOT VALID		
Greater Stockton Emergency Food Bank	Mario	Supnet	7 W. Scotts Avenue	Stockton	CA	95203	464-7369	464-0309	
Habitat for Humanity of San Joaquin County Inc.	John	Rodriguez	1038 W. Fremont Street	Stockton	CA	95203			
Haven of Peace	Olga	Rodriguez	7070 South Harlan Road	French Cal	CA	95231	982-0396	234-1010	havenpeace@aol.com
Hospice of San Joaquin	Barbara	Tognoli	3888 Pacific Avenue	Stockton	CA	95204	957-3888	957-3886	
Housing Authority of San Joaquin County	Barbara	Kauss	448 S. Center Street	Stockton	CA	95201	460-5000		
Jane Wah, Incorporated	Esther	Chan	238 E. Church Street	Stockton	CA	95203	463-7654	463-7657	
Last Chance Inc. of Stockton	Medo	Munoz	535 West. Vine Street	Stockton	CA	95203			
New Directions	Dale	Berner	P.O. Box 5070	Stockton	CA	95209	982-1214	870-6522	
Pat Woods Associates, LLC	Tom	Woods	P.O. Box 660171	Sacrament	CA	95866			
People & Congregations Together (PACT)	Pat	Arnato	P.O. Box 4102	Stockton	CA	95204	466-7540	466-3187	
Salvation Army	Captain Eric	Turnale	1305 E. Weber Avenue	Stockton	CA	95205	948-8955		
San Joaquin County Child Abuse Prevention Council	Lindy	Turner	540 N. California Street	Stockton	CA	95202	464-4524	464-2272	
Women's Center - Youth & Family Services	Joelle	Gomez	620 North San Joaquin Street	Stockton	CA	95202	941-2611	941-4963	edwsc@aoi.com
San Joaquin Delta College Small Business Development	Nate	McBride	445 North San Joaquin Street	Stockton	CA	95202	943-5089	943-8325	
San Joaquin Fair Housing	Peggy	Wagner	247 E. Miner Ave., Suite A	Stockton	CA	95202	209-460-4500 (Pe	460-4502	
Second Harvest Food Bank of San Joaquin County & Sta	Mike	Mallory	704 East Industrial Park Drive	Manteca	CA	95337	465-3663	239-2086	ksalas@secondharvest.org
St. Mary's Interfaith Dining Room	Edward	Figueroa	545 W. Sonora Street	Stockton	CA	95203	209-467-0703	209-467-77	smldr.edward@sbcglobal.net
STAND	Larry	Johnson	P.O. Box 30231	Stockton	CA	95213	209-937-7625	209-939-9347	
Stockton Shelter for the Homeless	Adam	Cheshire	P.O. Box 4803	Stockton	CA	95204	465-3612	939-9733	
Hawkins-Thompson Child Care Center	Mary	Ocegueda	18 East First Street	Tracy	CA	95376	835-7877		hawkins@thompson@sbcglobal
Mary Magdeline	Bell-Sanford	Geneva	445 N. San Joaquin Street	Stockton	CA	95202			
Fred Qurlentang	Qurlentang	Fred	1404 Seneca Place	Modesto	CA	95358			
Dwayne White	White	Dwayne	2007 S. Pilgrim Street	Stockton	CA	95304			
Ed Truitt	Ed	Truitt	4115 Giselle Lane	Stockton	CA	95206			edtruitt1000@att.net
Friends Outside	Paul	Shane	7272 Murray Drive	Stockton	CA	95210	955-0701	955-0735	pshane@friendsoutside.org
H.O.P.E.	Yolanda	Bienavides	920 N. Hunter Street	Stockton	CA	95202		565-5729	expandhope@aol.com
Pathways for Veterans	Gary Ferguson	Bienavides	445 W. Weber Ave.	Stockton	CA	95269	465-5699	916-932-654	gferguson@pathwaysforveter
Salvation Army	Cecilia		P.O. Box 848	Stockton	CA	95201	670-4267		
Tanya Andrews							476-1106 x13	910-1057	tanya.andrews1016@yahoo.c
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Fathers and Families
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Dignity's Alcove
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Stockton, California 95202

Tender Hands Safe Haven
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Stockton, CA 95207

Visionary Home Builders
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Stockton, CA 95202

Service First of Northern California
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Stockton, California 95202

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Stockton, CA 95219

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**NOTICE OF FUNDING AVAILABILITY
AND PUBLIC MEETING**

NOTICE IS HEREBY GIVEN that a public meeting will be held to discuss the City of Stockton's 2016-17 Action Plan. The meeting will be on Thursday, December 3, 2015, at 4:00 pm, in the Economic Development Department Conference Room, City Hall, 425 N El Dorado St, Stockton.

For the 2016-17 Program Year the City expects to receive the following federal funds: approximately \$3.2 million under the Community Development Block Grant (CDBG) Program, approximately \$290,000 in Emergency Solutions Grant (ESG) funds, and approximately \$1 million in HOME funds.

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

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

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

Applications for the use of CDBG and ESG funds should be submitted to the City of Stockton Economic Development Department, 425 N El Dorado St, 3rd Floor, Stockton, CA 95202. Applications will be available at the above address and on-line at <http://www.stockton.gov/government/departments/econDev/houseAffCDBG.html> on December 4, 2015.

Attendance at the meeting is not required to submit an application. Applications must be received by January 15, 2016, no later than 5:00 p.m. at the address noted above. Applications received after the deadline cannot be accepted (postmarks and faxes are not acceptable).

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

BONNIE PAIGE, CMC
CITY CLERK, CITY OF STOCKTON

#1055930 12/1/2015

APPENDIX C

Certifications

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APPENDIX D

AP-90 Program Specific Requirements: ESG

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APPENDIX E

Projects Table

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