



# San Joaquin Urban County

## Consolidated Plan 2015-2019

Annual Action Plan, Fiscal Year 2015-2016

Public Review Draft | April 3, 2015

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San Joaquin Urban County

# Consolidated Plan

*2015-2019*

## Action Plan

*Fiscal Year 2015-2016*

Public Review Draft

April 3, 2015

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## Executive Summary

### ES-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-income incomes (incomes of 80 percent or less of median area income).

The Consolidated 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) that identifies local needs and how these needs will be addressed. The Consolidated 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 Consolidated Plan embodies and reflects three overall goals, 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.

San Joaquin County prepared this Consolidated Plan for fiscal years 2015 through 2019 using the eConPlanning Suite system developed by HUD. The Consolidated Plan consists of five sections:

- Executive Summary (ES)
- The Process (PR)
- Needs Assessment (NA)
- Market Analysis (MA)
- Strategic Plan (SP)

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Needs Assessment identified several types of programs, projects, and services that are needed in the Urban County, including the following:

- Affordable housing, especially with units targeted to extremely low-income and very low-income households;
- Affordable housing with on-site social services and located near community amenities, such as parks, transportation facilities, grocery stores, and educational and employment centers. This is especially important for special needs populations;
- Upgrades to public facilities, such as community centers; homeless facilities; parks and recreation facilities; and neighborhood facilities;
- 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**

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.

### **4. Summary of citizen participation process and consultation process**

#### ***Consultation with Public and Nonprofit Agencies***

In preparing the Consolidated Plan, San Joaquin County consulted with a variety of agencies, including local and regional service providers, the Housing Authority, business groups, nonprofits, and many others. The County also spoke with local housing and homeless service providers to gain additional input. The goal of the consultation process was to gather data, inform the community, and determine priority needs of Urban County residents in order to develop the priorities and strategies contained within this five-year plan.

#### ***Focus Groups***

On March 19, 2015, San Joaquin County held two Focus Group Meetings, one focused on Institutional Concerns and the other on Housing, Business, and Economic Development. The County held the Focus Group Meetings at the County Health Building located at 1601 East Hazelton Avenue in Stockton from 10:00 am to 11:30 am and the other from 2:00 pm to 3:30 pm. The County publicized the Focus Group Meetings using email announcements, phone calls, and flyers (in both English and Spanish) posted and distributed in County buildings and throughout the county. Twelve people attended the focus group discussions.

### ***Community Needs Survey***

The County conducted a Community Needs Survey to solicit input from residents and workers in the Urban County. The survey informed respondents that the County was updating the Consolidated Plan for Federal CDBG, HOME, and ESG funds that primarily serve low- to moderate-income residents. The survey polled respondents about the level of need in the Urban County for various types of improvements that can potentially be addressed by the use of CDBG, HOME, and ESG funds, including: Community Facilities, Infrastructure, Special Needs Services, Community Services, Neighborhood Services, Economic Development, and Housing. The County collected 28 survey responses, including surveys collected electronically and on paper.

### ***Public Hearings***

The Consolidated Plan was made available for public review from April 3, 2015, to May 4, 2015. The County will hold two public hearings with the Board of Supervisors on April 7, 2015, and May 5, 2015.

## **5. Summary of public comments**

Feedback received through outreach efforts, such as meetings and committees, nonprofits, or client interviews, is incorporated in The Process and Needs Assessment sections, and the Market Analysis, and addressed in the Analysis of Impediments to Fair Housing document.

Placeholder for additional comments received at public hearings.

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

To date, the City has not received any public comments that were not accepted. The City attempted to incorporate the feedback received throughout the Consolidated Plan outreach efforts in the Plan.

Placeholder for additional comments received at public hearings.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

San Joaquin County Community Development Department is the Lead Agency for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Program funds, and Emergency Solutions Grant (ESG) program.

**Table 1 – Responsible Agencies**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	San Joaquin County	Community Development Department

#### Narrative

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. 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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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

As part of this Consolidated 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 sent email announcements and made phone calls to representatives on the outreach list to encourage attendance at the Focus Group Meetings and collect responses to the Community Needs Survey. The County, with assistance from a consulting firm, also contacted specific agencies to obtain data in preparation of the Consolidated 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, attendance at the Focus Group Meetings, and by completing the Community Needs Survey. 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 and evaluate outcomes, and develop funding, policies and procedures for the 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. SJC CDD also administers the CoC's ESG, Supportive Housing, and Shelter Plus Care programs.

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

Below is a list of all agencies and organizations contacted during the consultation process.

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Boys and Girls Club	Services: Children; Child Welfare Agency; Regional Organization	Non-homeless Special Needs; Non-housing Community Development Strategy	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
CareLink– Community Medical Center	Health Agency; Service: Health	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Central Valley Association of Realtors	Housing; Business Leaders	Housing Needs Assessment; Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Central Valley Low Income Housing Corporation	Housing; Continuum of Care; Services: Homeless	Housing Needs Assessment; Homeless Needs; Homelessness Needs; Homeless Strategy; Market Analysis	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.
City of Escalon	Other government: Local	Housing Needs Assessment; Housing Market Analysis	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.



**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
City of Lathrop	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
City of Lodi, Community Development Department	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
City of Manteca	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
City of Ripon	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
City of Stockton, Housing Department	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

**Table 2 – Agencies, Groups, and Organizations who participated**

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City of Tracy	Other government: Local	Housing Needs Assessment; Housing Market Analysis	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.
City of Tracy, Code Enforcement	Other government: Local	Housing Needs Assessment; Housing Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Dignity Alcove Veterans Housing	Housing	Housing Needs Assessment; Homelessness Needs: Veterans	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Disability Resource Agency for Independent Living (DRAIL)	Services: Persons with disabilities	Housing; Non-homeless Special Needs	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.
El Concilio of San Joaquin County	Other government: Federal	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Feeding America/ Second Harvest	Services: Health	Non-homeless Special Needs; Non-housing Community Development Strategy	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Gospel Center: Rescue Mission	Other: Faith-based	Housing Needs Assessment; Homeless Needs: Chronically homeless; Market Analysis	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.
Housing Authority of the County of San Joaquin	Housing; PHA;	Housing Needs Assessment; Public Housing Needs; Market Analysis	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.
Housing Corporation of America	Housing	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Liberty Property Management	Housing	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Lodi House	Housing; Services: homeless	Housing Needs Assessment; Market Analysis	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.

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Lodi Salvation Army	Services: Homeless	Housing Needs Assessment; Homeless Needs	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Lutheran Social Services	Housing; Services: Children; Child Welfare Agency	Housing Needs Assessment; Homelessness Needs: Unaccompanied youth; Market Analysis; Non-housing Community Development Strategy	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.
Manteca CAPS	Services: Persons with disabilities; Regional Organization	Housing Needs Assessment; Non-homeless Special Needs; Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Manteca Gospel: Rescue Mission	Other: Faith-based	Housing Needs Assessment; Homeless Needs: Chronically homeless; Market Analysis	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.
McHenry House	Housing	Housing Needs Assessment	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.

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Mercy Housing Corporation	Housing; Regional Organization	Housing Needs Assessment	Contacted via phone and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
National City Mortgage	Housing	Housing Needs Assessment; Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
New Directions	Services: Health	Non-homeless Special Needs	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.
NorCal Rental Property Association	Housing	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Perdew Homes	Housing	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

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San Joaquin County Superior Court	Other government: County	Housing Needs Assessment; Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
San Joaquin County, Behavioral Health Services, PATH Homeless Outreach	Services: Health; Health Agency; Other Government: County	Housing Needs Assessment; Non-homeless Special Needs	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.
San Joaquin County, Board of Supervisor, Supervisor Kathy Miller’s Office	Other government: County; Civic leader	Housing Needs Assessment; Market Analysis	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.
San Joaquin County, Environmental Health	Other government: County	Non-homeless Special Needs	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
San Joaquin County, Mental Health Services	Other government; County	Housing; Non-homeless Special Needs	Contacted via email and phone and asked about programs for individuals leaving institutions

**Table 2 – Agencies, Groups, and Organizations who participated**

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San Joaquin County, Public Health Services	Other government; County	Non-homeless Special Needs	Contacted via email and phone and asked about programs for people with HIV/AIDS
San Joaquin Fair Housing, Inc.	Services: Fair Housing; Regional Organization	Housing Needs Assessment	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.
St. Mary’s Interfaith Community Services / St. Mary’s Dining Room	Other: Faith Based Organization; Services: Health	Housing Needs Assessment; Market Analysis; Non-homeless special needs	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.
STAND	Services: Homeless	Housing Needs Assessment; Homeless Needs: Chronically homeless; Homeless Needs: Veterans	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.
Stearns	Housing	Housing Needs Assessment	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.

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Stockton Food Bank	Services: Health	Non-homeless Special Needs; Non-housing Community Development Strategy	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Stockton Shelter for the homeless	Services: Homeless	Housing Needs Assessment; Homeless Needs	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Tracy Interfaith Ministries	Other: Faith-based	Housing Needs Assessment; Homeless Needs: Chronically homeless; Market Analysis	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.
United Way of San Joaquin County	Regional Organization	Housing Needs Assessment; Market Analysis	Contacted via email and asked to attend and distribute information about the Focus Group Meetings as well as help distribute the Community Needs Survey.
Visionary Homebuilders of California	Housing	Housing Needs Assessment	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.



**Table 2 – Agencies, Groups, and Organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Women’s Center of San Joaquin County – Youth, Family, Seniors	Housing; Services: Children; Services: Elderly Persons; Services: Victims of Domestic Violence; Services: Homeless	Housing Needs Assessment; Non- homeless Special Needs	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.

**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**

**Table 3 – Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Ten-Year Plan to End Homelessness	Continuum of Care	Potential funding allocations to address homeless needs will be consistent with the Ten-Year Plan to End Homelessness.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

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

## **PR-15 Citizen Participation**

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

#### ***Focus Groups***

On March 19, 2015, San Joaquin County held two Focus Group Meetings, one focused on Institutional Concerns and the other on Housing, Business, and Economic Development. The County held the Focus Group Meetings at the County Health Building located at 1601 East Hazelton Avenue in Stockton from 10:00 am to 11:30 am and the other from 2:00 pm to 3:30 pm. The County geared the first Focus Group discussion on institutional concerns of non-profits, faith-based groups, service providers, schools, and government agencies. The County geared the second Focus Group discussion on issues related to housing, business, and economic development. These discussions introduced the groups to the Consolidated Plan and solicited input on the level of need for various types of housing, community, and economic development improvements.

The Focus Group Meetings began with introductions and a presentation of the project. The County asked the focus group participants about the most significant housing, public service, infrastructure, and economic development needs and issues affecting Urban County residents and businesses and how these needs changed in the past five years. The County publicized the Focus Group Meetings using email announcements, phone calls, and flyers (in both English and Spanish) posted and distributed at County buildings and throughout the county. Twelve people attended the focus group discussions.

Participants identified the following major needs in the community:

- More extremely low-income and very low-income units;
- 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;
- More childcare services, especially for single-parent households and lower income families;
- Improvements to transportation services, especially in the areas outside the central city;
- 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

### **Community Needs Survey**

The County conducted a Community Needs Survey to solicit input from service providers and residents in the Urban County. The survey informed respondents that the County was updating the Consolidated Plan for Federal CDBG, HOME, and ESG funds that primarily serve low- to moderate income residents and areas, and polled respondents about the level of need in the Urban County for various types of improvements that can potentially be addressed by the use of CDBG, HOME, and ESG funds, including: housing, community and economic development improvements.

The County distributed the survey through a number of channels in order to gather responses from a broad sample. The County distributed the survey to service providers, local stakeholders, and City and County departments in order to increase the number of responses. The County made the survey available in hard copy format, as well as electronic format via Survey Monkey. The County made the survey available online and offline in both English and Spanish.

### **Survey Results**

The County collected 28 survey responses, including surveys collected electronically and on paper. The survey began by asking respondents general questions about where respondents lived and worked, their age, special needs, and their involvement in specific activities or programs. Respondents then rated the level of need for 52 specific improvement types divided into seven overall areas, including: Community Facilities, Infrastructure, Special Needs Services, Community Services, Neighborhood Services, Economic Development, and Housing. The survey asked respondents to rank the level of need for each service or program under each of the overall areas on a scale range, where 1 is a low need, increasing up to 4, which is a high need. Table 4 below shows the 10 highest rated need areas in any category. The high need (percentage) column translates into the percentage of respondents that identified that program or service as a “high need.” The average rating given to items provides another indicator of broad priorities. As the table shows, the top three needs identified from the survey include: homeless shelters/services, mental health services, and affordable rental housing.

**Table 4 – Top Highest Priority Needs in the Seven Overall Categories**

<b>Priority Rank</b>	<b>Specific Need</b>	<b>Average Rating</b>	<b>High Need (Percentage)</b>	<b>Need Category</b>
1	Homeless Shelters/Services	3.79	85.7%	Special Needs Services
2	Mental Health Services	3.63	70.4%	Community Services
3	Affordable Rental Housing	3.57	67.9%	Housing
4	Job Creation/Retention	3.56	74.1%	Economic Development
5	Substance Abuse Services	3.54	60.7%	Special Needs Services
6	Neglected/Abused Children Center/Services	3.30	48.1%	Special Needs Services
7	Health Services	3.29	42.9%	Community Services
8	Anti-Crime Programs	3.26	59.3%	Community Services
9	Health Care Facilities	3.26	44.4%	Community Facilities
10	Youth Activities	3.25	42.9%	Community Services

***Public Review of Draft Documents***

The County released the Consolidated Plan on April 3, 2015 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.

***Public Hearings***

The City will hold two public hearings with the Board of Supervisors on April 7, 2015, and May 5, 2015.

### Citizen Participation Outreach

<b>Table 5 – Citizen Participation Outreach</b>					
<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
Focus Group Meeting #1	Housing Professionals and Service Providers	About 12 individuals attended either one of the Focus Group Meetings	See PR-15	All comments received were accepted.	-
Focus Group Meeting #2	Housing Professionals and Service Providers	About 12 individuals attended either one of the Focus Group Meetings	See PR-15	All comments received were accepted.	-
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	All comments received were accepted.	-
Other: Telephone	Non-targeted/ broad community	The County made telephone calls to publicize community outreach efforts	See PR-15	All comments received were accepted.	-
Other: Survey	Non-English speaking: Spanish  Non-targeted/broad community	The City collected 28 survey responses, including surveys collected electronically and on paper.	See PR-15	All comments received were accepted.	-

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The data found in the tables below are based on information from the unincorporated areas of San Joaquin County and the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy, also known as the Urban County. The data does not include the cities of Stockton or Lodi.

In 2011 there were 327,997 residents and 101,053 households in the participating jurisdictions, according to the American Community Survey (ACS) data. The median household income in the Urban County was \$53,764. In terms of income categories, about 7 percent (7,335) of households in the Urban County qualify as extremely low income, 9.5 percent (9,630) qualify as very low income, 14 percent (14,275) qualify as low income, and about 59 percent (59,765) qualify as moderate-income households.

#### *Housing Problems*

The most common housing problem facing households in the Urban County is cost burden. An estimated 43 percent of all households (43,445) in the Urban County pay more than 30 percent of their income on housing. Of those, 36 percent are renter households (15,521) and 64 percent are owner households (27,924). More specifically in regards to low/moderate income (LMI) households – those earning up to 100 percent of the area median income – over 36 percent of LMI households are severely cost burdened, meaning they spend more than 50 percent of their income on housing.

Housing problems are also typically greater for LMI renters than LMI owners. Over twice as many LMI renters (306) suffer from substandard housing than do LMI owners (144); and a fewer number of LMI owners (280) suffer from severely overcrowded housing conditions compared to LMI renters (746).

#### *Housing Needs*

The primary housing issue in the Urban County continues to be providing housing that is affordable to the lowest-income segments of the population. Demand for affordable housing, especially for extremely low- and very low-income households, continues to outpace production. The high cost of subsidy, limited funding resources, and restrictions on funding sources provide challenges in addressing existing and projected affordable housing needs.

Through outreach and consultation, the following general housing needs were identified:

- Additional homeless shelters in the outer areas of the county, especially those that provide basic necessities, such as showers and bathrooms;
- Permanent supportive housing, with on-site services; and,
- More Housing Choice Vouchers in an effort to reduce the number of individuals/families on the waitlist.



### ***Public Housing***

As of March 2015 the Housing Authority of the County of San Joaquin (HACSJ) operated 1,075 Public Housing units. In addition HACSJ administers a total of 4,981 Housing Choice Vouchers (Section 8), including 88 Project-based vouchers, 4,893 Tenant-based vouchers, 110 Veterans Affairs Supportive Housing (VAISH), and 62 Family Unification Program (FUP) special purpose vouchers. The needs of public housing residents, including those with disabilities, include social services and self-sufficiency training, including job training, after-school and daycare programs, and transportation options.

### ***Non-housing Community Development Needs***

Needs for public facilities, improvements, and services were identified at the Focus Group Meetings and further reinforced through the Community Needs Survey:

- *Public Facilities:* Needs identified over the next five years include: facilities that provide beds to homeless persons for emergency shelter and transitional housing; renovation of existing facilities to maintain or expand operational levels, including park improvements, lighting, and landscape; health care facilities; and youth centers.
- *Public Improvements:* Needs identified over the next five years include: street improvements; water, sewer, and storm drain improvements; security improvements; and improvements for ADA accessibility.
- *Public Services:* Needs identified over the next five years include: expand transportation options in the outer areas; expand capacity of service providers in the Urban County; provide childcare services; and expand homeless assistance in outlying areas and smaller cities.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

The data found in the tables below are based on information from the unincorporated areas of San Joaquin County and the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy, also known as the Urban County. The data does not include the cities of Stockton or Lodi.

### Summary of Housing Needs

**Table 6 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2000	Most Recent Year: 2011	Percent Change
Population	262,672	327,997	25%
Households	82,402	101,053	23%
Median Income	\$41,282	\$53,764	30%

**Data Source:** Census (Base Year), 2000; ACS (Most Recent Year), 2007-2011.

### Number of Households Table

**Table 7\* - Total Households Table**

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
<b>Total Households *</b>	<b>7,335</b>	<b>9,630</b>	<b>14,275</b>	<b>10,060</b>	<b>59,765</b>
Small Family Households *	2,550	3,340	5,159	4,358	33,149
Large Family Households *	858	1,600	2,925	1,804	9,865
Household contains at least one person 62-74 years of age	1,111	1,966	2,770	2,119	9,764
Household contains at least one person age 75 or older	1,179	1,960	1,982	1,268	4,363
Households with one or more children 6 years old or younger *	1,920	2,341	3,830	2,575	10,399

**Data Source:** CHAS, 2007-2011.

**Note:** \* the highest income category for these family types is >80% HAMFI

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 8 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	112	75	64	55	<b>306</b>	15	60	34	35	<b>144</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	275	134	243	94	<b>746</b>	60	35	135	50	<b>280</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	222	570	725	165	<b>1,682</b>	139	115	383	284	<b>921</b>
Housing cost burden greater than 50% of income (and none of the above problems)	2,438	2,464	1,003	275	<b>6,180</b>	1,713	1,942	3,094	1,825	<b>8,574</b>
Housing cost burden greater than 30% of income (and none of the above problems)	165	1,062	2,168	1,630	<b>5,025</b>	306	674	1,162	1,445	<b>3,587</b>
Zero/negative Income (and none of the above problems)	338	0	0	0	<b>338</b>	484	0	0	0	<b>484</b>

Data Source: CHAS, 2007-2011.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 9 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,033	3,235	2,037	584	<b>8,889</b>	1,943	2,157	3,639	2,195	<b>9,934</b>
Having none of four housing problems	788	1,924	4,405	3,494	<b>10,611</b>	742	2,319	4,189	3,794	<b>11,044</b>
Household has negative income, but none of the other housing problems	338	0	0	0	<b>338</b>	484	0	0	0	<b>484</b>

Data Source: CHAS, 2007-2011.

3. Cost Burden > 30%

**Table 10 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,518	1,873	1,527	<b>4,918</b>	662	974	1,665	<b>3,301</b>
Large Related	423	824	891	<b>2,138</b>	330	438	1,278	<b>2,046</b>
Elderly	393	791	431	<b>1,615</b>	825	1,144	1,198	<b>3,167</b>
Other	809	642	893	<b>2,344</b>	391	302	436	<b>1,129</b>
Total need by income	3,143	4,130	3,742	<b>11,015</b>	2,208	2,858	4,577	<b>9,643</b>

Data Source: CHAS, 2007-2011.

4. Cost Burden > 50%

**Table 11 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,448	1,280	423	<b>3,151</b>	642	875	1,355	<b>2,872</b>
Large Related	318	429	303	<b>1,050</b>	255	383	933	<b>1,571</b>
Elderly	333	589	198	<b>1,120</b>	648	665	718	<b>2,031</b>
Other	789	383	219	<b>1,391</b>	288	223	268	<b>779</b>
Total need by income	2,888	2,681	1,143	<b>6,712</b>	1,833	2,146	3,274	<b>7,253</b>

Data Source: CHAS, 2007-2011.

5. Crowding (More than one person per room)

**Table 12 – Crowding Information**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	417	595	670	175	<b>1,857</b>	164	85	423	190	<b>862</b>
Multiple, unrelated family households	80	114	257	82	<b>533</b>	0	65	95	143	<b>303</b>
Other, non-family households	0	0	40	20	<b>60</b>	35	0	15	0	<b>50</b>
Total need by income	497	709	967	277	<b>2,450</b>	199	150	533	333	<b>1,215</b>

Data Source: CHAS, 2007-2011.

**Describe the number and type of single person households in need of housing assistance.**

According to the 2011-2013 American Community Survey, an estimated 20.5 percent of households are single person households in all of San Joaquin County. Also according to the same source, studio and one-bedroom units make up the smallest share of housing types in San Joaquin County, at 2.3 percent and 9 percent of all housing units, respectively. With the relatively low number of housing units for single persons, there may be a need for single room occupancy units and small affordable studios.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

There are currently (2015) 369 disabled families on public housing assistance and 14 families requesting accessibility features; 2,718 disabled families in San Joaquin County receive a Housing Choice Voucher. The Stockton/San Joaquin County Continuum of Care 2013 Point-in-time count, conducted January 24, 2013, reported 203 homeless victims of domestic violence countywide, of which 199 were sheltered and only four were unsheltered.

The Women's Center – Youth & Family Services (YFS), formed in 2012, provides services and housing to victims of domestic violence and sexual assault as well as for homeless and runaway youth. The Center is the county's only provider of free shelter and services specifically designed for victims of domestic violence and sexual assault. Since 2010, the Center has provided shelter for over 2,200 women. Some of their services include: undisclosed emergency shelters for battered women and their children, individual counseling, support groups, parenting classes, and information and referrals to local social service agencies and government services. Additionally the Center operates two housing centers: Directions for Abused Women in Need (DAWN) House, which has 40 beds, and the recently (2015) opened facility in Tracy, which has 12 beds, for a total of 52 beds dedicated for domestic violence victims in the county.

## **What are the most common housing problems?**

The U.S. Department of Housing and Urban Development (HUD) defines housing problems as:

- Household is cost burdened (paying more than 30 percent of their income on housing costs, including utilities);
- Household is overcrowded (with more than one person per room);
- Housing lacking complete plumbing facilities; or
- Housing lacking complete kitchen facilities.

The most common housing problem in San Joaquin County is housing cost burden. Over 36 percent of low/moderate-income (LMI) households (earning up to 100 percent area median income) are severely cost burdened, meaning they spend more than 50 percent of their income on housing. Aside from severe cost burden, housing problems are typically greater for LMI renters than LMI owners. For example over twice as many LMI renters (306) suffer from substandard housing (lacking complete plumbing or kitchen facilities) than do LMI owners (144). In addition a fewer number of LMI owners (280) suffer from severely overcrowded housing conditions (over 1.5 people per room) compared to LMI renters (746).

## **Are any populations/household types more affected than others by these problems?**

According to the 2007-2011 American Community Survey, 43 percent of all households (43,445) in the participating jurisdictions pay more than 30 percent of their income on housing. Of those, 36 percent are renter households (15,521) and 64 percent are owner households (27,924).

Regarding specific populations, more lower income renter households (those making 0-80 percent Area Median Income (AMI)) experience a cost burden than do lower income owner households, with 11,015 renter households experiencing a cost burden compared to 9,643 owner households. Moreover it is important to note that for lower income elderly households, more than double the number of elderly owner households experience a cost burden when compared to elderly renter households, with 3,167 and 1,615 households, respectively.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

San Joaquin County has 2,550 extremely low-income small family households (making 0-30 percent HUD AMI), 3,340 very low-income small family households (making 30-50 percent AMI), and 5,159 low-income small family households (making 50-80 percent AMI). This is a total of 11,049 small family lower income household (making 0-80 percent AMI), which is about 11 percent of the total households in the participating jurisdictions.

Households in the 0-30 percent AMI category (extremely low-income) are the most at risk of becoming unsheltered because they are in the lowest income bracket, therefore a decrease or loss of income could mean the immediate loss of their home. Single person households and small family households, more specifically the ones earning 0-30 percent AMI, are at imminent risk of becoming unsheltered. These households may not have the additional number of wage earners needed to cover the costs of housing, and as a result, may suffer a cost burden.

Additionally to save for necessities such as food, clothing, and medical care, lower-income families may reside in smaller units, resulting in overcrowding. With limited resources, one emergency or unplanned situation can force these household to become unsheltered. The most common services needed for these households to achieve stability include health care, mental health resources, job search assistance and job training, and financial education.

Families with children, especially those who are renters, may face discrimination or differential treatment in the housing market, which may limit their housing opportunities. For example some landlords may charge households with children a higher rent or security deposit, limit the number of children in a unit, confine them to a specific location, or simply choose not to rent to families with children altogether.

Overall both sheltered and unsheltered families need safe, affordable childcare so the parents can pursue skills training, an education, and/or a job. The head(s) of households for lower income families may also need respite care to prevent abuse induced by stress and the pressure of managing a family with limited resources.

Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance need a more permanent form of housing. Transitional housing is temporary housing and not a solution to homelessness, but a stop gap. A more permanent type of housing can come in the form of a Housing Choice Voucher, which provides rent subsidy to eligible low-income families who cannot afford to rent decent, safe, and sanitary housing in the private rental market. This program is funded by HUD. Families and individuals must meet income limits; must qualify as a U.S. Citizen or have eligible immigration status; and must pass a criminal background check.



**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

San Joaquin County does not have specific estimates of the at-risk population beyond those available through the U.S. Census, American Community Survey (ACS), and other publicly available data sets.

At-risk of homelessness as defined by 24 CFR 576.2.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The most common housing characteristics that have been linked with instability and an increased risk of homelessness include housing cost burden, low-wage earning or unemployment, mental or physical disabilities, and seasonal labor that requires individuals and families to move from place to place.

**Discussion**

There is a total of 101,053 households in the participating jurisdiction, of which, 68 percent are owner households (69,167) and 32 percent are renter households (31,886). The primary housing issue in San Joaquin County is the need to provide housing that is affordable to the lowest income segments of the population. This is especially important for extremely low-income households. A shortage of resources at the Federal and state levels, and a preference at those levels for funding housing in dense urban areas, has created challenges for the rural and unincorporated areas in producing affordable housing.

Also the level of housing need varies between renter and owner households, particularly in terms of cost burden. While both types of households suffer from housing problems, over twice as many low-to-moderate income renter households (2,450) suffered from an overcrowding household problem compared to low-to-moderate income owner households (1,215). More specifically over double the number of low-to-moderate income single family renter households had an overcrowding issue compared to low-to-moderate income single family owner households, with 1,857 and 862 households, respectively; and more low-to-moderate income renter households experience a cost burden than do low-to-moderate income owner households, with 11,015 renter households experiencing a cost burdened compared to 9,643 owner households.

Both sheltered and unsheltered families need safe, affordable childcare so the parents can pursue skills training, an education, and/or a job. Also formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance need a more permanent form of housing.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 show the number of households experiencing housing problems by income level and race/ethnicity.

### 0%-30% of Area Median Income

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,460	1,058	817
White	2,250	542	412
Black / African American	304	85	0
Asian	335	45	130
American Indian, Alaska Native	39	40	14
Pacific Islander	15	0	0
Hispanic	2,344	345	260

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one persons per room, 4. Cost Burden over 30 percent

### 30%-50% of Area Median Income

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,120	2,510	0
White	3,089	1,498	0
Black / African American	260	10	0
Asian	377	59	0
American Indian, Alaska Native	90	15	0
Pacific Islander	15	0	0
Hispanic	3,125	823	0

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one persons per room, 4. Cost Burden over 30 percent

### 50%-80% of Area Median Income

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,040	5,234	0
White	4,238	3,009	0
Black / African American	239	84	0
Asian	613	99	0
American Indian, Alaska Native	33	30	0
Pacific Islander	145	0	0
Hispanic	3,584	1,973	0

**Data Source:** CHAS, 2007-2011

**Note:** \*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one persons per room, 4. Cost Burden over 30 percent

**80%-100% of Area Median Income**

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,855	4,210	0
White	2,434	2,473	0
Black / African American	235	95	0
Asian	568	175	0
American Indian, Alaska Native	0	0	0
Pacific Islander	35	0	0
Hispanic	2,455	1,436	0

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one persons per room, 4. Cost Burden over 30 percent

## **Discussion**

### ***Extremely Low Income***

An estimated 74.4 percent of all extremely low-income households in the Urban County had at least one housing problem, compared with 70.2 percent of extremely low-income White households, 78.1 percent of Black/African American households, 65.7 percent of Asian households, 41.9 percent of American Indian/Alaska Native households, zero Pacific Islander households, and 79.5 percent of Hispanic households. No racial/ethnic group in the extremely low-income group had a disproportionately greater need.

### ***Very Low Income***

An estimated 73.9 percent of all very low-income households in the Urban County had at least one housing problem, compared with 67.3 percent of very low-income White households, 96.3 percent of Black/African American households, 86.5 percent of Asian households, zero American India/Alaska Native households, zero Pacific Islander households, and 79.2 percent of Hispanic households. In the very low-income group, Black/African American and Asian households had a disproportionately greater need.

### ***Low Income***

An estimated 63.3 percent of all low-income households in the Urban County had at least one housing problem, compared with 58.5 percent of low-income White households, 74 percent of Black/African American households, 86.1 percent of Asian households, zero American India/Alaska Native households, zero Pacific Islander households, and 64.5 percent of Hispanic households. In the low-income group, Black/African American and Asian households had a disproportionately greater need.

### ***Moderate Income***

An estimated 58.2 percent of moderate-income households in the county had at least one housing problem, compared with 49.6 percent of moderate-income White households, 71.2 percent of Black/African American households, 76.4 percent of Asian households, zero American India/Alaska Native households, zero Pacific Islander households, and 63.1 percent of Hispanic households. In the moderate-income group, Black/African American and Asian households had a disproportionately greater need.

### ***Summary***

Across all income categories, except extremely low income, Black/African American and Asian households are the most likely groups to experience a disproportionate greater number of housing problems. This is not to say that households of other racial/ethnic groups do not suffer from housing problems, however, the remaining racial/ethnic household groups do not suffer disproportionately from housing problems, per HUD's definition.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 17 through 20 show the number of households experiencing severe housing problems by income level and race/ethnicity.

HUD defines severe housing problems as:

- Household is severely cost burdened (paying more than 50 percent of their income on housing costs, including utilities);
- Household is severely overcrowded (with more than 1.5 person per room);
- Housing lacking complete plumbing facilities; or
- Housing lacking complete kitchen facilities.

### 0%-30% of Area Median Income

**Table 17 – Severe Housing Problems 0 - 30% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,985	1,534	817
White	1,974	823	412
Black / African American	304	85	0
Asian	325	50	130
American Indian, Alaska Native	39	40	14
Pacific Islander	15	0	0
Hispanic	2,149	540	260

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

### 30%-50% of Area Median Income

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,380	4,250	0
White	2,093	2,483	0
Black / African American	215	55	0
Asian	347	99	0
American Indian, Alaska Native	70	35	0
Pacific Islander	15	0	0
Hispanic	2,520	1,424	0

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

### 50%-80% of Area Median Income

**Table 19 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,695	8,575	0
White	2,218	5,030	0
Black / African American	114	210	0
Asian	444	269	0
American Indian, Alaska Native	29	34	0
Pacific Islander	145	0	0
Hispanic	2,628	2,919	0

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

**80%-100% of Area Median Income**

**Table 20 – Severe Housing Problems 80 - 100% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,775	7,290	0
White	1,024	3,883	0
Black / African American	125	205	0
Asian	418	320	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	35	0
Hispanic	1,180	2,724	0

**Data Source:** CHAS, 2007-2011.

**Note:** \*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent



## **Discussion**

### ***Extremely Low Income***

An estimated 68 percent of all extremely low-income households in the Urban County had at least one severe housing problem, compared with 61.5 percent of extremely low-income White households, 78.1 percent of Black/African American households, 64.4 percent of Asian households, 41.9 percent of American Indian/Alaska Native households, zero Pacific Islander households, and 72.9 percent of Hispanic households. Black/African American households were the only extremely low-income racial group that experienced a disproportionately greater need related to severe housing problems.

### ***Very Low Income***

An estimated 55.9 percent of very low-income households in the Urban County had at least one severe housing problem, compared with 45.7 percent of very low-income White households, 79.6 percent of Black/African American households, 77.8 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 63.9 percent of Hispanic households. In the very low-income category, Black/African American and Asians had a disproportionately greater need related to severe housing problems.

### ***Low Income***

An estimated 39.9 percent of low-income households in the Urban County had at least one severe housing problem, compared with 30.6 percent of low-income White households, 35.2 percent of Black/African American households, 62.3 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 47.4 percent of Hispanic households. Asian households were the only low-income racial group that experienced a disproportionately greater need related to severe housing problems.

### ***Moderate Income***

An estimated 27.6 percent of moderate-income households in the Urban County had at least one severe housing problem, compared with 20.9 percent of moderate-income White households, 37.9 percent of Black/African American households, 56.6 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 30.2 percent of Hispanic households. In the moderate-income category, Black/African American and Asian households had a disproportionately greater need related to severe housing problems.

**Summary**

In the income categories outlined above, either Black/African American or Asian households experienced a disproportionate number of severe housing problems. More specifically, Black/African American households experienced a disproportionate number of severe housing problems in three of the four income categories (excluding low income). Asian households also experienced a disproportionate number of severe housing problems in three of the four income categories (excluding extremely low income), and was the only racial/ethnic group in the low-income category to experience a disproportionate number of severe housing problems. This is not to say that households of other racial/ethnic groups do not suffer from severe housing problems, however, the remaining racial/ethnic household groups do not suffer disproportionately from severe housing problems, per HUD's definition.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction:

Table 21 show the number of households by income level and race/ethnicity that experience cost burdens. HUD defines a household as cost burdened if the household pays more than 30 percent of their income for housing, and severely cost burdened if the household pays more than 50 percent of their income on housing costs. Households that are cost burdened may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

### Housing Cost Burden

**Table 21 – Greater Need: Housing Cost Burdens AMI**

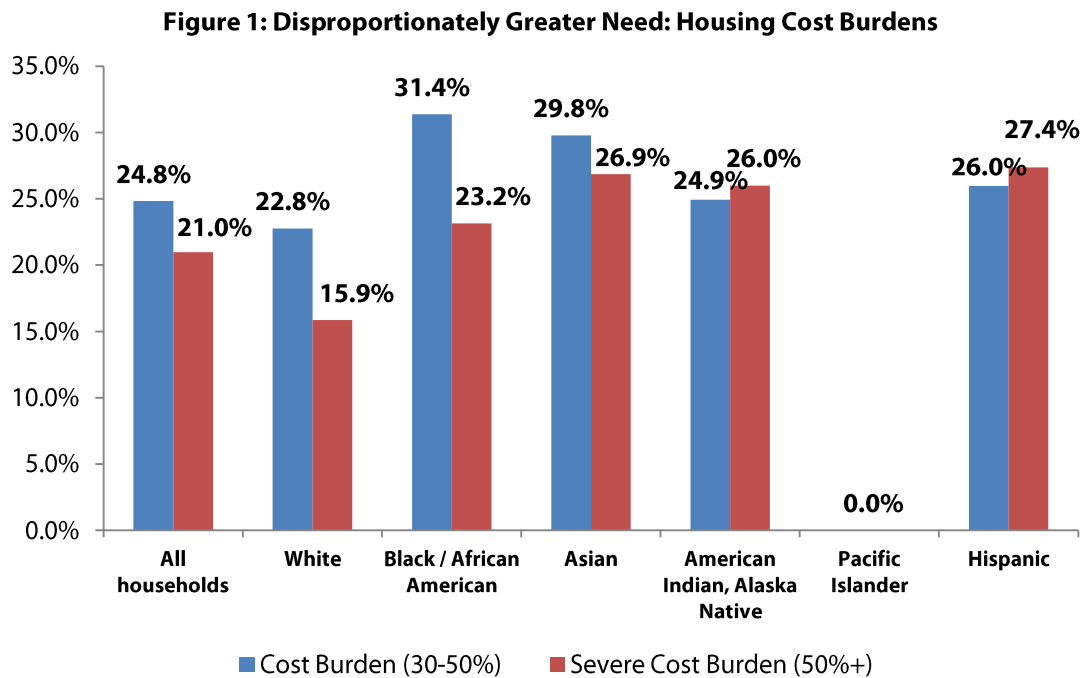
Housing Cost Burden	<=30 percent	30-50 percent	>50 percent	No / negative income (not computed)
Jurisdiction as a whole	41,532	19,030	16,075	692
White	25,389	9,418	6,557	293
Black / African American	1,754	1,210	893	0
Asian	3,135	2,154	1,942	130
American Indian, Alaska Native	187	95	99	4
Pacific Islander	159	85	190	0
Hispanic	10,908	6,068	6,394	265

**Data Source:** CHAS, 2007-2011.

**Discussion:**

An estimated 25 percent of households in the Urban County pay between 30 and 50 percent of their income on housing (cost burdened) and 21 percent pay more than 50 percent of their income on housing (severe cost burdened).

The racial and ethnic composition of cost burdened and severely cost burdened households varies slightly. As previously mentioned, in order for a disproportionate greater need to exist, that racial/ethnic group must experience a cost burden or severe cost burden at a rate of 10 percentage points or greater than to the jurisdiction as a whole. As Figure 1 shows, no racial/ethnic group in the participating jurisdictions experienced a disproportionately greater need in terms of housing cost burden or severe housing cost burden.



**Data Source:** CHAS, 2007-2011.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As described above, within almost every income bracket in the Urban County, at least one racial/ethnic group experienced a disproportionate number of housing problems or severe housing problems (with the exception of the extremely low-income group for housing problems). More specifically the groups that experienced the disproportionate number of housing problems were either Black/African American or Asian households. See the discussion above for details.

### **If they have needs not identified above, what are those needs?**

Not applicable.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

An “area of minority or racial and ethnic concentration” is defined as any census tract or block group in which the percentage of persons of a racial or ethnic minority exceeds 35 percent. See section MA-50: Needs and Market Analysis Discussion for details and maps of areas in the county with a concentration of racial or ethnic groups.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of the County of San Joaquin (Housing Authority) is the Public Housing Agency (PHA) responsible for managing the public housing inventory and the Housing Choice Voucher (HCV) formerly known as Section 8 program in San Joaquin County. The Housing Authority is dedicated to providing and advocating for affordable and attractive living environments for those of modest means and to give individuals and families opportunities to continuously improve themselves and achieve self-sufficiency.

The Housing Authority operates 1,075 Public Housing Units and administers 4,981 Housing Choice Vouchers. More specifically, the Housing Authority administers 88 Project-based vouchers and 4,893 Tenant-based vouchers. In terms of Special Purpose Vouchers, the Housing Authority administers 110 Veterans Affairs Supportive Housing (VASH) vouchers. These numbers reflect the total number of units/vouchers allocated to the Housing Authority for administration. The numbers found on Table 22 below reflects the number of units/vouchers currently (2015) in use.

### Totals in Use

**Table 22 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,019	4,488	86	4,402	93	62	0

**Data Source:** Housing Authority of the County of San Joaquin, 2015.

**Note:** \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

The HCV program provides rent subsidy to eligible low-income families who cannot afford to rent decent, safe, and sanitary housing in private rental markets. This program is funded by U.S. Department of Housing and Urban Development (HUD). In order to qualify households must meet income limits as well as qualify as a U.S. Citizen or have eligible immigration status, and pass a background check. When eligible families receive their Voucher, they are provided the opportunity to search for their own rental housing in the private market. The Voucher can be portable, meaning a family can transfer their Voucher to another jurisdiction (city or state) as long as the family meets the eligibility criteria in the new jurisdiction. The rental unit must pass HUD Housing Quality Standards (HQS) and the rent amount must be comparable to unassisted rental units in the immediate area.

As part of the HCV program, the Housing Authority administers 88 Project-based and 4,981 Tenant-based vouchers. Of the 88 Project-based vouchers, 86 are currently (2015) in use, and of the 4,981 Tenant-based vouchers administered, 4,488 are currently (2015) in use. Project-based vouchers are a component of a PHAs housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Tenant-based vouchers are vouchers that increase affordable housing choices for very low-income families. Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing.

The Housing Authority administers 110 vouchers through the HUD VASH program, a sub-program of the HCV program. Of the 110 vouchers, 93 are currently (2015) in use. The VASH program provides Voucher rental assistance specifically for qualifying homeless veterans. The HUD VASH program, through a cooperative partnership, provides long-term case management, supportive services, and permanent housing support. Eligible homeless veterans receive Veteran Affairs provided case management and supportive services to support stability and recovery from physical and mental health, substance use, and functional concerns contributing to or resulting from homelessness. The program goals include promoting Veteran recovery and independence to sustain permanent housing in the community for the Veteran and the Veteran's family.

The need for affordable rental housing is demonstrated by the current wait list for vouchers. As of February 2015, there were 14,428 households on the waitlist for a Housing Choice Voucher. The Housing Authority continues to select households from the waitlist to fill up the remaining allocation of units/vouchers.

**Characteristics of Residents**

The average annual income for a resident of public housing is \$14,671, while Housing Choice Voucher recipients earn an average income of \$14,371. Additionally Project-based voucher recipients earn an average of \$11,511; Tenant-based voucher recipients earn an average of \$14,427; Veterans Affairs Supportive Housing recipients earn an average of \$13,139; and Family Unification Program voucher recipients earn an average of \$13,481 annually. Table 23 also outlines the average length of stay for recipients of public housing assistance and the Housing Choice Voucher programs. The average length of stay is about nine years for public housing assistance recipients.

**Table 23 – Characteristics of Public Housing Residents by Program Type**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
						Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	\$14,671	\$14,371	\$11,511	\$14,427	\$13,139	\$13,481
Average length of stay (years)	0	0	9.59	9.74	4.1	9.85	2.15	10.18
Average Household size	0	0	3.25	2.58	1.24	2.6	1.71	3.98
# Homeless at admission	0	0	19	115	3	112	15	8
# of Elderly Program Participants (>62)	0	0	204	1,146	34	1,112	21	3
# of Disabled Families	0	0	369	2,718	73	2,645	45	18
# of Families requesting accessibility features	0	0	14	16	0	16	0	0
# of HIV/AIDS program participants	0	0						
# of DV victims	0	0	5	10	0	10	0	0

**Data Source:** Housing Authority of the County of San Joaquin, 2015.



**Race of Residents**

Table 24 outlines the race of the head of household for public housing residents by program type. Of the households in public housing, 47.8 percent are headed by a White head of household, 31.5 percent by a Black/African American head of household, 1.5 percent by an American Indian/Alaska Native head of household, 15.5 percent by an Asian head of household, less than one percent by a Pacific Islander head of household , and 2.9 percent head of households identify with more than one race. Of the households participating in the HCV program, 39.4 percent are headed by a White head of household, 44.3 percent by a Black/African American head of household, 1.7 percent by an American Indian/Alaska Native head of household, 13 percent by an Asian head of household, 1 percent by a Pacific Islander head of household , and less than one percent head of households identify with more than one race.

**Table 24 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	487	1,767	52	1,715	62	42	0
Black/African American	0	0	321	1,989	29	1,960	30	10	0
Asian	0	0	159	582	3	579	1	6	0
American Indian/Alaska Native	0	0	15	77	1	76	0	3	0
Pacific Islander	0	0	8	47	0	47	0	1	0
Other	0	0	29	24	1	23	0	0	0

**Data Source:** Housing Authority of the County of San Joaquin, 2015.

**Note:** \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Ethnicity of Residents**

Table 25 outlines the ethnicity of the heads of household receiving public housing assistance by program type. Of the households in public housing, 40.8 percent are Hispanic head of households and 59.2 percent non-Hispanic heads of household. Of the households participating in the HCV program there are 19.8 percent Hispanic head of households and 80.2 percent non-Hispanic heads of household.

<b>Table 25 – Ethnicity of Public Housing Residents by Program Type</b>									
<b>Program Type</b>									
<b>Ethnicity</b>	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>	<b>Vouchers</b>					
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
Hispanic	0	0	416	887	17	870	23	18	0
Not Hispanic	0	0	603	3,601	69	3,532	70	44	0

**Data Source:** Housing Authority of the County of San Joaquin, 2015.

**Note:** \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Based on the data, 369 families with at least one member with a disability receive public housing assistance. Also 14 families receiving public housing assistance requested accessibility features in their unit. Residents with disabilities need a range of accessibility features, including wider doorways, accessible bathrooms, and features that allow older adults to age in place.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

In an effort to increase self-sufficiency among public housing residents and HCV participants, the Housing Authority has identified a need for social services such as economic redevelopment, health, education, and youth services. This immediate need can take the form of teaching residents self-sufficiency skills such as: job interviewing, resume building, nutrition, health and wellness, financial and basic computer skills. Recently the Housing Authority collaborated with the University of the Pacific, United Way, Stockton Unified School District, San Joaquin Public Library, and the City of Stockton to create a Summer Reading Program (SSU) for the children of Sierra Vista and Conway Homes both located in Stockton, CA.

### **How do these needs compare to the housing needs of the population at large**

Housing needs of low- and moderate-income households in the Urban County generally reflect the housing needs in the region.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Both the Urban County and San Joaquin County generally have a very high unemployment rate and a very low wage rate. Unemployment and underemployment, as much as any other factors, contribute to the number of homeless. Housing affordability indexes also consistently rank the county as extremely low. Construction of moderate-cost homes has recently been limited and the number of multifamily rental units that has been constructed is negligible, despite the growing population.

San Joaquin County is an agricultural community and, therefore, agricultural workers are a large part of the local demographics. Agricultural workers, whether local from other parts of the country or from Mexico, are at the mercy of the weather, the market, and the other seasonal variables that affect agribusiness. Farmworkers, except those with year-round positions with specific growers, tend to be very low-income. Many are unable to find adequate, low-cost housing and are either homeless or reside in shelters.

As in other parts of the country, a struggling economy contributes to the number of homeless families. This is largely due to unemployment, under-employment, plant closures/job loss, rising rents, inability to manage available resources, personal crises related to illness or injury, mental health or substance abuse problems, or victimization. An additional contributing factor to homelessness among single adults is the loss of single room occupancy hotels in the metropolitan area. While there has been an effort to replace the lost units, the need outweighs the supply. Migrant farmworkers and those on general relief must compete with more stable populations, such as elderly men living on social security, who call these hotels home.

San Joaquin County is also a transportation hub at the heart of the San Joaquin Valley. It is a rail center and houses an international port. State Route 99 to the east and Interstate 5 on the west provide north-south corridors that connect the area to Sacramento and Los Angeles, as well as to the Bay area by means of east-west state highways. The metro area, therefore, has always been a stopping-off point for transients.

In January 2015, the County Community Development Department, with assistance from the Central Valley Low Income Housing Corporation led an effort to count the homeless population in the San Joaquin County cities of Stockton, Tracy, Lodi, and Manteca, known as the Point-in-time Count (PIT). The 2015 count was the sixth count following the inaugural count in 2005. The purpose of the count, in addition to being a HUD requirement for jurisdictions receiving Continuum of Care funds, was to provide quality information about the current size and nature of the county's homeless population.

Table 26 shows the number of sheltered and unsheltered individuals in San Joaquin County by specific population types based on the 2015 PIT count.

**Table 26\*– Homeless Needs Table**

<b>Population</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Estimate the # experiencing homelessness each year</b>	<b>Estimate the # becoming homelessness each year</b>	<b>Estimate the # exiting homelessness each year</b>	<b>Estimate the # of days persons experience homelessness</b>
Persons in Households with Adult(s) and Child(ren)	641	42	1,400	Unknown	Unknown	50 days – ES 238 days - TH
Persons in Households with Only Children	10	0	170	Unknown	Unknown	35 days
Persons in Households with Only Adults	467	499	2,750	Unknown	Unknown	40 days – ES 141 days - TH
Chronically Homeless Individuals	112	150	Unknown	Unknown	Unknown	Unknown
Chronically Homeless Families	6	0	Unknown	Unknown	Unknown	Unknown
Veterans	63	61	200	Unknown	Unknown	40 days – ES 141 days - TH
Unaccompanied Youth	10	0	155	Unknown	Unknown	35 days
Persons with HIV	20	0	90	Unknown	Unknown	40 days – ES 238 days - TH

**Data Source:** Stockton/San Joaquin CoC Point-in-time Count, 2015; Stockton/San Joaquin CoC HMIS

The 2015 PIT count counted a total of 1,657 homeless individuals in San Joaquin County – a 7.5 percent increase from the 2013 PIT count. Of the total 1,657 individuals, 67 percent were sheltered, while 33 percent were unsheltered. The increase is primarily due to a 106 percent increase in the number of unsheltered homeless, a result of a more complete and rigorous unsheltered count. Of the total 515 unsheltered adults counted, 42 percent or 218 adults resided in the city of Stockton. Additionally, a total of 30 unsheltered children were counted in 2015, of which 12 resided in the city of Tracy, 4 in the city of Lodi, 2 in the city of Manteca, and 12 in the city of Stockton. . Also, comparisons with the previous two counts are shown in Table 27, below.

The number of chronically homeless individuals and households with children are estimates based on provider experience. Accurate determination of the number of chronically homeless depends not only on the length of time or number of times a person has been homeless, but also on whether or not the person has a permanent disability (which is different from having experienced an issue with a particular problem). Determination of whether or not a disability exists requires an expert diagnosis, which homeless service providers are not equipped to provide.

**Table 27 – Homeless Count Totals**

	<b>Total Persons Sheltered</b>	<b>Total Persons Unsheltered</b>	<b>Total</b>
PIT Count, 2011	1,516	247	<b>1,763</b>
PIT Count, 2013	1,278	263	<b>1,541</b>
PIT Count, 2015	1,116	541	<b>1,657</b>

**Data Source:** Stockton/San Joaquin CoC, Point-in-time Count, 2011, 2013, 2015.

**Table 28 – Homeless Count, Unsheltered and Sheltered  
 Tracy, Lodi, Manteca, Stockton**

<b>Person(s)/Household(s)</b>	<b>Tracy</b>	<b>Lodi</b>	<b>Manteca</b>	<b>Stockton</b>	<b>Total</b>
<b><i>Unsheltered</i></b>					
Adults	122	87	88	218	<b>515</b>
Children	12	4	2	12	<b>30</b>
Households with children	46	2	1	8	<b>57</b>
Households – adults only	112	78	76	189	<b>455</b>
<b><i>Emergency Shelters</i></b>					
Adults	10	73	16	346	<b>445</b>
Children	11	12	30	112	<b>165</b>
Households with children	6	6	14	51	<b>77</b>
Households – adults only	0	67	0	294	<b>361</b>

**Data Source:** Stockton/San Joaquin CoC, Point-in-time Count, 2015.

**Table 29 – Transitional Housing (all areas)**

<b>Population</b>	<b>Total</b>
Number of households	196
Number of persons	479
Persons under 18 years of age	251
Persons ages 18-24	25
Persons over 24 years of age	203

**Data Source:** Stockton/San Joaquin CoC, Point-in-time Count, 2011, 2013, 2015.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Based on entries in Homeless Management Information System (HMIS), at the beginning of 2014 there were 1,708 persons enrolled in emergency shelter or transitional housing programs. During the 2014 calendar year, 2,505 new names were added (and would not have been added unless they were homeless) to HMIS; at the end of 2014 there were 1,349 enrolled in emergency shelter or transitional housing programs, meaning about 2,864 had left programs during the year. Due to data collection issues it is not possible to determine a destination for people exiting nor is it possible at this time to provide an estimate of households with children versus households with adults only. The numbers are unduplicated, however.

Based on interviews conducted with unsheltered homeless in the 2015 PIT count, 65.6 percent indicated being homeless for more than one year, 25 percent indicated being homeless more than one month but less than one year, 6 percent indicated being homeless more than a week but less than a month, and 3.4 percent indicated being homeless less than one week.

**Nature and Extent of Homelessness:**

**Table 30 – Race/Ethnicity of Homeless Population**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered:</b>
White	340	351
Black or African American	144	83
Asian	18	3
American Indian or Alaska Native	7	17
Native Hawaii or other Pacific Islander	13	8
Multiple Races	58	8
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered:</b>
Hispanic/Latino	231	130
Non-Hispanic/Non-Latino	376	411

**Data Source:** Stockton/San Joaquin CoC Point-in-time count, 2015; Stockton/San Joaquin CoC HMIS.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2015 PIT count identified 192 households with at least one adult and one child (641 persons) in emergency shelter and transitional housing and 16 unsheltered households with at least one adult and one child (42 persons). Also, of the 63 sheltered veterans identified, 6 were members of households with at least one child. None of the unsheltered veterans were in households with children.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Table 30 above shows the racial/ethnic breakdown of both sheltered and unsheltered homeless populations within the Stockton/San Joaquin Continuum of Care. As the table show, Whites and Hispanics make up the largest number of both shelter and unsheltered homeless individuals, followed by Black/African Americans.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The most significant difference between the sheltered and unsheltered populations is household composition. The sheltered (emergency shelters and transitional housing) population consists of 57 percent households with children and 43 percent households with adults only; the unsheltered homeless population consists of 93 percent adult only households.



## **Discussion:**

In comparing the unsheltered population to adult only sheltered population, the gender, age, and racial distribution of homeless individuals are similar; however the percentage of Hispanic persons is lower among unsheltered homeless.

Homeless Veterans, whether sheltered or unsheltered, are overwhelming males in adult only households. Among both the sheltered and unsheltered population, the percentage is consistent.

Based on interviews, at least 65 percent of unsheltered persons indicated they had been homeless for a year or more. In similar sheltered populations, approximately 53 percent indicated they had been homeless for a year or more. During the 2015 PIT, 24 percent of unsheltered homeless indicated some level of mental health issues, 47 percent indicated some level of substance abuse issues, and 16 percent reported both. It should be noted that while unsheltered homeless self-reported substance abuse and mental health issues, there is no empirical evidence that these issues were at the level of being a permanent disability. Among a similar sheltered population, the percentages were 19 percent, 12 percent, and 4 percent, respectively.

## **Rural Homeless Needs:**

San Joaquin County is deemed an “urban” county despite the relatively large portions devoted to agriculture. The Point-in-time count identifies areas known to be frequented by unsheltered homeless and conducts surveys in those areas. There is no general “rural” effort since that would require differentiating between unsheltered homeless and migrant workers, a population HUD has said should not be counted.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following: farmworkers, elderly including frail elderly, persons with disabilities, persons with HIV/AIDS, and persons addicted to alcohol or other substances.

### **Describe the characteristics of special needs populations in your community**

#### ***Farmworkers***

Farmworkers are individuals who earn their primary incomes through permanent or seasonal agricultural labor. Permanent farmworkers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Many of these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday, however, the number of migrant workers has diminished in recent years, with more farmworkers remaining in the area year-round.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other peculiarities endemic to the farming industry, such seasonal workers who migrate from place to place. The Federal Government conducts the U.S. Census of Agriculture every five years and gives the most recent estimate on the number and type of farmworkers in San Joaquin County. The most recent U.S. Census of Agriculture is from 2012.

In 2002, 22,634 farmworkers worked in San Joaquin County; however, by 2007 only 15,508 farmworkers were employed in the county. By 2012, 24,872 farmworkers were employed in the county, which is a significant increase from the 2007 figure, and a return to the levels found in 2002.

Housing conditions for migrant farmworkers are substantially different from the housing conditions of permanent residents employed full-time or part-time in agriculture. Since migrant farmworkers frequently move locations, it is nearly impossible for them to purchase a home and therefore are typically renters. Along those lines, migrant farmworkers earn a low income and therefore do not have the capital to afford to purchase a home that meets their needs. This forces the farmworking community to compete for the lowest cost housing, which is typically substandard.

Most rental units available to migrant farmworkers are small, however, most farmworking families are above average in size. As a result, most migrant farmworkers live in overcrowded housing. Along those lines in order to afford the high rents that result from low vacancy rates, particularly at the height of the migrant worker season in the county, migrant workers often share rooms and housing units, which leads to overcrowding issues. Housing affordability and overcrowding are critical issues among this special needs group.

**Elderly persons, including frail elderly**

Elderly persons (seniors) are persons over the age of 65. Frail elderly are defined, for the purposes of this report, as individuals age 65 and older with a self-care disability. Elderly persons are considered a special needs group because of their limited income, prevalence of physical or mental disabilities, limited mobility, and high health care expenses. Also because of their retired status, incomes for elderly households may be fixed and limited. Their lower income status limits their ability to balance the need for housing and other necessities, such as health care. Finding affordable housing and dealing with the eviction of long-term elderly tenants are among the most difficult housing problems currently affecting the elderly in San Joaquin County. An elderly person on a fixed income faces great difficulty finding safe and affordable housing or relocating after an eviction. Subsidized housing and Federal housing assistance programs (such as the Housing Choice Voucher Program) are increasingly challenging to secure and often involve a long waiting list.

According to the 2011-2013 American Community Survey, 9.5 percent, or 7,136 elderly people in all of San Joaquin County were living below the poverty level. This is slightly lower than the statewide average of 10.3 percent. In addition, of the roughly 75,000 seniors living in the county, about 40.3 percent reported having a disability. This is slightly higher than the statewide average of 36.7 percent.

Frail elderly are often limited in their mobility and ability to live independently because of their disability. According to the 2011-2013 American Community Survey, of the people ages 65 and older living in the county, 10.5 percent of them are frail elderly individuals.

**Table 31 – Disability Characteristics for elderly, including frail elderly**

	<b>San Joaquin County (percent with disability)</b>	<b>California (percent with disability)</b>
Population 65 and over with a disability	40.3%	36.7%
With a hearing difficulty	17.1%	14.7%
With a vision difficulty	8.2%	6.9%
With a cognitive difficulty	11.5%	10.6%
With an ambulatory difficulty	26.6%	24%
With a self-care difficulty*	10.5%	10.5%
With an independent living difficulty	19.2%	18.2%

**Data Source:** American Community Survey, 2011-2013.

**Note:** \*Frail Elderly

**Persons with disabilities**

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. The U.S. Census defines the various types of disabilities including: sensory disability, physical disability, mental disability, and self-care disability. A sensory disability includes blindness, deafness, or a severe vision or hearing impairment (hearing and vision difficulty). A physical disability includes a substantial limit on one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying (ambulatory difficulty). A mental disability includes a physical, mental, or emotional condition lasting six months or more in which the person has difficulty learning, remembering, or concentrating (cognitive difficulty). A self-care disability includes a physical, mental, or emotional condition lasting six months or more, in which the person has difficulty dressing, bathing, or getting around inside the home (self-care difficulty).

A person with a developmental disability, as defined in Section 102 (8) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(8)), is a person with a severe chronic disability that: a) is attributable to a mental, physical impairment, or combination of mental and physical impairments; b) is manifested before the person attains the age of 22; c) is likely to continue indefinitely; d) results in substantial functional limitations in major life activities; and, e) reflects the person’s need for a combination of special, interdisciplinary, or generic care, treatment, or other services.

Table 32 provides information on the disabled population countywide, as well as for the cities of Escalon, Lathrop, Manteca, Ripon, Tracy, and the unincorporated county. As the table shows, 11.7 percent, or 80,141 people living in the county reported having a disability.

**Table 32 – Non-Institutionalized Disabled Population**

	<b>San Joaquin County</b>	<b>Escalon</b>	<b>Lathrop</b>	<b>Manteca</b>	<b>Ripon</b>	<b>Tracy</b>	<b>Unincorporated</b>
<b>Total Population</b>	<b>684,141</b>	<b>7,182</b>	<b>16,904</b>	<b>68,901</b>	<b>14,383</b>	<b>83,288</b>	<b>138,603</b>
With a disability	80,142	727	1,485	7,643	1,290	6,942	18,448
Percent with disability	11.7%	10.1%	8.8%	11.1%	9.0%	8.3%	13.3%
<b>Population under 5 years</b>	<b>53,864</b>	<b>386</b>	<b>1,384</b>	<b>5,421</b>	<b>1,002</b>	<b>7,103</b>	<b>9,937</b>
With a disability	359	0	19	142	19	33	32
Percent with disability	0.7%	0%	1.4%	2.6%	1.9%	0.5%	0.3%
<i>With a hearing difficulty</i>	164	0	19	10	19	14	32
<i>With a vision difficulty</i>	257	0	19	142	10	33	9
<b>Population 5 to 17 years</b>	<b>145,495</b>	<b>1,403</b>	<b>4,040</b>	<b>14,814</b>	<b>3,392</b>	<b>19,020</b>	<b>26,480</b>
With a disability	6,346	0	150	605	93	677	1,103
Percent with disability	4.4%	0.0%	3.7%	4.1%	2.7%	3.6%	4.2%
<i>With a hearing difficulty</i>	536	0	27	41	0	69	91
<i>With a vision difficulty</i>	750	0	28	105	15	45	120
<i>With a cognitive difficulty</i>	4,835	0	139	434	41	528	781

**Table 32 – Non-Institutionalized Disabled Population**

	<b>San Joaquin County</b>	<b>Escalon</b>	<b>Lathrop</b>	<b>Manteca</b>	<b>Ripon</b>	<b>Tracy</b>	<b>Unincorporated</b>
<i>With an ambulatory difficulty</i>	865	0	23	32	40	23	173
<i>With a self-care difficulty</i>	1,140	0	57	108	45	82	123
<b>Population 18 to 64 years</b>	<b>412,035</b>	<b>4,413</b>	<b>10,370</b>	<b>41,797</b>	<b>8,172</b>	<b>50,868</b>	<b>83,943</b>
With a disability	44,029	377	885	4,289	550	4,027	9,766
Percent with disability	10.7%	8.5%	8.5%	10.3%	6.7%	7.9%	11.6%
<i>With a hearing difficulty</i>	7,978	61	98	1,018	168	797	1,635
<i>With a vision difficulty</i>	7,369	45	153	653	59	335	1,848
<i>With a cognitive difficulty</i>	18,677	116	356	1,766	103	1,481	4,364
<i>With an ambulatory difficulty</i>	23,236	157	481	2,149	311	1,826	5,286
<i>With a self-care difficulty</i>	8,666	39	265	790	89	580	1,998
<i>With an independent living difficulty</i>	17,232	130	377	1,630	114	1,304	3,493
<b>Population 65 years and over</b>	<b>72,747</b>	<b>980</b>	<b>1,110</b>	<b>6,869</b>	<b>1,817</b>	<b>6,297</b>	<b>18,243</b>
With a disability	29,408	350	431	2,607	628	2,205	7,547
Percent with disability	40.4%	35.7%	38.8%	38.0%	34.6%	35.0%	41.4%
<i>With a hearing difficulty</i>	12,007	139	115	1,018	308	850	3,574
<i>With a vision difficulty</i>	5,657	60	149	429	151	300	1,562
<i>With a cognitive difficulty</i>	8,269	103	152	646	76	606	1,967
<i>With an ambulatory difficulty</i>	19,494	171	359	1,695	375	1,520	4,851
<i>With a self-care difficulty*</i>	7,357	84	208	527	148	613	1,823
<i>With an independent living difficulty</i>	13,929	156	291	1,186	174	1,137	3,428

Source: American Community Survey, 2009-2013.

Note: \*Frail Elderly

Living arrangements for persons with disabilities depend on the severity of the disability. Many persons live independently, while others live with family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single-family units have no accessibility requirements.

To meet the unique housing needs of the disabled, the County offers and participates in various programs operated by government and service agencies such as Human Services, Health Services, Community Development, and the Housing Authority. Persons with disabilities, their families, and caretakers may receive a variety of housing assistance and supportive services to help them afford housing in the community; make residential accessibility improvements; receive medical care, transportation, and other supportive services for independent living; and obtain referrals for private providers of housing and supportive services. Supportive services like these need to be integrated with housing to provide a full-service center for persons with disabilities.

***Persons addicted to alcohol or other substances***

The San Joaquin County Substance Abuse Services Division is responsible for the coordination of alcohol and drug treatment efforts in the county. The Substance Abuse Services Division provides drug and alcohol treatment services for county residents, including outpatient, residential, and co-occurring treatment services. The Chemical Dependency Counseling Center, operated by the Division, provides outpatient treatment services for adults, treatment services for court referred youth up to age 18, prenatal outpatient treatment for women, a 15-week Drug Diversion program, and a 12-week Substance Abuse Education program. The Division also offers residential treatment services at two sites: Recovery House and Family Ties. Recovery House is a residential treatment program for adult men and women, while Family Ties is a residential treatment program for pregnant women and women with children up to 10 years old.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

See discussion above.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area**

Public Health officials note that persons with AIDS may suffer from mental illnesses or have financial problems due to their illness that make it difficult to find housing. In addition to living with their illness and inadequate housing situations, persons with HIV and AIDS in need of housing face a number of barriers, including discrimination, housing availability, transportation, and housing affordability. According to the 2011 San Joaquin County Community Health Status Report, although overall HIV and AIDS incidences have decreased over time, the epidemic continues to have a disproportionate impact on certain populations, particularly racial and ethnic minorities and gay and bisexual men. As of December 31, 2013, 1,169 people were living with HIV and 679 were living with AIDS in San Joaquin County. Of the people living with HIV, 80 percent were male, and 20 percent were female. Of the people living with AIDS, 79 percent were male and 21 percent were female. Also since December 31, 2009, 479 additional cases of HIV and 125 additional cases of AIDS were reported to San Joaquin County Public Health Services (SJCPHS).

However, it is important to note that these figures are likely an underestimate since not all persons with HIV/AIDS are aware they carry the disease. In addition the 2013 Point-in-time (PIT) homeless count reported 17 sheltered homeless adults with HIV/AIDS in the Stockton/San Joaquin County Continuum of Care region.

The San Joaquin County Public Health Department received a formula based allocation of funding from the State of California to administer the County's Housing Opportunities for Persons with AIDS (HOPWA) program. The purpose of the HOPWA program is to plan, develop, and provide housing, rental assistance, and related housing support for low-income residents with HIV/AIDS in the county who are homeless or at risk of becoming homeless. According to the California Department of Public Health HOPWA Funding Allocation Process Report, published May 2014, the total allocation for fiscal year 2014-2015 for San Joaquin County was \$302,952; the same allocation as fiscal year 2013-2014. As of March 2015, San Joaquin County Public Health operates 12 transitional housing beds, five two-bedroom condominiums, and one three-bedroom single family home for participants of the HOPWA program.

Additionally housing and supportive resources for individuals diagnosed with HIV/AIDS include:

- SJCPHS operates a Sexually Transmitted Disease (STD) Clinic that provides confidential STD testing and treatment, HIV testing, and family planning services. The Clinic offers free services for qualifying individuals.
- SJCPHS offers the following Community Service Programs geared towards people living with HIV/AIDS:
  - *AIDS Drug Assistance Program*: Program provides drugs free of charge, or at a reduced cost, for people with HIV disease who meet financial eligibility requirements.
  - *AIDS Medi-Cal Waiver Program*: Persons with symptomatic HIV infections who are Medi-Cal eligible may qualify for services under this program to receive services, such as in-home health care, attendant, homemaker services, and benefits counseling.
  - *HIV and AIDS Education Program*: Outreach activities to inform the public about transmission and prevention information, and provide educational interventions.
  - *HIV Case Management*: Provides medical and psychosocial services for persons with HIV living in San Joaquin County, including: in-home nursing, homemaker and attendant services, psychosocial support, advocacy for entitlement programs, and emergency food and housing subsidies.
- *Ryan White Care Act*: Provides emergency and financial assistance to cities, which are disproportionately affected by the HIV epidemic. The intent of the Ryan White Care Act is to provide coordination and operation of effective and cost-efficient systems for the delivery of services to individuals with HIV.

- *Ryan White Consortium*: A partnership of public and private nonprofit groups that provide support services such as medicine and food for persons living with HIV.
- *San Joaquin County AIDS Foundation*: Founded in 1984, the Foundation provides assistance and resources for individuals living with HIV/AIDS. Some of their programs include: HIV/STD 101; MSM Outreach Program; Probation Education Program; Mental Health Case Management, Ryan White Care Act Title II; Family Assistance Program; and support groups. In addition the Foundation operates three apartment complexes in the city of Stockton that provide housing for up to 42 individuals. The Foundation rehabilitated the units in order to provide housing for its clients.
- *The Holman House*: is a transitional housing program that houses 12 people who are HIV positive. It is funded by HUD's "Housing Opportunities for People with AIDS" (HOPWA) funds administered by the Ryan White Consortium, which authorized Public Health Services to contract with the Stockton Shelter for the Homeless to manage the facility. It has a live-in house manager and each resident has a case manager from the either Public Health, the San Joaquin AIDS Foundation, or the Channel Medical Clinic.



## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

As is often the case in many cities and counties, the public needs within the county are varied and extensive, but also exceed available resources. In San Joaquin County there is a continuing need to update or rehabilitate public facilities or build new facilities to serve the growing population, particularly the special needs populations. Needs identified over the next five years include the following:

- Invest in structures where a range of public and social activities and services exist that provide opportunities for the development of human potential and enrichment as well as provide a sense of community identity;
- Establish satellite offices in the outer areas that provide social services as well;
- Renovate existing public facilities to maintain or expand operational levels;
- Expand recreational facilities for lower-income youth; and,
- Expand the capacity of homeless services providers through the development of new facilities for the homeless, especially in the outlying areas of the county.

### **How were these needs determined?**

The County conducted a Community Needs Survey and held two Focus Group Meetings to solicit input on needs during the development of the Consolidated Plan, as described in The Process section of this Plan.

### **Describe the jurisdiction’s need for Public Improvements:**

Maintaining the jurisdictions’ existing facilities often becomes the higher priority when funding resources are limited. The importance of keeping existing deficiencies from getting worse and precluding deficiencies on new facilities must be acknowledged in order to preserve the infrastructure and meet the facility needs of County and City departments. Park improvement projects, which include projects that expand, improve, or maintain City and County parks, are very dependent upon grant funding.

Additionally the expansion of existing facilities/infrastructure or replacement of deteriorating facilities, as well as the construction of new facilities/infrastructure to increase the quality of life for residents, includes the following:

- Install or upgrade sewer systems, particularly in lower-income areas;
- Install or upgrade water system facilities, particularly in lower-income areas;
- Install or upgrade storm drainage systems, particularly in lower-income areas;
- Install or upgrade security improvements to protect and secure property; and,
- Install new or renovate existing facilities to maximize accessibility for pedestrians, especially those with special needs, particularly persons with disabilities and seniors.

### **How were these needs determined?**

The County conducted a Community Needs Survey and held two Focus Group Meetings to solicit input on needs during the development of the Consolidated Plan, as described in The Process section of this Plan.

### **Describe the jurisdiction's need for Public Services**

San Joaquin County provides public services to people and businesses within the county, either directly or by financing the provision of services. The County strives to improve the quality, quantity, and usefulness of public services for its residents and business communities. Needs identified over the next five years include the following:

- Increase the social activities and services addressing opportunities for the development of human potential and enrichment, and also those activities and services that provide a sense of community identify and well being;
- Expand transportation options to outer areas of the county to ensure individuals can access services provided in the central city;
- Expand the capacity of public service providers to further provide services particularly to those that provide services to lower-income youth, seniors, and the homeless; and
- Childcare services, especially for single-parent, extremely low- and very low-income households.

### **How were these needs determined?**

The County conducted a Community Needs Survey and held two Focus Group Meetings to solicit input on needs during the development of the Consolidated Plan, as described in The Process section of this Plan.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the Urban County administers its programs over the course of the Consolidated Plan period (2015-2019). In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan, including the programs and projects administered under the Plan.

The following gives a brief overview of the Market Analysis results, with more detail included in each corresponding section:

#### **MA-10 Units Available**

- In 2011 there were 31,886 renter-occupied units and 69,167 owner-occupied units in the Urban County, for a total of 101,053 housing units.
- In 2014 the Urban County had a total of 113,109 housing units, of which, 85 percent (95,977) were single family units, 9 percent (10,094) were multifamily units, and 6 percent (7,038) were mobile homes. Each of these housing types increased between 2000 and 2014, with the exception of mobile homes.
- The vacancy rate increased from 4 percent to 7 percent between 2000 and 2014.

#### **MA-15 Cost of Housing**

- There is a need to provide housing that is affordable to the lowest-income segment of the population, such as the extremely low-income households.
- In recent years, property values have increased. In January 2015 the median home price in San Joaquin County was \$263,360, an increase of 7 percent from January 2014. However, this is still significantly lower than the statewide median home price of \$426,790.
- Of all the participating jurisdictions in the Urban County, the city of Tracy had the highest median home price in 2014 at \$340,500, while the city of Escalon had the lowest median home price in 2014 at \$205,000, a difference of over \$130,000.

#### **MA-20 Condition of Housing**

- The majority of owner households in the Urban County, 56 percent or 38,817, had no indication of housing problems, as defined by HUD. However, 53 percent of renter households (17,023) experienced at least one housing problem, as defined by HUD.
- Renter units are slightly older than owner units.

- About 46 percent of all housing units (both owner and renter) in the Urban County were built before 1980, and as a result, may be at risk of a lead-based paint hazard, which was used in residential units until 1978, when it was prohibited.

#### ***MA-25 Public and Assisted Housing***

- The Housing Authority of the County of San Joaquin operates 1,075 public housing units ranging from single-family homes, duplexes, triplexes, and quads located throughout the county. The Housing Authority also administers 4,981 Housing Choice Vouchers.

#### ***MA-30 Homeless Facilities***

- San Joaquin County has a total of 2,177 shelter beds in either Emergency, Transitional, or Permanent Supportive Housing programs.
- There are 519 Emergency shelter beds available in San Joaquin County, of which 204 are beds for households with children, 257 are for households without children, and 5 are children beds.
- There are 806 Transitional Housing beds available in San Joaquin County, of which 528 are beds for households with children and 125 are for households without children.
- The supply of Permanent Supportive Housing includes 198 beds for households with children, 417 for households without children, and 178 beds available to children.

#### ***MA-35 Special Needs Facilities***

- There are 4,231 beds in licensed community care facilities, including 34 small family home beds, 319 beds in group homes, 1,003 beds in adults residential facilities, 2,809 beds in residential care facilities for the elderly, and 66 social rehabilitation facility.

#### ***MA-40 Barriers to Affordable Housing***

- The provision of affordable housing can be constrained by a number of factors, such as public policies on housing and residential investment, including: growth management ordinances, land use controls, residential development standards, off-site improvements, and the permit and approval process.

#### ***MA-45 Non-Housing Community Development***

- The major jobs sectors in the Urban County include: Agriculture, Mining, Oil and Gas Extraction; Manufacturing; Retail Trade; and Transportation and Warehousing. These four major jobs sectors comprise over 50 percent of the jobs in the Urban County.

#### ***MA-50 Needs and Market Analysis Discussion***

- There is both a concentration of low/moderate-income families and a concentration of housing problems throughout the Urban County.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

In 2014 the participating jurisdictions in the Urban County had a total of 113,109 housing units, a 32 percent increase from 2000 when the total number of housing units was 85,737. Table 33 below outlines the housing stock by type and vacancy for the participating jurisdictions, all of San Joaquin County, and California. As the table shows, in 2014 the participating jurisdictions had a total of 113,109 housing units, of which, 85 percent (95,977) were single family units, 9 percent (10,094) were multifamily units, and 6 percent (7,038) were mobile homes. Each of these housing types increased between 2000 and 2014, with the exception of mobile homes, which decreased from 9 percent of the total housing stock in 2000 to 6 percent in 2014. Also the percentage of vacant units increased between 2000 and 2014.

**Table 33 – Housing Stock by Type and Vacancy**  
**San Joaquin County (unincorporated), Escalon, Lathrop, Manteca, Ripon, Tracy, and California**  
**2000 and 2014**

DOF Estimates		Total	Single Family	Multifamily	Mobile Homes	Occupied	Percent Vacant
<b>Participating Jurisdictions</b>							
Units	2000	<b>85,737</b>	70,169	8,129	7,439	82,378	-
Percent		100%	82%	9%	9%	96%	4%
Units	2014	<b>113,109</b>	95,977	10,094	7,038	104,884	-
Percent		100%	85%	9%	6%	93%	7%
<b>San Joaquin County (unincorporated)</b>							
Units	2000	<b>42,143</b>	35,181	1,362	5,600	40,057	-
Percent		100%	84%	3%	13%	95.1%	4.9%
Units	2014	<b>49,044</b>	41,897	1,932	5,215	44,990	-
Percent		100%	85%	4%	11%	91.7%	8.3%
<b>City of Escalon</b>							
Units	2000	<b>2,132</b>	1,746	251	135	2,056	-
Percent		100%	82%	12%	6%	96.4%	3.6%
Units	2014	<b>2,617</b>	2,237	212	168	2,482	-
Percent		100%	86%	8%	6%	94.8%	5.2%
<b>City of Lathrop</b>							
Units	2000	<b>2,991</b>	2,536	104	351	2,908	-
Percent		100%	85%	3%	12%	97.2%	2.8%
Units	2014	<b>5,650</b>	5,159	113	378	5,135	-
Percent		100%	91%	2%	7%	90.9%	9.1%
<b>City of Manteca</b>							
Units	2000	<b>16,936</b>	12,622	3,445	869	16,367	-

**Table 33 – Housing Stock by Type and Vacancy**  
**San Joaquin County (unincorporated), Escalon, Lathrop, Manteca, Ripon, Tracy, and California**  
**2000 and 2014**

DOF Estimates		Total	Single Family	Multifamily	Mobile Homes	Occupied	Percent Vacant
Percent		100%	75%	20%	5%	96.6	3.4%
Units	2014	<b>24,553</b>	20,015	3,741	797	22,947	-
Percent		100%	82%	15%	3%	93.5%	6.5%
<b>City of Ripon</b>							
Units	2000	<b>3,448</b>	3,008	431	9	3,370	-
Percent		100%	87%	12%	<1%	97.7%	2.3%
Units	2014	<b>5,206</b>	4,591	602	13	4,928	-
Percent		100%	88%	11%	<1%	94.7%	5.3%
<b>City of Tracy</b>							
Units	2000	<b>18,087</b>	15,076	2,536	475	17,620	-
Percent		100%	83%	14%	3%	97.4%	2.6%
Units	2014	<b>26,039</b>	22,078	3,494	467	24,402	-
Percent		100%	85%	13%	2%	93.7%	6.3%
<b>San Joaquin County (entire county)</b>							
Units	2000	<b>189,160</b>	140,524	39,445	9,191	181,629	-
Percent		100%	74%	21%	5%	96.1%	3.9%
Units	2014	<b>236,943</b>	184,338	44,020	8,585	217,956	-
Percent		100%	78%	19%	3%	92%	8%
<b>State of California</b>							
Units	2000	<b>12,214,550</b>	7,815,035	3,829,827	569,688	11,502,871	-
Percent		100%	64%	31%	5%	94.17	6%
Units	2014	<b>13,845,281</b>	9,011,193	4,274,082	560,000	12,731,223	-
Percent		100%	65%	31%	4%	92%	8%

**Data Source:** California Department of Finance (DOF), City/County Population and Housing Estimates, 2014.

## All residential properties by number of units

**Table 34 – Residential Properties by Unit Number**

Property Type	Number	Percent
1-unit detached structure	88,759	81%
1-unit, attached structure	3,627	3%
2-4 units	3,844	4%
5-19 units	3,403	3%
20 or more units	2,605	2%
Mobile Home, boat, RV, van, etc	7,285	7%
<b>Total</b>	<b>109,523</b>	<b>100%</b>

Data Source: ACS, 2007-2011.

## Unit Size by Tenure

**Table 35 – Unit Size by Tenure**

	Owners		Renters	
	Number	Percent	Number	Percent
No bedroom	313	0%	552	2%
1 bedroom	1,096	2%	3,972	12%
2 bedrooms	9,676	14%	12,414	39%
3 or more bedrooms	58,082	84%	14,948	47%
<b>Total</b>	<b>69,167</b>	<b>100%</b>	<b>31,886</b>	<b>100%</b>

Data Source: ACS, 2007-2011.

## Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Assisted housing units are units with rents subsidized by Federal, State, or local government programs. Public housing was established to provide decent and safe rental housing for eligible lower-income families and special needs populations, including the elderly and persons with disabilities. Table 36 shows affordable units in the participating jurisdictions that are subsidized using local funds and/or programs funded by HUD, the Low Income Housing Tax Credit Program, and the U.S. Department of Agriculture’s Rural Housing Assistance Program. A total of 1,523 units are located in assisted, privately-owned affordable multifamily housing development in the Urban County. None of the units are at risk of converting to market rate. The following cities have publicly assisted housing units:

- The unincorporated areas of the county have 319 assisted housing units;
- The city of Escalon has 42 assisted housing units;
- The city of Manteca has 609 assisted housing units

- The city of Tracy has 553 assisted housing units.
- There are no publicly assisted housing units in the cities of Lathrop or Ripon.

**Table 36 – Publicly Assisted Housing Developments**

<b>Property</b>	<b>Total # of Units</b>	<b># of Affordable Units</b>	<b>At-risk/ Not at risk of losing affordability</b>
<b>Unincorporated County</b>			
Harney Lane Migrant Center	96	96	Not at risk
Joseph J. Artesi Migrant Center II	96	96	Not at risk
Joseph J. Artesi Migrant Center III	96	96	Not at risk
Sartini Manor	31	31	Not at risk
<i>Unincorporated County subtotal</i>	<i>319</i>	<i>319</i>	
<b>City of Escalon</b>			
Heritage House	42	42	Not at risk
<i>City of Escalon subtotal</i>	<i>42</i>	<i>42</i>	
<b>City of Manteca</b>			
Atherton Apartments	152	152	Not at risk
Almond Terrace Senior Apartments	50	49	Not at risk
Almond Court Apartments	40	39	Not at risk
Cedar Green	67	66	Not at risk
Eskaton Manteca Manor Apartments	84	83	Not at risk
Magnolia Court	52	51	Not at risk
Union Court Apartments (HCD)	27	27	Not at risk
Union Court Apartments (CalHFA)	68	62	Not at risk
Vernal Apartments	55	54	Not at risk
Yosemite Apartments	27	26	Not at risk
<i>City of Manteca subtotal</i>	<i>622</i>	<i>609</i>	
<b>City of Tracy</b>			
Chesapeake Bay Apartments	216	150	Not at risk
Mountain View Townhomes	37	36	Not at risk
Stone Pine Meadows (CalHFA)	120	24	Not at risk
Stone Pine Meadows (LIHTC)	72	71	Not at risk
Sycamore Village	66	65	Not at risk
Tracy Senior Apartments	50	49	Not at risk
Tracy Garden Apartments	88	87	Not at risk
Tracy Village Apartments	72	71	Not at risk
<i>City of Tracy subtotal</i>	<i>721</i>	<i>553</i>	
<b>Total</b>	<b>1,704</b>	<b>1,523</b>	

**Data Source:** California Housing Partnership, 2015.

Note: There are no publicly assisted housing units in the cities of Lathrop or Ripon.



Additional information about publicly assisted housing is presented in Section MA-25 Public and Assisted Housing.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are currently (2015) 1,523 affordable units in publicly-assisted housing developments. None of these affordable units are at risk or expected to be lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

While housing of a variety of types is available in the participating jurisdictions, there is an affordability mismatch. Many lower-income households are cost-burdened, especially for extremely low- and very low-income households. Also as discussed in the Needs Assessment Section of this Plan, there are 14,428 households on the waitlist for the Housing Choice Voucher Program, indicating a need for more affordable units.

**Describe the need for specific types of housing:**

As shown in Table 33 above (Housing stock by Type and Vacancy), between 2000 to 2014 single family units in the participating jurisdictions increased by 37 percent, from 70,169 units to 95,977 units. However between 2000 and 2014 multifamily housing units in the participating jurisdictions increased by only 24 percent, from 8,129 units to 10,094 units. The market has not been building new multifamily rental units at the rate it is building single family units.

There is also a need for additional permanent supportive housing, especially in the areas outside the central city of Stockton. This permanent supportive housing should be coupled with on-site social services, such as child care, job and skills training, and social programs, to populations in need of assistance. Additionally the permanent supportive housing development projects may use the Housing First model for addressing chronic homelessness. Housing First models move homeless individuals or households immediately from the streets or homeless shelters into their own apartments. By obtaining stable housing first, individuals or households can then address the other issues that may have led to their homelessness episode, and not have to worry about permanent housing.

## **Discussion**

Housing market conditions in the participating jurisdictions do not have a significant influence on funding allocation decisions regarding housing. Decisions are based primarily on identified housing needs and the availability of funding to meet these needs.

San Joaquin County and participating jurisdictions have access to a variety of existing and potential funding sources available for affordable housing activities. The largest housing funding sources the County can use for housing production, rehabilitation, or preservation include the Community Development Block Grant (CDBG), HOME Investment Partnership Program grants, and Emergency Shelter Grants. The County CDBG and HOME funds are leveraged with state and other federal programs. As the County does not develop housing directly, the leveraging is undertaken by housing developers, which may apply for various other resources, often in a competitive environment. Housing developers often combine tax credits with CDBG and HOME funds for the development of affordable housing units.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

As described in the Needs Assessment, the primary housing issue in San Joaquin County is the need to provide housing that is affordable to the lowest income segments of the population, specifically extremely low-income households. Although problems vary between renters and owners, housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD measures affordability by the number of households paying no more than 30 percent of their gross income towards housing costs, including utilities. Households that pay more than 30 percent are considered cost-burdened, and households that pay more than 50 percent are considered severely cost-burdened.

According to the California Association of Realtors, *Research & Economics: San Joaquin County Market Update, January 2015*, the median home price in San Joaquin County was \$263,360, an increase of 7.3 percent from January 2014. While home prices have been increasing in recent years, the median home price in the county is significantly lower than the statewide median home price of \$426,790.

### Cost of Housing

**Table 37 – Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>Percent Change</b>
Median Home Value	\$139,800	\$264,600	89%
Median Contract Rent	\$521	\$846	62%

**Data Source:** Census (Base Year), 2000; ACS (Most Recent Year), 2007-2011.

**Table 38 - Rent Paid**

<b>Rent Paid</b>	<b>Number</b>	<b>Percent</b>
Less than \$500	5,383	16.9%
\$500-999	13,091	41.1%
\$1,000-1,499	8,678	27.2%
\$1,500-1,999	3,326	10.4%
\$2,000 or more	1,408	4.4%
<b>Total</b>	<b>31,886</b>	<b>100.0%</b>

**Data Source:** ACS, 2007-2011.

## Housing Affordability

**Table 39 – Housing Affordability**

<b>Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	828	No Data
50% HAMFI	2,859	2,012
80% HAMFI	11,257	5,483
100% HAMFI	No Data	9,751
<b>Total</b>	<b>14,944</b>	<b>17,246</b>

**Data Source:** CHAS, 2007-2011.

## Monthly Rent

**Table 40 – Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$638	\$760	\$997	\$1,469	\$1,766
High HOME Rent	\$650	\$709	\$930	\$1,087	\$1,193
Low HOME Rent	\$581	\$622	\$746	\$862	\$962

**Data Source:** HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is a need for affordable housing for all lower and moderate-income groups. However, the greatest need is for extremely low- and very low-income households. Market rate units tend to be affordable for moderate and some are even affordable to low-income households. This conclusion is based on analyzing the data found in Table 39 and reinforced through consultations with local agencies and stakeholders.

## How is affordability of housing likely to change considering changes to home values and/or rents?

During the housing market downturn of the late 2000s, San Joaquin County had one of the highest rates of foreclosure activity in the nation. In addition to foreclosures, the economic challenges of the recession resulted in large price drops in homes in San Joaquin County. In more recent years, however, property values have increased. As shown on Table 41, the median price of homes in all the participating jurisdictions increased between 2013 and 2014. While in recent years the housing market has shown signs of strengthening, the county’s housing market is slower to recover than other parts of the state due to the lower incomes in the community and the severe impacts the recession. Additionally with the housing market improving, competition from investors increases, especially from cash investors, which may prevent many low-income residents from becoming homeowners.

**Table 41 – Home Sale Activity**

Jurisdiction	Number of homes sold	Median price (2013)	Median price (2014)	Percent change from 2013 to 2014
San Joaquin County	8,491	\$215,000	\$255,000	18.6%
Acampo*	10	\$340,250	\$428,000	25.8%
Clements*	5	\$85,750	\$250,000	191.6%
Escalon	142	\$205,000	\$300,000	46.3%
French Camp*	7	\$172,500	\$187,000	8.4%
Lathrop	408	\$248,500	\$305,000	22.7%
Linden*	20	\$272,000	\$300,000	10.3%
Lockeford*	34	\$197,000	\$228,500	15.9%
Manteca	1,293	\$274,000	\$315,000	14.9%
Ripon	241	\$300,000	\$343,000	14.3%
Thornton*	2	\$90,000	\$126,500	40.6%
Tracy	1,568	\$340,500	\$385,000	13.1%
Woodbridge*	55	\$272,000	\$275,000	1.1%

**Data Source:** DQNews.com

**Note:** \* Unincorporated community

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2007-2011 American Community Survey, the area median rent is \$846. This is lower than the High HOME rent of \$930, but too high for the low HOME rent of \$746 for a two-bedroom unit. As shown in Table 40, both High HOME and Low HOME rents are below the Fair Market Rent of \$997. Therefore funding for affordable housing should be targeted to those households for which market-rate rents remain unaffordable, namely extremely low- and very low-income households.

## **Discussion**

For lower-income households and especially first-time home buyers, it is still a very difficult housing market even with lower mortgage interest rates. This is due to the substantial down-payments required by lenders, a shrinking inventory of affordably priced homes, and competition from cash investors bidding for the same homes, which reduces the number of affordable properties available to lower-income buyers. Additionally as the housing market continues to recover and median home prices increase, it is likely that affordability will decrease, unless employment and income levels increase to support higher prices and rents.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction and Definitions

HUD defines housing “conditions” similarly to the way housing problems are evaluated in the Needs Assessment. These conditions, shown in Table 42, include: overcrowding, cost burden greater than 30 percent, or a lack of complete plumbing or kitchen facilities. In addition, standard housing is defined as meeting HUD Housing Quality Standards and all state and local codes, while a substandard housing unit is defined when a unit in its present condition endangers the health, safety, or well-being of an individual or family. HUD defines a unit as substandard if it is dilapidated; does not have a usable flush toilet or bathtub inside the unit for the exclusive use of a family; does not have electricity or has inadequate or unsafe electrical service; does not have a safe or adequate source of heat; or, has been declared unfit for habitation by an agency or unit of government.

### Condition of Units

**Table 42 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
With one selected Condition	28,689	41%	15,035	47%
With two selected Conditions	1,551	2%	1,921	6%
With three selected Conditions	110	0%	48	0%
With four selected Conditions	0	0%	19	0%
No selected Conditions	38,817	56%	14,863	47%
<b>Total</b>	<b>69,167</b>	<b>99%</b>	<b>31,886</b>	<b>100%</b>

Data Source: ACS, 2007-2011.

### Year Unit Built

**Table 43 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2000 or later	18,040	26%	5,719	18%
1980-1999	22,087	32%	8,591	27%
1950-1979	22,105	32%	13,200	41%
Before 1950	6,935	10%	4,376	14%
<b>Total</b>	<b>69,167</b>	<b>100%</b>	<b>31,886</b>	<b>100%</b>

Data Source: CHAS, 2007-2011.

## Risk of Lead-Based Paint Hazard

**Table 44 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Total Number of Units Built Before 1980	29,040	42%	17,576	55%
Housing Units built before 1980 with children present	9,487	14%	4,932	15%

**Data Source:** ACS (Total Units), 2007-2011; CHAS (Units with Children present), 2007-2011.

## Vacant Units

**Table 45 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	19,665*
Abandoned Vacant Units	Unknown	Unknown	Unknown
REO Properties	Unknown	Unknown	Unknown
Abandoned REO Properties	Unknown	Unknown	Unknown

**Data Source:** \*ACS, 2011-2013.

**Note:** No data is available

## Need for Owner and Rental Rehabilitation

One of the commonly used methods for evaluating the local housing stock is to analyze the age of the housing stock. In terms of owner units, 26 percent were built in the year 2000 or later, 32 percent were built between 1980 and 1999 as well as between 1950 and 1970, while 10 percent were built before 1950. In terms of rental units, 18 percent were built in the year 2000 or later, 27 percent were built between 1980 and 1999, 41 percent (the majority) were built between 1950 and 1979, while 14 percent were built before 1950. It is important to note that a majority, 55 percent, of renter units were built before 1980, compared to 42 percent for owner units. Therefore the jurisdictions might consider focusing efforts on rehabilitation of rental units.



## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The effects of lead-based paint poisoning have been well-documented and include damage to the nervous system, decreased brain development, and learning disabilities. For the purposes of this plan, units built before 1980 are used as a proxy for units that could contain lead-based paint hazards, since lead-based paint was prohibited for use in residential units in 1978. About 46 percent (46,616) of all housing units (both owner and renter) in the participating jurisdictions were built before 1980, and as a result, may be at risk of a lead-based paint hazard. More importantly though is that a little over 14 percent (14,419) of all housing units in the participating jurisdictions were units built before 1980 *and* have children present. Children are more likely to suffer from the effects of lead-based paint poisoning since they are still in the developmental stages of life.

Also according to the 2007-2011 American Community Survey, approximately 42 percent of owner-occupied units and 55 percent of renter-occupied units in the Urban County were built prior to 1980. Using the 75 percent national average of potential lead-based paint (LBP) hazards, an estimated 34,962 units (21,780 owner and 13,182 renter) may contain LBP. Moreover approximately 31 percent of the owner-households and 62 percent of the renter households are low/moderate income households. These figures translate to 6,752 owner units and 8,173 renter units with potential LBP may be occupied by low and moderate income households.

### **Discussion**

As the participating jurisdictions' ownership and rental housing ages there will be a growing need to rehabilitate these units. It is important that the jurisdictions, to the maximum extent possible, maintain programs that offer rental and ownership housing rehabilitation assistance. Additionally following the foreclosure crisis in the county, vacant buildings became a bigger source of blight in both residential and nonresidential neighborhoods. Vacant, substandard, or unkempt buildings can discourage economic development and retard appreciation of property values. Vacant buildings are potential fire hazards and can jeopardize the ability of owners of neighboring property from securing or maintaining affordable fire insurance.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Housing Authority of the County of San Joaquin (Housing Authority) manages 1,063 public housing units at several sites located throughout the county.

### Totals Number of Units

Table 46 – Total Number of Units by Program Type									
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,063	4,981	88	4,893	110	0	0
# of accessible units									

**Data Source:** Housing Authority of the County of San Joaquin, 2015.

**Note:** \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

### Describe the supply of public housing developments:

The Housing Authority of the County of San Joaquin (Housing Authority) manages 1,063 public housing units ranging from single-family homes, duplexes, triplexes, and quads in the cities of Stockton, Tracy, and unincorporated Thornton.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Housing Authority upkeepes the properties by doing routine maintenance throughout the year. The Housing Authority management and supervisory departments review general conditions of the sites. The Housing Authority painted the exterior of the Public Housing units; constructed and installed a playground at Conway Homes in conjunction with Kaboom; replaced the windows at Diablo Homes (the City of Tracy); replaced water heaters with energy efficient water heaters at all Public Housing sites; replaced wooden fence with chain link fence in Sierra Vista Homes (located in Stockton, CA) and Mokelumne Manor (located in Thornton, CA); and replaced HVAC units at the Public Housing Sites.

**Public Housing Condition**

**Table 47 - Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Sierra Vista Homes (Stockton, CA)	85
Conway Homes (Stockton, CA)	90
Diablo Homes (Tracy, CA)	98
Mokelumne Manor (Thornton, CA)	92

**Data Source:** Housing Authority of the County of San Joaquin, 2015.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

HUD's Real Estate Assessment Center (REAC) conducts physical inspections of public and assisted housing. Scores range from 0 to 100. All properties start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency. The Housing Authority reviews and updates the 5-year action plan for the Capital Fund Program as needed to determine what projects are needed to maintain or increase the REAC physical inspection score at each site. The Housing Authority has started construction of the first 12 units in the Mountain View Revitalization Plan. The Housing Authority has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The goals and strategies of the Housing Authority are designed to improve the living environment of low- and moderate- income families residing in public housing. These goals and strategies are formed in order to promote self-sufficiency among public housing residents. An example of this is the Family Self-Sufficiency program, which encourages and assists clients in increasing their earned income, thereby increasing their ability to become economically self sufficient. Resources offered through the program include: job training and searching assistance, financial counseling, credit repair, and regular one-on-one support.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

A variety of housing facilities and services are offered to homeless individuals by organizations within the participating jurisdictions, including emergency shelters, transitional housing, and permanent supportive housing options. As Table 49 below shows, there are 13 emergency shelter facilities throughout the county providing a total of 519 year round beds; 15 transitional housing programs providing 806 beds; and six permanent supportive housing programs providing 852 beds. The San Joaquin County Continuum of Care (CoC) application contains more detailed information on these facilities and programs (San Joaquin County Community Development Department, 2013-14).

### Facilities and Housing Targeted to Homeless Households

**Table 48 - Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	347	8	762	185	0
Households with Only Adults	354	25	101	416	0
Chronically Homeless Households	0	0	0	178	0
Veterans	8	0	48	0	0
Unaccompanied Youth	18	0	0	34	0

**Data Source:** San Joaquin County CoC, 2015.

**Note:** Permanent Supportive Housing beds may be counted in more than one category.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless support services offered within the Urban County include the following:

- *Outreach and Engagement:* Behavioral Health Services operates the PATH Homeless Outreach program; CareLink Medical Services administers the Community Medical Services program; and the County Veteran Services outreaches to homeless veterans.
- *Medical Services:* Provided by CareLink and St. Mary's Interfaith Medical Clinic.
- *Employment Assistance:* The California Employment Development Department provides employment assistance to homeless individuals.
- *Substance Abuse Recovery:* New Directions, a HUD transitional program, provides a substance abuse recovery program.
- *Legal Aid:* California Rural Legal Assistance provides legal aid to homeless individuals.
- *Mental Health Care:* San Joaquin County Behavior Health Services provides mental health care programs and services.
- *Veteran Services:* The County Office of Veteran Services provides services to homeless Veterans.
- *Public Assistance Benefits and Referrals:* The County Human Services Agency connects homeless individuals and families to social programs, such as Temporary Assistance to Needy Families (TANF).
- *Domestic Violence Support:* Women's Center YFS provides shelter and programs for victims of domestic violence.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Currently (2015) there are 2,177 shelter beds operated by several programs, including emergency, transitional, and permanent supportive housing. The names of these facilities and the number of beds are presented in Table 49 below.

**Table 49– 2015 Continuum of Care Homeless Assistance Programs: Housing Inventory Count Report**

Organization name	Project name	Beds for households w/ children	Units for households w/ children	Beds for households without children	Child beds	Veteran beds	Year-round beds	Total beds
<b>Permanent Supportive Housing</b>								
CVLIHC	SPICE	0	0	27	4	0	0	31
Housing Authority of San Joaquin County	HUD	78	20	95	0	0	0	193
Lutheran Social Services; CVLIHC	Project HOPE	13	4	21	4	0	0	42
San Joaquin County; CVLIHC	Shelter Plus Care – 5	0	0	22	22	0	0	44
San Joaquin County; CVLIHC	Shelter Plus Care – 6	20	8	0	15	0	0	43
San Joaquin County; CVLIHC	Shelter Plus Care – combined	87	27	252	133	0	0	499
<i>Permanent Supportive Housing Subtotal</i>		<i>198</i>	<i>59</i>	<i>417</i>	<i>178</i>	<i>0</i>	<i>0</i>	<i>852</i>
<b>Transitional Housing</b>								
CVLIHC	CARE	104	32	0	0	0	0	136
CVLIHC	Hermanas 1	30	10	0	0	0	0	40
CVLIHC	Hermanas 2	30	10	0	0	0	0	40
CVLIHC	Homelessness to Homes I	55	17	0	0	0	0	72
CVLIHC	Homelessness to Homes II	139	36	0	0	0	0	175
CVLIHC	Horizons	36	12	0	0	0	0	48
Dignity's Alcove	GPD - Dignity's Alcove	0	0	40	0	0	0	40

**Table 49– 2015 Continuum of Care Homeless Assistance Programs: Housing Inventory Count Report**

Organization name	Project name	Beds for households w/ children	Units for households w/ children	Beds for households without children	Child beds	Veteran beds	Year-round beds	Total beds
Gospel Center Rescue Mission	New Hope - transitional	56	14	22	0	0	0	92
Gospel Center Rescue Mission	New Life	0	0	12	0	0	0	12
New Directions	New Directions - HUD	0	0	15	0	0	0	15
New Directions	New Directions - HUD III	0	0	14	0	0	0	14
San Joaquin Aids Foundation	Edan housing	32	8	0	0	0	0	40
San Joaquin Aids Foundation	Hunter housing	10	5	5	0	0	0	20
San Joaquin Aids Foundation	Coral housing	20	5	1	0	0	0	26
Stockton Shelter	Holman House	16	4	16	0	0	0	36
<i>Transitional Housing Subtotal</i>		<i>528</i>	<i>153</i>	<i>125</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>806</i>
<b>Emergency Shelter</b>								
Gospel Center Rescue Mission	Men's Lodge	0	0	46	0	0	0	46
Gospel Center Rescue Mission	New Hope Shelter	12	3	16	0	0	0	31
San Joaquin County	TANF Homeless Assistance	58	18	0	0	0	0	76
Stockton Shelter	Family Shelter	92	24	8	0	0	0	124
Stockton Shelter	Singles Shelter	0	0	154	0	0	0	154
Stockton Shelter	VADOM - Singles Shelter	0	0	8	0	0	0	8
Stockton Shelter	Women's Dorm	0	0	14	0	0	0	14
Women's Center - YFS	DAWN House	40	7	0	0	0	0	47
Women's Center - YFS	Opportunity House	2	1	6	0	0	0	9
Women's Center - YFS	Safe House	0	0	5	5	0	0	10
<i>Emergency Shelter Subtotal</i>		<i>204</i>	<i>53</i>	<i>257</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>519</i>
<b>TOTAL (ALL FACILITIES)</b>		<b>930</b>	<b>265</b>	<b>799</b>	<b>183</b>	<b>0</b>	<b>0</b>	<b>2,177</b>

**Data Source:** Central Valley Low-Income Housing Corporation, 2015.

**Note:** Includes facilities located in the Urban County, plus the cities of Stockton and Lodi.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are certain segments of the population with special needs that may have difficulty finding community social service facilities as well as special supportive and housing services due to their special needs. Also, these special needs populations often have an increased need for housing, services, and facilities. Through public and private partnerships, San Joaquin County continues to strive to provide services and safe, decent, and affordable housing.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges, and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS should be designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management and a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care. Other supportive services include life skills training, job training, and educational programs.

Farmworker housing needs slightly differ from the other special needs groups. Because agricultural workers are paid very low wages, coupled with the seasonal nature of farm labor and the rising housing costs in the Central Valley, farmworkers face serious constraints on their ability to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well and only adds to the constraints farmworkers face. This leads to a poor housing environment, often overcrowded and decrepit. These circumstances present serious health and safety problems and substandard housing conditions, such as electrical hazards and inadequate toilet, shower, heating, and kitchen facilities.



**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

***Licensed Community Care Facilities***

Residential care facilities provide supportive housing for special needs populations, including persons with disabilities and seniors. The residential care facilities are regulated by the California Department of Social Services (DSS), Community Care Licensing Division. Table 50 outlines the number of beds for different community care facilities located in the various cities and unincorporated areas of San Joaquin County, including:

- *Small Family Home:* A home that provides 24-hour care in the licensee's own home for six or fewer children who are mentally, developmentally, or physically disabled, and who require special care and supervision as a result of these disabilities.
- *Group Homes:* Facilities of any capacity that provide 24-hour non-medical care and supervision to children in a structured environment.
- *Adult Residential Facilities:* Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs because of a physical handicap, a developmental disability, or a mental disability.
- *Residential Care Facilities for the Elderly:* A residential facilities for persons aged 60 and over who require or prefer assistance with care and supervision. These facilities for the elderly may also be known as assisted living facilities, retirement homes, and board and care homes.
- *Social Rehabilitation Facilities:* A facility that provides 24-hour-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

As the table shows, there is a total capacity for 4,231 individuals in the licensed community care facilities identified below. As with most other social services, the majority of community care facilities are located in the cities of Stockton and Lodi.

**Table 50 – Facility Capacity for Licensed Community Care Facilities**

<b>LCF Type</b>	<b>Small Family Homes</b>	<b>Group Homes*</b>	<b>Adult Residential Facility</b>	<b>Residential Care Facility for the Elderly</b>	<b>Social Rehabilitation Facility</b>	<b>Total</b>
Escalon	0	0	6	32	0	<b>38</b>
Lathrop	0	6	29	12	0	<b>47</b>
Lodi	20	12	109	650	16	<b>807</b>
Manteca	0	12	29	379	14	<b>434</b>
Ripon	0	6	0	59	0	<b>65</b>
Stockton	14	217	765	1,375	21	<b>2,392</b>
Tracy	0	6	29	287	0	<b>322</b>
Unincorporated	0	60	36	15	15	<b>126</b>
<b>Total</b>	<b>34</b>	<b>319</b>	<b>1,003</b>	<b>2,809</b>	<b>66</b>	<b>4,231</b>

**Data Source:** California Department of Social Services, Community Care Licensing Division, 2015.

**Note:** \* Only includes group homes for children. No data available for Adult Group Homes.

In addition to the licensed care facilities, San Joaquin County is home to a variety of programs and services for individuals returning from institutions – some of which are outlined below.

***Escalon***

The Escalon Community Center hosts senior activities for the elderly population of Escalon. The Center hosts a lunch program and an exercise class.

***Lathrop***

The Lathrop Senior Center provides programs and services for the elderly population of Lathrop. The Senior Center hosts arts and crafts classes, embroidery classes, and Tai Chi courses. The senior center also facilitates field trips for seniors, such a trip to the Casino, Apple Hill, and Old Sacramento.

***Manteca***

The Manteca Senior Center is a multipurpose facility serving adults and seniors ages 50 and above. Some of the programs located at the senior center include: book clubs, cards, exercise classes, guitar, line dancing, board games, yoga, dancing, and nutrition programs. Located inside the senior center is a fitness center, a mobile Farmers’ Market, and a computer center. The Senior Advisory Committee provides input on the programs and services at the senior center.

***Ripon***

The Ripon Senior Center provides social and recreational programs for the senior population of the city, including: arts and crafts, recreation, and subsidized food programs. The Senior Center Commission provides input on the programs and services at the Center.

### **Tracy**

The Lolly Hansen Senior Center offers a variety of classes, activities, special events, and social service programs for individuals ages 50 and above, including: Tai Chi, painting and scrapbooking, jewelry making, ukulele courses, and hosts special events such as the annual St. Patty's Day lunch and an Arts and Crafts Fair. Also the Center provides a service known as "Senior Link," which helps seniors connect with local services, such as senior housing, transportation, health services, In-home care, and volunteer opportunities.

### **San Joaquin County Aging and Adult Services**

San Joaquin County Aging and Adult Services provides many services to the elderly in accordance to mandates set forth in the Federal Older Americans Act (OAA) and the State's Older Californians Act (OCA). San Joaquin County Aging and Adult Services also offers programs and services to serve the disabled and lower-income population of San Joaquin County. Direct Service Programs include: Adult Protective Services (APS), Ombudsman Program, In-Home Supportive Services (IHSS), Multipurpose Senior Services Program (MSSP), Linkages Program, Family Caregiver Support Program, and the Information and Assistance Program. Area Agency on Aging Contracted Services include: Alzheimer's Day Care, Adult Day Support, Caregiver Support and Training, Homemaker and Personal Care Services, Medication Management, Falls Prevention, Health Insurance Counseling & Advocacy Program (HICAP), Legal Assistance, Nutrition Training, Congregate meals, Home-Delivered Meals, and Supplemental Food.

### **San Joaquin County Mental Health Services**

The Mental Health Services (MHS) Division is a part of the San Joaquin County Health Care Services Agency's Mental Health Division. MHS administers or works closely with the following programs and services:

- *Adult Activity Center*: Provides day training and support to adults with developmental disabilities. Center is located in Stockton.
- *Allies Program II*: Provides treatment to clients with issues of substance abuse, mental illness, and trauma. The program is located in Stockton.
- *Behavioral Wellness*: Outpatient mental health treatment and educational classes in parenting, life skills, and anger management for CalWORKs participants. The program also hosts a one-week comprehensive wellness WORKs program. The program is located in Stockton.
- *Black Awareness Community Outreach Program*: Provides mental health services with an emphasis on serving African Americans, Native Americans, Muslim/Middle Eastern, and the LGBT community. The program is located in Stockton.

- *Community Adult Treatment Services (CATS)*: Adult outpatient program that provides psychiatric evaluation, medication support services, psycho-education, short-term group therapy, case management and monitoring for clients who were recently discharged from an inpatient program and who may be at risk of re-hospitalization. The program is located in Stockton.
- *Crisis Community Response Team (CCRT)*: Provides mental health outreach to underserved populations and provides “5150 evaluations,” which may authorize a qualified officer or clinician to involuntarily confine a person suspected to have a mental disorder that makes him or her a danger to themselves or others. The program is located in Stockton.
- *Crisis Intervention Services (CIS)*: Provides emergency crisis services, resource and referral, and Point of Entry for Adults services on a 24-hour basis. The program is located in Stockton, and also operates a mobile crisis center throughout the county.
- *Homeless Outreach Program*: Provides mental services, including assessments, evaluations, and referrals to programs to the homeless throughout the county. A mobile outreach team provides the services throughout the county.
- *Latino Mental Health*: Provides evaluation, treatment, and case management services for the Spanish-speaking adults, children, and families. This program works closely with El Concilio. The program is located in Stockton.
- *La Familia Servicios Psico-Sociales*: Provides cultural and language-specific outpatient mental health services to Latino clients and families, including psychiatric evaluations, case management, and individual and group services. The program is located in Stockton.
- *Pharmacy Services*: Provides on-site pharmacy and prescription services to Mental Health Services patients.
- *Psychiatric Health Facility*: Provides 24-hour inpatient hospitalization with supportive psychiatric, medical, social work, and nursing treatment. The facility is located in Stockton.
- *Tracy Adult Outpatient Clinic*: Provides outpatient psychiatric services to adults, including evaluations, medication support services, psycho-education, short-term individual and group therapy for persons living in the south county area. The clinic is located in Tracy.
- *Transcultural Clinic*: Provides outpatient psychiatric services, specifically culturally sensitive language-specific mental health services to southeast Asian clients and families. Services include: psychiatric evaluation, and individual and group therapy for adults and children. The clinic is located in Stockton.

- *University of the Pacific Community Re-entry Program*: Provides living skills training in a board and care environment.
- *Mental Health Services Vocational Rehabilitation Services*: Provides assessment and referral mental health services for individuals that want to enter the workforce.

### ***San Joaquin County Behavioral Health Services***

The San Joaquin County Behavioral Health Services (BHS) connects with persons leaving institutional settings to ensure individuals are not released to emergency shelters or the streets. BHS works closely with facility and service providers in the county to ensure clients receive housing services and other supportive services, including housing opportunities through exclusive use agreements with three apartment sites. These three apartment sites that provide one-bedroom and studio apartments.

### ***Psychiatric Health Facility***

Since 1982, BHS has operated the Psychiatric Health Facility, which is a 40-bed inpatient program for individuals in need of intensive psychiatric services. The program employs four inpatient psychiatrists, four social workers, psychiatric technicians, mental health specialists, registered nurses, and therapists that together provide mental health care to participants of the program. The program's treatment focus is on self-sufficiency, emphasizing the patient's self-monitoring capabilities, adaptation skills, and encouraging medication compliance. Once participants complete the program, the Health Facility refers them to other post-hospital facilities that also serve as Crisis Residential Programs, such as the Grant House, Mourfield House, and Bright House.

### ***County Office of Substance Abuse Services***

The County's BHS Office of Substance Abuse Services offers outpatient programs, including:

- *The Chemical Dependency Counseling Center*, which is an outpatient treatment center for adults, court referred youth up to the age of 18, and offers prenatal outpatient treatment services for women. The Center is located in Stockton.
- *Recovery House*, which provides residential treatment services for adult men and women through a social detox service model.
- *Family Ties* is a six month residential treatment program for pregnant or parenting women. This program provides women their own studio apartment. Along with the studio, there is a common area and play area for children. Services include substance abuse counseling, mental health services, prenatal care, access to health care, and vocational skills training. Aftercare and relapse prevention is offered to all women completing the program.

### ***Alcohol/Drug Alternative Program (ADAP)***

BHS administers the Alcohol/Drug Alternative Program (ADAP), which provides an alternative to incarceration by releasing individuals from the County Jail provided they comply with program requirements. ADAP is an outpatient education and monitoring program that provides substance

abuse education to participants. Participants are required to attend the program about five hours a day for five days a week. This requirement is deferred if the participant is employed or attending school and provides documentation. Participants are subject to random drug/alcohol testing and are required to attend outside support group meetings.

Additionally BHS administers two transitional programs for individuals returning from institutions (e.g., hospitals, psychiatric facilities, prisons, and jails), including:

- The Transitional Care Facility, which provides temporary support care to abused, endangered, or abandoned older adults in Transitional Care Housing for up to 14 days.
- Grant House is a short-term crisis residential treatment program for persons referred by either San Joaquin County Mental Health Services Crisis Intervention Services or the Psychiatric Hospital Facility. The program is designed to provide treatment for a short duration, typically between 24 hours to 21 days. Grant House is located in Stockton and is staffed 24 hours a day.
- Adult Day Treatment, offered through BHS, is a treatment program for older adults that provides vocational rehabilitation, counseling, and a treatment plan for individuals who have been in the County's Psychiatric Health Facility.

### ***New Directions***

New Directions is a residential treatment program for men and women located in east Stockton. New Directions operates two facilities, one for men and one for women, and contracts with San Joaquin County and HUD to provide beds for program participants. Participants must have a substance abuse issue, be homeless, and be at least 18 years old. Some of the program services include: individual and group substance abuse counseling; vocational and educational opportunities and life skills; anger management; domestic violence classes; and parenting classes. Since 2010 the program has served approximately 190 men and 80 women. Currently (2015) New Directions is assisting 6 women and 21 men. Participants may stay in the program for up to one year.

### ***The Bethany Home Society of San Joaquin County, Inc.***

The Bethany Home Society of San Joaquin County, Inc., established in 1963, is a faith-based nonprofit corporation that serves as a care facility for seniors and provides services, such as: skilled nursing, assisted living, independent living, in-home care, and adult day services. As of March 2015 Bethany Home Society served 375 seniors in their programs. Bethany Home is located in the city of Ripon.

***Disability Resource Agency for Independent Living***

Disability Resource Agency for Independent Living (DRAIL) provides services to meet the diverse needs of people with disabilities, including: information referral, care provider referral, housing referral, advocacy, peer advising, and independent living skills training. As of March 2015, the program assisted 50 individuals. Additionally DRAIL provides Work Incentives Planning and Assistance (WIPA) to beneficiaries and recipients of SSA. This program allows those receiving disability benefits to understand Federal work incentives in order to make informed decisions when considering re-entry into the workforce.

***Lutheran Social Services of Northern California***

Lutheran Social Services administers a permanent supportive housing program that provides rental assistance and support services to homeless former foster youth with disabilities, including case management, education assistance, child care, and transportation assistance. As of March 2015, the Project HOPE program was serving 15 youth.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

During the planning period for the Consolidated Plan, San Joaquin County intends to fund the following housing and supportive services projects and programs: -

- Owner-occupied rehabilitation program for lower-income households;
- Rehabilitation of lower-income rental units;
- Downpayment and closing cost assistance to lower-income households to purchase their first home;
- Maintenance and renovations to facilities that provide services to the community, special needs populations, and the homeless;
- Support for programs that provide food and meals to individuals and families in need;
- Aid for service providers that assist victims of domestic violence;
- Funds for youth programs and services;
- Funds that support economic development and business improvements, including business development programs and centers, and retrofitting businesses and storefronts; and
- Installation of new or renovation to existing facilities to maximize accessibility for pedestrians, especially for persons with disabilities and seniors.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

The State of California requires each city and county to prepare, and revise every eight years, a housing element to its general plan that includes an analysis of constraints to housing and strategies to reduce those constraints. Constraints that must be addressed include public policies and regulations that limit the availability of housing, particularly affordable housing. Potential barriers to affordable housing include:

- *Growth Management Ordinances.* Jurisdictions may establish an ordinance that establishes an annual rate of growth, for example, by establishing a set allocation of residential construction permits or a percentage growth rate in terms of population.
- *Land use controls.* Zoning designations affect the availability of land for multifamily development.
- *Residential development standards.* Parking regulations, height limits, and open space requirements may constrain the density of a housing development.
- *Off-site Improvements.* Off-site improvements can be a major cost of development.
- *Permit and approval process.* In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and developers generally must pay holding costs, such as property taxes, during this time.

In addition, while the economy is slowly recovering, it continues to be the largest barrier in the way of efforts to build affordable housing.

### ***Escalon***

The City of Escalon updated its General Plan in 2005. The policy provisions in the General Plan define the limits for extending City services and infrastructure for planned growth. While these policies can be viewed as a constraint to housing development, they seek to protect and preserve important values of the community, and are necessary to maintain the quality of life in the city.

The City's General Plan outlines two policies that define the limits for planned growth. Urban Boundaries Policy 4 prohibits the premature conversion of agricultural lands where agricultural preserves are present. Urban Boundaries Policy 6 discourages new or expanded urban development outside of the city's Urban Growth Boundaries.

Also, the City's Municipal Code Chapter 15.04 describes the Growth Management Ordinance (GMO), which provides for an annual allocation of building permits, which ensures that limited municipal services and utilities are equitably distributed. The GMO is intended to reduce the potential for



wasteful construction of public facilities on a crisis basis; overburdening of municipal services and utilities; increases in tax costs in excess of tax gains; premature and inefficient commitment of prime agricultural land to urbanization; and environmentally detrimental development patterns. The GMO specifies that it is intended to control the rate and location of growth while still meeting the future housing needs as determined by the Housing Element. The GMO allows a maximum of 75 new building permits to be issued annually for the construction of new single-family dwelling units. The City Council may allow up to 100 building permits to be issued in a year, including permit allocations rolled over from the preceding year; provided, that new permits do not exceed 75. However, affordable housing projects are only required one building permit allocation per each two affordable housing units (Municipal Code 15.04.09).

The GMO also includes provisions to accommodate development of multifamily housing, mobile home parks, and affordable senior units by increasing the allotment for these units in any given year and allowing these types of projects to be guaranteed a specific allocation without competing in the allocation process. The GMO exempts very low- and low-income units that are zoned P-D and deed restricted for affordability for at least 50 years. These provisions accommodate development of affordable and higher density housing and ensure that affordable units are either provided priority or exempted from the process.

### ***Lathrop***

The City of Lathrop adopted its General Plan in 1992, and amended it in 2004. Additionally the City adopted its existing Housing Element in 2010. The Housing Element identifies the city's finite geographical boundary as a barrier to affordable housing. Lathrop is located in the near-center of the triangle formed by Stockton, Modesto, and Tracy, and is adjacent to Manteca to the east. The environmental qualities of lands to the northwest, particularly for continued agricultural use and fish and wildlife, strongly argue for containment of future urban expansion within the existing boundaries of the city.

### ***Manteca***

The Manteca City Council adopted a Growth Management Ordinance, which controls development by not allowing the residential growth rate to exceed 3.9 percent. However, the City Council amended the Ordinance in 2004 to give preference for affordable housing in the residential permit allocation process. Any residential project that meets the affordable housing criteria (projects that provide 75 percent of its units as affordable for low- and very-low income residents) is exempt from the growth cap.

### ***Ripon***

The City of Ripon adopted a growth accommodation policy as part of the 1988 General Plan in response to rapid growth with which City services were not able to keep up. While percentage rates for any single year could go higher, the City policy maintain growth at a rate in the range of 3 to 6 percent during the planning horizon. This growth rate can be a constraint if developers are prevented from building high-density housing because the growth rate has reached the allotted 6 percent during that planning period.

### ***Tracy***

The City of Tracy adopted their residential Growth Management Ordinance in 1987. Under the Ordinance, builders must obtain a Residential Growth Allotment (RGA) in order to secure a building permit. The GMO limits the number of RGAs and building permits to an average of 600 housing units per year for above moderate-income, with a maximum of 750 units in any single year. The maximum of 750 units includes an annual allocation of 150 units reserved specifically for affordable housing. The GMO is not intended to limit the production of affordable housing, small projects, or rehabilitation, therefore a number of exemptions and exceptions were included in the GMO. The number of building permits available each year that are exempt from the Ordinance (known as Affordable Housing Exceptions) is set at a maximum of 150. The maximum of 150 was put in place through Measure A and approved by Tracy voters in 2000. However the City's Municipal Code states that the City shall issue additional building permits for residential dwelling units if they are necessary to achieve the State mandated Regional Housing Needs Allocation goals in a particular income category (Municipal Code 10.12.065).

### ***San Joaquin County***

The County did not identify any policies in their existing Housing Element (2010) that are significant barriers to developing affordable housing.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

The Stockton Housing Market Area (HMA), defined by HUD, covers all of San Joaquin County. According to the Comprehensive Housing Market Analysis Report from HUD's Office of Policy Development and Research published August 2012, the economy of the HMA is recovering from job losses that occurred from 2008 to 2011. More recently though, nonfarm payrolls increased by 5,100 jobs, or 2.7 percent, to 190,400 jobs during the 12 months ending July 2012. This was led by a 1,400 job gain in the wholesale and retail trade sector. Nonfarm jobs were expected to increase an average of 1.2 percent a year during the three-year forecast period of 2012 to 2015.

### **Economic Development Market Analysis**

From 2000 through 2005, high levels of residential construction activity occurred as the HMA expanded to accommodate in-migrating homebuyers from the San Francisco and Sacramento metropolitan areas. As a result nonfarm payrolls increased by an average of 2.1 percent annually during this period. However the construction subsector immediately lost jobs in 2006 when the housing bubble burst, and from 2010 through 2011, the job loss rate declined to an average of 2.2 percent, or 4,200 jobs. More recently gains in the wholesale and retail trade, education and health services, and manufacturing sectors have offset losses in other sectors.

**Business Activity**

**Table 51 - Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers (Percent)</b>	<b>Share of Jobs (Percent)</b>	<b>Jobs less workers (Percent)</b>
Agriculture, Mining, Oil & Gas Extraction	5,665	10,383	6%	15%	9%
Arts, Entertainment, Accommodations	10,350	6,760	10%	10%	-1%
Construction	6,063	4,043	6%	6%	0%
Education and Health Care Services	14,837	5,981	15%	9%	-6%
Finance, Insurance, and Real Estate	4,409	1,588	4%	2%	-2%
Information	1,948	625	2%	1%	-1%
Manufacturing	11,718	9,020	12%	13%	1%
Other Services	5,098	3,509	5%	5%	0%
Professional, Scientific, Management Services	8,590	1,950	9%	3%	-6%
Public Administration	2	2	0%	0%	0%
Retail Trade	13,324	8,316	13%	12%	-1%
Transportation and Warehousing	4,850	7,396	5%	11%	6%
Wholesale Trade	6,275	6,196	6%	9%	3%
<b>Total</b>	<b>93,129</b>	<b>65,769</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Data Source:** ACS (Workers), 2007-2011; Longitudinal Employer-Household Dynamics (Jobs), 2011.

**Labor Force**

**Table 52 - Labor Force**

Total Population in the Civilian Labor Force	155,282
Civilian Employed Population 16 years and over	133,769
Unemployment Rate	13.9%
Unemployment Rate for Ages 16-24	30.3%
Unemployment Rate for Ages 25-65	8.7%

**Data Source:** ACS, 2007-2011.

**Table 53 – Occupations by Sector**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	26,507
Farming, fisheries and forestry occupations	6,416
Service	11,907
Sales and office	34,555
Construction, extraction, maintenance and repair	17,688
Production, transportation and material moving	10,277

**Data Source:** ACS, 2007-2011.

**Travel Time**

**Table 54 - Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	70,339	57%
30-59 Minutes	27,793	23%
60 or More Minutes	25,156	20%
Total	123,288	100%

**Data Source:** ACS, 2007-2011.

**Education:**

*Educational Attainment by Employment Status (Population 16 and Older)*

**Table 55 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,066	3,843	12,229
High school graduate (includes equivalency)	30,458	4,337	12,226
Some college or Associate's degree	41,201	4,515	12,199
Bachelor's degree or higher	24,312	1,860	4,457

Data Source: ACS, 2007-2011.

*Educational Attainment by Age*

**Table 56 - Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,030	2,754	4,243	7,787	5,801
9th to 12th grade, no diploma	5,597	5,422	5,128	6,804	4,310
High school graduate, GED, or alternative	11,170	12,933	12,322	21,812	9,931
Some college, no degree	11,062	10,434	11,813	21,541	6,570
Associate's degree	1,508	3,295	3,658	7,267	2,112
Bachelor's degree	1,107	5,143	6,816	10,419	3,104
Graduate or professional degree	282	1,405	2,390	4,468	1,822

Data Source: ACS, 2007-2011.

*Educational Attainment – Median Earnings in the Past 12 Months*

**Table 57 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$18,300
High school graduate (includes equivalency)	\$30,507
Some college or Associate's degree	\$37,904
Bachelor's degree	\$52,357
Graduate or professional degree	\$70,410

Data Source: ACS, 2007-2011.

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Table 51 above (Business Activity) outlines the business by sectors as well as the number of workers and the number of jobs in the Urban County. The number of workers describes the employment of

residents who *live* in the Urban County, while the number of jobs describes the employment opportunities available in the Urban County.

The major business sectors in the Urban County are: Agriculture, Mining, Oil and Gas Extraction (15 percent of jobs); Manufacturing (13 percent of jobs); Retail Trade (12 percent of jobs); and, Transportation and Warehousing (11 percent of jobs). Together these sectors comprise over 50 percent of the jobs in the Urban County.

### **Describe the workforce and infrastructure needs of the business community:**

Many areas of the state have enjoyed some steady economic growth post-recession, driven mostly by the high-tech and biotech sectors. More recently the state and nation have seen a drop in unemployment rates, however, this is in sharp contrast to the unemployment rate in San Joaquin County, which is still in the double digits. One of the main impediments to the County's ability to attract or retain new job sectors is the lack a qualified workforce. Historically, San Joaquin County's economy has been based largely on agriculture. Employment in an agricultural economy brings issues of low-skilled, low-wage jobs. San Joaquin County's overall population, 25 years and over, just slightly exceeds the State of California for the lower levels of education but falls behind in attainment of bachelor degrees and above.

San Joaquin County's employment demands are primarily in three industry sectors: Logistics, Manufacturing, and Health Care. San Joaquin County's unique geographical position places it at the heart of a dynamic corridor ideally situated for business and industries tied to all aspects of logistics and those industries in support of a strong agricultural base. The county's many attributes include extensive transportation facilities consisting of the Stockton Metropolitan Airport, major rail lines, and several interstate highways providing access and same-day delivery service to major California markets including the bay area and the greater Sacramento region. Of particular importance to the local economy are the Port of Stockton and the logistics-related jobs it generates through its import and export activities.

The County also benefits from an abundance of affordable warehouse and manufacturing facilities and relatively cheap land when compared to the bay area. Considering the County has major rail lines, an airport that offers both passenger and freight transport, and the Port of Stockton, this region has unique potential for continued growth in manufacturing, logistics, and warehouse operations. On the immediate and mid-range horizon in the healthcare occupations, San Joaquin County is also home to several new health care facilities creating thousands of jobs in this area.

Our target industries often experience a shortage of eligible skilled job candidates to fill their labor demand. To meet the demand, San Joaquin County is working to fill the educational gaps. The 2014 San Joaquin County CEDS describes the County's education and workforce development goal as the need to improve the educational attainment, the level of student participation, and achievement through the development of new learning programs throughout the County.

Infrastructure investments are also needed to support economic development. According to a 2014 San Joaquin County Comprehensive Economic Development Strategy (CEDs), the following are major infrastructure needs within the region:

- Develop sites and provide infrastructure that meets the needs of existing companies and those that want to expand or locate in San Joaquin County;
- Substantial infrastructure investments to maintain and improve State Route 99 and its on- and off-ramps to help ensure job-creating development occurs and to sustain the efficient movements of goods, people, and services;
- The need to identify sites for consolidation centers that will allow access and connectivity to rail services;
- Develop partnerships to invest in transportation modes, such as short-haul rail and air cargo;
- Create criteria to fairly evaluate local connector roads, east-to-west corridors, and port connectivity;
- Interchange improvements: Interstate 5 and French Camp Road, Hammer Lane, Eight Mile Road, Otto Drive, Mathews Road, Roth Road; State Route 120 and the Airport, McKinley Avenue; and, Interstate 210 and Tracy Boulevard; State Route 120 widening to six lanes; State Route 4 extension; Interstate 205 and Lammers Road and MacArthur Drive; Interstate 5 and Gateway Road, Louise Avenue, Lathrop Road;
- Intersection improvements: Mathews and Mantney Roads; Pershing Avenue and March Lane; Pacific Avenue and March Lane; Thornton Road and Hammer Lane; and, Thornton and Eight Mile Road;
- Widening of Lammers Road, Eight Mile Road, and Airport Way.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

### ***California High-Speed Rail***

One statewide initiative that is expected to have an economic impact locally is the California High-Speed Rail (HSR). The planned line would connect Los Angeles with San Francisco by 2029 and allow for future extensions to San Diego and Sacramento. The Merced-to-Sacramento section of the HSR system is part of Phase II of the project with potential stops in the cities of Stockton, Manteca, and Lodi. Although the Merced-to-Sacramento segment is a part of the second phase of construction, the



project is expected to bring several temporary and permanent construction jobs to the region. In addition, in order to assist with the preparation of the workforce, the high-speed rail authority approved a "Targeted Hiring Initiative," which calls for hiring goals where at least 30 percent of all work hours on the project to be worked by employees who live in "economically disadvantaged areas," and that 10 percent of that work must be done by "disadvantaged workers" including people who are homeless, veterans, single parents, those receiving public assistance, and those lacking a high school diploma. Residents of San Joaquin County stand to benefit from this initiative.

### ***Amazon***

In 2013 Amazon opened a fulfillment center in the city of Tracy. The facility warehouse is about 1.2 million-square-feet (roughly the size of 59 football fields), and since its opening, it has employed more than 1,500 people with full-time jobs and full benefits, including money for college tuition if employees choose to go back to school. In March 2015 Amazon announced it will be hiring an additional 100 full-time positions at the Tracy fulfillment center in order to meet customer demands.

### ***Tesla Motors***

In 2014 Tesla Motors, Inc, based in Palo Alto, leased a 431,000-square-foot industrial facility in the city of Lathrop. Tesla Motors uses the facility, once a Daimler-Chrysler distribution center, for manufacturing modifications. The 29-acre complex can accommodate a 125,000-square-foot expansion. Although most jobs are manufacturing in nature, some jobs are higher paying jobs and technical in nature, such as engineering and managerial.

### ***Prologis, Inc.***

In 2015 Prologis, Inc. announced a new development project, the Prologis International Park of Commerce, in the city of Tracy. At full build-out, this project will be Northern California largest master-planned park with a total of 19 million square feet of space. The Park, adjacent to Interstate 5, 205, and 580, provides companies direct access to the Bay Area, and all of California. The City of Tracy expects this project to position the city for economic development prosperity, and anticipates it will create approximately 36,000 new jobs at full-build out.

### ***Stockton Metropolitan Airport***

In 2014 the Stockton Metropolitan Airport received a \$1.4 million grant from the Federal Aviation Administration for improvement efforts and for the expansion of operations at the facility. The Airport plans to use the funds to complete a new aircraft parking apron next to the passenger terminal, allowing the airport to handle multiple airline flights at once. The airport is also completing its Airport Capital Improvement Plan, which contains the reconstruction of the terminal parking ramp and the asphalt apron where passengers load and unload.

### ***Port of Stockton***

In 2014 the Port of Stockton Authority unanimously voted to approve a project to add 24,000 feet of rail line to the port in an effort to boost its expansion efforts. The Port Director noted that this project was vital to the port expansion because the amount of business at the port has tripled in the last ten years. By doubling the rail capacity, more jobs will be created and an estimated \$10 million of revenue

will be generated. The California Energy Commission also awarded CommunityFuels located at the Port with a \$4.1 million grant to support the installation of new equipment that will increase efficiencies and expand the range of low carbon feedstocks processed at the existing facility at the Port of Stockton.

### ***Downtown Stockton Technology Incubator***

In 2014 the Downtown Stockton Alliance received a \$20,000 grant from the Pacific Gas & Electric Company (PG&E) to help fund a technology incubator program that provides an environment that supports entrepreneurs to grow their business in the area. The incubator is located in downtown Stockton.

### ***San Joaquin Partnership/Greater Silicon Valley***

As the economy of the Bay Area overflows its traditional boundaries and moves into the Tri-Valley area of San Ramon, Pleasanton, and Livermore, the economy is also beginning to flow further into the cities of Tracy, Lathrop, and Stockton. The San Joaquin Partnership is capitalizing on this overflow. In 2014 the Partnership established the Greater Silicon Valley initiative and established an office in Santa Clara in an effort to lure Bay Area businesses to the "Greater Silicon Valley," which they consider it as Silicon Valley's San Joaquin County extension. The Partnership is branding the county as an affordable alternative to doing business in the South Bay's Silicon Valley and Bay Area in general.

### ***Business Team San Joaquin***

Business Team San Joaquin is a public/private partnership between the Economic Development Association of San Joaquin County, the Chambers of Commerce, and local businesses. The Business Team assists the business community in an effort to foster business growth in the county area. The Business Team works with the San Joaquin Worknet to provide services to form and retain businesses, including: business planning, loan packaging, exporting and importing, government procurement, accounting systems, identifying potential customers and suppliers in the county, and provides employee training and hiring programs.

### ***Economic Development Association***

The San Joaquin County Economic Development Association, in cooperation with the County Employment and Economic Development Department, Chamber of Commerce, and local governments, created a "one stop" business resource guide to help the business community connect with the resources available in the county that will assist them in developing their business. The guide contains the following topics: business incentives financing, financial analysis, business training building and site availability, labor market information, business seminars, employee recruitment and training, economic development database, referrals for business assistance programs, regional economic development studies, and community profiles.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Educational attainment levels, basic work-readiness, and job-keeping skills continue to be an issue in the hiring and retention of employees in the county. In addition “baby boomers” are exiting the workforce at a faster rate than new workers are entering. This poses a problem for employers because the population is not there to fill the jobs. This problem will only escalate as more baby boomers enter retirement.

Also according to the 2014 County Comprehensive Economic Development Strategy, the educational profile of the county’s underutilized labor force matches the educational and training requirements of future jobs. However most of these expected new jobs will require minimal to moderate education or training, but consequently, have a lower earning potential.

## **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

### ***Workforce Investment Board***

The San Joaquin County Workforce Investment Board (WIB) is comprised of community leaders in business, industry, education, labor, and community organization. The WIB sets policy and manages the programs provided for under the Federal Workforce Investment Act. The San Joaquin WIB ensures that services meet the needs of county employers and job seekers through their WorkNet services.

### ***WorkNet***

WorkNet is a partnership between several agencies that provide resources and assistance to county businesses and job seekers. The Employment and Economic Development Department (EDD), San Joaquin Delta College, County Office of Education, Housing Authority of San Joaquin County, and the Economic Development Association are some of the agencies providing services through WorkNet. WorkNet offers a One-Stop system to job seekers, giving them access to a wide range of services; from information on unemployment benefits to accessing information on the job market, training availability, and career counseling. If further assistance is needed, WorkNet representatives may provide intensive services including assessment, occupational skills training, skill upgrades, and placement assistance.

WorkNet also supports the business community by helping businesses access available resources and services that promote the growth of their business. WorkNet seeks to provide universal access to services through the proliferation of WorkNet centers throughout the county and on the internet. Center are located in the cities of Lodi, Manteca, Stockton, Tracy, and at San Joaquin Delta College. Some of WorkNet’s programs include:

- *On-the-job training:* Offers wage reimbursement to employers for hiring and training employees through either CalWorks or WorkNet. Employers can reduce their personnel costs and save money and valuable time by taking advantage of the On-the-Job Training (OJT) program. Employers inform WorkNet of the qualifications they require for employees and WorkNet will prescreen all applicants to ensure that they meet the company's standards. Through the OJT program an employer can be reimbursed for a portion of their new employee's wages by up to 50 percent during employee training.
- *Occupational Skills Training:* Occupational skills training programs train people for a variety of vocational fields leading to employment.
- *Teen WorkNet:* This program provides youth with an opportunity to develop work habits and basic work skills, gain work experience, and explore career options and opportunities. The program allows participants to obtain basic-skills training as well as participate in jobseeker programs, such as: development of interview skills and resume and cover letter assistance.

### ***San Joaquin County Office of Education***

The San Joaquin County Office of Education offers a Regional Occupational Program (ROP) to assist in the recruitment, assessment, and training of new employees. ROP also offers on or off site training; provides facilities, equipment, and instructions for occupational training in an effort to reduce or eliminate the cost to the employer. Students range from high school juniors and seniors to adults re-entering the workforce or developing their skills.

### ***San Joaquin County Human Services Agency***

The San Joaquin County Human Services Agency administers the CalWORKs program, which is an assistance program providing training and job placement to welfare recipients. The program offers training and services designed to assist employers with the cost of hiring and training new employees, and assists those participants who become employed with child care and transportation costs. The CalWORKS program helps approximately 18,000 adults, of which nearly 85 percent are female heads of households.

### ***San Joaquin Delta College***

The San Joaquin Delta College offers a variety of training and technical certificate programs created in conjunction with local industry. The college forms training courses to meet the specific needs of individual employers. Training or retaining of employees can be conducted on the job site, in nearby facilities, or on-campus.

Delta College also operates a Training Resource Center, which provides career assessment, employment services, and reentry/transfer support services to students. The Center administers workshops, seminars, and programs that further prepare students for employment, including: computer training, communication skills, job aids/testing tools, management training, certificate programs, and technical training. The Center is on the Delta College campus, located in the city of Stockton.

### ***Small Business Development Center***

The Small Business Development Center (SBDC) is a partnership between the San Joaquin Delta College and the U.S. Small Business Administration. The SBDC offers small businesses in the county assistance with developing and expanding their business, as well as offers programs for individuals interested in starting a new business. The SBDC also offers specialized programs for special groups seeking to start or advance their business, including women, minorities, veterans, and youth. The Center is located in downtown Stockton.

### ***University of the Pacific***

The University of the Pacific (UOP), located in Stockton, offers a variety of certificate programs, extension courses, and continual education courses through its Center for Professional and Continuing Education. These programs target individuals who never completed their bachelor's degree, individuals who would like to advance their skills, and individuals who want to learn a new skill to begin a new career. UOP offers these programs online or in a classroom format. Some of the programs offered through the Center include:

- Evening degree completing program for working adults;
- Project management;
- Substance abuse counselor certificate program; and,
- Corporate and customized training.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The San Joaquin County Board of Supervisors designated the San Joaquin Workforce Investment Board (WIB) as the body to review and approve San Joaquin County's Economic Development Strategy (CEDS) and make recommendations for final approval. Working with the many private and public sector partners dedicated to the economic vitality of the region, the Comprehensive Economic Development Strategy (CEDS) Committee helps drive the local economy. The 2014 Comprehensive Economic Development Strategy Committee outlines the following strategies:

- The WIB shall promote the Workforce Investment Act and other stakeholder resources in a strategic and comprehensive manner;
- The WIB will continue to convene key stakeholders and conduct community surveys to ensure resources are focused on meeting employers' needs for an appropriately-skilled workforce;
- To support a vibrant and growing local economy, the WIB will strive to meet the needs of local employers by ensuring job seekers have the core and job-specific skills required by local employers;
- The WIB will enhance its efforts to encourage, broker, and coordinate economic development efforts in the region that support the retention and expansion of local businesses, as well as the development of new business; and,
- The WIB will strive to increase employment opportunities for target populations traditionally underserved in the workforce investment system, including: veterans, women in non-traditional occupations, persons with disabilities, and previously incarcerated persons such as AB109 individuals.

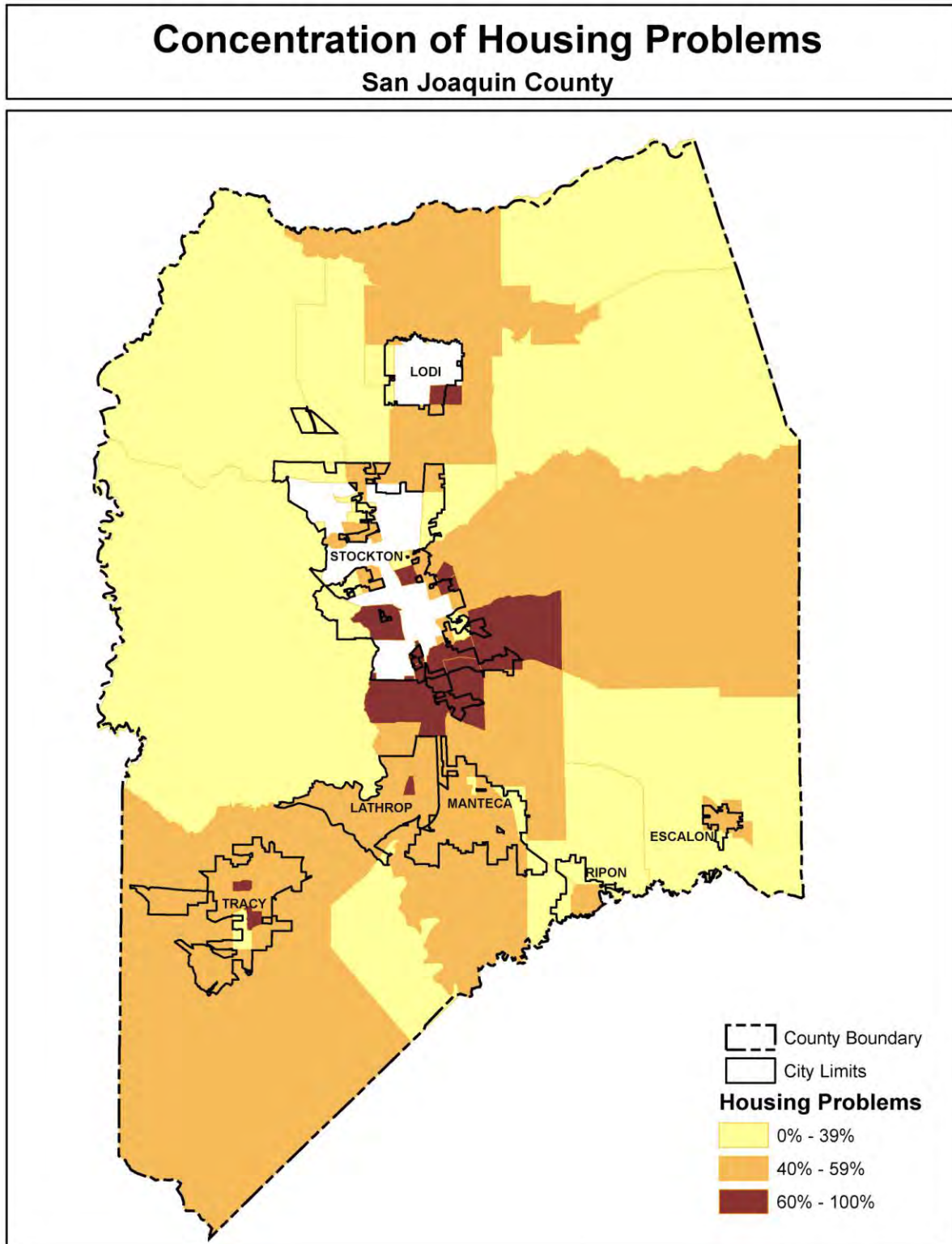
## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated?**

Housing problems impact low and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems. For the purposes of this Consolidated Plan, a concentration of housing problems is defined as an area in which the percentage of housing problems exceeds the countywide percentage of such households by 10 percentage points.

Countywide, about 50 percent of households experienced one of four housing problems. As Figure 2 shows, according to the 2011 American Community Survey, there is a concentration of households that suffer from housing problems, largely in the central part of the county – more specifically, the unincorporated areas south of the Stockton city limits. In addition a concentration exists in the unincorporated area to the southeast of the Lodi city limits, and within the cities of Tracy and Lathrop. No concentrations of housing problems exist in the cities of Escalon, Manteca, and Ripon. It should be noted that this map is based on sample data from the American Community Survey, which has a high margin of error.

Figure 2: Concentration of Housing Problems



**Map Source:** HUD CPD Maps, 2007-2011 American Community Survey;; Mintier Harnish, 2015.  
**Note:** White spaces within the city limits of Stockton and Lodi are areas where no data is available



### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

For the purposes of this Consolidated Plan, an “area of minority or racial and ethnic concentration” is defined as any census tract or block group in which the percentage of persons of a racial or ethnic minority exceeds 35 percent. Additionally an “area of low/moderate-income concentration” is defined as any census tract or block group in which the percentage of low/moderate-income households exceeds 51 percent. Please refer to the Appendix for the map of low/moderate and minority concentration.

### **What are the characteristics of the market in these areas/neighborhoods?**

A number of barriers exist for residents in these areas. With higher numbers of low-income and minority households, these areas are often historically underserved communities facing disproportionate housing problems, such as cost burden, greater public investment and infrastructure needs, less accessible public facilities and services such as transportation, parks, and a need for increased public safety services, such as police and fire stations.

### **Are there other strategic opportunities in any of these areas?**

#### ***Stockton Metropolitan Airport***

The Stockton Municipal Airport has the potential to become a bigger economic driver for the region. The land around the airport has room to build new commercial and industrial endeavors. There is also a newly constructed road connecting traffic to the airport area directly to Interstate 5. The airport recently (2014) finished building a parking apron to handle more commercial planes. Currently (2015) Allegiant Airlines flies from Stockton Metropolitan to Las Vegas and Phoenix/Mesa, Arizona, and seasonal service to Hawaii.

#### ***Greater Silicon Valley***

In an effort to lure Bay Area companies to the county, the San Joaquin Partnership, along with San Joaquin County, began an economic development campaign, and branded the area as the Greater Silicon Valley. The campaign advertizes the county as an affordable alternative to the Bay Area, and points to specific benefits, such as: master planned communities that provide a high quality of life for employees to live and work without a long commute; large “shovel-ready” industrial and office sites to start or expand business, including a streamlined permitting process; and, the location of the county, which provides for easy access to other regional centers by means of Interstate 5, 205, 580, Highway 99, 4, and rail. The area is also home to a deep-water port and a metropolitan airport.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

It is the mission of San Joaquin County to provide a healthy environment that supports, develops, and maintains viable communities in the Urban County by providing decent and affordable housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons and special populations.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

San Joaquin County is an Urban County entitlement, comprised of the unincorporated areas of San Joaquin county and the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy. The County has defined areas of low-income concentration as census tracts and block groups where at least 51 percent of the residents earn less than 80 percent of the Stockton City Metropolitan Statistical Area (MSA) median income, based on the 2000 Census. See Appendix – San Joaquin County low-moderate-income and minority concentration by 2000 Census Block Group.

### **General Allocation Priorities**

Approximately half of the 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. 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 locations to ensure that funds are allocated throughout the Planning Area while services are directed to those areas and persons with the greatest need.

CDBG program funds will be distributed and expended based on program criteria. Housing rehabilitation and downpayment assistance programs will be provided on a citywide basis in each participating city and in the unincorporated County areas based on low and moderate income qualified residents. Supportive services will be available throughout the Urban County to low- and moderate-income residents and persons with special needs. Public and infrastructure improvements will be located primarily in the Urban County's low- and moderate-income areas. HOME funds will be distributed to those projects that meet priority needs, are timely, and meet other evaluation factors that indicate a strong probability the project will come to fruition.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Table 58 – Priority Needs Summary**

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	<i>Income:</i> Extremely Low, Low, Moderate <i>Family Types:</i> Large Families, Families with Children, Elderly, Public Housing Residents
	Geographic Areas Affected	Urban County
	Associated Goals	Expand Affordable Housing Opportunities
	Description	Expand housing opportunities for lower-income households through an increase in supply of decent, safe, and affordable rental housing; rental assistance; time homebuyer assistance; and housing rehabilitation.
	Basis for Relative Priority	There is a need for affordable rental housing in the Urban County. Rentals in the county tend to be affordable to median and low-income households; however, households with very-low or extremely-low incomes would find it difficult to pay market rents. In addition, lower-income households experienced high rates of housing problems and a substantial number of mobile homes were found to need substantial repair or replacement. This was affirmed by comments received during the Focus Group meetings, where participants commented on the lack of affordable housing in the Urban County.
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	<i>Homeless:</i> Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homeless Prevention and Rapid Re-Housing
	Description	Provide funding to maintain and expand services and facilities serving homeless populations.
	Basis for Relative Priority	There is a shortage of shelter facilities, transitional housing, and permanent supportive housing for the homeless. There is also a continued need to provide homeless support services and homeless prevention services. This was affirmed by comments received during the Focus Group meetings.
3	Priority Need	Public Services

	Name	
	Priority Level	High
	Population	<i>Income:</i> Extremely Low, Low, Moderate <i>Homeless:</i> Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth <i>Non-homeless Special Needs:</i> Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	Urban County
	Associated Goals	Public Services
	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.
	Basis for Relative Priority	There is a continued need to provide services for special needs population . This was affirmed by comments received during the Focus Group meetings.
4	Priority Need Name	Infrastructure Improvements
	Priority Level	High
	Population	<i>Income:</i> Extremely Low, Low, Moderate <i>Family Types:</i> Large Families, Families with Children, Elderly, Public Housing Residents <i>Non-homeless Special Needs:</i> Elderly, Frail Elderly, Persons with Physical Disabilities, Non-housing Community Development
	Geographic Areas Affected	Urban County
	Associated Goals	Infrastructure Improvements
	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 includes: installation of sewer systems, water system facilities, and storm drainage systems, particularly in lower-income areas; and installation of new or renovation of existing facilities to maximize accessibility by disabled.
	Basis for Relative Priority	Over the last several years, many of the Urban County jurisdictions have seen local government discretionary funding dwindle. Investment is needed in lower-income and deteriorating neighborhoods, and in facilities that serve

		lower-income populations, and jurisdictions rely on CDBG funds for this purpose. This was affirmed by comments received during the Focus Group meetings that public infrastructure investments are needed in lower-income communities.
5	Priority Need Name	Public Facilities
	Priority Level	High
	Population	
	Geographic Areas Affected	Urban County
	Associated Goals	Public Facilities
	Description	In order to maintain facilities that house a range of public and social activities and services provide opportunities for the development of human potential and enrichment as well as provide a sense of community identity, the Urban County will pursue: renovation of existing public facilities to maintain or expand operational levels; expansion of recreational facilities for lower-income youth; and expansion of the capacity of homeless service providers through new and improved facilities.
	Basis for Relative Priority	These needs were identified based on consultations, Focus Group meetings, and the Community Needs Survey.
6	Priority Need Name	Economic Development
	Priority Level	Low
	Population	<i>Income:</i> Low, Moderate Non-housing Community Development
	Geographic Areas Affected	Urban County
	Associated Goals	Self-Sufficiency through Economic Development
	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.
	Basis for Relative Priority	These needs were identified based on consultations, Focus Group meetings, and the Community Needs Survey.
7	Priority Need Name	Fair Housing
	Priority Level	High
	Population	<i>Income:</i> Extremely Low, Low, Moderate <i>Family Types:</i> Large Families, Families with Children, Elderly, Public Housing Residents <i>Non-homeless Special Needs:</i> Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental

		Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Countywide
	Associated Goals	Fair Housing
	Description	Provide countywide services to facilitate fair housing opportunities.
	Basis for Relative Priority	Fulfills a HUD mandate to affirmatively further fair housing.
8	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Urban County
	Associated Goals	Planning and Administration
	Description	The Urban County will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The Urban County will also continue to comply with the planning and reporting requirements of the Consolidated Plan regulations and CDBG, HOME, and ESG regulations. Annually, the Urban County will monitor its use of CDBG, HOME, and ESG funds to ensure effective and appropriate use of funds.
	Basis for Relative Priority	Compliance with all HUD Consolidated Plan and CDBG, HOME, and ESG program regulations is a requirement for participation in this program.

**Narrative (Optional)**

In establishing five-year priorities for assistance, the Urban County has considered input from various sources including: analysis of statistical data, direct input by residents and stakeholders during focus group meetings, and feedback from the Community Needs Survey. Priority needs for the expenditure of CDBG, HOME, and ESG funds have been assigned according to the following ranking:

- High Priority: Activities to address this need will be funded using CDBG, HOME, and ESG funds, as applicable, during the five-year period.
- Low Priority: If CDBG, HOME, and ESG funds are available, activities to address this need may be funded during this five-year period.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 59 – Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA) program is designed to help address the need for permanent housing solutions for low-income individuals, families, seniors, and special needs populations that may be homeless or on the verge of homelessness throughout San Joaquin County. The program provides eligible populations with move-in assistance and/or rental subsidies. The Housing Authority of San Joaquin administers the Section 8 Housing Choice Voucher Rental Assistance Program for Urban County residents. There are currently 14,428 households on the waitlist as of February 2015. The lack of affordable rentals in San Joaquin County is evident by the waitlist for the Section 8 Housing Choice Voucher program.
TBRA for Non-Homeless Special Needs	The factors affecting the use of funds for non-homeless special needs are similar to those for TBRA in general (as described above).
New Unit Production	New unit production is affected by several factors, including most notably land and construction costs, including the costs of building materials and labor. Permit and processing fees also must be included in financial feasibility analyses. The availability of federal and state tax credits (and the individual competitiveness of projects) and interest rates for private financing are also factors.
Rehabilitation	Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to the 2007-2011 ACS data, 42 percent of owner-occupied housing and 55 percent of renter-occupied housing in the Urban County is over 30 years old (built before 1980), indicating that a substantial portion of the housing stock may need improvements and rehabilitation.
Acquisition, including preservation	Prior to 2012, redevelopment funds were used by the Urban County jurisdictions in conjunction with HOME funds to provide incentive and support for the development of affordable housing through the acquisition, new construction, reconstruction, and rehabilitation of housing units. Despite limited funding, the Urban County will continue to dedicate Federal funding for the acquisition, construction, and/or rehabilitation of affordable housing.



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

San Joaquin County has access to a variety of existing and potential funding sources available for affordable housing activities. The largest housing funding sources the County can use for housing production, rehabilitation, or preservation are Community Development Block Grants, HOME Investment Partnership Program grants, Section 8, and Emergency Shelter Grants.

### Anticipated Resources

**Table 60 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$2,450,447	\$170,000	\$5,074,035	\$7,694,482	\$9,801,788	The estimated amount of CDBG funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.

ESG	Public – Federal	<ul style="list-style-type: none"> <li>• Conversion and rehab for transitional housing</li> <li>• Financial Assistance</li> <li>• Overnight shelter</li> <li>• Rapid re-housing (rental assistance)</li> <li>• Rental</li> </ul>	\$215,886	\$0	\$0	\$215,886	\$863,544	The estimated amount of ESG funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.
HOME	Public - Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• Multifamily rental rehab</li> <li>• New construction for ownership TBRA</li> </ul>	\$688,399	\$160,000	\$615,539	\$1,463,938	\$2,753,596	The estimated amount of HOME funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.

**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.

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 discussion above.

### SP-40 Institutional Delivery Structure – 91.215(k)

The San Joaquin County Board of Supervisors must adopt the Consolidated Plan and the document must, in turn, be approved by HUD before implementation of the goals and objectives of the document’s first-year action plan. The Board delegated the responsibility of preparing and implementing the Consolidated Plan to the County’s Community Development Department, which has been administering HUD programs in San Joaquin County since 1985.

The remaining players on the “delivery team” consist of participating cities and public agencies with ongoing responsibilities for providing housing and related services and private agencies receiving HUD funds. Monitoring for compliance with the goals and objectives of the Consolidated Plan will be the primary responsibility of the Community Development Department, with selected monitoring to be undertaken by specific public- and private-sector agencies.

**Table 61 - Institutional Delivery Structure**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
County of San Joaquin	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
Housing Authority of San Joaquin	PHA	Public Housing Rental	

#### Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of the delivery system are related to the fact that the responsible public agencies have been involved in program administration and implementation since 1985. If there is a weakness in the delivery system, it would involve the previous lack of direct communication between public and private service providers. In addition, both the public and private sector agencies previously involved in the delivery of services have been unaware of the functions of and services provided by the other. There is an ongoing effort to address this shortcoming by the creation and publishing of an extensive listing of public and private service providers. In particular, coordination of homeless shelter and services has been enhanced through the Community Coalition on Homelessness Interagency Council, comprised of representatives of local public agencies, nonprofit homeless service providers, youth service agencies, and business and employment groups, among others.

The above-described organization structure has a number of positive attributes, including:

- **Autonomy in decision making.** Each individual city is best able to assess its own needs. The County, in turn, has a comprehensive view of the unincorporated portion of the Planning Area, as well as first-hand understanding of the health and human welfare needs of the entire population, because it is the principal provider of these types of services.
- **The development of relationships and joint ventures between governmental and nonprofit agencies.** Contracts with nonprofit organizations result in the blending of public and private funds, resulting in a maximizing of benefits within the Planning Area. This process also leads to fuller cooperation and increased understanding of the mutual challenges faced by both the private and public sectors. It is notable that over the last several years it has frequently been the case that several governmental entities contributed CDBG funds to a nonprofit organization providing services throughout the county, including the Senior Services Agency's Meals and Meals-on-Wheels programs, and the San Joaquin Food Bank, which gathers and distributes food to agencies serving the poor throughout the county. Such "pooling" of funds and other resources has been more important and necessary to enable agencies to complete their capital projects and meet program goals within a shorter time frame; thereby improving their ability to be responsive to community needs.
- **The creation of effective public-private partnerships.** The process results in the flexibility to leverage non-County public and private sector investments in affordable housing, housing acquisition, and rehabilitation programs. The process has also resulted in the involvement of private-sector lending institutions in the construction, bridge financing, and permanent financing of affordable housing units in the Planning Area.

A number of gaps have also been identified in the way this system is currently operating. The following actions should be considered to improve effectiveness of program.

- **Coordinate decision making.** Funding decisions, because they are made independently by each jurisdiction, may not have the benefit of a full assessment of the needs of the wider community, or Planning Area. Certain needs could be overlooked or not given their due importance.
- **Expansion of outreach.** Many local nonprofit organizations do not access the system. As a result, a fairly limited number of nonprofit organizations have applied for HUD funds within the last several years. More nonprofits have become aware and involved in HUD programs recently, however more awareness is necessary.
- **Improve timely implementation of projects.** Recently, some jurisdictions have had difficulty implementing their federally funded projects in a timely manner. There are several reasons for this, including the following:

- Many of the funded projects include funding from multiple sources. It has proven to be difficult coordinating the availability of this funding at the same time.
- Loss of staff. Overall loss in staff from County departments and within private nonprofit organizations make implementation of programs more difficult and challenging.
- “Banking” of funds. To fund large projects, some jurisdictions must utilize several years’ worth of allocations, thereby leaving funds sitting for several years from the time that a project was initially funded.
- The development of housing projects often takes 3-5 years from conception to completion.

Discussions have begun to identify methods to allow projects to be implemented more quickly. One alternative includes allowing funds to be transferred between jurisdictions on a short-term basis to allow projects that are in need of additional funding to “borrow” against future allocations.

- **Expand availability of technical assistance.** The system needs to include an outreach and education component for private for-profit and nonprofit developers. There is also a need on the part of service providers for additional program information, training, and technical assistance. Progress has been made but more is required.
- **Advocate for changes in Federal regulations that discourage interagency cooperation.** The current system of distributing HUD funds can encourage agencies to be grant-driven in their direction, rather than basing their programs primarily on their own assessment of needs. The result is often an agency-by-agency, or grant-by-grant, approach to dealing with community problems, including homelessness. More broad-based grants which allow greater flexibility would encourage a more accurate response to community needs.
- **Partnerships needed.** Ways need to be found to encourage public/private partnerships ,including joint ventures between for-profit and nonprofit housing developers.
- **Expand interagency communication.** A number of nonprofit organizations provide supportive housing and housing-related services; however they are not always included in this institutional structure because no funding links connect them to the local government entities who are responsible for the Consolidated Plan. Communication with them needs to be enhanced.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 62 - Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

As discussed previously, while services are available to residents in San Joaquin County, the level of services available is not adequate to meet the needs. Furthermore, there are gaps in the geographic coverage. Most services are located in Stockton.

To meet the needs of the region’s homeless persons, the Urban County uses ESG, CDBG, and CoC funds to support the Continuum of Care system by providing emergency shelters, transitional housing, permanent housing, rapid rehousing, homeless prevention, and supportive services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The responsibility for the San Joaquin County Continuum of Care (CoC) resides with the Community Development Department (CDD), the same department implementing the Rapid Re-Housing Program (HPRP) for San Joaquin County; the City of Stockton is a key member of the CoC and coordinated development of its Rapid Re-Housing Program (HPRP) plan with the County. San Joaquin County Community Development also administers the CoC's ESG, Supportive Housing, and Shelter Plus Care programs. The HPRP is integrated into the existing continuum and all of the continuum members will serve as referring as well as service providing entities. The County's existing HMIS will be used to fulfill the HPRP recordkeeping and reporting requirements.

Both San Joaquin County and the City of Stockton prepared draft Homeless Prevention Plans in conjunction with key CoC members and forwarded the Plan to representatives of the cities and nonprofit homeless housing and service providers for further comment.

Both the City and County coordinated an open outreach to identify qualified interested organizations to implement and administer the HPRP. A Continuum of Care sub-committee reviewed all proposals submitted and made recommendations as to the most qualified responder. A single subgrantee was selected; that subgrantee is required to subcontract with all interested and qualified CoC members who will serve as initial points of contact for interested potential program participants, perform HMIS intake and provide necessary case management.

To improve overall homeless service delivery and facilitate access to appropriate services, the County shall require , as a condition of funding, all service providers using ESG funds to participate in the Continuum of Care Homeless Management Information System and the CoC coordinated assessment process, and shall hold recipient agencies accountable for working toward achieving the system-wide goals and objectives.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In order to effectively deal with the gaps in this delivery system and develop a comprehensive plan to meet our needs in the Planning Area, strategies to correct them must be formulated and agreed upon by the TAC and PAC. A system to better assess the needs of the entire Planning Area also needs to be developed in order to facilitate decisions regarding priorities and the distribution of funds. To gain a broader and clearer understanding of needs and possible solutions, both the cities and the County should continue to solicit the input and participation of the County's Mental Health and Social Service professionals, as well as from private organizations that work with the homeless, those in danger of becoming homeless, and those populations with special housing needs. This information would be complemented by the cities' first-hand knowledge of their own particular community needs and possible avenues for interagency coordination.



In line with improving coordination of services and resources within the County, the County often works in conjunction with the City of Stockton in sharing resources such as GIS mapping capabilities, sharing public agency programs such as Mental Health Services, private nonprofit service providers and affordable housing developers and consultation on strategies. The County meets with the City to coordinate the use of HOME and CDBG funding in neighboring geographic areas. In addition, the County and City of Stockton collaborate to obtain funds for the County such as jointly applying for NSP Funds.

The PAC and TAC will, therefore, continue to reassess their roles and membership in order to further strengthen, coordinate, and integrate the priority-setting and decision-making structure. Following the completion of the Consolidated Plan, both groups will meet to begin to recommend changes to accomplish the following goals:

- to further develop and utilize the PAC's role in formulating the policies and setting guidelines for the allocation of HUD funds,
- to develop closer coordination between policy makers and the Technical Advisory Committee, resulting in increased participation by the community and a broader base of information being made available to the PAC members, and
- to establish a mechanism by which the TAC receives information on an ongoing basis from the San Joaquin Continuum of Care Committee on the principal needs of the homeless, those in danger of becoming homeless, and those with special housing needs (the information received can be formulated into preliminary priorities to be presented to the Policy Advisory Committee for consideration).

It will be the role of the two committees to analyze community needs, establish priorities, develop descriptions of the types of programs to be funded, and recommend the percentage of funds to be allocated to each type of program and each geographic area. While the PAC and TAC now meet primarily to determine the allocation of funds, they would need to meet more regularly to perform other related functions: making decisions on which grant programs should be pursued, analyzing how best to bring resources to bear on the most significant identified needs; considering how to coordinate the provision of services, while at the same time minimizing overhead and duplication of administrative actions; and deciding how to encourage citizen participation.

The lines of communication that were first developed and utilized during preparation of the CHAS and that have continued to evolve during development of multiple consolidated plans will remain an important link between governmental agencies and community organizations that provide housing and related services to the homeless, to those in danger of becoming homeless, and to other populations with special housing needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

**Table 63 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Expand Affordable Housing Opportunities	2015	2019	Affordable Housing	N/A	Affordable Housing	CDBG: \$2 mil HOME: \$3 mil	Rental units constructed: 40 Rental units rehabilitated: 25 Homeowner Housing Rehabilitated: 75 Households Receiving Downpayment Assistance: 100
Homeless Prevention and Rapid Re-Housing	2015	2019	Homelessness	N/A	Homelessness	CDBG: \$650,000 ESG: \$1.1 mil	Homeless person overnight shelter: 520 persons Homelessness Prevention: 530,000 Persons Assisted
Public Services	2015	2019	Public Services	N/A	Public Services	CDBG: \$1.3 mil	Public service activities other than Low/Moderate Income Housing Benefit: 315,000 Persons Assisted
Infrastructure Improvements	2015	2019	Non-Housing Community Development	N/A	Infrastructure Improvements	CDBG: \$5 mil	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100,000 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities	2015	2019	Non-Homeless Special Needs; Non-Housing Community Development	N/A	Public Facilities	CDBG: \$1.1 mil	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 530,000 Persons Assisted
Self-Sufficiency through Economic Development	2015	2019	Non-Housing Community Development	N/A	Economic Development	CDBG: \$1 mil	Public service activities other than Low/Moderate-income Housing Benefit: 400 Persons Assisted Facade treatment/business-building rehabilitation: 50 businesses Businesses assisted: 250
Fair Housing	2015	2019	Non-Homeless Special Needs; Fair Housing	N/A	Fair Housing	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
Planning and Administration	2015	2019	Administration	N/A	Planning and Administration	CDBG: \$885,000 HOME: \$350,000	

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County anticipates using HOME funds to expand the affordable rental housing inventory by 40 units during this Consolidated Plan period.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Authority of the County of San Joaquin does not require an increase in the number of accessible units.

### **Activities to Increase Resident Involvements**

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 police officers, and community partners. Public housing residents receive a resident newsletter, which informs them on the various programs and services offered by the Housing Authority.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The Housing Authority is not designated as “troubled” by HUD.

### **Plan to remove the ‘troubled’ designation**

Not Applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The following are barriers to the development of affordable housing:

- *Lack of Affordable Housing Funds:* The availability of funding for affordable housing has been severely affected by the dissolution of redevelopment agencies in the State of California.
- *Environmental Protection:* State law (California Environmental Quality Act and California Endangered Species Act) and Federal law (National Environmental Policy Act and Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs and time delay resulting from the environmental review process are also added to the cost of housing.
- *Planning and Development Fees:* Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development.
- *Permit and Processing Procedures:* Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Processing times vary with the complexity of the project.
- *State and Federal Davis-Bacon Prevailing Wages:* The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. Various prevailing wage requirements can increase the development costs by 35 percent.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County and participating cities work 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. Each jurisdiction will update its Housing Element during the 2015-16 fiscal year.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Every other year, in January, the Continuum of Care conducts a homeless survey. The most recent survey was conducted in 2015. In January 2015, 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 2015 count was the sixth count following the inaugural count in 2005. The purpose of the count, in addition to being a HUD requirement for jurisdictions receiving Shelter Plus Care and Supportive Housing funds, was to provide quality information about the current size and nature of the County's homeless population. The 2015 Homeless Count identified 1,657 homeless persons. Of the 1,657 homeless persons, 1,116 were sheltered and 541 were unsheltered.

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

The long-term strategy is to develop and implement a 10-year plan to end homelessness; continue to seek Shelter Plus Care and Supportive Housing Program (SHP) for Permanent Housing for Persons with Disabilities funds available under the Continuum of Care (CoC) strategy without negatively affecting the ability to renew existing programs; and modify existing permanent supportive housing programs within the CoC that do not target the chronically homeless to provide chronically homeless persons with a priority in filling vacancies.

Based on an analysis conducted for the Continuum of Care Application, the County has identified the following homeless and homeless prevention strategies:

- Increase the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increase the percentage of persons employed at program exit to at least 20 percent.
- Decrease the number of homeless households with children.

**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.**

Based on an analysis conducted for the Continuum of Care Application, the County has identified the following homeless and homeless prevention strategies:

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

#### ***Foster Care***

Foster Care programs in San Joaquin County are overseen by the Human Services Agency. In California, state law requires public foster care programs to provide an Independent Living Program and that a transition plan be formulated for all youth preparing for emancipation. Social workers employed by Human Services Agency/Independent Living Program work with participants in developing a transition plan that addresses, among other elements, future housing needs and how housing costs will be met. The practice is to avoid using homeless services as part of the transition plan; Human Services Agency, working with CoC members directly impacted by discharges, is working toward developing and implementing written protocols designed to codify current practices that prevent persons leaving foster care directly to homelessness; the goal is to have a plan implemented within the next 12 months. A major issue to be resolved is that neither Human Services Agency or the

Independent Living Program can mandate placement unless medically required nor do they possess the authority to prevent persons leaving foster care from voluntarily seeking services from homeless providers, including recipients of McKinney-Vento funds; at the same time, homeless service providers are often mandated to provide services to all persons in need.

### ***Health Care***

The primary mission of the San Joaquin General Hospital (SJGH) is to provide quality medical care for County residents. As a publicly funded institution, it does provide services to people who are homeless, generally through emergency room and other short-term acute care facilities; there are neither resources nor mechanisms in place to ensure that all such persons served do not return to a homeless condition. For patients discharged from acute care, SJGH has policies in place to identify high-risk patients, including the homeless, and does employ specialized staff to develop plans for patient release, including addressing housing issues. For these patients, the policy has long been to ensure that patients are moved to an appropriate level of after-care, which is linked to necessary community support and medical services. Through legislation, the State of California has mandated that health care providers, working with all stakeholders that are affected by the legislation, develop and implement protocols designed to prevent persons leaving acute care from returning to or becoming homeless. The local goal is to implement a plan within the next 12 months. A major issue still to be resolved is that SJGH cannot mandate placement and does not possess the authority to prevent persons leaving acute care from returning to homelessness before they have been adequately treated, including recipients of McKinney-Vento funds; at the same time, homeless service providers are often mandated to serve all persons in need.

### ***Mental Health***

Mental health programs under San Joaquin County Behavioral Health Services link all persons leaving institutional settings to appropriate housing and necessary support services; the practice has prevented persons from being released to emergency shelters or the streets. McKinney-Vento programs are not used as a funding source for housing persons leaving an institutional care setting. To meet this objective, Behavioral Health Services' (BHS') Mental Health Services uses its own funds to facilitate housing in transitional settings or other appropriate care facilities, has secured housing opportunities through exclusive use agreements with three apartment buildings with 115 one-bedroom and studio apartments, and has six Full Service Partnerships that help qualified persons secure housing. BHS is working with CoC members, primarily transitional and permanent supportive housing providers, to develop and implement protocols that codify current practices preventing persons leaving institutional settings directly to homelessness; the goal is to implement a plan within the next 12 months. A major issue to be resolved is that BHS cannot mandate placement unless the client is conserved and BHS does not have the authority to prevent persons leaving care from returning to homelessness before they have been adequately treated, including recipients of McKinney-Vento funds; at the same time, homeless service providers are often mandated to serve to all persons in need.



**Corrections**

California's Interagency Task Force on Homelessness has developed multiple possible strategies to improve discharge planning for inmates of state correctional facilities that will reduce the incidence of homelessness upon release. San Joaquin County CoC, through its interaction with the state agency, is supporting the improvements in discharge planning and urged adoption of those strategies. Periodic discussions have taken place involving CoC members (including shelter providers) with the Sheriff's Department regarding implementation and improvement of discharge policies and procedures concerning releases from the County jail that will reduce the incidence of homelessness upon release.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Several agencies operating in the Planning Area are actively engaged in activities to evaluate and reduce lead-based paint hazards. The principal participants in this effort include the HACSJ, San Joaquin County Public Health Services, the Environmental Health Division of Public Health Services, and the Neighborhood Preservation Division of the CDD.

The HACSJ has an active program of evaluating and reducing lead-based paint hazards in housing units involved in the Housing Choice Voucher Program (HCVP), formerly Section 8 Rental Certificate Program. Key features of the program are summarized below:

- At the time all persons are certified for the HCVP, they are issued a “Notice to Section 8 Participants—The Danger of Lead Poisoning” form. This notice is signed by the family, with the family and the HACSJ each retaining a copy.
- If a HACSJ representative inspects a unit built prior to 1978 and finds that it has peeling or chipping paint and a child or children under the age of seven, the unit is immediately rejected for participation (or continued participation) in the Section 8 Program. If the owner of the unit still wishes to participate in the Program, he must remediate the lead-based paint hazard in accordance with HUD standards. Abatement must be performed before the Section 8 contract is executed or within thirty days of the HACSJ’s notification to the owner of the lead-based paint hazard detected at the inspection.
- If a HACSJ representative inspects a unit built prior to 1978 which has peeling or chipping paint and no children under the age of seven, the owner of the unit may be requested to remediate the lead-based paint hazard, depending on the overall condition of the unit.

The Environmental Health Division of the County’s Public Health Services (PHS) Department becomes involved in actions to evaluate and remediate lead-based paint hazards as a consequence of testing for elevated levels of lead in children’s blood. Medical reports are generated through testing at the Public Health Services clinic and from local doctors. Instances of elevated levels of lead in children result in the testing of the child’s residence for existing lead levels. Remediation, if required, is then undertaken through appropriate public health programs.

Public Health Services is currently under contract with the State of California, to perform case management activities for those children who are identified with elevated blood lead levels. The program’s activities are county-wide and include all of the County’s incorporated cities. The case management is directed through PHS’s Lead Prevention Committee. Current members of this committee include the Health Officer, Lead Committee Coordinator, the Environmental Health Division, Nursing Division, Public Health Laboratory, Health Education, California Children’s Services, Public Health Clinic, Child Health and Disability Prevention (CHSP), Women, Infants, and Children Program (WIC), and the City of Stockton’s Housing Division.

The Committee reviews identified cases of childhood lead poisoning, develops protocols for investigation, assesses training needs, conducts community outreach and medical screening, targets areas for blood lead screening, and develops abatement and enforcement options for source reduction. Additional activities which will be pursued by PHS include the following: ongoing media releases concerning lead poisoning prevention programs in the County, development of protocols with all incorporated cities concerning lead-based paint source reduction, and developing a protocol for relocation of lead-poisoned children and families to a lead-safe dwelling pending lead remediation. The Committee meets quarterly to assess its progress toward the above goals and to develop strategies and plans for meeting those goals.

The Neighborhood Preservation Division becomes involved in lead-based paint hazard evaluation and reduction as a result of its involvement in housing rehabilitation activities. Housing units that are to be rehabilitated are routinely tested for lead-based paint hazards and remediated, where necessary. Using guidelines similar to those employed by the HACSJ, 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 Shelter Plus Care and Supportive Housing Programs.

New lead-based paint regulations went into effect in September 2000. The new 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.

The following actions will be undertaken during the Consolidated Plan's 5-Year Strategic Plan to evaluate and reduce lead-based paint hazards:

- Ongoing testing/remediation of residences for lead-based paint hazards by San Joaquin County Public Health Services staff upon confirmation of elevated levels of lead in children's blood samples.
- Ongoing inspection of Housing Choice Voucher Program rental units by HACSJ representatives for lead-based paint hazards, with mandatory remediation of detected hazards required of owners who wish to participate (or continue participation) in the Housing Choice Voucher Program.
- Ongoing testing for lead-based paint hazards (and remediation where necessary) of housing units undergoing rehabilitation by the San Joaquin County Neighborhood Preservation Division.

- Assignment of top priority status to applications for housing rehabilitation for pre-1978 housing units which have peeling or chipping paint and a child or children under the age of seven.
- Neighborhood Preservation Staff will attend ongoing training sessions on the reduction and hazards of lead-based paint. Any changes necessary to implement the new requirements will be made.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

According to the 2007-2011 ACS, approximately 42 percent of owner-occupied housing and 55 percent of renter-occupied housing in the Urban County were built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 34,962 units (21,780 owner-occupied units and 13,182 renter-occupied units) may contain LBP. Moreover approximately 31 percent of the owner-households and 62 percent of the renter households are low/moderate income households (earn less than 100 percent of AMI). These figures translate to 6,752 owner units and 8,173 renter units with potential LBP may be occupied by low and moderate income households. Lead poisoning also impacts children more severely, inflicting potentially permanent damage to young children, such as developmental disabilities. According to the 2007-2011 ACS, older housing units with the presence of children constituted about 14 percent of the Urban County housing stock.

**How are the actions listed above integrated into housing policies and procedures?**

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.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Given poverty levels in the Planning Area, it has become clear to both the government and business sectors that in order to solve housing problems in the Planning Area, 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 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 goals and strategies of reducing poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

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.

Furthermore, housing costs often consume a large portion of lower-income households' monthly income. This creates a housing cost burden, leaving less money accessible for other necessities. As such, the County's efforts to create new affordable housing, both permanent and transitional, and rehabilitate existing housing contribute to curbing poverty in the county.

## **SP-80 Monitoring – 91.230**

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

It is the County's intent to monitor all subrecipients of HUD program funds on a regular basis. Monitoring will occur to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete. An agreement will be executed with all subrecipients that will clearly state the project scope of work, performance measurement standards, reporting requirements, drawdown requirements, applicable federal requirements, etc. The monitoring process will emphasize on-site field visits, desk audits, open communications and assistance to subrecipients to create good data collection and reporting system.

Specifically, the objectives of the County's monitoring program will be as follows:

1. To determine if a subrecipient is carrying out its program and its individual activities, as described in the application and the subrecipient Agreement.
2. To determine if a subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
3. To determine if a subrecipient is charging costs to the project which are eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.
4. To determine if a subrecipient is conducting its activities with adequate control over program and financial performance, and reasonable in light of the services or products.
5. To access if the subrecipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
6. To identify potential problem areas and to assist the subrecipient in complying with applicable laws and regulations.
7. To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
8. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.
9. To comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
10. To determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611.

11. To ensure that required records are maintained to demonstrate compliance with applicable regulations, monitoring will be conducted on a regular basis with special attention given to new program providers.

The HOME Investment Partnership Program Monitoring Plan is as follows:

1. Homeownership loans are reviewed every 5 years, or until a deferred loan is converted to an amortized loan. The reviews may involve on-site visits.
2. Rental projects will have on-site visits once per year whenever possible. At a minimum, however, projects involving one to four units will be inspected every three years, projects involving five to 25 units will be inspected every 2 years, and projects involving 26 or more units will be inspected annually.
3. Tenant income will be verified initially by examining the source documents evidencing annual income for the family. In subsequent verifications, the County will obtain from the family a written statement of the amount of the family's annual income and family size, along with a certification that the information is complete and accurate. Sample certifications are available at the CDD.

Rental projects involving the HACSJ will have family incomes verified by obtaining annual written statements from the administrator of the HACSJ. The statements indicate tenant's family size and amount of gross annual income.

Rental projects involving tax credits will have family incomes verified by obtaining annual written statements, copies of the same statements submitted to the Tax Credit Allocation Committee (TCAC), and from the nonprofit organization managing the rental properties. The statements, at a minimum, must indicate tenant's family size, amount of gross annual income, rent and utilities.

4. Older properties will be inspected for compliance with, at minimum, applicable local codes, ordinances, zoning ordinances, the Health and Safety Code Standards, and the Uniform Housing Code. New dwellings must also meet the current Uniform Building, Plumbing, Mechanical Codes, and the National Electrical Code, in addition to the current edition of the Model Energy Code.
5. The CDD, Neighborhood Preservation Division will be responsible for all monitoring of HOME-assisted projects.
6. A Housing Quality Standard Inspection List, which is used for on-site inspections, is available at the Community Development Department. Also available is a sample notification letter used by San Joaquin County in monitoring rental property owner's compliance with local and HOME Program requirements.

7. Tracking of project monitoring is done by staff with the help of computer programs. Documentation of on-site monitoring visits and findings are accomplished by Rehabilitation Specialists during the time of the visit by filling out report forms on the individual projects. The completed reports are placed in the individual project files.
8. Failure to comply with San Joaquin County program regulations, HOME Program regulations or the terms of the HOME Program Regulatory Agreement, as recognized during the course of monitoring, may result in a finding of noncompliance, which may result in the imposition of sanctions. The sanctions, however, are reflective of the type of project monitored for compliance.

Homeowners that receive down payment assistance (the GAP Loan Program) are not penalized if their incomes rise after they are qualified for their loans. Noncompliance can only be achieved through nonoccupancy by the owner or through sale of the property. At that time, the loan becomes due and payable.

Homeowners that receive funding to rehabilitate their homes likewise are not penalized if their incomes rise after they are qualified for their loans. Noncompliance can only be achieved through nonoccupancy by the owner, through sale of the property, or some other form of title change. At that time, the loan becomes due and payable.

Homeowners that are not in compliance, whether this involves GAP loans or rehabilitation loans, will be sent warnings that their noncompliance may risk the acceleration of their loan repayment. Failure to pay the loan in full may lead to foreclosure.

Rental property owners come in two basic categories: smaller projects of one to four units and larger projects involving five or more units. In smaller projects a finding of noncompliance may be made when a unit no longer meets property standards, if a tenant's income rises above the maximum amount, if the rent charged is too high, if there is no lease in effect, and/or if there is no written tenant policy. In addition to the requirements for projects involving one to four units, projects involving five or more units must have an affirmative marketing plan.

For projects that do not currently meet the requirements of the program, a letter of noncompliance is sent to the property owner with a compliance deadline. Failure to comply by the deadline may involve one or more sanctions that could ultimately lead to foreclosure on the property to recover the funds for use in one or more similar projects.

9. Property owners whose projects involve five or more HOME-assisted housing units must have an affirmative marketing plan to attract eligible persons to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. San Joaquin County's affirmative marketing requirements and procedures include:



- A. The public is informed about federal fair housing laws and the County's affirmative marketing policy through press releases, handouts and flyers bearing the Equal Opportunity logotype.
  - B. Project owners must carry out the County's affirmative marketing procedures and requirements through the use of commercial media, community contacts, and use of the Equal Housing Opportunities logotype.
  - C. For persons not likely to apply for housing without special outreach, project owners are to solicit applications in the housing market area through the use of community centers, advertisements, and any other means reported by the project owners in their marketing plans.
  - D. Records are kept regarding the County's efforts at community outreach in an advertisement file. The efforts of individual properties are kept in the individual project files.
  - E. San Joaquin County will annually assess the success of affirmative marketing through the analysis of the past year's homebuyers and the efforts made by project owners and landlords to meet their marketing goals. Corrective actions may include notification of responsibility to meet the marketing commitment, foreclosure, and possible elimination from future consideration of project funding.
10. San Joaquin County does not have a standard program agreement. Agreements vary depending on their purpose. The GAP Loan Program has a simplified agreement since it is only between the homeowner and the County and deals primarily with the owner's responsibilities to the secondary HOME Program loan involving, for example, occupancy requirements, resale, etc.

Since project owner/builders have more responsibility, involving reporting, marketing, and sales, these agreements are more complex. With larger projects involving greater than four units, the agreements are the most complex, particularly with rental and Community Housing Development Organization projects.

Pursuant to Section 92.351 of the HOME Investment Partnership (HOME) Program, the County's HOME program requires recipients of HOME funds to adopt procedures for outreaching to minority business enterprises (MBE) and women business enterprises (WBE) in the procurement of goods and services related to its housing activities. HOME contractors are trained using outreach standards developed by HUD and given resources for finding certified MBE/WBE firms in California. HOME monitors contractor good faith efforts to utilize MBE/WBE. Site visits include a review of HOME contractor files and discussion with HOME contractor staff. Thereafter, the HOME contractor will annually submit MBE/WBE reporting forms to the County.

## 2015-16 Annual Action Plan

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

**Introduction**

**Anticipated Resources**

**Table 64 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$2,450,447	\$170,000	\$5,074,035	\$7,694,482	\$9,801,788	The estimated amount of CDBG funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.

ESG	Public – Federal	<ul style="list-style-type: none"> <li>• Conversion and rehab for transitional housing</li> <li>• Financial Assistance</li> <li>• Overnight shelter</li> <li>• Rapid re-housing (rental assistance)</li> <li>• Rental</li> </ul>	\$215,886	\$0	\$0	\$215,886	\$863,544	The estimated amount of ESG funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.
HOME	Public - Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• Multifamily rental rehab</li> <li>• New construction for ownership TBRA</li> </ul>	\$688,399	\$160,000	\$615,539	\$1,463,938	\$2,753,596	The estimated amount of HOME funds available over the planning period is based on allocations from FY 2015-16. This estimate does not account for potential future cuts in funding levels.

**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.

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 discussion above.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

**Table 65 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Expand Affordable Housing Opportunities	2015	2016	Affordable Housing	N/A	Affordable Housing	CDBG: \$399,583 HOME: \$619,559	Rental units rehabilitated: 7 Homeowner Housing Rehabilitated: 15 Households Receiving Downpayment Assistance: 20
Homeless Prevention and Rapid Re-Housing	2015	2016	Homelessness	N/A	Homelessness	CDBG: \$129,580 ESG: \$215,886	Homeless person overnight shelter: 520 persons Homelessness Prevention: 530,000 Persons Assisted
Public Services	2015	2016	Public Services	N/A	Public Services	CDBG: \$261,353	Public service activities other than Low/Moderate Income Housing Benefit: 315,000 Persons Assisted
Public Infrastructure Improvements	2015	2016	Non-Housing Community Development	N/A	Infrastructure Improvements	CDBG: \$1,008,860	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities	2015	2016	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	N/A	Public Facilities	CDBG: \$226,135	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 530,000 Persons Assisted
Self-Sufficiency through Economic Development	2015	2016	Non-Housing Community Development	N/A	Economic Development	CDBG: \$189,495	Public service activities other than Low/Moderate-income Housing Benefit: 75 Persons Assisted Facade treatment/business-building rehabilitation: 20 businesses Businesses assisted: 50
Fair Housing	2015	2016	Non-Homeless Special Needs; Fair Housing	N/A	Fair Housing	CDBG: \$58,416	Public service activities other than Low/Moderate Income Housing Benefit: 4,400 Persons Assisted
Planning and Administration	2015	2016	Administration	N/A	Planning and Administration	CDBG: \$177,027 HOME: \$68,840	

**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	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	The Urban County will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The Urban County will also continue to comply with the planning and reporting requirements of the Consolidated Plan regulations and CDBG, HOME, and ESG regulations. Annually, the Urban County will monitor its use of CDBG, HOME, and ESG funds to ensure effective and appropriate use of funds.

## 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 2015-2016 (July 1, 2015 through June 30, 2016) that use CDBG, HOME, and ESG funds.

### Projects

**Table 66 – Project Information**

#	Project Name
1	County Owner-Occupied , Single-Family Residence Rehabilitation Program (HOME)
2	County Downpayment Assistance Program (HOME)
3	STAND Low-income Homebuyer Program
4	Ardelle Avenue Sidewalk Improvements
5	East Stockton Storm Drainage Improvements
6	St. Mary’s Dining Room Perimeter Security Fence
7	DAWN House Renovations
8	Gospel Center Rescue Mission Fire Code Upgrade
9	Stockton Shelter for the Homeless Parking Lot Rehab
10	Fair Housing Services
11	Tracy Interfaith Ministries Hunger Awareness Food Distribution Program
12	Summer Aquatics Program
13	Hunger Task Force/Farm To Family Program
14	Mobile Farmer’s Market Program
15	Second Harvest Food Bank Hunger Relief Programs
16	DRAIL Home Accessibility Program - Manteca
17	Meals on Wheels Program
18	County Housing Rehabilitation Program (CDBG)
19	Mourfield Avenue Apartment Improvement
20	Facility Project Development (CDBG)
21	Emergency Solutions Grant
22	Public Facilities ADA Program – Escalon
23	GAP Loans – Escalon (HOME)
24	Give Every Child a Chance After School Tutor/Mentoring – Lathrop
25	Give Every Child a Chance After School Tutor/Mentoring – Manteca
26	Boys & Girls Club of Manteca/Lathrop After School Activities – Lathrop
27	City of Lathrop, Youth Scholarship
28	City of Lathrop Capital Facility Improvement Projects
29	City of Lathrop Down Payment Assistance Program



30	McHenry House Family Shelter – Tracy
31	Tracy Boys and Girls Club
32	Tracy Volunteer Caregivers
33	Women’s Center – Tracy
34	City of Tracy Downtown Façade Improvement Program
35	Tracy Boys and Girls Club – Eco-Outdoor Classroom
36	McHenry House Low-income Housing Improvements – Tracy
37	Small Business Development Center
38	Coalition of Tracy Citizens to Assist the Homeless
39	Downpayment Assistance Program – Tracy (HOME)
40	City of Manteca Youth Scholarship Program
41	F.U.N. Club Program of Manteca, Inc.
42	HOPE Ministries – Manteca
43	LOVE, Inc. – Manteca
44	Women’s Center – Youth and Family Services – Manteca
45	Boys and Girls Club of Manteca/Lathrop Renovations – Manteca
46	Downtown Alleyway Rehabilitation – Manteca
47	Downtown Façade Improvements – Manteca
48	GAP Downpayment assistance - Manteca (HOME)
49	Administration – Manteca
50	Bethany Home Society Meals on Wheels – Ripon
51	Ripon Senior Center Young at Heart Exercise – Ripon
52	GAP Loans – Ripon (HOME)
53	Ripon Public Works Handicap Ramps – Ripon
54	Administration – Ripon
55	Administration – County (CDBG)
56	Administration – County (HOME)

**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 also proactively seeks additional resources to better meet the underserved needs. Specifically, the County intends to pursue the National Housing Trust Fund when it becomes available in 2016. Funding will principally be used to expand affordable housing opportunities through new construction and acquisition/rehabilitation.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	County Owner-Occupied, Single-Family Residence Rehabilitation Program (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	Low interest loans provided to low-income homeowners to rehabilitate their home to meet housing code standards as well housing quality standards. Continuation of an on-going program. Funding will be supplemented with HOME program income.
	Planned Activities	Low interest loans provided to low-income homeowners to rehabilitate their home to meet housing code standards as well housing quality standards.
2	Project Name	County Downpayment Assistance Program (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$197,277
	Description	Funding used to provide low interest deferred second mortgages to assist low-income homebuyers with the purchase of their first home.
	Planned Activities	Funding used to provide low interest deferred second mortgages to assist low-income homebuyers with the purchase of their first home. Funding will be supplemented with HOME program income.
3	Project Name	STAND Low-income Homebuyer Program
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$103,260

	Description	Funding used to develop single family homes to assist low-income homebuyers with the purchase of their first home.
	Planned Activities	Acquire, construct and/or rehab homes. GAP loans provided at the sale. Funding will be supplemented with prior years rehabilitation funds and HOME Program income.
4	Project Name	Ardelle Avenue Sidewalk Improvements
	Geographic Target Area	Project site is located in East Stockton on Ardelle Avenue from the Eastside Community Park to Bird Road, and on Bird Road from Ardelle Avenue to the Garden Acres Community Center.
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$560,000
	Description	Construction of curbs, gutters, and sidewalks to improve pedestrian access to schools and community parks. The project site is located in East Stockton on Ardelle Avenue from the Eastside Community Park to Bird Road, and on Bird Road from Ardelle Avenue to the Garden Acres Community Center.
	Planned Activities	Construction of curbs, gutters, and sidewalks to improve pedestrian access to schools and community parks. The project site is located in East Stockton on Ardelle Avenue from the Eastside Community Park to Bird Road, and on Bird Road from Ardelle Avenue to the Garden Acres Community Center. The requested funding will be matched with other Public Works funding resources to complete the project.
5	Project Name	East Stockton Storm Drainage Improvements
	Geographic Target Area	Project located in the El Ricardo and Johnson's Garden Farm areas.
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$75,000
	Description	Continuation of a storm drainage improvement project. Improvements include the construction/repair of residential driveway cross-drains and roadside ditches to address local flooding.
	Planned Activities	Project located in the El Ricardo and Johnson's Garden Farm areas. Over 450 properties have been improved during the past 4 years. CDBG funds are used to purchase materials and reimburse the Public Works Department man hours spent on the project.
6	Project Name	St. Mary's Dining Room Perimeter Security Fence

	Geographic Target Area	N/A
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$22,500
	Description	Purchase and installation of 1,200 linear feet of 7' ornamental steel fencing to replace the failing chain link fence, securing the property.
	Planned Activities	Purchase and installation of 1,200 linear feet of 7' ornamental steel fencing to replace the failing chain link fence, securing the property. Total project cost includes prevailing wage labor rate requirements.
7	Project Name	DAWN House Renovations
	Geographic Target Area	N/A
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$40,000
	Description	Planned renovations include new laminate flooring, repairs and updates to three bathrooms and shelving for the food pantry.
	Planned Activities	Planned renovations include new laminate flooring, repairs and updates to three bathrooms and shelving for the food pantry.
8	Project Name	Gospel Center Rescue Mission Fire Code Upgrade
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$23,109
	Description	Fire code upgrade to an existing building used to provide emergency shelter for the men's facility.
	Planned Activities	The specific upgrades are additions to the existing sprinkler system, hard wired smoke and carbon monoxide detection and hard wired monitored alarm system.
9	Project Name	Stockton Shelter for the Homeless Parking Lot Rehab
	Geographic Target Area	N/A

	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$35,000
	Description	Add ADA parking and reduce or prevent flooding during rainy season.
	Planned Activities	Repair/replace existing flood damaged asphalt, add paved asphalt surfaces in dirt and gravel areas to reduce flood impact and add ADA parking spaces.
10	Project Name	Fair Housing Services
	Geographic Target Area	N/A
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$58,416
	Description	Provision of fair housing services countywide. Fulfills a HUD mandate.
	Planned Activities	Provision of fair housing services countywide. Fulfills a HUD mandate. All jurisdictions contributed funding.
11	Project Name	Tracy Interfaith Ministries Hunger Awareness Food Distribution Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Continuation of support in purchasing nutritional food items to supplement donated food, which is then distributed to eligible low-mod beneficiaries.
	Planned Activities	Continuation of support in purchasing nutritional food items to supplement donated food, which is then distributed to eligible low-mod beneficiaries. Over 70,070 residents in the unincorporated county are served annually.
12	Project Name	Summer Aquatics Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$62,604

	Description	Provide recreational and instructional swimming programs to low-income youth and families in a safe and supervised environment at Kennedy Community Center.
	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 a minimum of 700 low-income youth.
13	Project Name	Hunger Task Force/Farm To Family Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	Continuation of support for The Farm to Family program sponsored by the California Association of Food Banks. Truck loads of fresh produce shipped on a weekly basis to Emergency Food Bank and Family Services (EFB) (lead agency) and shared among 14 non-profit agencies throughout the Urban County.
	Planned Activities	In 2014, the program provided 2 million pounds of fresh produce to 138,011 clients, generating over \$1.5 million in healthy meals throughout San Joaquin County.
14	Project Name	Mobile Farmer's Market Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$13,329
	Description	Continuation of a program that distributes fresh fruits and vegetables; conducts healthy cooking demonstrations; and provides nutritional education. All jurisdictions contributed funding.
	Planned Activities	Two mobile vans visit over 60 low-income sites reaching over 2,000 participants each month throughout the Urban County. Funds used to offset operational costs associated with the program.
15	Project Name	Second Harvest Food Bank Hunger Relief Programs
	Geographic Target Area	N/A
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$31,195
	Description	Continue to support the Second Harvest Food Bank's hunger relief services to the unincorporated areas of the county. All jurisdictions contributed funding.
	Planned Activities	Senior Brown Bag Program provides 16-18lbs bags of groceries twice a month to over 800 seniors at 6 sites; Food 4 Thought provides 16-18 lbs of supplemental groceries to over 445 children from L/M households at 4 sites; Food Assistance Program interacts with 5 non-profit charities to provide 13,255 L/M individuals with supplemental groceries. Funding offsets operational costs associated with the provision of supplemental food through three food assistance programs.
16	Project Name	DRAIL Home Accessibility Program – Manteca
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,472
	Description	Home-accessibility modifications for disabled. Improvements include chair lifts, handrails, grab bars, ramps; bathroom modifications/
	Planned Activities	See description above.
17	Project Name	Meals on Wheels Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,719
	Description	A mandated program by the Older American Act, designed so meal recipients have a package of five meals delivered once a week.
	Planned Activities	Funds used to purchase food for the meal packages. Estimated number of residents to be served in the unincorporated areas of the County is 112. All jurisdictions contributed funding.
18	Project Name	County Housing Rehabilitation Program (CDBG)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$274,611
	Description	Multi-faceted owner-occupied housing rehabilitation program.
	Planned Activities	Continuation of a 30 year County Housing Rehabilitation Program to include grants to homeowners with income < 50% AMI for critical repairs, not to exceed \$15,000. Program supplemented with program income.
19	Project Name	Mourfield Avenue Apartment Improvement
	Geographic Target Area	Census Tract 24.00
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$49,000
	Description	Rehabilitate four-unit complex located on Mourfield Avenue, operated by the Housing Authority.
	Planned Activities	Roof replacement and repair and upgrade security gate. Four households consisting of approximately 15 people will directly benefit from this project.
20	Project Name	Facility Project Development – County (CDBG)
	Geographic Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$15,000
	Description	Develop, implement, monitor, and manage public works projects funded with CDBG program funds.
	Planned Activities	See Description above.
21	Project Name	Emergency Solutions Grant
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	ESG: \$215,886



	Description	Funds to provide homelessness prevention and rapid re-housing in addition to emergency housing/shelters, operations and maintenance of facilities and essential supportive services per ESG regulations.
	Planned Activities	See Description above.
22	Project Name	Public Facilities ADA Program – Escalon
	Geographic Target Area	N/A
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$63,793
	Description	ADA improvements on several sidewalk sites throughout the City of Escalon.
	Planned Activities	See description above.
23	Project Name	GAP Loans – Escalon (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$8,079
	Description	Down Payment Assistance Program for first-time homebuyers in the City of Escalon.
	Planned Activities	See description above.
24	Project Name	Give Every Child a Chance After School Tutor/Mentoring – Lathrop
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,847.25
	Description	Funds would be used to purchase supplies needed to tutor low-mod youth, including snacks, health education supplies and school/tutoring supplies. (Projected Manteca beneficiaries: 350)

	Planned Activities	See description above.
25	Project Name	Give Every Child a Chance After School Tutor/Mentoring – Manteca
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,472
	Description	Funds would be used to purchase supplies needed to tutor low-mod youth, including snacks, health education supplies and school/tutoring supplies. (Projected Manteca beneficiaries: 1,500)
	Planned Activities	See description above.
26	Project Name	Boys & Girls Club of Manteca/Lathrop
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,847.25
	Description	Funds will also be used to fund after-school activities by purchasing various supplies and materials for the ongoing recreational, social, and educational activities, including homework assistances (Power Hour) activities and a portion of the salary and benefit costs.
	Planned Activities	See description above.
27	Project Name	City of Lathrop, Youth Scholarship
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,847.25
	Description	Funds are to be used to assist children of low-income families to participate in recreation services and activities.

	Planned Activities	Each family is eligible to receive \$500 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.
28	Project Name	City of Lathrop Capital Facility Improvement Projects
	Geographic Target Area	N/A
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$68,785
	Description	Replacement of Play Equipment at Woodfield Park and ADA Automatic Door for the Lathrop Generation Center.
	Planned Activities	See description above.
29	Project Name	City of Lathrop Down Payment Assistance Program
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$18,139
	Description	Down Payment Assistance Program for first-time homebuyers in the City of Lathrop.
	Planned Activities	See description above.
30	Project Name	McHenry House Family Shelter Family Crisis Intervention Program – Tracy
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$6,764
	Description	Provide funding to support the Family Crisis Intervention Program.
	Planned Activities	See description above
31	Project Name	Tracy Boys and Girls Club Inclusion Program

	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,763
	Description	The Inclusion Program will provide year-round affordable access for youth with disabilities to participate in INCLUSION Triple Play health and fitness programming.
	Planned Activities	Access to healthy snacks, meals, fruit, vegetables and clean water year round for all participants.
32	Project Name	Tracy Volunteer Caregivers
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,763
	Description	To address funding for the client screening and intake process, and all volunteer screening including background checks.
	Planned Activities	See description above
33	Project Name	Women's Center – Tracy
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,763
	Description	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 (to be opened in 2015), and at DAWN House in Stockton.
	Planned Activities	See description above.
34	Project Name	City of Tracy Downtown Façade Improvement Program
	Geographic Target Area	Downtown Tracy – Community Benefit District Boundaries

	Goals Supported	Self-Sufficiency Through Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$79,495
	Description	Continue to offer grants and design assistance to property/business owners to restore/renovate commercial storefronts or replace deteriorated signs or awnings.
	Planned Activities	See description above.
35	Project Name	Tracy Boys and Girls Club – Eco-Outdoor Classroom
	Geographic Target Area	N/A
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$157,585
	Description	An Eco-Outdoor Classroom where members can make compost, grow food, and learn about recycling.
	Planned Activities	See description above.
36	Project Name	McHenry House Low-income Housing Improvements – Tracy
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$71,500
	Description	Indoor and exterior improvements for low-income homes and homeless facility.
	Planned Activities	See description above.
37	Project Name	Small Business Development Center – Tracy
	Geographic Target Area	N/A
	Goals Supported	Self-Sufficiency Through Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$10,000

	Description	Consulting and training services at Small Business Development Center.
	Planned Activities	See description above.
38	Project Name	Coalition of Tracy Citizens to Assist the Homeless
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$50,000
	Description	Emerson House Renovation/Repair
	Planned Activities	Funding to cover materials and labor costs for renovation of the Emerson House transitional housing facility in Tracy.
39	Project Name	Downpayment Assistance Program - Tracy (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	\$97,194
	Description	Downpayment assistance for first time homebuyers in the City of Tracy
	Planned Activities	See description above.
40	Project Name	City of Manteca Youth Scholarship Program
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,472
	Description	Subsidize the fee for recreational programs offered through the City of Manteca's Parks and Recreation Department low- and moderate-income families.
	Planned Activities	See description above.
41	Project Name	F.U.N. Club Program of Manteca, Inc.
	Geographic Target Area	N/A

	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,472
	Description	Provides summer access for low-mod youth aimed at reducing and combatting childhood obesity, providing a safe and positive place for youth, providing education on nutrition and anti-gang/alcohol/tobacco, and providing backpacks, school supplies, music lessons and arts and crafts
	Planned Activities	Utilities, insurance, kitchen supplies, snacks, copy service, student backpacks, volunteer T-shirts, scholarships, purchase of exercise equipment.
42	Project Name	HOPE Ministries – Manteca
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$4,472
	Description	Funding to help continue services to homeless families including their two emergency shelters and their Transitional Housing shelter.
	Planned Activities	See description above
43	Project Name	LOVE, Inc. – Manteca
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,472
	Description	Provide financial assistance to low-mod residents at risk of having water and sewer service shut off for lack of payment.
	Planned Activities	See description above
44	Project Name	Women’s Center – Youth and Family Services – Manteca
	Geographic Target Area	N/A
	Goals Supported	Homeless Prevention and Rapid Re-Housing

	Needs Addressed	Homelessness
	Funding	CDBG: \$4,472
	Description	Funds to help pay for salary and benefits for relief workers operating the Women's Center – Serenity House in Tracy and DAWN (Directions for Abused Women in Need) House in Stockton.
	Planned Activities	See description above
45	Project Name	Boys and Girls Club of Manteca/Lathrop Renovations – Manteca
	Geographic Target Area	N/A
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$6,050
	Description	Replacement of existing older toilets, in the boys, girls, and staff restrooms to meet ADA requirements.
	Planned Activities	See description above
46	Project Name	Downtown Alleyway Rehabilitation – Manteca
	Geographic Target Area	Census Tract 51.08, Block Group 3.
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$181,340
	Description	Rehabilitate alleyways in low-mod areas of downtown Manteca.
	Planned Activities	See description above
47	Project Name	Downtown Façade Improvements – Manteca
	Geographic Target Area	Census Tract 51.08, Block Group 3.
	Goals Supported	Self-Sufficiency Through Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$100,000



	Description	Matching grant program funds to assist downtown property and business owners in restoring/renovating commercial storefronts to help strengthen the revitalization of the downtown.
	Planned Activities	See description above
48	Project Name	GAP Downpayment assistance - Manteca (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$18,284
	Description	Downpayment assistance for first time homebuyers in the City of Manteca
	Planned Activities	See description above.
49	Project Name	Administration – Manteca
	Geographic Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$10,000
	Description	Program administration and management.
	Planned Activities	See description above
50	Project Name	Bethany Home Society Meals on Wheels – Ripon
	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$3,500
	Description	Support for meals on wheels program for Ripon seniors.
	Planned Activities	Program provides approximately 12,000 fresh meals five days a week to 134 Ripon seniors annually through a congregate setting and delivery to homebound seniors.
51	Project Name	Ripon Senior Center Young at Heart Exercise – Ripon

	Geographic Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,050
	Description	Funding to facilitate the Young at Heart exercise program for seniors.
	Planned Activities	A strength and training program for seniors to assist in physical fitness needs and quality of life maintenance.
52	Project Name	GAP Loans – Ripon (HOME)
	Geographic Target Area	N/A
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$17,191
	Description	Downpayment assistance for first time homebuyers in the City of Ripon
	Planned Activities	See description above.
53	Project Name	Ripon Public Works Handicap Ramps – Ripon
	Geographic Target Area	N/A
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$59,942
	Description	ADA improvements.
	Planned Activities	See description above.
54	Project Name	Administration – Ripon
	Geographic Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$5,000

	Description	Program administration and management.
	Planned Activities	See description above
55	Project Name	Administration – County (CDBG)
	Geographic Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$200,000
	Description	Program administration, management, and capacity building for the County's CDBG Program.
	Planned Activities	See Description above.
56	Project Name	Administration – County (HOME)
	Geographic Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$68,840
	Description	HOME set-aside for the administration and management of the Urban County's HOME Program.
	Planned Activities	See Description above.

## **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.

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

See discussions above.

## 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.

**Table 67 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 68 - One Year Goals for Affordable Housing by Support Type**

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

### Discussion

See discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs of public housing residents.**

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 2015, 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 2015 count was the sixth count following the inaugural count in 2005. The purpose of the count, in addition to being a HUD requirement for jurisdictions receiving Shelter Plus Care and Supportive Housing funds, was to provide quality information about the current size and nature of the County's homeless population. The 2015 Homeless Count identified 1,657 homeless persons. Of the 1,657 homeless persons, 1,116 were sheltered and 541 were unsheltered.

**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 2015-16:

- 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 2013 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**

See discussion above.

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

**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. Each jurisdiction will update its Housing Element during the 2015-16 fiscal year.

### **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 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 Division (EHD) of Public Health Services, and the Neighborhood Preservation Division of the CDD.

HACSJ 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 Florescence (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 HACSJ, 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 Shelter Plus Care and Supportive Housing Programs.

### **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 2015-16 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 2015-16 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

Shelter Plus Care and Supportive Housing Program funds and establish programs to address the significant needs of the chronically homeless.

**Discussion**

See discussions above.

## Program Specific Requirements

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

**Introduction:**

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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.	95%

## **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:**
- 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 a 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 11 percent of the 2015-16 CDBG allocation and 15 percent of the 2015-16 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.

**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.

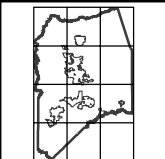
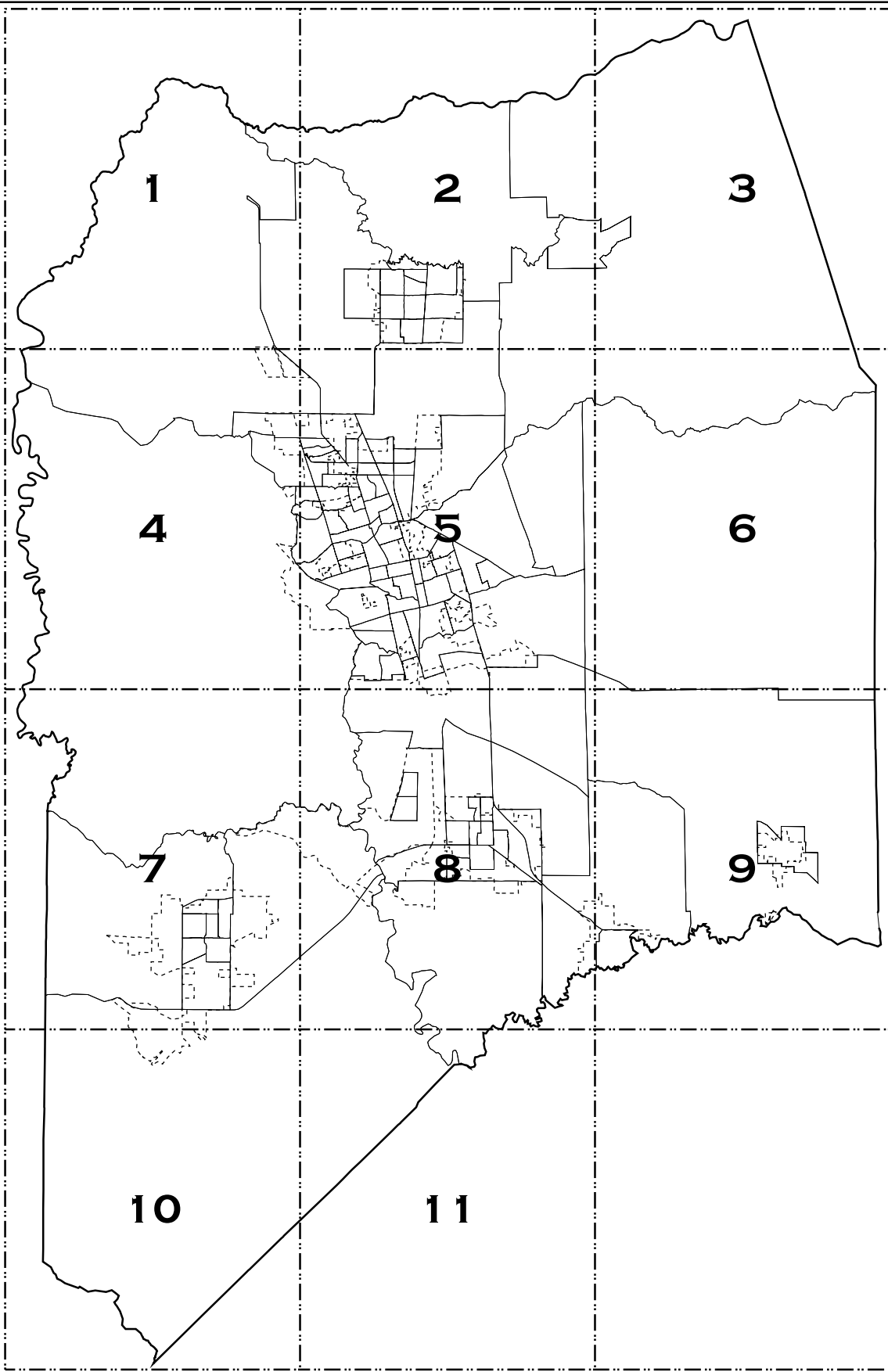
**Discussion**

See discussions above.

San Joaquin Urban County  
**Consolidated Plan**  
2015-2019

# **APPENDIX**

*Low-/Moderate-income and Minority Concentration Maps*



# Map Grid Index

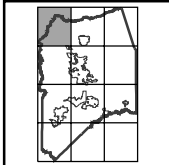
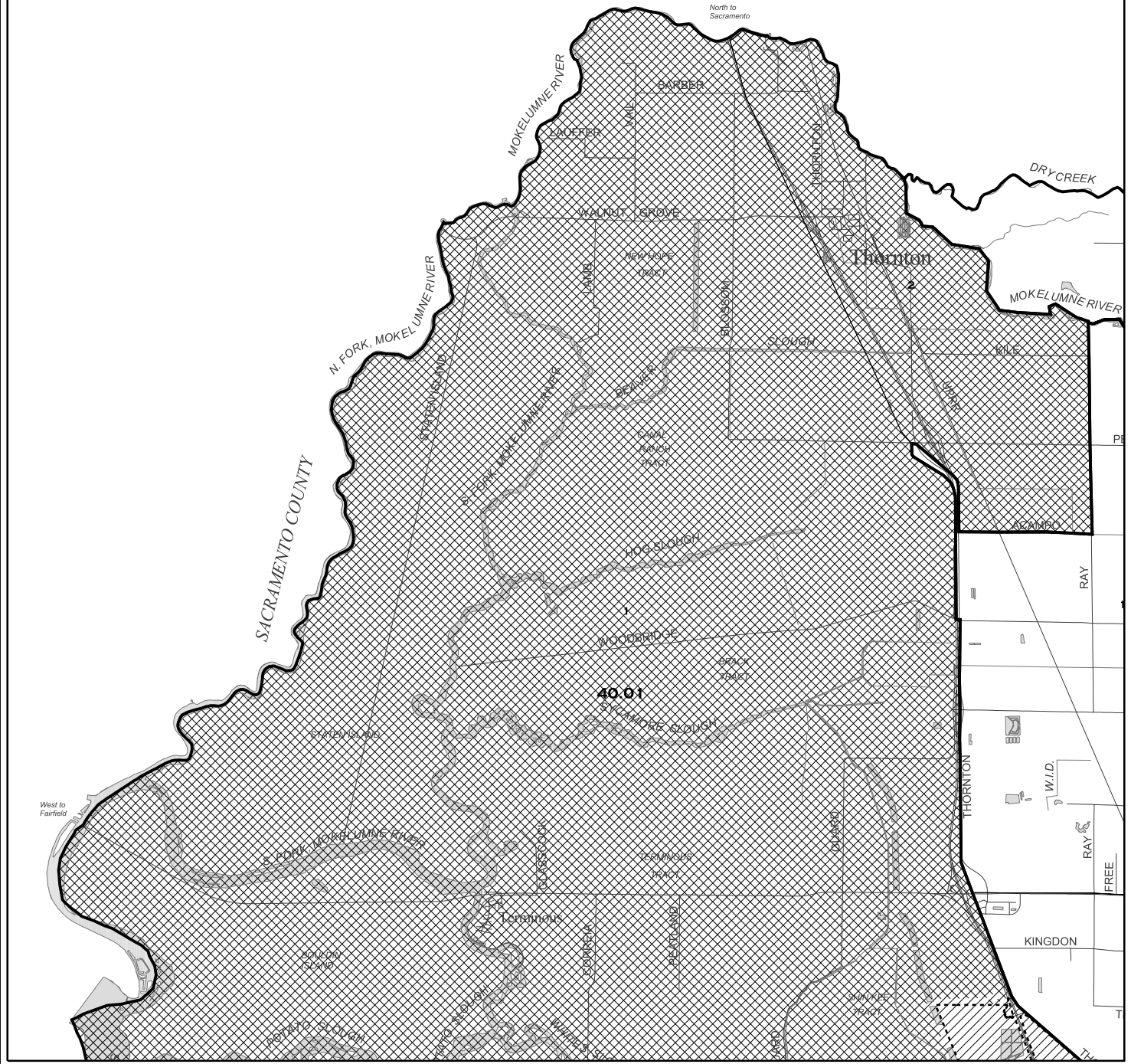
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# Low-Mod & Minority Concentration

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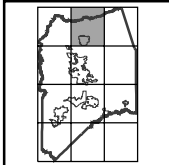
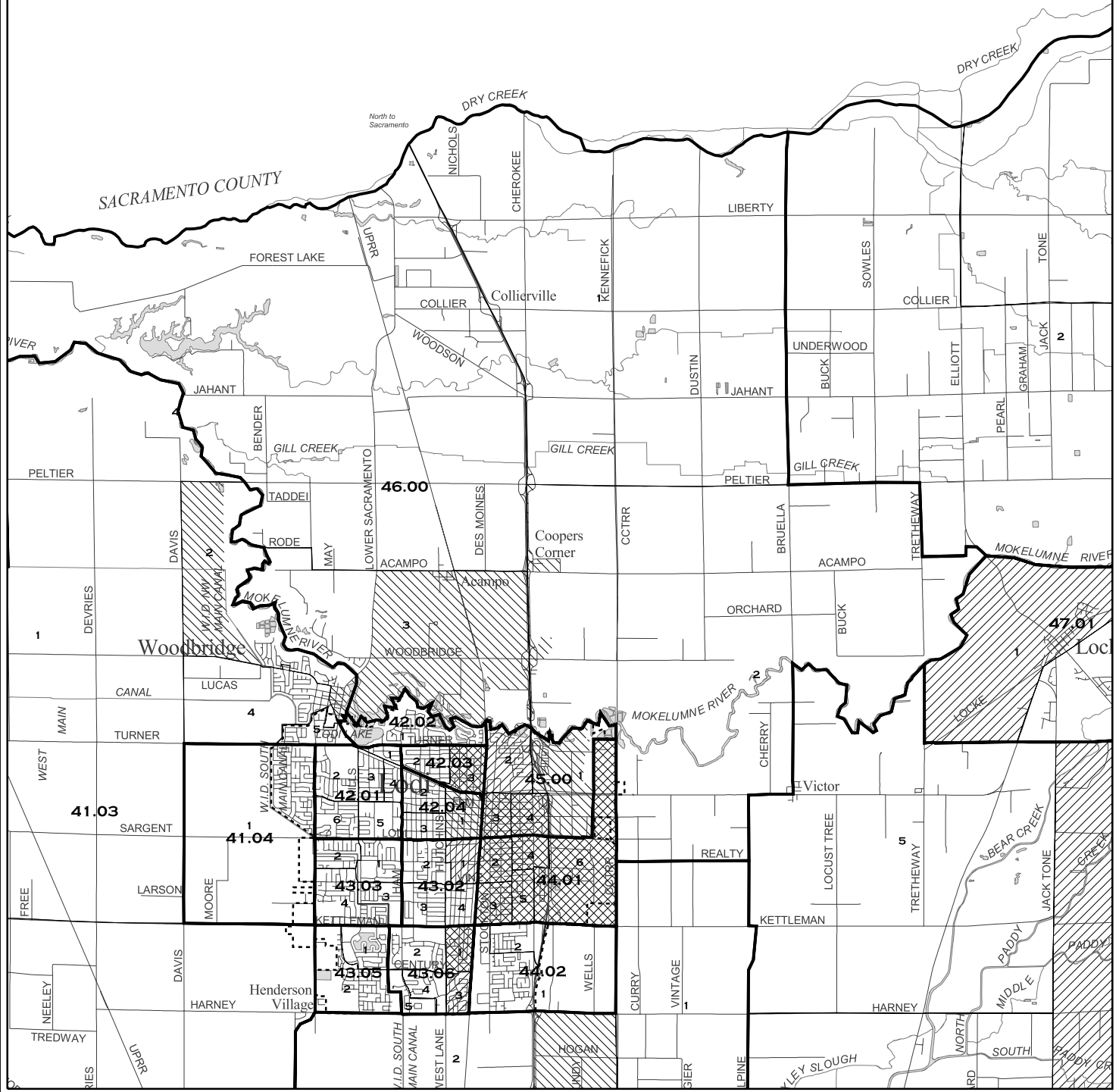
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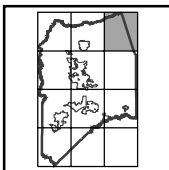
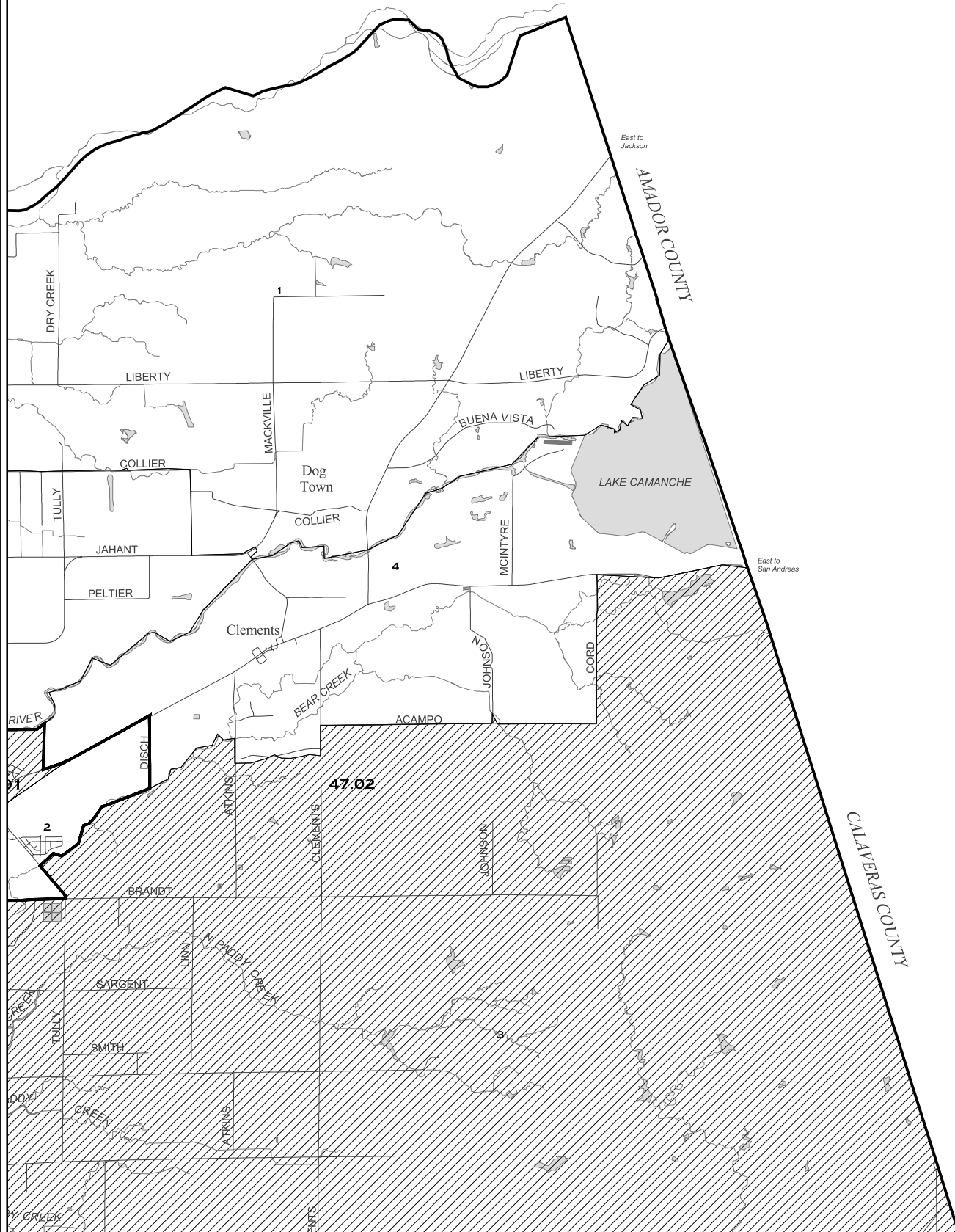
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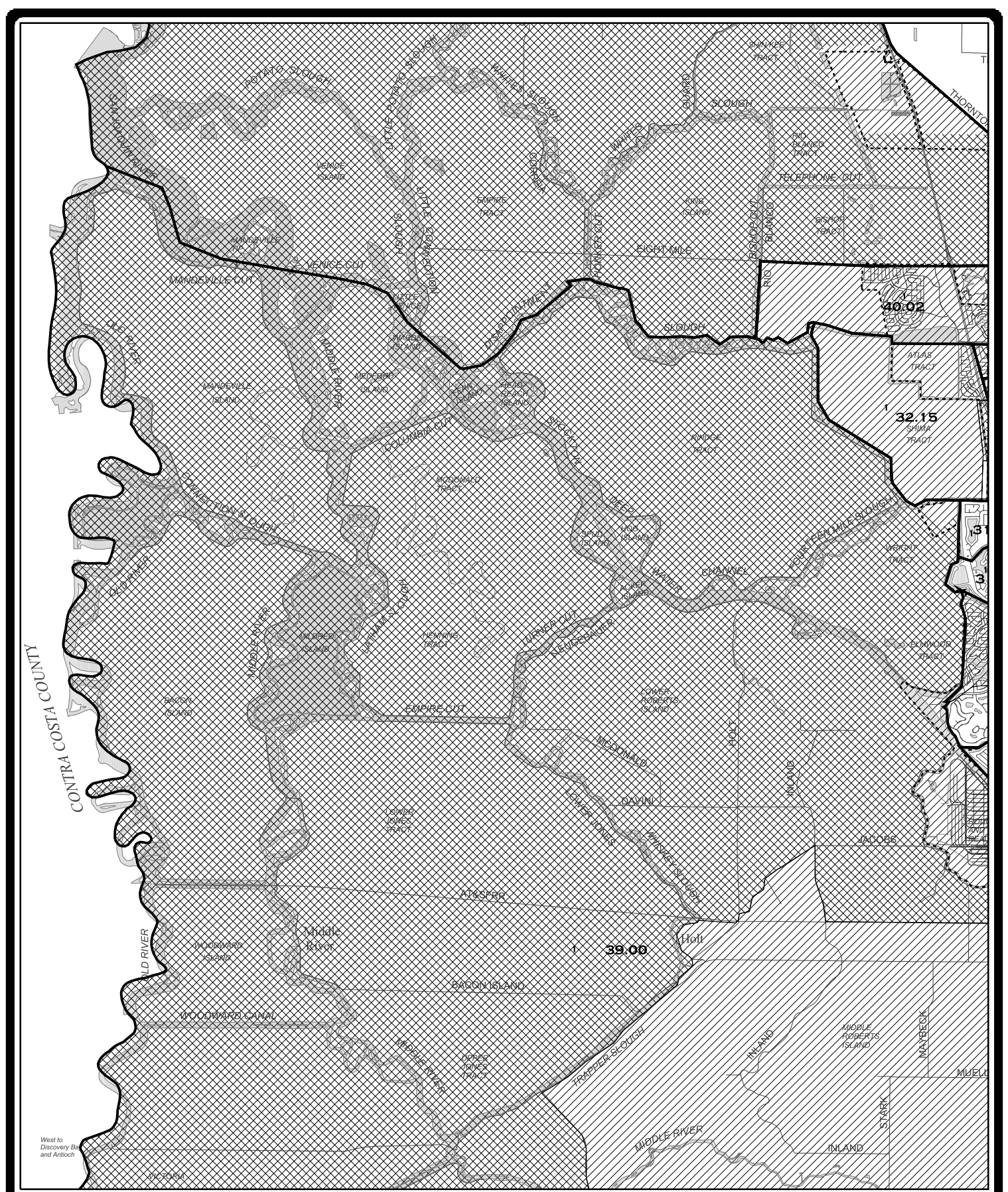
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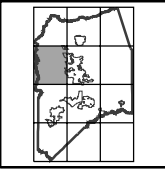
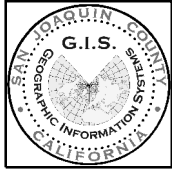


CONTRA COSTA COUNTY

OLD RIVER

MIDDLE RIVER

West to Discovery Bay and Antioch



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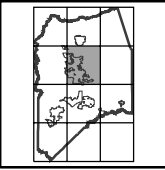
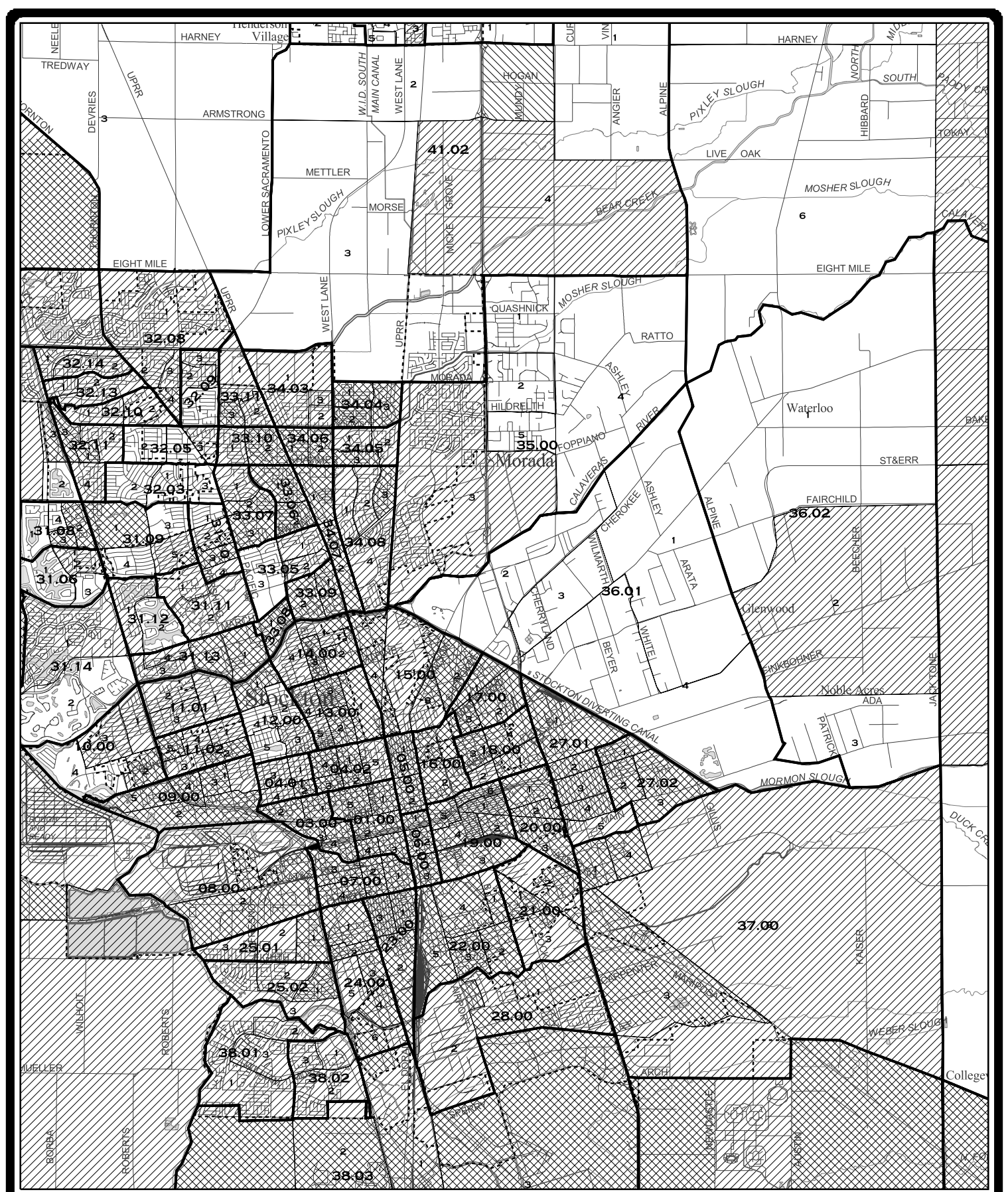
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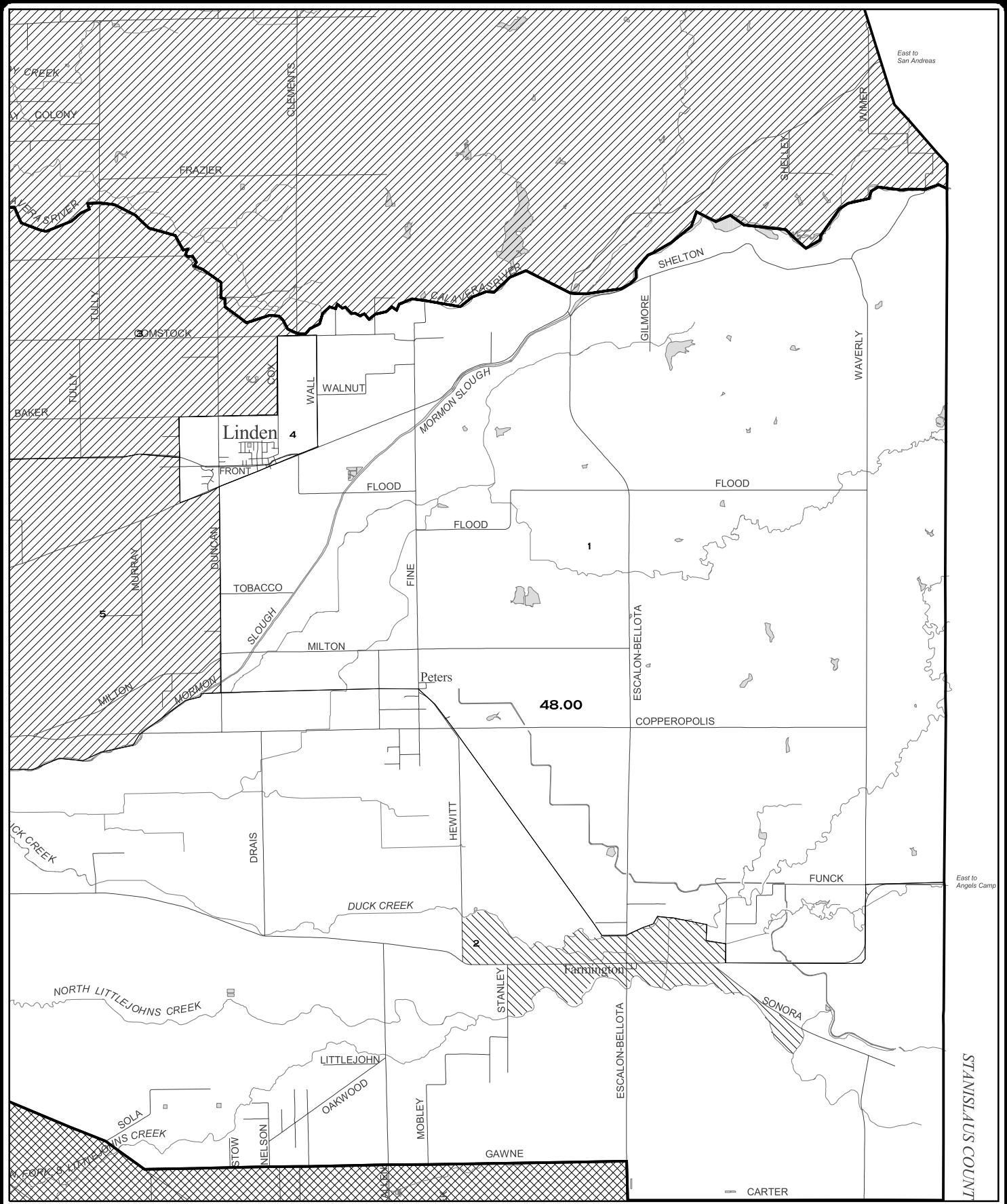
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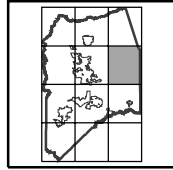
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East to San Andreas

East to Angels Camp

STANISLAUS COUNTY



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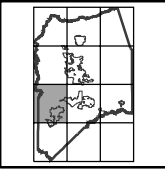
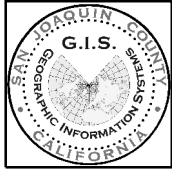
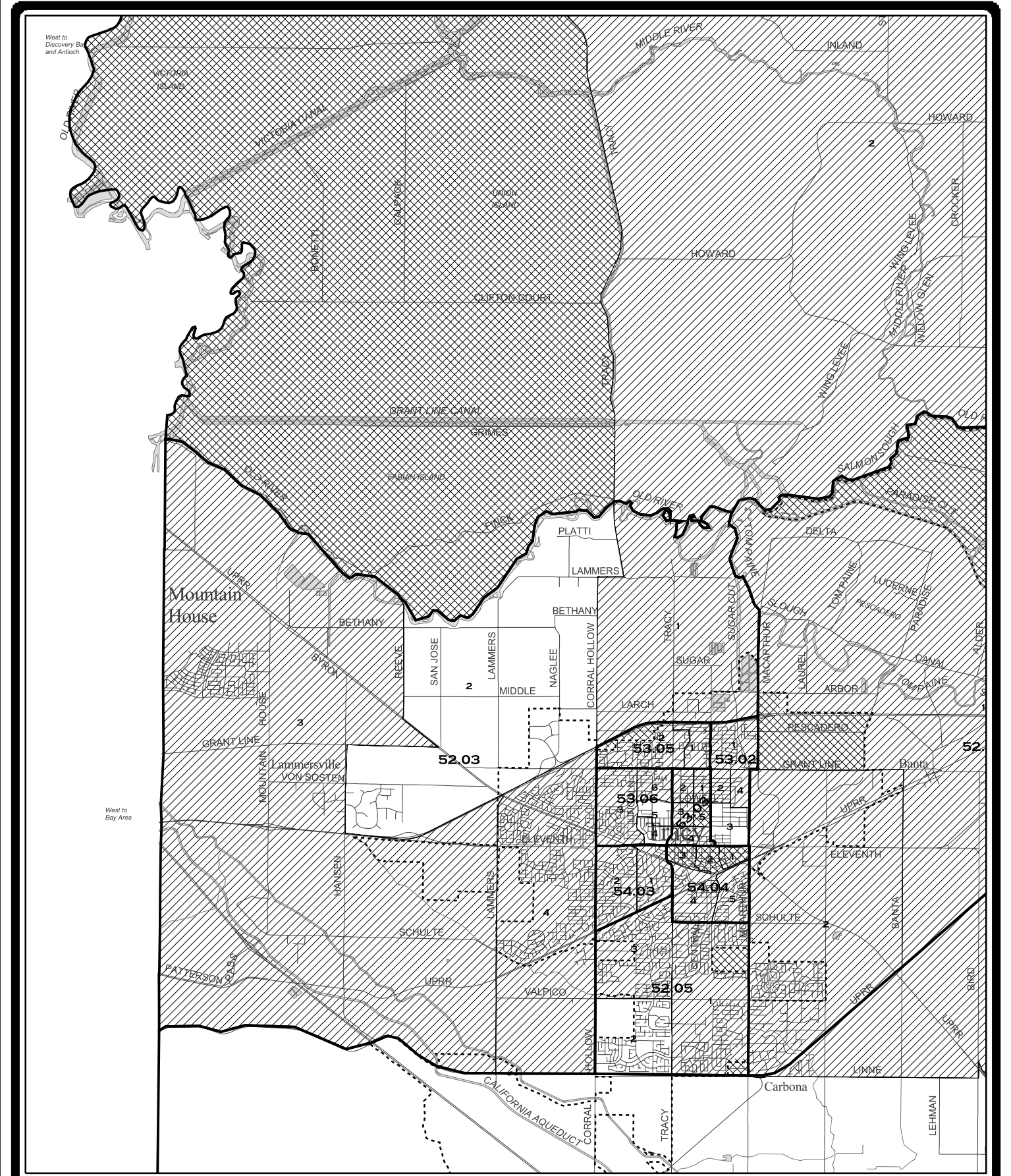
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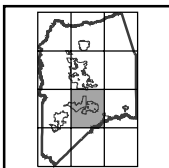
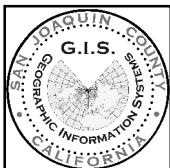
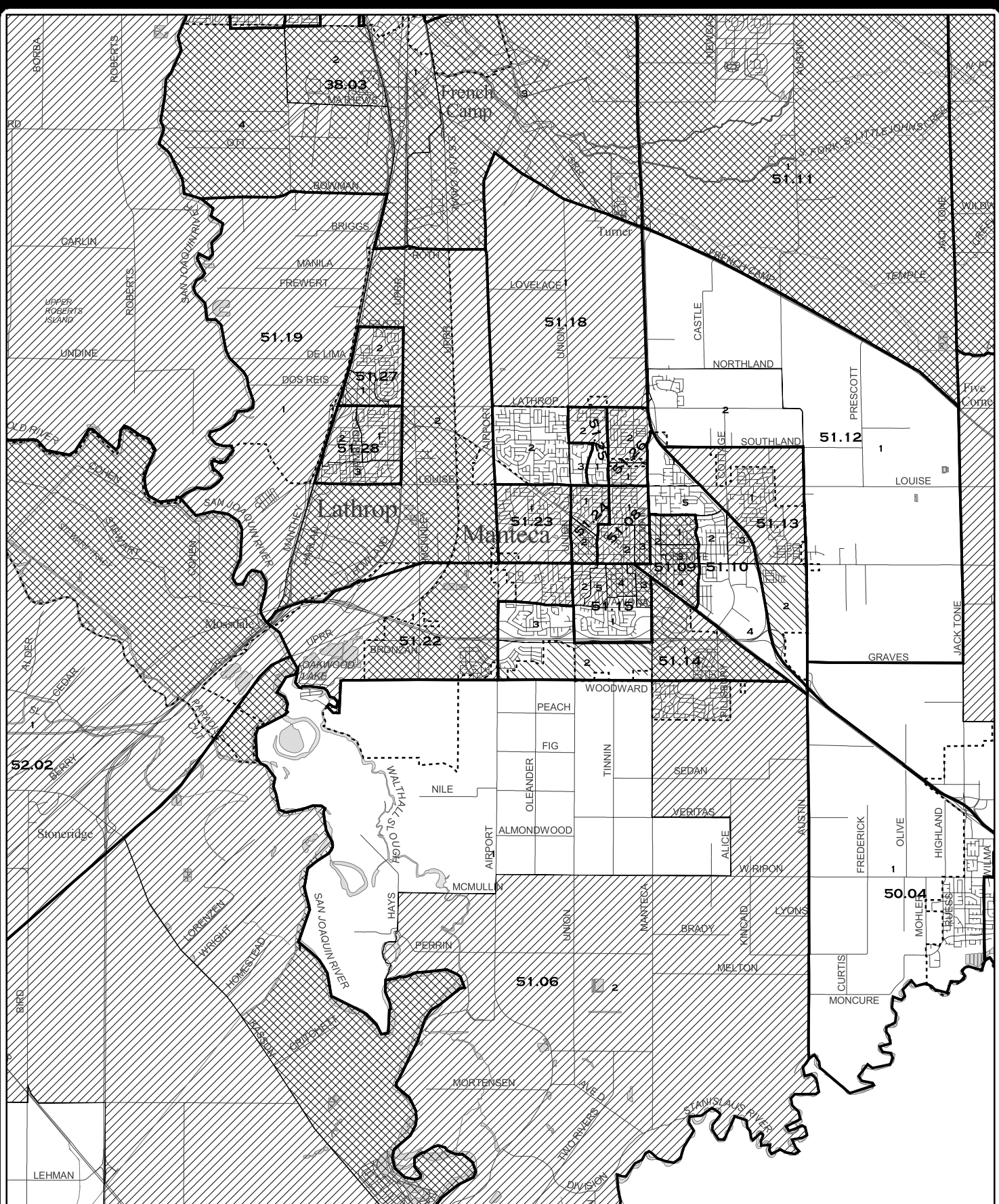
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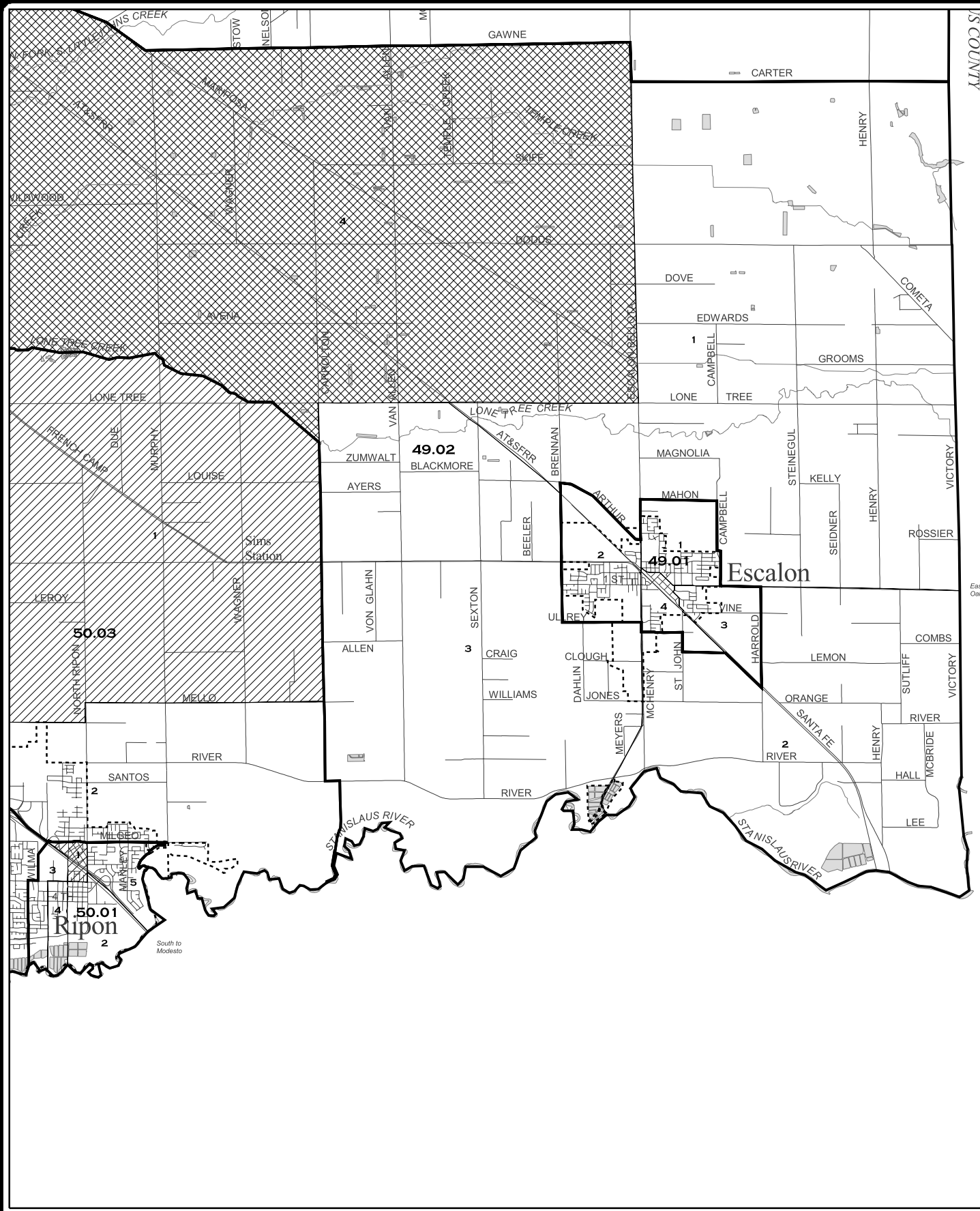
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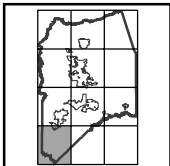
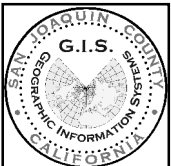
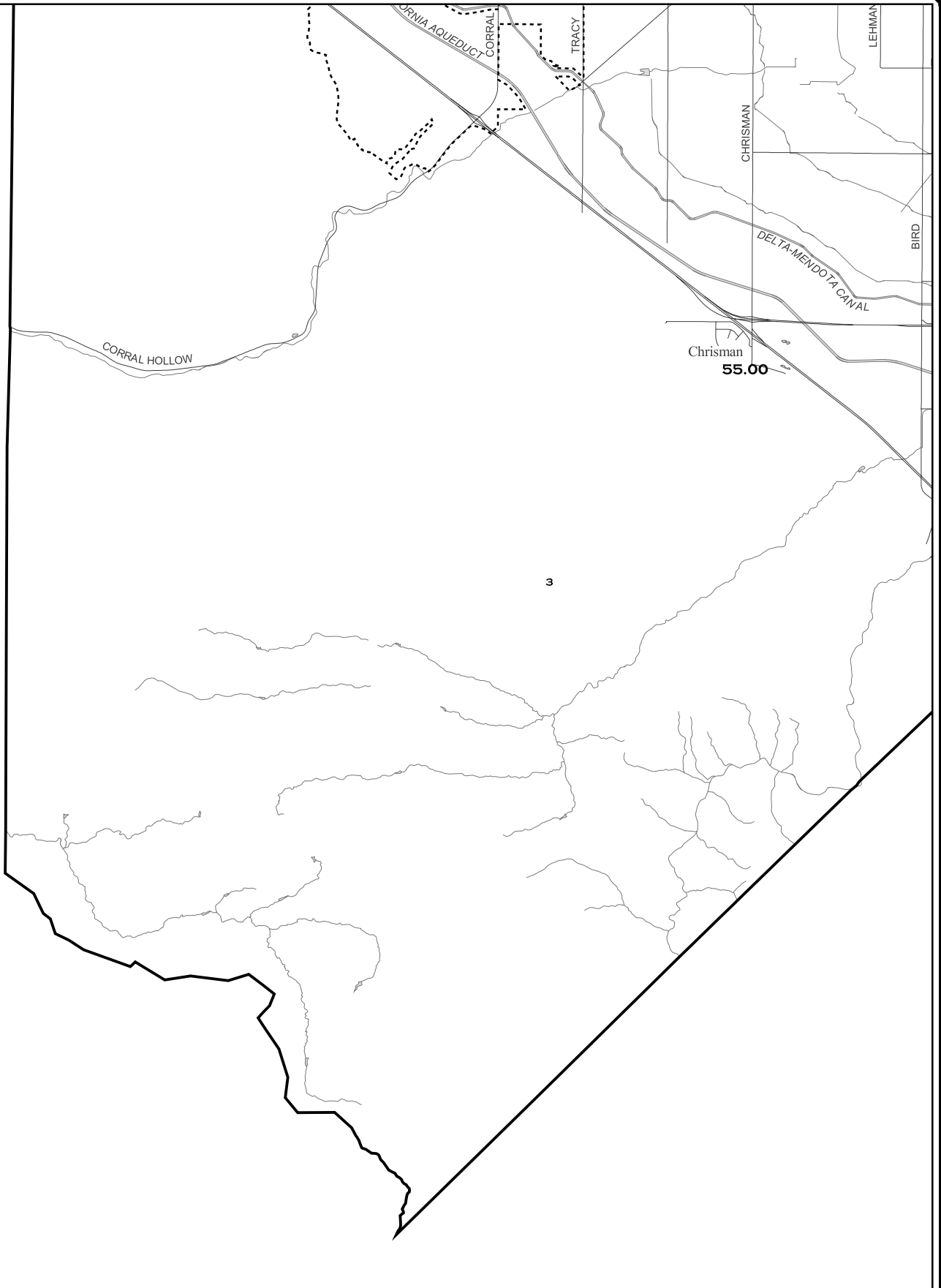
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ALAMEDA COUNTY



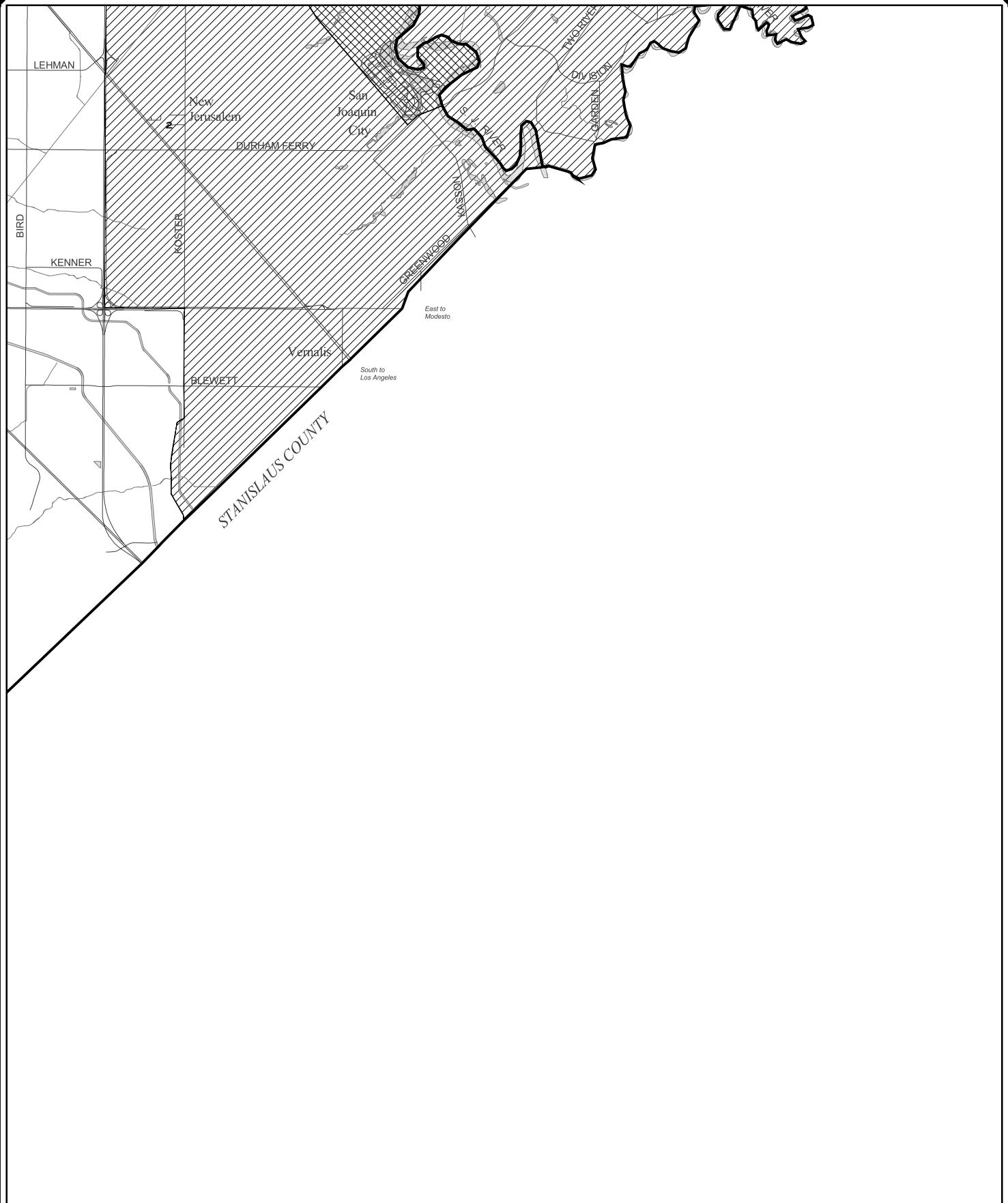
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