



# 1st Program Year CAPER 2015-2016

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## Executive Summary

In accordance with the federal regulations found in 24 CFR 570, San Joaquin County has prepared the Consolidated Annual Performance and Evaluation Report for the period July 1, 2015 through June 30, 2016 (FY 2015).

The 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) covers the 1st year of the San Joaquin County 2016-2020 Consolidated Plan, a five-year planning document that is part of the application process to the U.S. Department of Housing and Urban Development formula grant programs. San Joaquin County has been a U.S. Department of Housing and Urban Development (HUD) program entitlement community since 1985. San Joaquin County is an Urban County entitlement, comprised of the unincorporated areas of the County and the cities of Escalon, Lathrop, Manteca, Ripon, and Tracy.

Each year of the five-year Consolidated Plan, an annual Action Plan describes a specific plan for the use of Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant entitlement funds that are expected to be available during that program year. These entitlement grant funds are intended to principally benefit low- and moderate-income persons (LMI) in the San Joaquin Urban County, as well as those presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). The Action Plan determines goals for the number of individuals and households to be served and describes the implementation of activities and other actions to be undertaken.

This CAPER contains a summary of resources and programmatic accomplishments made during the 2015 program year (July 1, 2015 through June 30, 2016), the status of activities undertaken to implement the County's overall strategy, and an evaluation of progress made during the past year in addressing identified priority needs and objectives identified in the County's 2016-20 Consolidated Plan.

## Fiscal Year 2015 Federal Funding

Table 1 below shows the federal Program Year 2015 HUD Community Planning and Development (CPD) funds that were granted to San Joaquin County:

**Table 1. FY 2015-16 Entitlement Allocations**

Community Development Block Grant (CDBG)	\$2,366,859
HOME Investment Partnerships Program (HOME)	\$761,980
Emergency Solutions Grants (ESG)	\$220,589

**Total \$3,349,428**

CDBG and HOME funds are distributed by the County to each jurisdiction within the County, using the same formula basis as HUD uses to allocate the funding to the County. Each Urban County jurisdiction conducts a public participation process within their jurisdictions to determine what local community development needs should be addressed with available resources within their communities.

<b>JURISDICTION</b>	<b>CDBG ALLOCATION</b>	<b>HOME ALLOCATION</b>
Escalon	\$73,770	\$8,895
Lathrop	\$78,164	\$19,970
Manteca	\$337,927	\$86,339
Ripon	\$74,078	\$18,927
Tracy	\$418,832	\$107,010
San Joaquin County	\$1,384,088	\$520,839

ESG funds are distributed to all homeless shelters responding to outreach by the County for homeless program assistance. Shelters receiving ESG funding assistance must agree to match ESG assistance with a non-federal source of funding.

CDBG, ESG, and HOME funds are designed to primarily serve the low-income community as defined by the Area Median Income (AMI) limits for San Joaquin County, determined by the U.S. Department of Housing and Urban Development (HUD). The AMI's are broken down into the following categories:

**2015-2016 AMI Limits**

<b>Family Size</b>	<b>Very-Low</b>		<b>Low</b>	<b>Median</b>
	<b>31-50%</b>	<b>51-60%</b>	<b>61-80%</b>	<b>100%</b>
1	\$20,850	\$25,050	\$33,400	\$59,600
2	\$23,850	\$28,600	\$38,150	
3	\$26,850	\$32,200	\$42,950	
4	\$29,800	\$35,750	\$47,700	
5	\$32,200	\$38,650	\$51,500	
6	\$34,600	\$41,500	\$55,300	
7	\$36,950	\$44,350	\$59,150	
8	\$39,350	\$47,200	\$62,950	

The above listed funding sources assisted San Joaquin Urban County in helping to bring about change by addressing challenges within our community including stabilizing the troubled housing market through acquisition, rehabilitation, down payment assistance, energy efficiency improvements, homeless prevention, and rapid re-housing opportunities, as well as essential public services for the low-income community, generally furthering the goals and specific objectives identified in San Joaquin County's 2016-2020 Consolidated Plan and 2015-16 Consolidated Annual Action Plan.

These programs have also had an impact on the local workforce and economy as they have created job opportunities for those in the construction, solar, real estate, and social service industries.

In addition to these formula based allocations, during FY 2015-16, the County expended approximately \$2,441,432 of Shelter Plus Care (SPC) funds and \$2,324,474 of Supportive Housing Program (SHP) funds. The SPC funds were used to provide permanent housing

rent assistance to homeless disabled persons, while the SHP funds provided transitional housing and supportive services to homeless families and individual. The County received these funds from HUD through a competitive process.

On an annual basis, the San Joaquin County Public Health Department directly receives a formula based allocation from the State of California to administer the County’s Housing Opportunities for Persons with AIDS (HOPWA) Program. HOPWA funds are used to provide transitional housing to San Joaquin County residents with AIDS and to pay the salary and benefits of a half-time case manager.

**The Outcome Performance Measurement Framework**

Before reporting on further details about the FY 2015 assessment of HUD-funded programs under the 2016-2020 Consolidated Plan, it is important to note that as of October 1, 2006, all HUD-funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. The framework consists of a matrix of three objectives. The objectives are Decent Housing, Suitable Living Environment, and Economic Opportunity. In addition, there are three outcomes for these objectives. These outcomes are Availability/Accessibility, Affordability, and Sustainability, as shown below:

	<b>Outcome #1</b> Availability/Accessibility	<b>Outcome #2</b> Affordability	<b>Outcome #3</b> Sustainability
<b>Objective #1</b> Decent Housing	Create decent housing with improved/new availability	Create decent housing with improved/new affordability	Create decent housing with improved/new sustainability
<b>Objective #2</b> Suitable Living Environment	Enhance suitable living environment through improved/new accessibility	Enhance suitable living environment through improved/new affordability	Enhance suitable living environment through improved/new sustainability
<b>Objective #3</b> Economic Opportunity	Provide economic opportunity through improved/new accessibility	Provide economic opportunity through improved/new affordability	Provide economic opportunity through improved/new sustainability

**A. General Questions**

**1. Assessment of the One-Year Goals and Objectives**

San Joaquin County has a long tradition of innovative policies and actions designed to provide a healthy environment in the urban county which supports, develops, and maintains viable communities by providing decent and affordable housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons and special populations.

During FY 2015-16, the County continued to successfully provide affordable housing opportunities countywide, while facing a very challenging housing and economic market.

Increasing land and construction costs and intense competition from private housing developers all contributed to the difficulty of creating and maintaining affordable units.

The County continued to concentrate on improving neighborhoods and increasing accessibility for persons with disabilities, as well as supporting human service agencies that provide needed public service to lower-income and special needs residents countywide.

During FY 2015-16, San Joaquin County administered its federal grant funds in a manner consistent with the National Objectives of the Housing and Community Development Act of 1974, as amended. One hundred percent of CDBG funds were spent on activities that benefited low- and moderate-income persons.

Income data from the year 2000 U.S. Census was used to identify areas throughout the County where at least 51 percent of the population met the HUD established moderate income criteria. These areas were identified and established as target areas. In order to maximize the benefit to low- and moderate-income persons, project activities have been and continue to be located predominately within these target areas. Exceptions to projects being located in target areas include programs that have income qualification requirements for direct benefit to participants. Another exception to the target area location is the expansion of economic opportunities, located where the greatest number of jobs can be created and made available to low- and moderate-income persons.

The County used its Fiscal Year 2015 and prior-year Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) funds, and Neighborhood Stabilization Program funds to implement identified strategies in order to accomplish the stated goals. Strategies for meeting the goals were established in the County’s 2015-2019 Consolidated Plan, which was adopted in May 2015, and the 2015-16 Consolidated Annual Action Plan. The 2016-2020 Consolidated Plan strategies pertain to the five-year period covered by the plan, and the 2015-16 Consolidated Annual Performance Evaluation Report (CAPER) is the report used to reflect the progress to date. Table 1 is a summary of the Urban County’s FY 2015 accomplishments, relative to the objectives and priorities set forth in the 2016-2020 Consolidated Plan.

**Table 1: Summary of Accomplishments for FY 2015-16**

<b>Objective</b>	<b>5-Year Goal</b>	<b>Year 1 2015-16</b>	<b>Year 2 2016-17</b>	<b>Year 3 2017-18</b>	<b>Year 4 2018-19</b>	<b>Year 5 2019-20</b>
<b>Homeless Needs Objectives</b>						
Expand the number of beds available to homeless persons for emergency shelter and transitional housing	25 beds	131				
Maintenance and operation of homeless facilities	5,000 Persons	22,000				
<b>Owner Housing Objectives</b>						
Provide down payment/closing cost assistance to lower-income households to purchase their first home	100 Households	51				

<b>Objective</b>	<b>5-Year Goal</b>	<b>Year 1 2015-16</b>	<b>Year 2 2016-17</b>	<b>Year 3 2017-18</b>	<b>Year 4 2018-19</b>	<b>Year 5 2019-20</b>
Provide an owner-occupied rehabilitation loan or Emergency Repair Grant to lower-income homeowners	100 Households	13				
<b>Rental Housing Objectives</b>						
Produce housing units for renter occupancy	50 Housing Units	3				
Produce units for renter-occupied senior housing	4 Housing Units	0				
Acquire units for rehabilitation	50 Housing Units	25				
Acquire rental units to maintain affordability	50 Housing Units	43				
<b>Special Needs Objective</b>						
Expansion of the capacity of public service providers to provide services to lower-income youth, seniors, and the homeless	50,000 Persons	2231				
<b>Infrastructure Objectives</b>						
Public improvements in targeted lower-income areas that may include curbs, gutters, sidewalks; storm drainage; and sanitary sewer systems	2 Infrastructure Improvement Projects	3				
<b>Public Facilities Objectives</b>						
Renovation of existing facilities to maintain or expand operational levels that may include park improvements, lighting and landscaping	5 Facilities	5				
Renovation of recreational facilities for lower-income youth	2 Facilities	1				
Renovation of homeless shelters to expand operational levels.	2 Facilities	1				
<b>Public Service Objectives</b>						
Expansion of the capacity of public service providers to provide services, to lower-income households.	2,000 Persons	2416				
<b>Economic Development Objective</b>						
Micro-Enterprise Loan Program	4 Businesses	0				

**FY 2015-16 Expenditures by Objective- All Funding Sources**

<b>Objective</b>	<b>Funds Expended FY 2015-16*</b>
Homeless Needs	\$2,318,919
Owner Housing	\$528,366
Rental Housing	\$2,265,956
Special Needs	\$75,442
Infrastructure	\$442,201
Public Facilities	\$370,882
Public Services	\$250,052
Administration/Planning	\$581,705

\*Includes prior year funds drawn for projects currently underway.

**2. Program Changes**

In previous years, the Housing Rehabilitation and First Time Homebuyer’s programs were a high priority. However, during the past seven years, the demand and eligible applicants for these programs have decreased significantly due to the decrease in the median home values and tightening of first mortgage loan underwriting standards resulting from the recession and housing crisis.

The County realized it was necessary to modify its Housing Rehabilitation and First Time Homebuyer’s programs to better reflect the current needs of homeowners and homebuyers. The decrease in equity in homes and the reduction in CDBG and HOME entitlement funds, has contributed to the County’s inability to provide funding for substantial rehabilitation on substandard housing. Historically, the average cost for a substantial rehabilitation has been in the range of \$130,000.

During the program year, the County continued to provide reduced housing rehabilitation loans of \$15,000 for health and safety improvements and \$40,000 down payment assistance to first-time homebuyers, which allowed the County to assist more low-income households.

**3. Affirmatively Furthering Fair Housing**

San Joaquin County updated its Analysis of Impediments to Fair Housing (AI) in May 2015 for the 2016-2020 Consolidated Plan. The report found that in general, discrimination based on race/ethnicity is not a significant impediment to fair housing choice in San Joaquin County.

The report identified the following as the biggest fair housing issues:

- 1. Foreclosures and Predatory Lending.** Owners are not notifying tenants that homes are going through foreclosure.
- 2. Landlord/Tenant Mediation.** Some property owners indicated that San Joaquin Fair Housing (SJFH) is not neutral in its mediation and is bias in favor of tenants.
- 3. Education and Outreach.** The community needs better education about fair housing rights. County staff need to be provided more education on fair housing issues so that they can better respond to inquires from the public.
- 4. Need for Testing.** A testing program that compares the results of paired applicants (testers) for evidence of discrimination by landlords would provide more accurate information regarding the actual extent of fair housing problems.

**5. Assistance for Persons with Disabilities.** Persons with disabilities face barriers to choice due to a lack of housing with accessibility features (e.g., few rental units have hallways wide enough for wheelchair access).

The potential fair housing concerns, as noted in that report, as well as the County's efforts to address them are as follows:

- Improve access, through website links, to housing information on fair housing services and fair housing rights;
- Increase awareness of the rights of persons with disabilities due to physical or other conditions that create special needs;
- Access to additional landlord/tenant mediation and education

During the program year, San Joaquin Urban County allocated \$60,051 CDBG program funds through a contract with San Joaquin Fair Housing, Inc. (SJFHI), a non-profit agency, to assist households countywide with discrimination complaints, including perceived discrimination in areas of race, children, disability, marital status, ethnicity, sexual orientation, and other arbitrary discrimination. Through the contract, SJFHI provided education for fair housing compliance and outreach services on rental issues and tenant-landlord laws for citizens, organizations, and agencies. SJFHI also provided tenant-landlord mediation services to mediate differences between the parties and resolve outstanding issues. These services provide all the parties involved an awareness of their civil rights and responsibilities and prevent potential violations in the spirit and letter of the law.

Additionally, SJFHI provided information services, investigations, audits, and testing. Testing is an investigative tool through which the staff provides independent corroboration of whether illegal discrimination has occurred, and it is a method to prove or disprove an allegation of differential treatment.

In FY 2015-16, 130 households in the San Joaquin Urban County were reported to have benefited from fair housing compliance activities, where 76 of those households received direct benefits.

During the reporting period, SJFHI participated in 7 community events throughout the Urban County on Fair Housing, Affordable Housing and Tenant Rights. SJFHI conducted significant outreach by advertising in the real-estate classified section of four local newspapers; Stockton Record, Manteca Bulletin, Tracy Press, and the Lodi News Sentinel, as well as ongoing public service announcements broadcasted on two local access channels. SJFH staff disseminated fliers of printed materials on fair housing (available in six different languages) at over 30 public locations throughout the County and assisted 44,865 residents with information and referral services through their office.

SJFH continues to partner with fair housing service providers in Stanislaus and Sacramento counties, to expand available fair housing education and outreach efforts through information sharing.

The County collects and reviews data on the characteristics of program beneficiaries to determine broad benefit and to determine if there are underserved groups. The County also requires developers of assisted projects with 5 or more units, to prepare an Affirmative Marketing Plan to assure participation by all groups. In FY 2015-16, SJFHI's website had over 121,617 page views.

#### **4. Actions Taken to Address Obstacles to Meeting Underserved Needs**

A concerted effort has been made to coordinate with other County agencies and community groups in both the identification of needs and the resources available to address the needs of the underserved populations in San Joaquin County. The goal, in a time of diminishing resources, is to maximize effect through the elimination of duplication and employment of economies of scale when possible to serve the largest number of residents possible.

The primary obstacle to meeting underserved needs is the availability of funding. The availability of funding from both federal and state sources is a primary determinant in the ability of the local jurisdictions to address identified needs.

Budget problems experienced by the State of California have affected state funding programs, which has contributed to the lack of affordable housing. To address these obstacles, the County jurisdictions fund a number of projects and programs directed at meeting the underserved housing needs. Programs include allocating funds to housing developers for the development of affordable housing and supporting non-profits in their efforts to provide transitional housing and rental assistance.

The State's action in dismantling redevelopment agencies has had a negative impact on the participating cities ability to address affordable housing needs within their respective communities.

#### **5. LEVERAGING RESOURCES**

- **CDBG Program Funds**

In addition to the direct benefit provided by the use of CDBG funds, having this funding as a part of a project often leverages other sources of funding. Often times, allocation of federal funding to projects to leverage other funding require an up-front allocation. This up-front funding then encourages other funding for the project, but the leveraging of other funding is a time intensive process. Usually, the leveraged funds do not materialize for years, often times resulting in jurisdictions not meeting HUD program expenditure time constraints. This makes significant leveraging very difficult.

- **Home Program Funds**

Whenever possible and to the maximum extent feasible, San Joaquin County's HOME Program funds are leveraged. The rare times when these funds are not leveraged pertains mainly to single family rehabilitation projects undertaken and funded completely by the County.

Down payment assistance loans underwritten by the County are always secondary to primary bank loans often made at below market interest rates. The County lends potentially up to 20% of the sales price on homes to assure that buyer income levels are as low as possible. Larger projects, such as Valle del Sol, Mountainview Townhomes, Almond Terrace, Almond Court, and Stone Pine Meadows, involve either Federal or State Tax Credits or both. These projects may also involve bond financing, or some other financing vehicle. Where HOME Program funds are leveraged, they are usually invested at a 10-20% level in each project, although at times it is



lower. Lately, it has become more difficult to leverage Federal funds with bank financing because of tightened underwriting criteria.

Matching funds are derived from several sources. These include California State Tax Credits on larger projects, below market interest rate loans made on projects where the County invests HOME Program funds as second position, and donated labor and funds on some non-profit projects. Matching funds are also generated via CHFA loans, tax rebates, Affordable Housing Program grants, and State Multi-Family Housing Program loans, depending on the project.

During FY 2015-16, San Joaquin County's match requirement for the HOME Program was 25%. As indicated on the HOME Match Report (Appendix B) the County's match liability for this fiscal year is \$50,332. The County has an excess match of \$5,411,577 to carry-over to the next fiscal year.

- **ESG Program Funds**

All ESG funds expended by the homeless shelter providers are required to be matched with other sources of funding. During the reporting period, the County's ESG expenditure of \$239,862 was matched 100% by the subrecipients of ESG program funds.

- **SHP and SPC Program Funds**

The Supportive Housing Program (SHP) and Shelter Plus Care (SPC) program have match requirements. For SHP the match requirements are 25% of operating expenditures and 20% of supportive services. For SPC, the match requirement is 50% of rent costs. Most of these match requirements are met with the value of supportive services provided program beneficiaries, not funded by the SHP/SPC programs and total in expenses of \$1.8 million per year.

## **B. Managing the Process**

San Joaquin County has designated its Community Development Department (CDD), which administers the Urban County's CDBG, HOME, and ESG programs on its behalf. The CDD 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.

The project selection process for FY 2015-16 was consistent with the County's Five-Year Plan. During the selection process, activities were evaluated based on a number of criteria including consistency with the priority needs identified in the Five-Year Plan, as well as compliance with CDBG national objectives, local objectives, and the past performance of applicants in complying with program requirements.

Throughout the reporting period administrative staff monitored projects supported with federal funds to ensure compliance with the program and comprehensive planning requirements. A more thorough discussion of the County's monitoring process is included later in the report.

The County continues to structure its grant agreements as performance-based contracts, with related reimbursement more specifically to accomplishments and where possible, focuses on outcome accomplishments rather than output accomplishments. The use of

performance-based contracts provides a more accurate reflection of the number of beneficiaries directly impacted with federal program funds. This contracting method also ensures that reported accomplishments reflect unduplicated numbers.

In pursuit of increased communication and coordination, CDD Staff met and participated in periodic meetings with staff from the City of Stockton, a separate entitlement community within San Joaquin County, to coordinate the use of CDBG, HOME, and ESG funding in neighboring geographic areas; met with the Housing Authority of the County of San Joaquin staff; conducted regular meetings with Urban County jurisdiction staff; participated in the Central Valley Housing Agency consortium; and continued outreach and information sharing with other county agencies serving similar clientele; and continued to facilitate the Homeless Consortium.

## **1. Intergovernmental Cooperation**

During 2015-16, the County and the Urban County jurisdictions of Escalon, Lathrop, Manteca, Ripon and Tracy continued to work toward greater cooperation and coordination in the implementation of Consolidated Plan programs. Meetings with all jurisdictions occurred on a periodic basis. Planning documents were developed and adopted by all jurisdictions. The County has developed a working relationship with the City of Stockton (a separate entitlement), the City of Lodi (a former member of the Urban County), and the local Housing Authority. These agencies meet periodically to discuss housing programs, neighborhood target areas and other common interests. When the County and City of Stockton share in the funding of a given project, rather than duplicate administration and management, the jurisdictions divide responsibilities when possible.

When the County first implemented target area programs, they resulted in a unique private/public partnership focused on neighborhood revitalization. Surprisingly, the target area programs have resulted in increased communication and coordination beyond target area programs amongst County agencies providing similar services, where previously little existed. Even though target area programs have ended, the resulting increased communication and coordination continues and has been beneficial in implementing successful homeless count efforts and other improved implementations.

## **2. Coordination with Other Programs**

Throughout the reporting period, the County's Community Development Department (CDD) has reviewed other available funding sources and programs that could be used to meet the needs identified in the Consolidated Plan.

The CDD also has cooperated with other organizations in their pursuit of funds to operate programs and/or provide housing to County residents. This includes providing Certificates of Consistency and letters of support for inclusion in grant applications for other funding sources. The County is assisting two local non-profit housing developers, and designated CHDO's, STAND and Visionary Homebuilders, Inc., to process major subdivision applications for larger scale affordable housing projects. The County Tax Collector entered into an agreement with STAND to acquire tax sale properties to develop affordable housing.

## **C. Citizen Participation**

Consistent with the County's Citizen Participation Plan, a 15-day public comment period was held for review of the draft Consolidated Annual Performance and Evaluation Report (CAPER). A public notice was published in The Stockton Record on September 15, 2015 and the comment period ended September 29, 2015. A draft CAPER was prepared and

made available for review on the County's website [www.sjgov.org/commdev](http://www.sjgov.org/commdev) and at the County's Community Development Department during business hours. No written comments were received during the public comment period.

#### **D. Institutional Structure**

Generally, the institutional structure established to carry-out the Consolidated Plan has remained relatively unchanged since the implementation of the consolidated planning process. Each Urban County jurisdiction continues to select projects to be funded with available resources to address identified local needs. The County remains the general administrator of the Consolidated Plan. Reporting mechanisms are established with jurisdictions, agencies and organizations carrying out affordable housing and other programs. This information is disseminated, reported and shared with all interested parties.

The most significant development in this framework is the establishment of the San Joaquin County Continuum of Care for the Homeless. This is the first documented process for assisting the homeless from the street to permanent housing. Existing programs have been plugged-in, gaps identified and actions to fill these identified gaps undertaken. A working committee of representatives from various components of the Continuum of Care has developed and this group meets periodically to improve and update the Continuum.

An environment of increased communication is taking place among the Urban County jurisdictions and between government agencies, housing providers, and service providers and is helping to improve access to the programs and services that are available within the County. In addition, outreach efforts continue to improve as a result of this increased communication, which in turn has improved outreach to segments of the population that are often difficult to reach and serve, many of whom are now receiving benefits from programs.

#### **E. Monitoring**

Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

To ensure compliance with the various funding regulations and to manage effective CDBG, HOME, and ESG programs, administrative staff conduct monitoring reviews of each subrecipient every one to three years to ensure program compliance with HUD regulations. Technical assistance was conducted throughout the 2015 program year.

The County also undertakes monitoring of all subrecipients for compliance with related program guidelines, subrecipient agreement terms, timely expenditure requirements, and local community development objectives. This monitoring is conducted not only to ensure program compliance, but also to enhance communication and cooperation and to provide good data collection and reporting systems.

#### **F. Lead-based Paint**

The County complies with all federal requirements related to prevention of lead based paint poisoning as provided in the Residential Lead Based Paint Hazard Act of 1992 (Title X) and the new regulations adopted in 1999. These procedures have been adopted as part of

the Housing Rehabilitation Program guidelines and also apply to the Emergency Repair and Down Payment Assistance Programs.

The procedures regarding lead-based paint in the rehabilitation program include:

- Notification procedures for owners and occupants
- Evaluation and identification of lead hazards
- Requirements for repair, reduction or abatement of the lead hazards
- Clearance examinations

In FY 2015-16 the County inspected each residence for lead based paint prior to approving housing rehabilitation loans and to ensure the scope of work for rehabilitation would not need to change once work was underway.

All Shelter Plus Care and Supportive Housing Program recipient's housing units have undergone a housing inspection and evaluation of lead hazards. Any identified lead based paint hazards must be mitigated prior to occupancy by program participants.

## **G. Housing Needs**

The challenges in FY 2015 continue to be the increasing cost of housing, competition for a shrinking pool of affordable units, the impact of housing costs on the most vulnerable populations, the wage gap between skilled and unskilled workers, regional employment trends, lack of public transportation options to regional employment opportunities, and the threat of displacement, due to rising rents and/or the expiration of federally subsidized housing.

The jurisdictions within the Urban County continue to take many actions that directly and substantially promote affordable housing and address the housing needs of underserved populations.

### **1. Affordable Housing Programs**

- The Mountain House New Community includes an Affordable Housing Program which requires that 6.5% of low-density and medium-density residential lots in each neighborhood to be developed with second unit dwellings, encourages the development of affordable density bonus units as part of high-density residential development, and requires payment of an affordable housing fee. An affordable housing fee is currently being collected on all residential building permits and is the first program of this nature established in the County.
- The cities of Ripon and Escalon have established inclusionary housing programs requiring a specific percentage of all residential development to be affordable.
- Density bonus programs are underway providing incentives to developers to include affordable housing in developments.
- The Urban County jurisdictions continue to commit a major portion of CDBG and HOME funds to address affordable housing needs.
- Continued efforts in applying for additional funding for additional affordable housing production (Shelter Plus Care, Supportive Housing Program, Low Income Housing Tax Credits, Affordable Housing Program, Cal-Home, CHFA, and State HCD Migrant Farm Worker Housing Program).

- All the Urban County jurisdictions update their Housing Element, as required by the state and require jurisdictions to accommodate their Regional Housing Needs Allocation (RHNA) of housing units for all income groups.
- Implementation of zoning regulations, such as mixed-use zones, density bonuses, second unit dwellings, and Planned Development Zones, which encourage the development of affordable housing. All jurisdictions are encouraging the development of multi-family housing by assuring that an adequate supply of properly planned and zoned vacant land is available. Several jurisdictions exempt senior citizen and affordable housing projects from their growth management ordinance requirements.

## **2. Public Outreach**

- Private/public partnerships are being established to expand the County's expertise and the availability of resources for affordable housing projects.
- Staff has participated in many local task forces and committees working with local non-profit agencies, religious organizations, for-profit businesses and citizen groups to encourage participation by these groups in programs that assist low-income persons with their housing and service needs.
- Staff has made presentations on program offerings at local housing fairs, San Francisco Federal Reserve sponsored workshops, Board of Realtors meetings, Rental Property Owner Association events, at Community Centers and a local Non-Profit Executive Director seminar.
- The County, in conjunction with the City of Stockton, provided funding to a local non-profit to provide foreclosure counseling and to interact with lenders on behalf of homeowners facing foreclosure.

## **3. Farmworker Housing**

- The County amended its Development Title to permit the owners of agricultural zoned lands to develop up to 12 units of agricultural worker housing. This change will allow farmers who are inclined to provide agricultural worker housing a timelier, simplified and less expensive ministerial process for the development of that housing.

## **H. Specific Housing Objectives**

In FY 2015-16, the County was consistent with its three goals to promote affordable housing opportunities; 1) Preserve existing affordable housing, 2) Expand affordable housing opportunities, and 3) Address special needs housing. The 2015-16 Consolidated Annual Action Plan identified various housing and community development strategies to meet local needs. The Urban County utilized its 2015-16 and prior year funds from CDBG and HOME program to support meeting the Consolidated Plan objectives of providing increased affordable housing opportunities to low-income persons. Downpayment assistance programs were allocated 54% of the HOME allocation; existing affordable housing stock was maintained with 30% of the HOME allocation and 10% of the CDBG allocation.

### **1. Housing Rehabilitation Program**

The County, through its Community Development Department's Neighborhood Preservation Division, has continued to emphasize the importance of preserving the existing affordable housing stock and has developed an array of program options to help very-, low- and moderate-income households rehabilitate and preserve their homes. The Neighborhood

Preservation Rehabilitation Specialist helps client's assess their level of need from major to minor home repairs and refers them to the appropriate program services.

The primary objective of the Housing Rehabilitation Program is to provide low-interest rate loans to low- and moderate income homeowners for the purpose of bringing their residence up to minimum housing standards. Typically, at least 80% of a rehabilitation project is focused on building code and property hazards, such as correcting faulty electrical wiring, substandard plumbing, failed septic system or HVAC, weatherization, or a leaking roof cover. The other 20% may be used on non-luxury items to improve the function, convenience and/or comfort of a home, such as new carpets or other flooring, a dishwasher, and kitchen and/or bathroom upgrades.

The rehabilitation program has been successful but, changes in the marketplace are impacting our ability to assist homeowners. The significant decrease in property values resulting from the economic downturn has had a significant impact on the County's ability to perform substantial rehabilitation on substandard housing. Because of this, many rehabilitation projects became less substantial, addressing only critical deficiencies.

During the 2015 program year, the Urban County continued efforts to rehabilitate, provide accessibility, and improve the energy efficiency of owner-occupied single family dwelling units. The County expended \$126,531 HOME program funds and \$22,038 CDBG program funds in the rehabilitation of two (2) low-income owner-occupied single family units and four (4) HOME-assisted low-income rental units.

The City of Manteca, Lathrop and Tracy did not expend any funds during this period for their rehabilitation program.

## **2. First Time Homebuyer Program**

The first time homebuyer's program provides homeownership opportunities to low-income homebuyers through grants and loans. Funded by HUD's HOME and NSP program funds, San Joaquin County and the City of Manteca funded a homebuyer's assistance program, known as the GAP Loan Program. The GAP loans are deferred second mortgages provided to bridge the gap between the home sale price and what a low-income household can afford.

HOME funds were provided for GAP loans in FY 2015-16 by the following jurisdictions: The County expended \$252,546 for ten (10) loans and the City of Manteca expended \$105,800 for three (3) loans, all to qualified low-income homebuyers.

Since the inception of the County's down payment assistant program in 1994, the program has evolved into a highly successful first-time homebuyers program. FY 2015-16 marks the 21<sup>st</sup> successful year in providing down payment assistance to low-income homebuyers for a total of 487 GAP loan and funding in the amount of \$11,632,275.

## **3. Land Acquisition/New Construction**

The County provides HOME funds, on a competitive basis, to non-profits and for-profits, to acquire land to construct housing for low-income homebuyers. During the program year 2015-16, no HOME funds were allocated to land acquisition for new construction.

## **I. Public Housing Strategy**

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

The Housing Authority maintains programs to assist the low- to moderate income community with their housing costs. These Assisted Housing Programs consist of the Housing Choice Voucher Program (HCVP) and Public Housing Program.

### **1. Housing Choice Voucher Program**

The Housing Choice Voucher Program provides rent subsidies in the form of housing assistance payments to private landlords on behalf of eligible families. The Housing Choice Voucher Program, funded by the U.S. Department of Housing and Urban Development (HUD), provides housing assistance to extremely low and very low-income families, senior citizens, and disabled or handicapped persons.

### **2. Public Housing**

Public Housing is a program that provides rental assistance to low-income residents of the San Joaquin area, available to those income eligible households who qualify. The Housing Authority uses income limits developed by HUD. HUD sets the lower income limits at 80% and very low income limits at 50% of the median income for the County.

The Housing Authority manages and maintains 1,075 units in a mixture of single-family and multi-family buildings, which are located throughout San Joaquin County.

## **J. Barriers to Affordable Housing**

The ability to create affordable housing remains a challenge, as the housing market continues to retract as a result of the recession. Housing construction has slowed; lender underwriting criteria has tightened; high number of foreclosures in San Joaquin County; and the pool of borrowers eligible for financing have decreased leaving most sales as investor purchases.

To continue to address the negative impacts of foreclosures, HUD awarded San Joaquin County Neighborhood Stabilization Program funds for the second time. In 2011 the County received \$4,398,543 of NSP3 funding, to be patterned after the County's successful NSP1 program; 60% of the allocation to fund the purchase, remodel and resale of foreclosed single family properties, 25% to purchase, remodel and rent a multi-family housing unit to very low-income households; 5% to establish a land bank, and 10% to administer the program.

The Urban County jurisdictions are also continuing to work to eliminate barriers to affordable housing. The actions identified in the County's Consolidated Plan continue to be implemented. These actions include the implementation of zoning regulations, such as mixed-use zones; density bonuses; second dwellings; and Planned Development Zones, which encourage the development of affordable housing. All jurisdictions are encouraging

the development of multi-family housing by assuring that an adequate supply of properly planned and zoned vacant land is available. Several jurisdictions exempt senior citizen and affordable housing projects from their growth management ordinance requirements.

### 1. Neighborhood Stabilization Program (NSP)

The Housing and Economic Recovery Act of 2008 included a program called the Neighborhood Stabilization Program (NSP1). In March 2009, San Joaquin County and the Urban County jurisdictions of Escalon, Lathrop, Lodi, Manteca, Ripon and Tracy received \$9,030,385 of NSP funding as a result of HUD’s allocation methodology, which was weighted to benefit communities with the greatest exposure to sub prime loans and hit hardest by residential foreclosures. The intent of the program is to stabilize neighborhoods hit hardest by the foreclosure crisis and to provide an economic stimulus to the local economy.

The County’s NSP1 program was kicked off in April 2009 with four (4) local non-profit housing development organizations to implement the program in neighborhoods that had been identified by the County and participating jurisdictions as hard hit by the foreclosure crisis. By the end of June 2014, the County had expended approximately \$18.7 million of NSP1 funding (the original NSP allocation supplemented by program income) acquiring eighty-three (83) foreclosed single-family residential properties. All eighty-three (83) of the single family units have been sold to qualified households.

In March 2011, San Joaquin County and the Urban County jurisdictions received \$4,398,543 of NSP3 funding authorized by the Dodd-Frank Consumer Protection and Wall Street Reform Act of 2010. Due to the success of the County’s NSP1 program, the County patterned its NSP3 Program after the original NSP program.

The County expended approximately \$6.7 million of NSP3 funding (the original NSP allocation supplemented by program income) to acquire and rehabilitate twenty-four (24) single-family residential properties, which all have been sold to qualifying households. To advance the County’s rental property efforts, a 38-unit foreclosed apartment complex was acquired and is currently being rehabilitated into a 37-unit apartment complex for very low-income households. When completed, there will be a total of nine studio units and twenty-eight one bedroom units. Two of the units will be accessible to the mobility impaired. Site amenities include a common laundry facility, a common meeting area room, gated protection, and a security surveillance system.

### K. HOME Investment Partnership Program

The County received \$757,917 from HUD for the 2014-15 HOME Program and distributed these funds under the allocation formula to the Urban County jurisdictions as follows:

San Joaquin County	\$316,613
City of Escalon	\$8,895
City of Lathrop	\$19,970
City of Manteca	\$86,339
City of Ripon	\$18,927
City of Tracy	\$107,010
Community Housing Development Organization (CHDO)	\$113,668
Urban County Administration	\$75,792



## **1. Specific Housing Goals and Objectives**

During FY 2015-16, the Urban County assisted 13 first-time homeowners with low interest loans and assisted one (1) low-income owner-occupied single family unit and four (4) HOME-assisted low-income rental units with housing rehabilitation loans. This goal was revised during the year to reflect the actual level of activity and demand for services.

The County increased the supply of affordable housing with the rehabilitation of a 37 multi-family apartment complex purchased with Neighborhood Stabilization Program-3 funds. These units are available to very low-income households.

## **2. HOME Affirmative Marketing**

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

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

## **3. Outreach to Minority – Women – Owned Businesses**

The County has a minority outreach program for projects funded by the entitlement programs within its jurisdiction that ensures the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women. Certain procedures are in place during contracting and project implementation to assure that minority business enterprises and women business enterprises are used when possible in the procurement of property and services. This includes encouragement of contracting with minority and women's businesses written into all bids packaged and published notices soliciting contractors for work on HUD-funded community development and housing projects.

San Joaquin County maintains a list of general contractors available for County projects involving single-family dwellings. At present, the list contains 5% MBE contractors. Currently, there are no WBE contractors on the list. New contractors are attracted to the program regularly through word-of-mouth and through open solicitation by staff members.

Each year, approximately 3-4 new contractors enter the program. The majority of the novice contractors usually drop out in a few months after failing to win bids because of the highly competitive nature involved in the County's bidding process. Staff works with beginning contractors to help them compete competitively with the seasoned program contractors, thereby, increasing the number of skilled contractors available to our clients. This process assures the lowest possible contract prices for homeowners, but allows only contractors with the most business sense and skill to be successful in the County housing rehabilitation program.

Minority and women subcontractors are solicited directly by general contractors for County projects. The percentage of minority business enterprise and women owned businesses subcontractors typically involved in County projects is generally higher than the 5% seen for the general contractors.

For larger projects, bids are conducted by the CHDO's and/or the developers involved in the projects. Participation by minorities in these projects is often at a higher percentage.

The County's record in the past has been adequate regarding minority business enterprises and women owned businesses. It has been difficult to attract interest from a sufficient number of minority owned businesses, particularly from women owned businesses. From time to time the County will have one (1) or two (2) on the contractor's list, but they come and go and are difficult to keep interested in the program due to the highly competitive nature of the bidding process and the vibrant local economy that allows contractors higher fees outside the County's program. This may change with less local work, due to the downturn in the housing market.

#### **4. Program Income/Recapture Funds**

Down payment assistance and rehabilitation loan payments and payoffs, construction loan payoffs, as well as payments from a joint project with the Housing Authority of the County of San Joaquin, contribute to the flow of HOME program income funding. During the reporting period, refinance opportunities for HOME borrowers declined significantly with lower home values and less equity. This has resulted in limited loan payoffs for the County. Generally, the program that generates the program income receives benefit from the program. Program income from the HOME program consists of approximately \$15,000 per month of amortized loan payments and supplemented with the occasional loan pay-off.

As required by HOME program regulations, program income is utilized for the next available project in that budgeting category and is expensed before additional funds are drawn from the HOME line of credit.

The County received a total of \$1,105,196.60 in CDBG and HOME program income during the FY 2015-16. Of that amount, \$355,750.82 was deposited into the CDBG Revolving Loan Fund account.

No HOME Recapture funds were received during the fiscal year. The County's Revolving Loan Fund earned \$15,057 in interest during the fiscal year. The County did not receive income from float-funded activities or from the sale of properties.

#### **5. HOME-Assisted Rental Housing Onsite Inspections**

Over the years, San Joaquin County has developed fifteen (15) rental projects:

<b><u>PROJECT</u></b>	<b><u>UNITS INSPECTED</u></b>
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LOEL SENIOR CENTER & GARDENS, LODI	5 UNITS
LOEL SENIOR CENTER & GARDENS, LODI	4 UNITS
HOUSING AUTHORITY	4 UNITS
MOUNTAIN VIEW TOWNHOMES, TRACY	11 UNITS
CROSSROADS PLAZA, ESCALON	1 UNIT
LODI HOTEL, LODI	11 UNITS
STONE PINE MEADOWS, TRACY	4 UNITS
UNION COURT APARTMENTS, MANTECA	3 UNITS
ALMOND TERRACE APARTMENTS, MANTECA	4 UNITS
ALMOND COURT APARTMENTS, MANTECA	4 UNITS
TRACY VILLAGE APARTMENTS, TRACY	11 UNITS
VALLE DEL SOL, STOCKTON	9 UNITS
SONKE RENTALS, RIPON	2 UNITS
VASTI RENTALS, STOCKTON	2 UNITS
CHURCH STREET TRIPLEX	3 UNITS

The rents of all the HOME-assisted units and the incomes of the respective tenants are monitored annually for compliance with HOME regulations. All HOME-assisted units are inspected every 2-3 years. The last inspection conducted in 2012 found the units to be in compliance.

## L. Homeless Needs

### 1. Continuum of Care

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

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

### 2. Shelter Plus Care

The County administers the Shelter Plus Care (SPC) grants from HUD. The grants are:

Year Awarded	Number of Persons Served Individual/Families	Grant Amount Amount	Notes
2010	11	\$ 393,780	
2010	7	\$ 342,120	

2012	283	\$2,228,463	Renewal of 2011
2013	283	\$2,088,003	Renewal of 2012

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

The program requires that all rent assistance be matched with an equal amount of supportive services. Supportive services received by the program participants include case management, health care, mental health services, substance abuse services, HIV/AIDS services, education and job training. These programs are running concurrently and are at or near capacity. During FY 2015-16, \$2,207,004 of rent assistance was provided to an average of 301 persons per month through the Shelter Plus Care program.

The following shows a more detailed breakdown by each grant:

**2010 Shelter Plus Care:** This program has been operating for 51 months and provides rent assistance to an average of 11 persons per month. During the reporting period, \$116,216 was expended for rental assistance and \$4,717 for administration of the program, for a total of \$120,933.

**2010 Shelter Plus Care:** This program has been operating for 38 months and provides rent assistance to an average of 7 families per month. During the reporting period, \$65,431 was expended for rental assistance and \$3,545 for administration of the program, for a total of \$68,976.

**2012 Shelter Plus Care:** This program has been operating for 12 months and provides rent assistance to an average of 283 persons per month. During the reporting period, \$381,835 was expended for rental assistance and \$39,287 for administration of the program, for a total of \$421,122.

**2013 Shelter Plus Care:** This program has been operating for 10 months and provides rent assistance to an average of 283 persons per month. During the reporting period, \$1,643,522 was expended for rental assistance and \$186,879 for administration of the program, for a total of \$1,830,401.

### 3. Supporting Housing Program (SHP)

San Joaquin County currently oversees the implementation of eleven (11) Supportive Housing Programs (SHP). The Supportive Housing Programs promote the development of supportive housing and services that help participants transition from homelessness to independent living. Current programs are operated by New Directions, Central Valley Low Income Housing Corporation (CVLIHC), and Lutheran Social Services. The Supportive Housing programs have been funded through HUD’s Homeless Assistance Continuum of Care process. Through HUD’s application process, the County has successfully secured annual funding since 1996.

The following is a brief description of grant activity:

**2011 Supportive Housing Programs:** Rent assistance and supportive services were provided by one subrecipient during FY 2015-16, serving an average of nine homeless individuals each month. A total of \$172,628 was expended during the reporting period.

**2012 Supportive Housing Programs:** Rent assistance and supportive services were provided by eight subrecipients during FY 2015-16, serving an average of 156 homeless individuals and families each month. A total of \$425,788 was expended during the reporting period.

**2013 Supportive Housing Programs:** Rent assistance and supportive services were provided by ten subrecipients during FY 2015-16, serving an average of 229 homeless individuals and families each month. A total of \$1,630,592 was expended during the reporting period.

**2014 Supportive Housing Programs:** Rent assistance and supportive services were provided by two subrecipients during FY 2015-16, serving an average of 57 homeless individuals and families each month. A total of \$95,467 was expended during the reporting period.

#### 4. Specific Homeless Prevention

##### **Ten Year Plan to End Homelessness**

Representatives from the County, the City of Stockton, non-profit organizations, church groups and local businesses have been working on the development of a 10-year plan to end homelessness. The plan is in draft form and a team is meeting with the County and other cities for support of the plan.

##### **Emergency Solution Grants (ESG)**

The County received \$209,552 from HUD for the 2015-16 ESG Program and distributed these funds to ten (10) homeless shelter and service providers. Agencies receiving ESG assistance are: Stockton Shelter for the Homeless, St. Mary's Interfaith Community Services, Women's Center Family and Youth Services, and Gospel Center Rescue Mission, all in Stockton; Haven of Peace in French Camp; McHenry House in Tracy; Lodi House and Hope Harbor Archway Shelter in Lodi; and HOPE Ministries in Manteca. During the reporting period, \$239,862 of FY 2015-16 ESG funding was expended; the remainder was obligated by shelter providers. Funding was used to offset shelter operation expenses and to provide essential services and homeless prevention services.

All ESG funds have been matched with private funds that were received by the individual organizations through donations and fundraising activities. The following table provides detail regarding the 2015-16 allocation and beneficiaries of the ESG program funds for the reporting period. Beneficiary details can be found in Appendix C.

#### **SAN JOAQUIN COUNTY EMERGENCY SOLUTIONS GRANT (ESG) FISCAL YEAR 2015-16 ALLOCATIONS**

AGENCY	TOTAL GRANT	ESSENTIAL SERVICES	ADMIN	OPERATIONS	HMIS
Women's Center Youth and Family Services	\$23,136	\$18,000		\$5,364	
Haven of Peace	\$6,800			\$6,800	
Gospel Center Rescue Mission	\$18,700			\$18,700	
St. Mary's Interfaith	\$40,000			\$40,000	

AGENCY	TOTAL GRANT	ESSENTIAL SERVICES	ADMIN	OPERATIONS	HMIS
Community Services					
Stockton Shelter for the Homeless	\$42,400			\$42,400	
Salvation Army	\$12,000			\$12,000	
HOPE Ministries	\$10,500			\$10,500	
Lodi House	\$10,000			\$10,000	
Central Valley Low Income Housing	\$24,998				\$24,998
McHenry House	\$10,500			\$10,500	
Program Admin			\$10,518		

## Community Development Block Grant

In order to meet the priority of developing and sustaining suitable living environments, San Joaquin County implemented community development strategies and projects throughout the Urban County. These strategies were identified in the 2016-2020 Consolidated Plan. The 2015-16 Consolidated Annual Action Plan identified priorities for allocating assistance to improvement of community facilities and parks, infrastructure, accessibility needs, public services, and administrative and planning activities.

CDBG funds were used to benefit very-low, low- and moderate-income persons. The San Joaquin Urban County spent 100 percent of its CDBG funds to benefit low- and moderate-income individuals. No projects were initiated or completed to aid in the elimination of slum and blight or the urgent need national objective.

San Joaquin County has not changed the objectives of its CDBG program and continues to use CDBG funds for infrastructure and public facility improvements, housing development, rehabilitation, and homeownership, public services, commercial revitalization, and planning and administration activities.

The San Joaquin Urban County pursued all potential resources as indicated in the Consolidated Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training and education, community development activities directed toward revitalizing neighborhoods and economic development. In the economic downturn we have found it very difficult to obtain other funding to complement County activities.

### 1. Public Facilities

The objective for funding public facilities and improvements projects is to improve the health and welfare of targeted neighborhoods and augment the availability of needed local services to low- and moderate-income persons. This is accomplished through the provision of quality public facilities, which are responsive to the unique character and differing needs of individual neighborhoods and the social service requirements of the low- and moderate-income residents therein.

The County and Urban County jurisdictions expended approximately \$2,736,906 of CDBG funds during FY 2015-16 constructing water, sewer and storm drainage systems, senior and youth center improvements, street, parking, and sidewalk improvements, and other public facility improvement projects. The use of these funds resulted in the completion of 26 public facilities and the commencement of 19 renovations/improvements to various public facilities.

## **2. Public Services**

The objective in funding public service activities are to develop a diverse network of needed services directed toward enhancing the health, safety, and overall well-being of low- and moderate-income persons and persons with special needs, through provisions for creating, improving, and expanding quality public and private human service programs. The Urban County jurisdictions expended \$256,216 of CDBG program funds assisting approximately 301,780 individuals.

### **O. Anti-Displacement and Relocation**

No relocation activity occurred during Program Year 2015-16. Administrative staff reviews and evaluates projects prior to approval and commitment to ensure that relocation activities will not be required in carrying out projects. In instances where relocation may become an issue, staff works diligently with developers and contractors to avoid displacement of households. However, if necessary, staff will make certain that developers fully comply with all applicable Uniform Relocation Act requirements.

### **P. Antipoverty Strategy**

During the reporting period many of the County's HUD funded projects were directed toward those households whose incomes are at or below the poverty line. It is very clear to the County that in order to solve housing problems in the community, the issue of jobs must be addressed.

By funding shelters, transitional housing and other housing programs with Emergency Solutions Grant (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC) and Home Investment Partnership (HOME) funds; food banks and other essential public services with Community Development Block Grant (CDBG) funds, the County is addressing the basic needs of very low income persons. With these basic needs addressed, these persons are in a better position to take advantage of programs that provide job training, job searches and job placement services.

### **Q. Non-Homeless Special Needs**

In the County's 2016-2020 Consolidated Plan the County identified several non-homeless special needs groups: Farmworkers, Senior Citizens, Frail Elderly, and Seniors with Disabilities, Persons with HIV/AIDS, and Alcohol /Other Drug Addicted Persons.

Each of these groups are served by Consolidated Plan funded programs in the form of services and housing provided by local non-profit agencies funded with Community Development Block Grant, Emergency Solutions Grant, Shelter Plus Care, and Supportive Housing Programs.

In the 2016-20 Consolidated Plan the County identified the highest priority; non-homeless special needs group as farmworkers. There are multiple programs offered in San Joaquin County to assist farmworkers.

- San Joaquin County Office of Education: Provides supplemental programs and services to children of migrant farmworkers.
- Worknet of San Joaquin County: Provides specialized job services for farmworkers. Many services are provided in Spanish.
- San Joaquin County Public Health: In addition to providing day-to-day healthcare services, Public Health has been working to implement a Personal Health Record program. The program enrolls migrant farmworkers in an electronic portable health record and provides a photo ID to assist farmworkers with their healthcare needs as they migrate throughout the State.

### **1. Specific HOPWA Objectives**

The purpose of the HOPWA Program is to plan, develop, and provide housing, rental assistance or related housing support activities for low-income resident with HIV/AIDS in San Joaquin County who are homeless or at risk of becoming homeless.

The San Joaquin County Public Health Department receives a formula based allocation from the State of California to administer the County's HOPWA program. The formula allocation to the County is based on the number of AIDS cases reported to the State Department of Health Services, Office of AIDS HIV/AIDS Case Registry. The County's HOPWA funding is allocated within the County by the HIV/AIDS Community Action Group (H/ACAG). The HOPWA allocation for program year 2015-16 was \$302,952 which some of these funds were used to offset program administrative costs. Additionally, funds were provided for short term rent payments and utilities as a preventive measure, to allow for retention of housing.

HOPWA formula funds are awarded by contract to the Stockton Shelter for the Homeless. The Shelter provides transitional housing for homeless persons and families who are infected with HIV by operating a facility serving 16 persons, and 5 condominiums housing 5 families.