

Substantial Amendment: Additional projects were added during the program to account for additional program income that was received throughout the year, and obligating funds from “prior year resources” where projects had stalled or been cancelled.

Executive Summary

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

1. Introduction

The San Joaquin Urban County receives funds each year from the Federal government for housing, economic development, and community development activities. These funds are intended to meet priority needs locally identified by the County that primarily benefit persons with extremely-low, very-low, and low incomes (incomes of 80 percent or less of median area income).

The Action Plan addresses how the San Joaquin Urban County will use Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds. The San Joaquin Urban County is comprised of the unincorporated portions of San Joaquin County and the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy. The Urban County receives funds each year from the Federal government for housing and community development activities. These funds are intended to meet priority needs locally identified by the Urban County. To receive federal funds, the Urban County must submit a strategic plan—the Consolidated Plan—every five years to the U.S. Department of Housing and Urban Development (HUD) as well as an Annual Action Plan each year that identifies local needs and how these needs will be addressed. The Action Plan must also demonstrate how the County will meet national goals set by the U.S. Congress to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities.

The Action Plan embodies and reflects three overall goals (as well as the Consolidated Plan), which relate to the major commitments and priorities of HUD, including:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of lower-income residents throughout San Joaquin County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.

- To expand economic opportunities through more jobs paying self-sufficiency wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of lower-income persons to achieve self-sufficiency.

In addition to the Consolidated Plan, the County is required to submit an Annual Action Plan for each program year to discuss specifically the projects that funds are intended to be used on. For FY 2017-18, San Joaquin County is receiving \$2,469,366 in CDBG Program funds intended to meet priority needs locally identified by the County in the community. Along with CDBG funds, the County will receive \$795,219 in HOME Investment Partnerships Program (HOME) funds to be utilized in providing decent and affordable housing and \$213,082 in Emergency Solutions Grant (ESG) funds to be utilized by ten homeless shelters throughout the urban county in the operations of the shelters, managing the homeless management information system, and providing essential services.

2. Summarize the objectives and outcomes identified in the Plan

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

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years. This year, the following goals are being carried out through projects to be funded:

- Affordable housing, especially with units targeted to extremely low-income and very low-income households;
- Upgrades to public facilities, such as community centers; homeless facilities; parks and recreation facilities; and neighborhood facilities;
- Affordable housing with on-site social services located near community amenities, such as parks, transportation facilities, grocery stores, and educational and employment centers. This is especially important for special needs populations;
- Public improvements, such as street improvements; pedestrian and bikeway improvements; water, sewer, and storm drain improvements; and ADA accessibility improvements;
- Childcare services, especially for single-parents and lower-income households;
- More shelters and services for the homeless, especially in the outer areas of the county. These shelters should provide the basic necessities, such as showers and bathrooms;
- The need to better connect mental health programs and services with individuals leaving institutions to ensure the person does not relapse; and,
- The need to better connect substance abuse services to the general public.

3. Evaluation of past performance

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

The Urban County reports on its progress towards goals set in the Consolidated Plan and Annual Action Plan in the Consolidated Annual Performance and Evaluation Report (CAPER). The Urban County reported for every year of the 2010-2015 Consolidated Plan. San Joaquin County and the participating jurisdictions were greatly impacted by the economic downturn and the high rates of foreclosure. Yet, the Urban County continues to make progress towards the cumulative housing and community development goals set in the years 2010-2015.

During the last five-year Consolidated Plan (2010-2015), the Urban County met or exceeded a majority its five-year goals and objectives. During the five-year period, the County continued to provide affordable housing opportunities countywide, while also facing a very challenging housing and economic market. The County concentrated its efforts on improving neighborhoods and increasing accessibility for persons with disabilities, as well as supporting human service agencies that provide public services to lower-income and special needs residents in the Urban County. A number of public facilities and infrastructure improvements were completed during the previous Consolidated Plan period, including expanding of the number of beds available to homeless persons for emergency shelter and transitional housing; public improvements in targeted lower-income areas such as curbs, gutters, sidewalks, storm drainage, and sanitary sewer systems; renovating existing facilities to maintain or expand operational levels such as park improvements, lighting, and landscaping; and renovating recreational facilities for lower-income youth. Overall during the last five-year period, the County has committed close to \$2.5 million for homeless needs, over \$2 million for rental housing needs, over \$1 million for public infrastructure; and also over \$1 million for public facilities and services.

In the last program year, the County made significant changes to the administration and implementation of its use of CDBG funds, and successfully spent funds on priority projects and programs. In 2016, the County expended \$3,071,263 in CDBG funding, \$2,153,451 in HOME funding and \$108,556 in ESG funding. This year marked the first significant change in the administration of these funds at the County level. Changes were made to the application for funding process, including application limits, expenditure deadlines, new priorities and more collaboration with its participating cities. For many years the programs were run as status quo, however this marks a cultural shift in how these dollars will be managed. The County is starting to now realize these changes and is well on its way to returning this program into good standing. Other program year highlights included: hiring off additional staff to administer programs, reinstating the County Owner Occupied Rehabilitation Program, a separate NOFA was held for homeless shelters and water/sewer improvements which accounted for over \$2 million in Program Income funding. The County is confident these changes will result in a significant benefit to its end users and will continue to make strides and steps to improve the programs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County followed the requirements for citizen participation outlined in the San Joaquin County Citizen's Participation Plan in the 5-year Consolidated Plan. Each of the participating jurisdictions conducted separate concurrent public hearings during the funding process. The County's planning process for the development of this One-Year Action Plan began on December 14, 2016, with a public hearing and a direct mailing to over 25 agencies and interested groups providing notification that the County was accepting applications for the CDBG, ESG, and HOME programs. This Notice of Funding Availability (NOFA), in combination with a Needs Assessment Hearing held on December 14, 2016, allowed agencies and interested citizens the opportunity to express their comments, concerns, and thoughts on the needs of the community.

This One-Year Action Plan was developed and made available for public review and comment for a 30-day period beginning June 30, 2017 and concluding on July 30, 2017. The final 2017-18 One-Year Action Plan was presented to the San Joaquin County Board of Supervisors for adoption at a Public Hearing on August 8, 2017 and submitted by August 16, 2017 to HUD for approval.

In addition, each of the participating jurisdictions within the Urban County held their own public hearings prior to recommending their projects and programs for this Program year. Those hearings were as follows:

- City of Escalon: March 6, 2017
- City of Lathrop: February 6, 2017
- City of Manteca: March 7, 2017
- City of Ripon: February 14, 2017
- City of Tracy: February 2, 2017 & March 7, 2017

****Additionally, in an effort to expend funds in a timely manner, the County transferred "prior year resources" to existing and new projects that were ready to move forward and be completed, as well as committed additional program income dollars that were on-hand for shovel ready projects/activities. For these reasons, the County completed a substantial amendment to the current action plan to account for these adjustments and modifications. To ensure citizen participation, the County posted the Amended AAP on the County website along with a published notice in the newspaper allowing for a 30 day comment period on the Plan before finalizing (as prescribed in the County's Citizen Participation Plan). The public notice was published in the newspaper on April 1, 2018 and allowed for public comments until April 30, 2018. A public hearing before the Board of Supervisors was held on May 8, 2018. **Update with any comments received.**

5. Summary of public comments

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

As required, the County held two public hearings during the action plan process and held a 30 day public comment period for the draft action plan that was circulated prior to adoption. In addition, each of the participating jurisdictions in the urban county held their own public hearings. Any comments that were received are listed below.

County of San Joaquin: March 21, 2017 - No comments were received

County of San Joaquin: August 8, 2017 - No comments were received

City of Escalon: March 6, 2017 - No comments were received

City of Lathrop: February 6, 2017 - No comments were received

City of Manteca: No comments were received

City of Ripon: February 14, 2017 - No comments were received

City of Tracy: February 2, 2017 & March 7, 2017 - No comments were received

Substantial Amendment Public Comment Period - **UPDATE with comments received.**

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

See summary of public comments above

7. Summary

See summary of public comments above

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SAN JOAQUIN COUNTY	Community Development Department
HOME Administrator	SAN JOAQUIN COUNTY	Community Development Department
ESG Administrator	SAN JOAQUIN COUNTY	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

San Joaquin County Community Development Department is the Lead Agency for administration of the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Program funds, and Emergency Solutions Grant (ESG) program for the Urban County. The Community Development Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information

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

1. Introduction

The main focus on consulting with other entities occurred during the Annual Action Plan development. The San Joaquin Urban County undertook an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies regarding the needs of the low- and moderate-income community.

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))

Overview

To outreach to various agencies and organizations, the Urban County compiled an outreach list consisting of about 30 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as the County Health Department, the County Department of Aging, and the County Behavioral Health Services);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The County, with assistance from a consulting firm, also contacted specific agencies to obtain data in preparation of the Annual Action Plan.

For a detailed discussion on citizen participation, see Section PR-15: Citizen Participation, 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.

The outreach list included many homeless service agencies that participate in the Continuum of Care, and many of these agencies provided input through direct consultations. The San Joaquin County Community Development Department and the Central Valley Low Income Housing Corporation are the two main points of contact for the Continuum of Care (CoC).

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 Continuum of Care lead agency, the San Joaquin County Community Development Department consulted with ESG recipients in the region to discuss new ESG regulations and to plan for the allocation of ESG funds. ESG applications are accepted and the funds are allocated based on the requested amount and need. The San Joaquin County Community Development Department develops funding, policies, and procedures for the Homeless Management Information System (HMIS). The Community Development Department also serves as the administrator of the HMIS, CoC and ESG programs.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB MANTECA/LATHROP
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
2	Agency/Group/Organization	CareLink - Community Medical Center
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
3	Agency/Group/Organization	Central Valley Low Income Housing Corporation
	Agency/Group/Organization Type	Housing Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
4	Agency/Group/Organization	City of Escalon
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. They were also consulted on information on publicly-assisted housing units in their city.
5	Agency/Group/Organization	City of Lathrop
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
6	Agency/Group/Organization	City of Lodi, Community Development Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
7	Agency/Group/Organization	City of Manteca
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
8	Agency/Group/Organization	City of Ripon
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
9	Agency/Group/Organization	City of Stockton, Housing Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

10	Agency/Group/Organization	City of Tracy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. They were also consulted on information on publicly-assisted housing units in their city.
11	Agency/Group/Organization	City of Tracy, Code Enforcement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
12	Agency/Group/Organization	Dignity Alcove Veterans Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

13	Agency/Group/Organization	Disability Resource Agency for Independent Living (DRAIL)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. Also contacted to inquire about needs for persons with disabilities.
14	Agency/Group/Organization	Feeding America/ Second Harvest
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
15	Agency/Group/Organization	GOSPEL CENTER RESCUE MISSION
	Agency/Group/Organization Type	Faith Based
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.

16	Agency/Group/Organization	Housing Authority of the County of San Joaquin
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey
17	Agency/Group/Organization	Lodi House
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey
18	Agency/Group/Organization	Lodi Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey

19	Agency/Group/Organization	LUTHERAN SOCIAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Housing Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
20	Agency/Group/Organization	Manteca CAPS
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
21	Agency/Group/Organization	Manteca Gospel: Rescue Mission
	Agency/Group/Organization Type	Faith Based

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
22	Agency/Group/Organization	McHenry House Tracy Family Shelter
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
23	Agency/Group/Organization	National City Mortgage
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
24	Agency/Group/Organization	NEW DIRECTIONS
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. They were also contacted to inquire about needs for people with a substance abuse problem.
25	Agency/Group/Organization	San Joaquin County, Behavioral Health Services, PATH Homeless Outreach
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) briefly attended Focus Group Meeting and provided input via email to help prioritize the needs of the Urban County.
26	Agency/Group/Organization	San Joaquin County, Board of Supervisor, Supervisor Kathy Miller's Office
	Agency/Group/Organization Type	Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
27	Agency/Group/Organization	San Joaquin County, Mental Health Services
	Agency/Group/Organization Type	Housing Other government - County

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked about programs for individuals leaving institutions
28	Agency/Group/Organization	San Joaquin County, Public Health Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked about programs for people with HIV/AIDS
29	Agency/Group/Organization	SAN JOAQUIN FAIR HOUSING, INC.
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
30	Agency/Group/Organization	TRACY INTERFAITH MINISTRIES
	Agency/Group/Organization Type	Services-Health Faith Based

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via phone and asked to attend the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
31	Agency/Group/Organization	STAND Affordable Housing
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
32	Agency/Group/Organization	Stearns Lending, LLC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
33	Agency/Group/Organization	Stockton Food Bank
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
34	Agency/Group/Organization	STOCKTON SHELTER FOR THE HOMELESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
35	Agency/Group/Organization	United Way of San Joaquin County
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
36	Agency/Group/Organization	ST. MARYS CENTER
	Agency/Group/Organization Type	Services-Health Faith Based
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via phone and asked to attend the Focus Group Meetings as well as help distribute the Community Needs Survey. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the Urban County.
37	Agency/Group/Organization	Visionary Homebuilders of California
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
38	Agency/Group/Organization	WOMENS CENTER YOUTH AND FAMILY SERVICES
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
39	Agency/Group/Organization	County of San Joaquin
	Agency/Group/Organization Type	Environmental Health Dept

What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation with the County Environmental Health Dept, specifically their "child lead poisoning prevention program".

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

The County consulted a variety of agencies serving residents of the Urban County. No agency types were specifically left out of the consultation process.

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	Ten Year Plan to End Homelessness	Potential funding allocations to address homeless needs will be consistent with the Ten-Year Plan to End Homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

San Joaquin County will continue its collaborate efforts and partnerships, as described throughout this report. Collaborative efforts consist of coordinating between public and private health, housing, and social service agencies, such as:

- The Housing Authority of the County of San Joaquin
- San Joaquin County Economic Development Association
- San Joaquin County Workforce Investment Board

- San Joaquin County Public Health Services Agency
- San Joaquin County Human Services Agency
- San Joaquin County Mental Health Services
- San Joaquin County Behavioral Health Services

AP-12 Participation – 91.105, 91.200(c)

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

Needs Assessment

As part of the Plan process, on December 14, 2016, San Joaquin County held a needs assessment meeting at County Public Works Building located at 1810 East Hazelton Avenue in Stockton from 9:00 to 11:00 AM. These discussions introduced the groups to the Action Plan and solicited input on the level of need for various types of housing, community, and economic development improvements.

Public Review of Draft Documents

The County released the Annual Action Plan on June 30, 2017 for a 30-day public review and comment period. The County made the Plan available electronically on the Community Development Department webpage. The County also sent the electronic version to the outreach list. No Comments were received.

Public Hearings

The County held a public hearing on March 21, 2017 to review the draft Annual Action Plan and review the proposed projects and programs to be included in the action plan based on anticipated funding levels. The County again held a public hearing on August 8, 2017 at the Board of Supervisors to take in additional comments before the Action Plan was adopted and submitted to HCD.

Additionally, each participating city within the Urban County conducted individual public hearings at the local level to encourage participation and comments: Those hearings were held on the following:

City of Escalon: March 6, 2017

City of Lathrop: February 6, 2017

City of Manteca: March 7, 2017

City of Ripon: February 14, 2017

City of Tracy: February 2, 2017 & March 7, 2017

****Additionally, in an effort to expend funds in a timely manner, the County transferred "prior year resources" to existing and new projects that were ready to move forward and be completed, as well as committed additional program income dollars that were on-hand for shovel ready projects/activities. For these reasons, the County completed a substantial amendment to the current action plan to account for these adjustments and modifications. To ensure citizen participation, the County posted the Amended AAP on the County website along with a published notice in the newspaper allowing for a 30 day comment period on the Plan before finalizing (as prescribed in the County's Citizen Participation Plan). The public notice was published in the newspaper on April 1, and allowed for public comments until April 30, 2018. Additionally, a public hearing was held at the Board of Supervisors meeting on May 8, 2018. **UPDATE with comments received**

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	Internet Outreach	Non-targeted/broad community	The County sent out e-mail announcements to inform stakeholders and community members throughout the Plan process	See PR-15	No Comments were received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Telephone	Non-targeted/broad community	The County made telephone calls to publicize community outreach efforts	See PR-15	No Comments were received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Funding allocations and sources provided in Priority Table below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,469,366	3,930,913	1,737,418	8,137,697	6,600,000	\$2.3 million for next two years (each), \$2 million in PI

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	795,219	800,000	0	1,595,219	2,500,000	Assuming \$750k each year for next 2 years, plus \$1 million in additional PI
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	213,082	0	0	213,082	440,000	Based on current allocation for next two years

Table 5 - Expected Resources – Priority Table

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

Local and state budget deficits, and elimination of the state's redevelopment agencies by the Supreme Court decision, are factors that will

continue to limit the County's ability to leverage projects at previous levels. However, the County continues to aggressively leverage its funding partnerships with public, private and non-profit groups. Projects and programs receiving CDBG, HOME, and ESG funds will be leveraged by other Federal and/or governmental support for their specific type of services, foundation support, and other private fundraising. Housing developments will ultimately be leveraged by low income housing tax credit proceeds, and possibly local funds.

Federal match requirements apply to the County's HOME funds. The HOME program requires that for every HOME dollar spent, the County must provide a 25 percent match with non-federal dollars. Currently, the County still maintains an excess in match requirements from previous fiscal years of over \$5 million. This excess match will fulfill the County's HOME match requirements for many years at the current level of HOME funding.

ESG grant funds must be matched with nonfederal funds or “in-kind” contributions, such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

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

Not Applicable

Discussion

See above

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Opportunities	2015	2019	Affordable Housing	Urban County	Affordable Housing	CDBG: \$1,268,940 HOME: \$1,315,844	Rental units rehabilitated: 72 Household Housing Unit Homeowner Housing Rehabilitated: 11 Household Housing Unit Direct Financial Assistance to Homebuyers: 16 Households Assisted
2	Homeless Prevention and Rapid Re-Housing	2015	2019	Homeless	Urban County	Homelessness	CDBG: \$800,000 ESG: \$213,082	Homeless Person Overnight Shelter: 6637 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 732 Beds Homelessness Prevention: 50 Persons Assisted
3	Public Services	2015	2019	Public Services	Urban County	Public Services	CDBG: \$349,836	Public service activities other than Low/Moderate Income Housing Benefit: 12043 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Urban County	Infrastructure Improvements	CDBG: \$735,694	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3205 Persons Assisted
5	Public Facilities	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Urban County	Public Facilities	CDBG: \$1,094,285	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3050 Persons Assisted
6	Self-Sufficiency through Economic Development	2015	2019	Non-Housing Community Development	Urban County	Economic Development	CDBG: \$150,000	Facade treatment/business building rehabilitation: 5 Business
7	Fair Housing	2015	2019	Non-Homeless Special Needs Fair Housing	Urban County	Fair Housing	CDBG: \$35,796	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted
8	Planning and Administration	2015	2019	Administration	Urban County	Planning and Administration	CDBG: \$456,425 HOME: \$79,522	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing Opportunities
	Goal Description	Expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households.
2	Goal Name	Homeless Prevention and Rapid Re-Housing
	Goal Description	Provide funding to maintain and expand services and facilities serving homeless populations.
3	Goal Name	Public Services
	Goal Description	Continue to build the capacity of residents to empower themselves and help strengthen their community, through the funding of needed public services for seniors, youth, persons with disabilities, victims of domestic violence, and farmworkers.
4	Goal Name	Infrastructure Improvements
	Goal Description	Expansion of existing facilities/infrastructure or replacement of deteriorating facilities, as well as construction of new facilities/infrastructure to increase the quality of life of benefiting residents.
5	Goal Name	Public Facilities
	Goal Description	Build and maintain facilities that house a range of public and social activities and services which provide opportunities for the development of human potential and enrichment as well as provide a sense of community identity.
6	Goal Name	Self-Sufficiency through Economic Development
	Goal Description	Support activities that result in the retention or creation of jobs for lower-income persons, which will help to eliminate the poverty status and provide opportunity and development of human potential for lower-income persons.
7	Goal Name	Fair Housing
	Goal Description	Provide countywide services to facilitate fair housing opportunities.

8	Goal Name	Planning and Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

This plan outlines the action steps that the Urban County will use to address housing and community development needs in the San Joaquin Urban County. The plan includes a listing of activities that the County will undertake during FY 2017-2018 (July 1, 2017 through June 30, 2018) that use CDBG, HOME, and ESG funds.

Projects

#	Project Name
1	SJC - Meals on Wheels Program
2	SJC - Fair Housing
4	SJC - Second Harvest Food Bank Hunger Relief Program
5	SJC - Mexican Heritage Center
6	SJC - Summer Aquatics Program
7	SJC - Tracy Interfaith Ministries Hunger Awareness Food Distribution Program
8	SJC - Emergency Food Bank Stockton: Farm to Family
9	SJC - Give Every Child a Chance
10	SJC - Mobile Farmer's Market Program
11	SJC - Women's Center - Youth and Family Services
12	SJC - East Stockton Storm Drainage Improvements Phase 9
13	SJC - STAND Acquisition Rehab Purchase
14	SJC - Facility Project Development: Public Works
15	SJC - Gospel Center New HOPE Planning
16	SJC - Administration CDBG
17	SJC - Housing Rehabilitation Program
18	Lathrop - Youth Scholarship Program
19	Lathrop - Give Every Child a Chance Tutoring Program
20	Ripon - Bethany Home Society Meals on Wheels
22	Tracy - Interfaith Ministries Hunger Awareness Food Distribution
23	Tracy - Chest of Hope
24	Tracy - McHenry Housing Family Shelter
25	Tracy - Coalition of Tracy Citizens to Assist the Homeless
26	Tracy - TCCC Mobile Showers for Homeless
27	Tracy-Women's Center (cancelled)
28	Tracy - Safe at Home Seniors

#	Project Name
29	Tracy - Women's Center
30	Tracy - Boys and Girls Club Inclusion Program
31	Tracy - Volunteer Caregivers
32	Tracy - Lolly Hansen Senior Center Rehabilitation
33	Manteca - Give Every Child a Chance
34	Manteca - Youth Scholarship Program
35	Manteca - HOPE Ministries
36	Manteca - Senior Center Improvements
37	Manteca - HOPE Ministries Plumbing Renovation
38	SJC - Downpayment Assistance Program (HOME)
39	SJC - Administration HOME Program (County)
40	SJC - CHDO Set A Side: STAND (HOME)
41	SJC - Owner Occupied Rehabilitation Program (HOME)
42	Tracy - Stone Meadows Housing Project (HOME)
43	Tracy - Downtown Facade Improvement Program
44	SJC - Improvements in Support of New Housing
45	SJC - Acampo Area Drainage Improvements
46	CDBG Admin - Ripon and Tracy
47	ESG - Projects and Administration
48	Manteca - Cottage Village Senior Apartments
49	Ripon - Pine Street / McKee ADA Ramps
50	Ripon - Senior Center Parking Lot
51	1835 Roselawn Multi Family Housing

Table 7 - Project Information

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

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The Urban County will continue to use its CDBG, HOME, and ESG funding to support: the development of affordable housing and public service agencies that address the special needs of the underserved. The County proactively seeks additional resources to better meet the underserved needs. The County will also be receiving an emergency solutions grant through the State of California.

AP-38 Project Summary
Project Summary Information

1	Project Name	SJC - Meals on Wheels Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$26,874
	Description	A mandated program by the Older American Act, designed so meal recipients have a package of five meals delivered once a week.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Delivery of meals to seniors who are not able to get out of their homes.
2	Project Name	SJC - Fair Housing
	Target Area	Urban County
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$35,796
	Description	Provision of fair housing services to ensure low income renters and buyers are treated fairly and correctly in the housing market.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Provision of fair housing services to ensure low income renters and buyers are treated fairly and correctly in the housing market.
3	Project Name	SJC - Second Harvest Food Bank Hunger Relief Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,111
	Description	Program that provides food and water to low income and homeless families in need of nutrition. All jurisdictions contributed funding.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to purchase food and support the staff at the food bank to provide meals to families in need.
4	Project Name	SJC - Mexican Heritage Center
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,675
	Description	Mexican Heritage Center provides art, culture and education programs to elementary school aged children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	35 -40 students in the Unified Stockton Unified School District will have the opportunity to participate in a high quality after school visual and performing arts program consisting of arts and music.
5	Project Name	SJC - Summer Aquatics Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	Provide recreational and instructional swimming programs to low-income youth and families in a safe and supervised environment at Kennedy Community Center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide recreational and instructional swimming programs to low-income youth and families in a safe and supervised environment at Kennedy Community Center. This is a twelve week program that will serve approximately 800 low-income youth.
6	Project Name	SJC - Tracy Interfaith Ministries Hunger Awareness Food Distribution Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Support the program for purchasing nutritional food items to supplement donated food, which is then distributed to eligible low-mod beneficiaries.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Support the program for purchasing nutritional food items to supplement donated food, which is then distributed to eligible low-mod beneficiaries.
7	Project Name	SJC - Emergency Food Bank Stockton: Farm to Family
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$55,000
	Description	The program offers fresh produce and meals to low income households by partnering with nearly 30 agencies in the County
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fresh produce and grocery distribution to low income households in the County
8	Project Name	SJC - Give Every Child a Chance
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	Afterschool programs and tutoring for students and youth in the area school district.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	After school mentoring, programs and tutoring for students/youth.
9	Project Name	SJC - Mobile Farmer's Market Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,412
	Description	Continuation of a program that distributes fresh fruits and vegetables; conducts healthy cooking demonstrations; and provides nutritional education. All jurisdictions contributed funding.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Continuation of a program that distributes fresh fruits and vegetables; conducts healthy cooking demonstrations; and provides nutritional education.
10	Project Name	SJC - Women's Center - Youth and Family Services
	Target Area	Urban County
	Goals Supported	Public Facilities

	Needs Addressed	Public Facilities
	Funding	CDBG: \$85,000
	Description	Rehabilitate existing parking lot and access to shelters on site. The project meet a national objective under LMC and will be funded by 03C - Homeless Facilities. The improvements will improve the access to the existing shelter for homeless persons and abused children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Parking lot and accessibility repairs/improvements
11	Project Name	SJC - East Stockton Storm Drainage Improvements Phase 9
	Target Area	Urban County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$208,500
	Description	Storm Drain improvements to address local flooding
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements include the construction/repair of residential driveway cross-drains and roadside ditches to address local flooding.
12	Project Name	SJC - STAND Acquisition Rehab Purchase

	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,315,000 HOME: \$450,000
	Description	Funding used to purchase existing units, rehab single family homes and assist low-income homebuyers with the purchase of the home.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	7 low/moderate income families
	Location Description	Various sites located throughout the County
	Planned Activities	Funding used to purchase existing units, rehab single family homes and assist low-income homebuyers with the purchase of the home.
13	Project Name	SJC - Facility Project Development: Public Works
	Target Area	Urban County
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$15,000
	Description	Developing and oversight of public works projects
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Developing and oversight of public works projects

14	Project Name	SJC - Gospel Center New HOPE Planning
	Target Area	Urban County
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$50,000
	Description	Funds will be used to conduct preliminary planning to determine project feasibility. Funds will be allocated from County's overall General Administration percentage.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Preliminary planning for Gospel Center rehab project
15	Project Name	SJC - Administration CDBG
	Target Area	Urban County
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$380,176
	Description	Program administration and management of overall CDBG Program and projects
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Program administration and management of overall CDBG Program and projects
16	Project Name	SJC - Housing Rehabilitation Program
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$400,000
	Description	Owner Occupied Rehab program offering financial assistance to low income homeowners.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 households will benefit from this program
	Location Description	Throughout the unincorporated areas of the County
	Planned Activities	Program will seek to address health, safety and code violations in applicant homes. Program funded with Program Income
17	Project Name	Lathrop - Youth Scholarship Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Funds to be used to assist children of low-income families to participate in recreation services and activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Each family is eligible to receive \$00 annually and only 50% of the program fees can come from the scholarship program. The services include: before and after school programs, day camp, sports and classes.
18	Project Name	Lathrop - Give Every Child a Chance Tutoring Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	After school program aimed at tutoring low income youth.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds would be used to purchase supplies needed to tutor low-mod youth, including snacks, health education supplies and school/tutoring supplies.
19	Project Name	Ripon - Bethany Home Society Meals on Wheels
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Meals on Wheels Program
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Meal distribution to seniors who are unable to leave their homes.
20	Project Name	Tracy - Interfaith Ministries Hunger Awareness Food Distribution
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,861
	Description	Food Bank Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Food distribution and support to operate food bank in Tracy
21	Project Name	Tracy - Chest of Hope
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing Public Services
	Needs Addressed	Homelessness Public Services
	Funding	CDBG: \$5,919
	Description	Facility that provides food and additional housing for homeless women and children that are victims of domestic violence

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Expand its current operations to provide additional beds and shelter to women and children who are victims of domestic violence. Shelter will also provide counseling, food and educational components.
22	Project Name	Tracy - McHenry Housing Family Shelter
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,919
	Description	Operations of the shelter for family crisis intervention program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding for the operation of the family crisis center aimed at aiding homeless persons
23	Project Name	Tracy - Coalition of Tracy Citizens to Assist the Homeless
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,919

	Description	Operational costs of maintaining and expanding Emerson House and Rochester House - facilities for homeless and/or disabled men.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to support salary and benefits for staff operating the two homeless shelters.
24	Project Name	Tracy - TCCC Mobile Showers for Homeless
	Target Area	Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Services
	Funding	CDBG: \$45,919
	Description	Tracy Community Connections Center, Inc will provide a mobile combo shower/restroom trailer within the City of Tracy and unincorporated areas of the County. The mobile shower will be used to serve the homeless population who are without such proper hygienic facilities. The national objective will be met under a presumed benefit as the facility will serve the homeless population and will be funded through 05M - Health Services. The program will seek to provide shower facilities to as many homeless persons as possible.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Tracy Community Connections Center, Inc will provide a mobile combo shower/restroom trailer within the City of Tracy and unincorporated areas of the County.
25	Project Name	Tracy-Women's Center (cancelled)
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Funding to support salary and benefits for staff serving domestic violence victims from the Tracy area at Women's Center-YFS Tracy Satellite Office, at Serenity House in Tracy and at DAWN House in Stockton.	
26	Project Name	Tracy - Safe at Home Seniors
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,272
	Description	Safe at Home Program provides seniors with an assessment of their current homes to provide assessments regarding safety to prevent falls and injuries for those living alone or unassisted. The funds will service seniors who are a limited clientele and will fall under HUD matrix code 05A - Senior Services. The program hopes to meet with 150 seniors that can use these assessments to improve their home safety. The program will be offered along with the County's housing rehab program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Safe at Home Program provides seniors with an assessment of their current homes to provide assessments regarding safety to prevent falls and injuries for those living alone or unassisted.
27	Project Name	Tracy - Women's Center
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,919
	Description	Domestic Violence shelters for female victims of abuse.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to support salary and benefits for staff serving domestic violence victims from the Tracy area.
28	Project Name	Tracy - Boys and Girls Club Inclusion Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,272

	Description	The inclusion program will provide year-round affordable access for youth with disabilities to participate in INCLUSION Trip Play health and fitness programming.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The inclusion program will provide year-round affordable access for youth with disabilities to participate in INCLUSION Trip Play health and fitness programming.
29	Project Name	Tracy - Volunteer Caregivers
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,272
	Description	To address funding for the client screening and intake process, and all volunteer screening including background checks.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The services include: transportation to medical appointments, respite care, food delivery, community resources information, etc.
30	Project Name	Tracy - Lolly Hansen Senior Center Rehabilitation
	Target Area	Urban County

	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$777,728
	Description	Capital improvements to rehabilitate the existing Senior Center. The renovations will include ADA accessibility improvements, restrooms, entry ways, expansions to multi-purpose room, bathrooms, etc.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Capital improvements to rehabilitate the existing Senior Center. The renovations will include ADA accessibility improvements, restrooms, entry ways, expansions to multi-purpose room, bathrooms, etc.
31	Project Name	Manteca - Give Every Child a Chance
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,176
	Description	After school tutoring program for low income youth in Manteca.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funds would be used to purchase supplies needed to tutor low income youth, including snacks, health education supplies and school/tutoring supplies.
32	Project Name	Manteca - Youth Scholarship Program
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,176
	Description	Subsidize the fee for recreational programs offered through the City of Manteca Parks and Recreation Department.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Recreation program aimed as provide fee waivers/subsidized dollars for qualifying youth to participate in recreational programs that they would not otherwise be able to afford.
33	Project Name	Manteca - HOPE Ministries
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$8,176
	Description	Funding for operating two emergency shelters and one transitional housing shelter
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to help continue services for homeless families as emergency shelters for homeless families.
34	Project Name	Manteca - Senior Center Improvements
	Target Area	Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$654,990
	Description	Repair and expansion to existing parking lot to allow for better access of senior center users, as well as improvements to the existing building to improve services
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 seniors who access the building
	Location Description	Manteca Senior Center - 2985 Cherry Lane, Manteca
	Planned Activities	Repair and expansion to existing parking lot to allow for better access of senior center users, as well as other building improvements to ensure adequate service to seniors
35	Project Name	Manteca - HOPE Ministries Plumbing Renovation
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing Public Facilities

	Needs Addressed	Homelessness Public Facilities
	Funding	CDBG: \$200,000
	Description	Funding will be used to replace existing sewer lines at the Women and Children's Shelter that have deteriorated. The project will fall under 03C - Homeless Facilities and will meet a LMC national objective - homeless persons. The completed sewer lines will provide safe sanitary facilities that will allow those persons who access the homeless center a safe and healthy restroom.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Replacement of existing sewer lines at the shelter facility. Currently, pipes/toilets are backing up and failing.
36	Project Name	SJC - Downpayment Assistance Program (HOME)
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$458,518
	Description	First time homebuyer program offered to qualified borrowers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Financial assistance to borrowers who are in need of funds to close the gap on a purchase of a home.
37	Project Name	SJC - Administration HOME Program (County)
	Target Area	Urban County
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$79,522
	Description	Planning and administration of HOME Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of HOME funds at County level
38	Project Name	SJC - CHDO Set A Side: STAND (HOME)
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$119,283
	Description	Funds to allow CHDO to purchase homes, rehab and sell homes to first time homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funds to allow CHDO to purchase homes, rehab and sell homes to first time homebuyers.
39	Project Name	SJC - Owner Occupied Rehabilitation Program (HOME)
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,620
	Description	Owner Occupied Rehab Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Financial assistance to eligible first time homebuyers.
40	Project Name	Tracy - Stone Meadows Housing Project (HOME)
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$112,276
	Description	Rehabilitation of an existing 72-unit affordable housing complex for low income families in the City of Tracy
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Rehabilitation of an existing 72-unit affordable housing complex for low income families in the City of Tracy
41	Project Name	Tracy - Downtown Facade Improvement Program
	Target Area	Urban County
	Goals Supported	Self-Sufficiency through Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,000
	Description	Grants to property/business owners to restore and renovate commercial storefronts and replace frontage signs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Grants to property/business owners to restore and renovate commercial storefronts and replace frontage signs.
42	Project Name	SJC - Improvements in Support of New Housing
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$32,696
	Description	STAND to construct off-site improvements in support of new housing. Units will be sold to low income families. The project will be limited to LMH - low mod housing and will fall under HUD matrix code 03J. The site improvements will support new housing that will be sold to homebuyers, which is the eventual goal of the project.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Off site improvements/infrastructure in support of new housing. 2 units to be completed and sold to low income buyers
43	Project Name	SJC - Acampo Area Drainage Improvements
	Target Area	Urban County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$3,163,056
	Description	The Project consists of permanent improvements that are intended to improve collection of storm water generated from local runoff in the Acampo area near State Route 99. Storm water collected locally and conveyed around the area would be discharged to existing facilities along North 99 Frontage Road to detention basins at Peltier Road and ultimately downstream through the historic Gill Creek drainage. The project will meet an LMA national objective and fall under 03I - Flood Drainage Improvements. The new improvements will decrease flooding in the area and should alleviate a health and safety issue that has plagued the local residents.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	775 low/moderate income households who reside in the block group where the improvements will take place.
	Location Description	Activity will take place within Census Tract 46, Block Group 2. Streets include: E Harvest Rod, E Cooper Road, N. Brandywine Road and Youngstown.

	Planned Activities	<p>1. A lift station adjacent to the Highway 99 frontage road to lift storm water from the gravity system into the existing roadside ditch;</p> <p>2. Approximately 3,200 linear feet of 42' diameter gravity storm drain piping constructed in Brandywine Road, East Harvest Road and the North 99 Frontage Road to convey storm water around the Cooper's Corner;</p> <p>3. Reconstruction of approximately 860 linear feet of existing storm drainage line in Acampo Road to drain to Brandywine, where it would be collected and conveyed around Cooper's Corner; and</p> <p>4. Construction of approximately 730 linear feet of new storm drainage line to intercept the remaining Acampo Road storm drain and direct it north to intercept the gravity storm drain line at East Harvest Road.</p>
44	Project Name	CDBG Admin - Ripon and Tracy
	Target Area	Urban County
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$48,697
	Description	Administration and planning
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning, management and oversight of Programs
45	Project Name	ESG - Projects and Administration
	Target Area	Urban County
	Goals Supported	Homeless Prevention and Rapid Re-Housing Planning and Administration
	Needs Addressed	Homelessness Planning and Administration
	Funding	ESG: \$213,082
	Description	The ESG program will involve a range of activities to address homelessness. These include the provision of outreach, shelters, prevention and rapid re-housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>The following activities are planned:</p> <ul style="list-style-type: none"> • Salvation Army Family Shelter: Emergency Shelter - \$4,496 • Women's Center: Emergency Shelter - \$16,800 • Gospel Center Rescue Mission: Emergency Shelter - \$14,200 • Haven of Peach: Emergency Shelter - \$8,153 • HOPE Ministries & Raymus House: Emergency Shelter - \$8,000 • Lodi House: Emergency Shelter - \$7,400 • McHenry House: Emergency Shelter - \$8,000 • St. Mary's Interfaith Dining Room: Emergency Shelter - \$29,800 • Stockton Shelter for the Homeless: Emergency Shelter - \$31,000 • Central Valley Low Income Housing: Homeless Prevention - \$69,252 • Administration - \$15,981
46	Project Name	Manteca - Cottage Village Senior Apartments
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$60,000
	Description	
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	48 seniors
	Location Description	510 Cottage Avenue, Manteca, CA
Planned Activities	Funds will be used for off-site improvements towards the construction of new senior housing units	
47	Project Name	Ripon - Pine Street / McKee ADA Ramps
	Target Area	Urban County
	Goals Supported	Infrastructure Improvements

	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$164,491
	Description	Project will address ADA ramps to allow for better accessibility along sidewalks.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	All households residing the in block group will have improved accessibility on sidewalks.
	Location Description	Project will take place at Pine Street and McKee Court in the City of Ripon.
	Planned Activities	Work will involve the design and construction of ADA curb out ramps on city sidewalks to allow for better accessibility.
48	Project Name	Ripon - Senior Center Parking Lot
	Target Area	Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$38,000
	Description	Project will focus on parking lot repairs at the existing senior center parking lot where deficiencies exist that limit the ability for seniors to access the facility.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Ripon Senior Center - 433 S Wilma Avenue, Ripon, CA
	Planned Activities	The work will include the rehabilitation of the existing parking lot where concrete breaks, holes and lack of proper slopes limits the accessibility for seniors to access the facility in a safe manner.

49	Project Name	1835 Roselawn Multi Family Housing
	Target Area	Urban County
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$936,000 HOME: \$350,000
	Description	Project involves the acquisition of an existing multi-family housing unit and the rehabilitation of those existing units.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 low income families - 8 unit complex
	Location Description	1835 Roselawn Avenue, Stockton, CA
	Planned Activities	The proposed project involves the acquisition and rehabilitation of an existing multi-family residential unit complex. Work includes building modifications and repairs, including the following exterior work: roof replacement, abandon pool / pool house, termite repairs, exterior paint, and ADA accessibility path of travel improvements. The project also includes the following building/interior improvements: new windows, electrical components, AC units, door fixtures, bathroom sinks, ceiling fans, water heaters, smoke alarms.

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

Each year the County receives an annual allocation of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds from HUD. The amount that is available depends on the amount of funds appropriated by Congress. Approximately half of these funds will be passed through to the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy during this Consolidated Plan period.

CDBG, HOME, and ESG funds are awarded to projects and programs on a competitive allocation basis. A Notice of Funding Availability (NOFA) is sent to jurisdictions, public agencies, affordable housing developers, community-based organizations, and interest groups active in the urban county area. Each participating jurisdiction conducts a separate public allocation process. Projects are reviewed and funding allocations are made based on several criteria, including the project’s ability to reach and serve its target population. Consideration is given to project location to ensure that funds are allocated throughout the Planning Area while services are directed to those areas and persons with the greatest need.

Underlying all expenditures is the benefit to low- and moderate-income persons, including very low- and extremely low-income persons, as defined by federal consolidated planning regulations. Assistance within the Planning Area will be targeted to populations residing in areas of lower-income and minority concentrations. Refer to the Appendix of the Consolidated Plan, which contains maps of these areas.

Geographic Distribution

Target Area	Percentage of Funds
Urban County	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County has not established target areas for the investment of funds.

Discussion

See above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, low-, and moderate-income households in the county, several programs, described above, will be available during the next program year.

The Urban County plans to use CDBG and HOME funds to support a number of affordable housing activities, including an owner-occupied residential rehabilitation program, various downpayment assistance programs, and maintenance and rehabilitation of rental housing. These activities are expected to provide rehabilitation assistance to 15 owner-occupied households annually and downpayment assistance to 20 households annually.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

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

Discussion

See above.

AP-60 Public Housing – 91.220(h)

Introduction

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

The Housing Authority plans to make substantial repairs and upgrades at the Mourfield Avenue Apartments to maintain these properties for public housing residents.

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

Residents are provided various opportunities to provide comments and get involved. Residents can serve on the Resident Advisory Board or Resident Councils and provide feedback to staff, community liaison, police liaison, or community partners. Public housing residents receive a resident newsletter and can get involved in the various programs offered by HASJC such as the Home-Ownership Program, after-school youth program, youth scholarship foundation, community centers and community partners.

The Tenant Opportunities Program initiated by HUD, expanded tenant participation in HACSJ programs. Memorandums of Understanding were entered into with the Resident Council at each facility to provide management training programs and opportunities for residents to assume management responsibilities. Beginning in 1992, the Sierra Vista Housing Resident Council received a Technical Assistance Grant from HUD for start-up activities to begin building and strengthening its capacity to improve relationships between residents and the local community. In 1994, the Public Housing Resident Councils in the Tracy and Conway Homes facilities were awarded grant funds to develop tenant opportunity programs within their respective developments. These grants have and will continue to provide leadership training, business and management skill training, and job preparation skills.

HACSJ tenants have access to available CDBG funded fair housing services and other CDBG funded public services or which they qualify. The County operated first-time homebuyer assistance program is available to HACSJ tenants contemplating homeownership.

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

The Housing Authority is not designated as troubled.

Discussion

See discussion above.

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

Introduction

The Urban County proposes the use of CDBG, ESG, and Continuum of Care (CoC) funds to address identified needs for its homeless objectives. These funds can be used for the following activities:

- CDBG funds will be used to assist homeless, non-homeless and special needs groups in activities such as housing maintenance and rehabilitation, public facilities and improvements, and supportive services.
- ESG funds will be used to assist homeless groups in activities such as rehabilitation or remodeling of buildings, operations and maintenance of a facility, essential supportive services (i.e. case management, counseling, and childcare), homeless prevention, and grant administration.
- CoC funds will be used to provide both permanent supportive housing to homeless individuals and families with disabilities and transitional housing to homeless households, through activities including, but not limited to, rent assistance, case management, and other supportive services.

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

In January 2017, the San Joaquin County Community Development Department and Central Valley Low Income Housing Corporation partnered with county-based nonprofit organizations that provide emergency shelter, housing, and other support services to homeless individuals and families to conduct a homeless count. Public officials in Stockton, Tracy, Manteca, and Lodi, as well as private businesses and faith-based organizations, contributed to the effort. The 2017 count is the seventh count following the inaugural count in 2005. The purpose of the count, in addition to being a HUD requirement for jurisdictions receiving CoC funds, is to provide quality information about the current size and nature of the County's homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

Consistent with the priorities outlined in the Consolidated Plan the County will undertake or fund the following activities to address homelessness in FY 2017-18:

- ESG funds will be used to assist nine homeless shelters and one service provider with maintenance and operation expenses; one shelter for victims of domestic violence with essential services; and one service provider for HMIS. ESG funds will also be used to assist individuals and families who are homeless or at risk of becoming homeless.

- CDBG funds will be used to provide upgrades and renovations to emergency shelter and transitional housing facilities and provide food and services for homeless and low income individuals.
- Continuum of Care funds will be used to provide permanent supportive housing for persons with disabilities (individuals and families) and transitional housing for the homeless.

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

According to the County's 2015 Continuum of Care Application, the following is the strategic planning objective:

- Increase the number of permanent supportive housing beds for chronically homeless.

The Continuum of Care has set a goal to increase both the number and percentage of permanent supportive housing beds available to chronically homeless households. This strategy will be achieved by providing chronically homeless persons priority status when vacancies occur in existing permanent supportive housing programs. The County does not have the available resources that would allow for the creation of new permanent supportive housing units for the chronically homeless population.

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.

In accordance to the County's Homeless Prevention Program Plan, the following are the general goals and objectives:

- 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 County's Homeless Prevention Program targets the following populations who can reasonably be expected of becoming self-sufficient within 6 months:

- 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 in transitional housing where the household experienced a 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 are fleeing domestic violence.

Discussion

The County also provides funding for programs that address the housing and supportive service needs for person who are not homeless but have other special needs (i.e. elderly, frail elderly, persons with disabilities, etc.). The following activities are being funding this program year to address these needs:

- Rehabilitation Program - ADA accessibility and grants for the elderly
- DRAIL - Acessibility improvements for elderly
- Manteca Senior Center
- Tracy Senior Center

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

The County and participating cities have worked to address the issues surrounding barriers to affordable housing development through the Housing Element process required by the State of California. The California Department of Housing and Community Development (HCD) must review the Housing Element for compliance with State law. Among other things, each jurisdiction's Housing Element is required to identify opportunity sites with land use controls that facilitate affordable housing development. Another key component of HCD review is the extent of government policies that act as barriers to housing development, especially affordable housing development, and the jurisdiction's commitment to eliminating or mitigating the barriers.

Discussion:

See discussion above

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the Urban County's efforts in addressing underserved needs, developing the institutional structure for delivering housing and community development activities, and expanding and preserving affordable housing opportunities.

Actions planned to address obstacles to meeting underserved needs

Based on the results of the community outreach process, the Urban County's most underserved groups are the homeless and extremely low-income residents. Generally, the lack of funding is the most critical obstacle to meeting the needs of these groups. The Urban County intends to help bridge the gap by allocating CDBG funds to homeless, homeless prevention, and public service programs that support special needs groups. CDBG funds are limited. Therefore, the Urban County will continue to rely on the existing network of public and nonprofit agencies to deliver a variety of housing and supportive services for the homeless and extremely low-income residents in the community.

Actions planned to foster and maintain affordable housing

Consistent with the strategies outlined in the 2015-2019 Consolidated Plan, the Urban County will undertake or fund the following activities to address affordable housing needs:

- Provide funds for rehabilitation of lower-income rental units.
- Provide down payment and closing cost assistance to lower-income households to purchase their first home.
- Provide owner-occupied rehabilitation loan program to lower-income homeowners.

Actions planned to reduce lead-based paint hazards

The County will continue to implement lead-based paint regulations established procedures to ensure that purchasers and tenants of all HUD-associated housing constructed prior to 1978 are notified of the hazards of lead-based paint which may exist in the housing. The regulations establish lead-based paint requirements for any HUD-funded rehabilitation activity, tenant-based rental assistance, and acquisition, leasing, support services, and operations activity.

Several agencies operating within the County, including Stockton and Lodi, are actively engaged in activities to evaluate and reduce lead-based paint hazards. The principal participants in this effort include the Housing Authority of the County of San Joaquin (HACSJ), San Joaquin County Public Health Services, the Environmental Health Department (EHD), and the Neighborhood Preservation Division of the CDD.

HACCSJ has an active program of evaluating and reducing lead-based paint hazards in housing units involved in the Housing Choice Voucher Program, formerly Section 8 Rental Certificate Program.

The San Joaquin County Environmental Health Department (EHD) operates the Childhood Lead Poisoning Prevention Program for all communities. The EHD performs environmental investigations of possible lead sources at the homes of children who have blood lead levels exceeding those established by the State Department of Health Services as part of the Public Health Services Childhood Lead Poisoning Prevention Program contract. These investigations include on-site inspections, interviews with family members, X-ray Fluorescence (XRF) testing of paint samples or sampling of other possible lead sources such as soil, toys, food products, and hobby materials. The EHD also notifies homeowners or occupants if significant sources of lead are found, provides education, requires remediation by an approved contractor, and pursues enforcement action when necessary. There are approximately 35 cases per year.

The Neighborhood Preservation Division becomes involved in lead-based paint hazard evaluation and reduction as a result of its involvement in housing rehabilitation activities. Houses to be rehabilitated are routinely tested for lead-based paint hazards and remediate, where necessary. Using guidelines similar to those employed by the HACCSJ, staff from the Neighborhood Preservation Division inspect units being considered for inclusion in one of their programs for the possible presence of lead-based paint and assess the need for remediation, based upon existing risk factors. Depending upon these factors and the results of the inspections, the Division's resources can be directed to remediation of the hazard. The Neighborhood Preservation Division also becomes involved in lead-based paint inspection and treatment through the administration of the CoC Program.

Actions planned to reduce the number of poverty-level families

The challenges associated with poverty—stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, and transportation difficulties – make it hard for low-income families to obtain and maintain employment, and therefore housing and basic needs.

Economic stability can have lasting and measurable benefits for both parents and children, and it has become clear to both the government and business sectors that in order to solve housing problems in San Joaquin County, the issue of jobs must be addressed. Increasing the number of people with adequately paying jobs has been approached on two parallel tracks: (1) increasing the quantity and quality of jobs through the solicitation of new businesses and the expansion of existing ones and (2) preparing lower-income individuals for employment through the development of job and life skills.

The County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs including housing assistance, supportive services, economic development assistance, and job training opportunities. The County will continue to leverage opportunities to support funding for Community Based Development

Organizations, cities, and other groups to provide training and employment opportunities to extremely low-income persons. In collaboration with the County's Workforce Investment Board (SJC WorkNet), the County will continue to offer outreach and training to poverty level families and individuals.

Through the CoC system, the County will work with the SJC WorkNet job-training providers to ensure that low- and moderate-income persons are trained with employable skills with the potential to earn higher wages. In addition, the County's funding (through CDBG and ESG funds) of human service programs for basic needs, food distribution, and case management for homeless and those at risk of homelessness support the goals and strategies of reducing poverty.

Actions planned to develop institutional structure

During the 2017-18 program year, the County will continue to address gaps in the institutional structure of the Urban County jurisdictions affecting the timely and equitable distribution of funds. The primary objective in 2017-18 will be to continue and expand the communication that is occurring among the Urban County jurisdictions and between government agencies and housing and service providers to improve access to the programs and services that are available in the county. The County will also continue to communicate and coordinate Consolidated Plan programs with the two other entitlement communities in the county: the Cities of Lodi and Stockton.

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

The San Joaquin County Community Development Department (CDD), as administrator of the Urban County CDBG, HOME, and ESG programs, coordinates and consults with other program providers; local, state, and federal government entities; non-profit and for-profit entities; professional organizations; interest groups; and other parties interested in the implementation of Federal programs.

In pursuit of increased communication and coordination, CDD Staff will continue to participate in periodic meetings with the City of Stockton and Housing Authority staff; continue conducting quarterly meetings with Urban County jurisdiction staff; continue participation in the Central Valley Local Government Coalition on Housing and Section 3 Coalition; continue outreach and information sharing with other county agencies serving similar clientele; continue involvement in the Stockton Area Loan Pool Committee; and Homeless Consortium.

CDD has met, and will continue to meet with the City of Stockton and the City of Lodi, separate entitlement communities within San Joaquin County, to coordinate the use of HOME and CDBG funding in neighboring geographic areas.

The work of the County Homeless Consortium, coordinated by CDD and comprised of representatives from all of the homeless shelters and service providers in the County, will coordinate an application for CoC Program funds and establish programs to address the significant needs of the chronically homeless.

Discussion:

See discussion above

Program Specific Requirements

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

Introduction:

The County continues to utilize HOME funding to promote affordable housing in the County. Funds are used for FTHB and OOR Programs. All Federal requirements and limits (income, affordability, values, etc.) are followed when implementing these programs.

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	400,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	400,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

Not Applicable.

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:

Pursuant to HOME Program regulations, 24 CFR Part 24 92.254(a)(5)(ii)(A)(1,2 & 3), the County shall establish recapture requirements when HOME funds are used by qualified households to acquire single-family housing to recover all or a portion of the HOME assistance to the homebuyer, if the housing does not continue to be the principle residence of the household for the duration of the period of affordability.

The County will continue to loan HOME funds to assist low- to moderate-income homebuyer applicants under its First Time Homebuyer Program. The County has elected to use the recapture option to comply with the "Period of Affordability" requirement under §92.254 of HOME rules. Enforcement of the recapture provisions shall occur through a recorded deed restriction and/or a recorded HOME Regulatory Agreement on the assisted property.

The terms of recapture are structured after the HOME Program Period of Affordability requirement and are based on the amount of HOME subsidy provided to the borrower. If the homeowner chooses to sell the home during the affordability period, the County will recapture the amount then due on the loan, including all principal and interest.

The County is subject to the limitations that when the recapture provision is triggered by an voluntary or involuntary sale of the housing unit and there are no net proceeds (sales price minus loan repayment, (other than HOME funds) and closing costs), or net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds. In the event that net proceeds are zero (as is usually the case with foreclosure), the recapture provision still applies, but there are no funds to recapture.

When a forgivable loan is used to finance the HOME assistance to the homebuyer, the HOME balance due will be reduced by an equal amount annually during the affordability period. The HOME amount will be completely forgiven if the homebuyer remains the owner and occupant for the full affordability period.

The recaptured amount of HOME funds will be used for HOME eligible activities.

The Urban County jurisdictions plan to allocate approximately 10 percent of the 2017-18 CDBG

allocation and 15 percent of the 2017-18 HOME allocation to meet the housing needs of existing low-income homeowners. Specifically, CDBG and HOME funding will be used for the continuation of a low-income, homeowner housing rehabilitation program. The housing rehabilitation program will be funded by the County and the cities of Escalon, Lathrop, and Manteca.

The owner-occupant housing rehabilitation program was developed to encourage the preservation and renovation of the Urban County's housing stock. The program offers owner-occupants whose income is at or below 80 percent of the County median income, assistance up to \$120,000 in the form of a repayable 2 percent loan amortized for up to 30 years. All loans must be affordable to the occupant and are underwritten by the County.

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:

See discussion above.

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:

This plan does not include use of HOME funds to refinance existing debts for multifamily housing

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

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

The following are standard policies and procedures for evaluating individuals and families eligibility for assistance.

1. **Initial Evaluations.** The recipient or its sub-recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing, in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR §576.400(d) and the written standards established under 24 CFR §576.400(e).
2. **Determining Program Participant Eligibility.** The following criteria shall be used to determine program participant eligibility for assistance under ESG:
 - Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards). Program participants must be 30% and under the Area

Median Income to be determined to be eligible.

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

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, but as a program goal, it is a consideration in determining the amount and length of assistance.

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

Central Valley Low Income Housing, Inc. (CVLIHC), who provides the homelessness prevention and rapid re-housing activities for San Joaquin County, has established relationships with all of the local shelters and service providers. CVLIHC conducts outreach to notify each service provider of any new ESG program changes to eligibility standards, and the process for making referrals to the program. CVLIHC has been operating since 1992 and is well known in the community and receives many calls directly.

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County and the San Joaquin County-Stockton 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. Based on HPRP results, there was a general conclusion that the most effective use of ESG funds would be to continue providing funds 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.

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.

Homeless needs and priorities continue to be identified through the County's Continuum of Care system. The Ten Year Plan and the implementation groups formed are public and inclusive to participation of all stakeholders including homeless and formerly homeless individuals. In addition, the CoC consults with and engages homeless individuals to participate in the biennial Point and Time Count and Survey of the homeless. Also, the County is pleased to report that one of the organizations funded with ESG has a formerly homeless person on their board which provides critical insight and knowledge.

5. Describe performance standards for evaluating ESG.

1. Housing Stability: Seventy percent 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.

2. Recidivism: Less than thirty percent 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 County and the San Joaquin County-Stockton Continuum of Care will continue to discuss and examine additional, feasible performance standards. Other standards will be considered as the programs evolve.

