

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

San Joaquin County completed the third year (program year 2017) of the five year period for the San Joaquin County Consolidated Plan: FY 2016 - FY2020 (FFY 2015-2019) in June 2018. The outcomes are a result of the ability of the County's existing provider network (grantees and subrecipients) to implement projects and programs to produce results contingent on the amount of federal, State, County and private dollars available during the first year of the Consolidated Plan. The projects, programs and services selected for funding during the last program year of 2017/18 met a majority of goals and objectives identified in the County's Consolidated Plan, as well as helped move forward the County's commitment to meeting the following priorities:

- 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.

As expected, some programs/projects exceeded their annual goals and some fell short. Further explanations are provided below for aspects that fell short of the County's expectations:

- Housing Rehabilitation Program: After a significant period on hold, the County rehabs program experienced its first full program year of administration. The County was successful in assisting 2 households, and continues to process applications as they maintain an extensive waiting list.
- Self-Sufficiency through Economic Development: The Facade Program is being implemented but with not as much interest as hoped. Businesses are sometimes leary to take on additional debt/loan. The County remains hopeful that interest will pick up.

- Public services continue to serve its residents and expend their allcoations within a reasonable time
- The County committed a significant amount of funds to public facilities and public improvement projects this program year. Signifcant funds were expended and projects came to fruition that had been planned for some time.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

**TABLE to Be inserted for submission to HUD**

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

San Joaquin County has a long tradition of innovative policies and actions designed to provide a healthy environment in the urban county which supports, develops, and maintains viable communities by providing decent and affordable housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons and special populations. The County continued to concentrate on improving neighborhoods and increasing accessibility for persons with disabilities, as well as supporting human service agencies that provide needed public service to lower-income and special needs residents countywide.

During FY 2017-18, San Joaquin County administered its federal grant funds in a manner consistent with the National Objectives of the Housing and Community Development Act of 1974, as amended. 87.86% of CDBG funds were spent on activities that benefited low- and moderate-income persons. Income data from the 2010 U.S. Census was used to identify areas throughout the County where at least 51 percent of the population met the HUD established moderate income criteria. In order to maximize the benefit to low- and moderate-income persons, project activities have been and continue to be located predominately within these areas of the highest needs. Exceptions to projects being located in

only low/mod areas are public services, as they provided a direct benefit to a limited clientele or presumed benefit clientele.

Each program, project or activity undertaken in the 2017 program year with funds available through CDBG, HOME and ESG met and addressed a specific priority or objective outlined in the five year Consolidated Plan or Annual Plan. All funds expended were aimed at providing a direct benefit to low-income persons and/or households.

As mentioned previously, the County recognizes that some objectives and priorities did fall short of what was outlined in the Consolidated Plan. These areas would include the creation of more affordable housing units, affordable housing with on-site social services, childcare services and better connecting mental health programs/services to individuals leaving insitutions. The County is hopeful that the next program year will have better accomplishments in these categories.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	159,374	19	
Black or African American	27,830	1	
Asian	29,125	4	
American Indian or American Native	2,012	0	
Native Hawaiian or Other Pacific Islander	1,347	0	
<b>Total</b>	<b>219,688</b>	<b>24</b>	
Hispanic	96,658	16	
Not Hispanic	123,030	8	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Each year, the County assesses the extent to which minority groups utilize and access the projects and program administered by the County and its sub-recipients. Under-representation is defined as any group that is not represented within a whole percentage point of that group's representation in the population as a whole. The evaluation is conducted for racial and ethnic minorities, persons with disabilities and female-head of households. According to the American Fact Finder Census Data, San Joaquin County continues to become more racially and ethnically diverse. The data shown in the table above does not raise any significant concerns when cross referenced with the Census data - which would qualify as an under representation. The County will continue to monitor the assisted beneficiaries to ensure no races or ethnicities are being specifically excluded with these funds.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	8,137,697	10,584,002
HOME	HOME	1,595,219	\$3,005,731
HOPWA	HOPWA		
ESG	ESG	213,082	230,225
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

In 2017, an excess of \$12 million was expended for various community development programs, projects, and activities with CDBG, HOME and ESG funds. The County made significant investemnts in its CDBG program, and successfully met is 1.5 expenditure ratio. All funds expended were for projects that address the priority needs identified in the Consolidated Plan and Action Plan. The CDBG Financial Summary Report (PR26) is attached as an appendix.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Urban County	100	100	Urban County

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

The County of San Joaquin's funds were distributed within the urban county, which is define as the unincorporated areas of the County as well as the following cities: Ripon, Tracy, Manteca, Lathrop and Escalon. For annual grant dollars, the County utilizes a formula based distribution system which divides the funds to each jurisdiction based on population, poverty and need factors. In addition, the City utilized program income dollars from its RLF monies in an effort to expand and utilize more dollars - these funds were distributed on a strict "need" basis and who could expend the dollars in a quick and efficient manner.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

CDBG and HOME funds are distributed to the County to each jurisdiction within the County, using the same formula basis that HUD uses to allocate the funding to the County. Those jurisdictions participating in the urban county are as follows: Escalon, Ripon, Tracy, Lathrop and Manteca. Each urban county jurisdiction conducts a separate public participation process within their jurisdictions to determine what local community needs should be addressed with available resources within their communities.

Federal match requirements apply to the County's HOME funds. The HOME program requires that for every HOME dollar spent, the County must provide 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.

The County did not use any public owned land or property to address the needs identified in the Plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	5,113,920
2. Match contributed during current Federal fiscal year	639,558
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,753,478
4. Match liability for current Federal fiscal year	433,566
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,319,912

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2307	06/15/2018	15,888	0	0	0	0	0	15,888
2466	07/21/2017	8,908	0	0	0	0	0	8,908
2529	03/01/2018	6,894	0	0	0	0	0	6,894
2548	09/13/2017	6,447	0	0	0	0	0	6,447
2553	03/07/2018	2,797	0	0	0	0	0	2,797
2554	05/23/2018	11,415	0	0	0	0	0	11,415
2558	09/19/2017	6,610	0	0	0	0	0	6,610
2609	03/12/2018	580,599	0	0	0	0	0	580,599

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,881,742	1,823,213	1,373,039	0	2,331,916

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**



<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	20	24
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>20</b>	<b>24</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	12
Number of households supported through Acquisition of Existing Units	0	11
<b>Total</b>	<b>15</b>	<b>23</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

This was the first full program year of having the County's owner occupied rehab program available to County residents. The County was able to hire more staff to assist with this program and successfully completed 8 rehab projects that addressed health and safety concerns. The Program maintains an extensive waiting list and will continue to process applications as quickly as possible.

HOME funds were provided for GAP loans in FY 2017-18. A total of 24 loans were closed totalling approximately \$4,350,504. Since the inception of the County’s down payment assistant program in 1994, the program has evolved into a highly successful first-time homebuyers program. FY 2017-18 marks the 24th successful year in providing down payment assistance to nearly 534 low-income homebuyers for a total of approximately \$17,150,504.

In addition, the County utilized funds for the acquisition of units to be rehabbed and sold to first time homebuyers. The program completed 11 units.

**Discuss how these outcomes will impact future annual action plans.**

The County is committed to affordable housing opportunities and providing safe and decent housing for all its residents. For the first time in many years, the County did meet its overall objective and goals for affordable housing. The County is committed to continue funding such projects.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	0
Low-income	6	0
Moderate-income	0	24
<b>Total</b>	<b>9</b>	<b>24</b>

**Table 13 – Number of Households Served**

**Narrative Information**

As shown in the above tables, a total of 8 housing rehabilitation projects were completed with CDBG funds. All homeowners were low income and were in need of necessary HQS property improvements. This was the first full program year for the housing rehab program in the last 5 years. A waiting list is also maintained and as time permits clients will be pulled from this list.

Twenty Four GAP (down payment assistance) loans were completed in this reporting period utilizing HOME funds. All ten clients were low income first time homebuyers. The clients were required to take a HUD approved Homebuyer Course and provide a certification of completion. The GAP Program will continue to operate this coming Program Year.

The County is making an effort to address worst case needs in our area. We do offer homeowners ADA options through our rehabilitation program to meet their disability needs. Also, the GAP program helps

low income first time buyer's who are currently renting to assist in the purchase of a home. The County is also currently working with local non-profits in the planning of rehabilitating single family homes to be used for rental housing for persons with disabilities. We are also in the planning stages of constructing a four-plex to be used for rental housing for disabled clients as well.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

San Joaquin County Community Development Department is the lead agency of a collaborative effort that has resulted in the receipt of grant funds under HUD's Continuum of Care (CoC), which is a comprehensive approach to assist individuals and families move from homelessness to self-sufficiency. San Joaquin County has received funds under the Continuum of Care program which was previously known as the Shelter Plus Care Program (S+C) and the Supportive Housing Program (SHP). CoC is designed to provide permanent supportive housing opportunities for homeless people with disabilities, primarily those who are seriously mentally ill, have chronic alcohol and drug problems, or have HIV/AIDS. The CoC Program is administered by Central Valley Low Income Housing Corporation.

CoC specifically helps homeless people live as independently as possible by facilitating the development of housing and related supportive services for people moving from homelessness to independent living. Services typically include mental health services, substance abuse treatment, health care, educational assistance, parenting classes, and employment training. There are currently ten CoC programs underway which are being operated by Central Valley Low Income Housing, New Directions and Lutheran Social Services.

In addition, the County conducts a count and survey of the homeless population. Surveys are conducted on an annual basis. These surveys allow the County to reach as many of the homeless population to better understand their needs and if any improvements are being made to the overall baseline.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County received \$213,082 from HUD for the 2017-18 ESG Program and distributed these funds to ten (10) homeless shelter and service providers. Agencies receiving ESG assistance are: Stockton Shelter for the Homeless, St. Mary's Interfaith Community Services, Women's Center Family and Youth Services, and Gospel Center Rescue Mission, all in Stockton; Haven of Peace in French Camp; McHenry House in Tracy; Lodi House and Hope Harbor Archway Shelter in Lodi; and HOPE Ministries in Manteca. During the reporting period, \$230,225 ESG funding was expended; the remainder was obligated by shelter providers. Funding was used to offset shelter operation expenses and to provide essential services and homeless prevention services. All ESG funds have been matched with private funds that were received by the individual organizations through donations and fundraising activities.

Additionally, the County provided multiple non-profit and shelters with CDBG funding aimed at offsetting the operational costs of their shelters to ensure they remain open and beds are being supplied to

those who need it the most. In the program year, these shelters with public service dollars expended over \$25,933 in funds aimed at providing services to those needing emergency shelter (abused women, children, etc.).

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The County administers the CoC grants from HUD. These funds were received from HUD through a competitive process and funds programs for one to five years. Funds are used to provide rent assistance to disabled homeless persons through programs operated by Central Valley Low Income Housing Corporation (CVLIHC).

The program requires that all rent assistance be matched with an equal amount of supportive services. Supportive services received by the program participants include case management, health care, mental health services, substance abuse services, HIV/AIDS services, education and job training. These programs are running concurrently and are at or near capacity. During FY 2017-18, \$2,312,039 of rent assistance was provided to an average of 221 persons per month through the CoC program.

The following shows a more detailed breakdown by each grant:

**Shelter Plus Care 6:** This program is a yearly renewal of an existing program provides rent assistance to an average of 7 persons per month. During the reporting period, \$84,440 was expended for rental assistance and \$1,324 for administration of the program, for a total of \$85,764.

**Shelter Plus Care 5:** This program is a yearly renewal of an existing program which provides rent assistance to an average of 21 persons per month. During the reporting period, \$170,518 was expended for rental assistance and \$1,607 for administration of the program for a total of \$172,125.

**Shelter Plus Care Combined:** This program is a yearly renewal of an existing program which provides rent assistance to an average of 199 persons per month. During the reporting period, \$1,994,597 was expended for rental assistance and \$81,055 for administration of the program for a total of \$2,075,652.

The CoC has been coordinating in local discharge planning efforts with several agencies to ensure those who are discharged from a system of care are not released directly to the streets, emergency shelters, or other homeless assistance programs. To date, discussions and plans are being made with several agencies which include foster care, mental health, substance abuse, health care services and jails to

implement a discharge policy.

**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**

San Joaquin County currently oversees the implementation of the CoC Program. The CoC Programs promote the development of supportive housing and services that help participants transition from homelessness to independent living. Current programs are operated by New Directions, Central Valley Low Income Housing Corporation (CVLIHC), and Lutheran Social Services. The Supportive Housing programs have been funded through HUD's Homeless Assistance Continuum of Care process. Through HUD's application process, the County has successfully secured annual funding since 1996.

The following is a brief description of grant activity:

**2015 Supportive Housing Programs:** Rent assistance and supportive services were provided by eight subrecipients during FY 2017-18, serving an average of 139 homeless individuals and families each month. A total of \$490,343 was expended during the reporting period.

**2016 Supportive Housing Programs:** Rent assistance and supportive services were provided by eight subrecipients during FY 2017-18, serving an average of 139 homeless individuals and families each month. A total of \$1,074,181 was expended during the reporting period.

The Continuum of Care has identified the following homeless and homeless prevention strategies:

1. Continue to develop strong working partnerships between existing network of support service providers and the Shelter Plus Care Program so as to maintain the percentage of homeless persons remaining in permanent supportive housing for at least six months.
2. Maintain and improve current employment support practices and services and developing continuing strategies to implement and build on elements identified in the 12 month plan.
3. Focus support service strategies on improving education and skill sets of program participants while

still emphasizing the importance of immediate employment even if at entry level positions.

4. Use available HPRP funds to prevent households with children from becoming homeless and to identify households with children who need minimal assistance to obtain and maintain permanent housing.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Public Housing is a program that provides rental assistance to low-income residents of the San Joaquin area, available to those eligible households who qualify. The Housing Authority of San Joaquin County uses income limits developed by HUD to approve participants in their programs. HUD sets the lower income limits at 80% and very low income limits at 50% of the median income for the County. The Housing Authority manages and maintains 1,435 units in a mixture of single-family and multi-family buildings, which are located throughout San Joaquin County. The County did not take any direct actions with CDBG, HOME or ESG funds towards public housing, but is always interested in the creation and maintenance of public housing to ensure all community residents are served.

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

The County encourages its public housing residents to become involved in their communities and further their ability to participate in homeownership. Throughout the course of the program year, Homebuyer workshops at the Housing Authority and non-profit sites were offered at a variety of days and times, and open to all interested participants. Public housing units were notified of such classes to encourage a high level of participation. These workshops provide invaluable information on the buying process, financial planning, red flags to watch out for and more. Additionally, the County's community development staff conducts presentations for their GAP program throughout the course of the year.

### **Actions taken to provide assistance to troubled PHAs**

No action. No troubled PHA's identified in the County.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The County is committed to removing barriers that restrict the ability of affordable housing projects and programs to be implemented. No specific obstacles were identified in this Program Year, thus no action to be reported.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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 also proactively seeks additional resources to better meet the underserved needs. The County will be pursuing grant dollars through the National Housing Trust Fund which will be principally used to expand affordable housing opportunities through new construction and acquisition/rehabilitation for the underserved.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

No obstacles have been identified to reduce lead based paint hazards thus no new specific actions have been implemented. The County has designed its various housing programs to comply with 24 CFR Part 35. In addition, County housing rehabilitation programs allow for the abatement of lead-based paint as an eligible activity for assistance. A lead based paint procedure has been created and added to the rehabilitation policies and procedures manual.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Nearly 19.4 % or 132,950 of the County's residents live at or below the poverty line according to the American Fact Finder (US Census). Poverty impacts all aspects of an individual's life and is caused by a myriad of complex factors but primarily, it is a function of income, which is related to opportunity, education, job training, and employment. Therefore, the County's primary anti-poverty strategy is to create and foster employment and economic opportunities for low income residents.

The Urban County will continue to support organizations that specialize in bringing jobs to the County and organizations that provide job training. 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 overall goal of reducing the number of families living in poverty.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The San Joaquin County Board of Supervisors delegated the responsibility of preparing and implementing the County's Consolidated Plan to the Community Development Department, which has been administering HUD programs in San Joaquin County since 1985. In maintaining the objectives identified in the 2015-19 Consolidated Plan, the County continues to take further action to address the gaps that presently exist in their operations. They are as follows:

- Coordinate Decision Making: County staff is continuing to work with each City in the County to determine what needs are most needed for each area to ensure coordination and the same goals are being met across the board.
- Expansion of Outreach: County staff is attempting to market the available programs on a broader level to ensure not just the same organizations access the funds to assist with a wider net of beneficiaries.
- Improve timely implementation of projects: Staff has met with sub-recipients to better explain the expenditure requirements and encouraging applications for funds that have the best chance of actually completing a project or program within the program year.

Currently, we are working with HUD, the County Administrators Office (CAO) and the Homelessness Task Force to transition and incorporate the Task Force into the CoC structure in order to increase cooperation and collaboration among the County, all the cities, and the various non-profits to have a more robust and coordinated effort in helping the homeless population throughout the County and cities. As part of the reorganization, we are creating a new position of Program Administrator - Homeless Initiatives through the CAO's Office to oversee and coordinate the homeless programs among the County, cities and non-profits.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Housing Authority of the County of San Joaquin (HACSJ), established by state legislation, plays a significant role in providing decent, safe, affordable housing and support services to lower-income households, elderly, and disabled persons of San Joaquin County since 1942. The Housing Authority manages, maintains, and improves public housing, provides supportive services, and offers opportunities for economic advancement to public housing residents.

The Housing Authority maintains programs to assist the low- to moderate income community with their housing costs. These Assisted Housing Programs consist of the Housing Choice Voucher Program (HCVP) and Public Housing Program. The Housing Authority's Section 8 Housing Choice Voucher Program provides assisted families an incentive for employment opportunities through its Family Self Sufficiency (FSS) Program. The FSS Program participants receive resources and are taught job skills that enable

them to gain employment and become self-sufficient over a five year period.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

As a recipient of Community Development Block Grant and HOME funds from HUD, the County must certify and maintain their ability to affirmatively further fairness and equal opportunity in housing for individuals and groups protected by the federal Fair Housing Act of 1968 and its amendments. The County of San Joaquin is committed to Fair Housing and has updated their Impediments Analysis of their Plan. Any noted impediments will be scrutinized and reviewed to best determine the actions needed to further fair housing.

The 2015-2019 Analysis of Impediments stated that in general, discrimination based on race/ethnicity is not a significant impediment to fair housing choice in the county. However, persons with disabilities may face barriers to housing choice and independent living because there is generally a lack of housing with accessibility features (e.g., hallways wide enough for wheelchair access). Additional outreach and educational material on fair housing and fair housing services are needed to better inform the public of their rights.

San Joaquin County has identified the following actions as priorities:

1. Provide website links to housing services and resources, fair housing, and consumer information.
2. Provide education on fair housing to County and City staff members who administer and oversee housing programs and code enforcement activities.
3. Support fair housing service providers and other housing service agencies in providing credit counseling, homebuyer counseling, and education on tenant rights and responsibilities for households entering or re-entering the rental market.
4. Work with San Joaquin Fair Housing to develop and implement a comprehensive testing program to identify the extent of fair housing problems in the county.
5. Provide information on fair housing rights and responsibilities to landlords and managers of smaller rental properties.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The standards governing the monitoring of activities are those set forth in the various HUD monitoring guidebooks for each covered program (i.e. CDBG, HOME, ESG, HOPWA, and CoC Programs). In addition to reviewing program progress, effectiveness and overall management systems, basic monitoring is performed to ensure compliance with statutory and regulatory requirements for property management, subrecipient and third party contracting, financial management and audits, allowable costs based on cost principles, program income and program disbursements, records maintenance and activity status reporting. Monitoring reviews are also conducted to ensure compliance with federal labor standards, the reversion of assets, real property inventory and reporting, anti-discrimination and equal opportunity, affirmative action, conflict of interest, procurement methods and standards, environmental standards and others.

Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations. To ensure compliance with the various funding regulations and to manage effective CDBG, HOME, and ESG programs, administrative staff conduct monitoring reviews of each subrecipient every one to three years to ensure program compliance with HUD regulations. Technical assistance was provided by an outside consultant throughout the 2016 program year to help with the monitorings.

The County recognizes the importance of monitorings as the County must ensure its sub-recipients and grantees are in compliance when HUD monitors the County directly. Staff has prepared a new sub-recipient manual that was "rolled out" in the last fiscal year as a means of ensuring compliance and uniformity throughout the County.

County staff, in tandem with participating City staff, conducted on-site monitorings for the following projects/programs:

- East 9<sup>th</sup> Street Storm Drain Project
- City of Tracy Boys and Girls Club Inclusion Program
- City of Manteca Youth Scholarship Program

All monitorings were initiated with a letter identifying when the monitoring would occur, the purpose

and what documents would be reviewed. Staff met with each organization to review their files and perform a monitoring using HUD checklists. Overall, the monitorings went very well with no “findings” being issued. Staff will continue to monitor sub-recipients each year based on the risk analysis.

In addition, the County was monitored by HUD staff the week of June 4-8, 2018. The CDBG and NSP programs were both monitored by HUD staff at the County offices. No findings were issued for the CDBG Program, and HUD staff was pleasantly pleased with the files they reviewed.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the public notification requirements of the San Joaquin County Citizen Participation Plan, notice of the availability of the draft CAPER was published in the local newspaper of general circulation - "The Record". Performance reports are noticed in the local newspaper to give as much advance notification as possible for citizens to review and comment on the reports. The public notice appears in The Record on September 13, 2018. In addition, the County posts such reports at the front counter of the Community Development Department, as well as posts the report to its website to allow remote users to access, view and provide comments. Comments were due September 27, 2017. No comments were received by the County regarding this Plan.

In order to meet citizen participation requirements, the CAPER, Action Plan, Consolidated Plan, and other reporting items should be circulated in English and Spanish.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The County's CDBG Program has gone through significant changes over the past three years, that are now just starting to be realized. Some of the highlights included:

- Additional staff being hired
- Housing Rehab program re-opened
- Minimum/maximum application amounts
- Expenditure requirements for sub-recipients
- Higher level of readiness required for projects to be funded
- Program Income NOFA for shelter projects and public improvements
- Overall communication with sub-recipients and participating jurisdictions in the Urban County.

The County does not have an existing Section 108 guaranteed loan program.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Over the years, San Joaquin County has developed fifteen (15) rental projects that now require annual monitoring and compliance. The units are as follows:

- Loel Senior Center and Gardens, LODI / 5 units
- Loel Senior Center and Gardens, LODI / 4 units
- Housing Authority / 4 units
- Mountain View Townhomes, Tracy / 11 units
- Crossroads Plaza, Escalon / 1 unit
- Lodi Hotel / 11 units
- Stone Pine Meadows, Tracy / 4 units
- Union Court Apartments, Manteca / 3 units
- Almond Terrace Apartments, Manteca / 4 units
- Almond Court Apartments, Manteca / 4 units
- Tracy Village Apartments, Tracy / 11 Units
- Valle Del Sol, Stockton / 9 units
- Sonke Rentals, Ripon / 2 units
- Vasti Rentals, Stockton / 2 units
- Church Street Triplex / 3 units



All units listed above were monitored by the County in 2017. The monitoring consists of an Annual Monitoring Report questionnaire and Project Compliance Report, which asks about project financial condition and compliance with other federal HOME requirements, a copy of the project's utility allowance schedule (form HUD-52667); a copy of the long term monitoring Summary Letter and Clearance Letter to the project's owner/manager, a copy of Physical Conditions report, and a copy of the project's Annual Affirmative Marketing Analysis Report. The County recently partnered with a consultant to assist County staff in file reviews and on-site monitorings for these units, as they had not been occurring in the most recent years due to staff reduction.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

The County requires all agencies receiving HOME funds for projects with five or more HOME-assisted units, to have plans to affirmatively market housing to eligible populations. The affirmative marketing plan must include information on: 1) how the sponsor will inform the public and potential residents about fair housing laws; 2) how the sponsor will affirmatively market the units and inform persons who might not normally apply for housing through special outreach; 3) how the sponsor will document affirmative marketing efforts and evaluate their success. Housing projects must display the Equal Housing Opportunity information and logo in an area that is accessible to eligible households. In total, there are 15-assisted rental projects to date that have or will have marketing plans. The marketing plans are based on affirmative marketing and involve outreach efforts to the Housing authority and local ethnic organizations. News articles are run in local newspapers, ads are included in monthly and weekly periodicals, all designed to reach non-mainstream families and ethnic groups. Ads in Spanish and southeastern Asian languages are designed to attract interested minority families.

For smaller homeownership project involving less than four units per project, San Joaquin County is generally not involved in funding construction prior to down payment assistance. On this type of project, as well as outreach efforts for housing rehabilitation clients, affirmative marketing is accomplished by placing ads in local newspapers, both in Spanish and English, to locate prospective buyers.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Down payment assistance and rehabilitation loan payments and payoffs, construction loan payoffs, as well as payments from a joint project with the Housing Authority of the County of San Joaquin, contribute to the flow of HOME program income funding. As required by HOME program regulations, program income is utilized for the next available project in the same budgeting category in which it is earned and is expensed before additional funds are drawn from the HOME line of credit.

The County received over \$1,823,213 in HOME Program Income and successfully expended 1,373,039 in this Program Income. The entirety of this Program Income was used to benefit eligible low-income beneficiaries. These funds were used to rehabilitate existing dilapidated homes and sell them to low income buyers through the County's GAP program. The program has been extremely successful and provided 24 persons the ability to afford and purchase their first home, whom otherwise would not have been able to.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Specific activities to foster and maintain affordable housing undertaken in the current program year included:

- GAP Loans for Homebuyers
- Funds provided to nonprofit CHDO to acquire dilapidated homes for rehabilitation and re-sale.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	SAN JOAQUIN COUNTY
<b>Organizational DUNS Number</b>	112235184
<b>EIN/TIN Number</b>	946000531
<b>Identify the Field Office</b>	SAN FRANCISCO
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Stockton/San Joaquin County CoC

**ESG Contact Name**

**Prefix**  
**First Name**  
**Middle Name**  
**Last Name**

Suffix  
Title

**ESG Contact Address**

Street Address 1  
Street Address 2  
City  
State  
ZIP Code  
Phone Number  
Extension  
Fax Number  
Email Address

**ESG Secondary Contact**

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	07/01/2017
Program Year End Date	06/30/2018

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** SAN JOAQUIN COUNTY  
**City:** Stockton  
**State:** CA  
**Zip Code:** 95205, 6232  
**DUNS Number:** 112235184  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 220589

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	20
Children	29
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>49</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	10
Children	1
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>11</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	3,740
Children	1,130
Don't Know/Refused/Other	13
Missing Information	0
<b>Total</b>	<b>4,883</b>

Table 18 – Shelter Information



#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	3
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>3</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	3,740
Children	1,130
Don't Know/Refused/Other	13
Missing Information	0
<b>Total</b>	<b>4,883</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	2,795
Female	2,069
Transgender	6
Don't Know/Refused/Other	13
Missing Information	0
<b>Total</b>	<b>4,883</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	1,130
18-24	387
25 and over	3,353
Don't Know/Refused/Other	13
Missing Information	0
<b>Total</b>	<b>4,883</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	244	0	1	243
Victims of Domestic Violence	400	0	0	400
Elderly	414	3	2	409
HIV/AIDS	12	0	0	12
Chronically Homeless	390	0	0	390
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	939	3	4	932
Chronic Substance Abuse	589	3	3	583
Other Disability	1,080	2	0	1,078
Total (Unduplicated if possible)	4,068	11	10	4,047

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	629
Total Number of bed-nights provided	495
Capacity Utilization	78.70%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Housing Stability: of the 26 people (adults and children) leaving the prevention program, all 26 remained in housing within six months; of the 7 (all adults) leaving the Rapid Re-housing program, five retained housing for at least six months.

Recidivism: none of the people leaving prevention had evidence of a return to homelessness within 6 months of leaving; two of the adults (a single household) were in a place not meant for human habitation (not an emergency shelter however) within six months of receiving assistance.



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	32,192	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>32,192</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	6,951	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>6,951</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	0	16,800
Operations	0	0	108,622
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>125,422</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	16,544

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2014	2015	2016
	0	39,143	141,966

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	39,143	141,966
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>39,143</b>	<b>141,966</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
	0	78,286	283,932

**Table 31 - Total Amount of Funds Expended on ESG Activities**

**Rapid Re-Housing Expenditure**

Please be aware that the County still has a balance available for the rapid re-housing program, but will be utilizing these funds in the coming program year. The balance is approximately **\$71,692.**