

# DRAFT

2023-2024

# ANNUAL ACTION PLAN

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ECONOMIC DEVELOPMENT  
HOUSING DIVISION



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## Executive Summary

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

#### 1. Introduction

The City of Stockton's Annual Action Plan (AAP) outlines the expected activities to undertake during the Program Year (PY) beginning July 1, 2023, and ending June 30, 2024. The identified activities will use funding from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds that the City of Stockton receives from the U.S. Department of Housing and Urban Development (HUD). The AAP represents the fourth (4<sup>th</sup>) year of the City of Stockton's 2020-2025 Consolidated Plan (the Consolidated Plan). The AAP describes how the City will address the proposed priority goals, activities, planned outcomes, budget, and the resources allocated for the PY 2023-24, to housing and community development projects to meet its established goals as identified in the City's Five-Year 2020-2025 Consolidated Plan. The AAP identifies the expected resources and the activities for funding during the PY.

#### 2. Summarize the objectives and outcomes identified in the Plan

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

The AAP for the 2023-2024 PY identifies the various activities and projects that will be implemented and funded under the CDBG, ESG, and HOME federal programs to meet the goals and objectives identified in the Five-Year Consolidated Plan. The City anticipates allocating \$3,220,474 in CDBG funding, \$1,760,707 in HOME funding, and \$275,046 in ESG funding. The objectives and outcomes expected from implementing the 2023-2024 AAP are identified in AP-20 and AP-35.

The Consolidated Plan sets goals and strategies to accomplish over the fiscal years of 2020-2024. It identifies a list of funding priorities established based on data from the Consolidated Plan's Needs Assessment, Market Analysis, public meetings, and community survey results. The goals listed below represent the City's high-priority needs and serve as the basis for the fiscal year 2023-2024 programs and activities identified in the Action Plan.

1. **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless population, including emergency, transitional, and permanent supportive shelter, as

well as rapid rehousing and homeless prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap-around services on-site.

2. **Affordable Housing:** Preserve, improve, and expand the supply of quality affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Assist existing low-income owner-occupied households, keeping their homes safe and well-maintained by providing rehabilitation assistance.
3. **Support Economic Development:** Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Enhance the City's entrepreneurship ecosystem by investing in entrepreneur growth initiatives that develop and strengthen small businesses and support local entrepreneurs. Support the redevelopment of blighted areas by investing in the rehabilitation of properties and critical infrastructure improvements.
4. **Public Services:** Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.
5. **Services/Support for Special Needs:** Provide supportive services necessary to meet the needs of the City's non-homeless special needs populations. Invest in services that promote equity and support opportunities that engage vulnerable populations such as seniors, youth, veterans, people with disabilities, etc.

### 3. Evaluation of past performance

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

The City's Housing Division of the Economic Development Department continues to annually monitor and evaluate the City's sub-recipients of State and Federal funds. The City recognizes that evaluating past performance is critical to ensuring that the City and its sub-recipients implement funding activities efficiently and that those activities align with the City's overall goals and funding regulations.

Staff reviews the agency's programmatic, fiscal management, and performance goals. Information from the sub-recipients past performances of CDBG & ESG grant funding is provided to the Community Development Committee (CDC) members for evaluation of future requests for funding through the annual grant application process. The CDC and staff also use this information to recommend grant funding to the City Council. Notably, the CDC acts as an advisory body to the City Council and studies

housing department data to recommend project funding levels. The CDC reviews community program requests for CDBG & ESG funding via a public procurement process. The committee provides a public forum for community members to provide feedback on needs and support.

All activities address the community needs collected in community engagement sessions conducted during the AAP process and those identified in the Consolidated Plan. The City's performance relative to its annual objectives can be reviewed in the Consolidated Annual Performance and Evaluation Report (CAPER) that is prepared following the completion of the fiscal year and submitted to HUD in September.

The Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnership (HOME) provided operating funds for many local programs, allowing the City to make progress toward the goals outlined in the Consolidated Plan.

Housing programs funding through the CDGB and HOME programs assisted in expanding the supply of affordable housing. CDBG and ESG funded public service programs support community development, fair housing services, food security, and provide shelter and housing solutions for low-income residents.

The City is proud to report the following projects it took part of via partnerships with local service providers for FY 2022-2023:

1. Children's Home of Stockton was awarded \$87,071 of CDBG funds in program year 22-23 to provide Transitional Age Youth (TAY) experiencing or at-risk of homelessness with temporary housing, mental health services, career readiness, access to housing stability resources, and access to educational opportunities.
2. San Joaquin Fair Housing was awarded CDBG funds to provide Stockton residents with counseling and mediation services to both tenants and landlords and conduct workshops for tenants and landlords to educate and inform them of their rights and existing regulations.
3. Ready to Work was awarded ESG funds to provide wrap-around services to formerly incarcerated individuals, veterans, hard-to-place homeless, those struggling with addiction, and other vulnerable populations; the program provides shelter and job training to work toward self-sheltering.
4. Town Center Studios In 2020, the City Council approved a \$4.2 M application for Project Homekey - a collaboration between the City, STAND Affordable Housing, and Central Valley Low Income Housing. The City provided CDBG funds for partial funding to the project which is 50% complete with 20 rehabilitated units occupied and an additional 20 units in development.
5. Visionary Home Builders was awarded HOME funds for project Liberty Square, new construction of 31 affordable housing units completed and fully occupied.

Currently the City partnered with multiple developers for projects under construction for homeless housing projects and affordable housing projects. The below are projects by developers presently underway and the funding source for each project.

#### Homeless Housing Projects

- Sonora Square by Housing Authority of San Joaquin – CDBG/ARPA
- Case de Flore by Visionary Home Builders – State
- Calaveras Quarters by Housing Authority of San Joaquin – ARPA

#### Affordable Housing Projects

- Sierra Vista Phase III by Housing Authority of San Joaquin – CDBG/HOME-ARPA/PLHA
- Grand View Village by Visionary Home Builders – PLHA/LMHF/NSP
- La Passeggiata by Visionary Home Builders - HOME

#### **4. Summary of Citizen Participation Process and consultation process**

##### *Summary from citizen participation section of plan.*

The City of Stockton developed the goals and priorities in the FY 2023-2024 Action Plan through public meetings and outreach conducted by the City and the Community Development Committee. The City offered a variety of engagement methods for both stakeholders and the public to participate in the Annual Action Plan (AAP) planning process. The City made all attempts to encourage community participation, including low- and moderate-income persons. Meetings were held in public spaces, accommodated the needs of vulnerable populations, and offered alternatives to limited English proficiency community members. Multiple language translators were available at meetings. All community meetings held were open to the public.

HUD regulations for the development of the Consolidated Plan, which is the basis for the Annual Action Plan, requires jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information regarding needs, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes.

To prepare the AAP, City staff met with agencies and organizations throughout the city and county, including public and assisted housing providers; an assortment of government agencies; and private and public health, mental health, and social service agencies. Additionally, the City reached out to stakeholders, from sectors like housing, business development, and economic development. In most cases, the consultation discussions represented a continuation of the ongoing interactions and dialogue between the City and local stakeholder groups.

The planning process for the development of this Annual Action Plan began in November 2022 with direct e-mail notifications, press release, and multiple social media platform posts to notify the community of the City of Stockton Town Hall for the Annual Action Plan Process. The Town Hall was held on December 7, 2022, with a diverse representation of Stockton's community.

During the Town Hall, the City engaged with attendees by evenly dividing the entire room into four groups. The City had two staff to proctor and document the group and lead discussions of Stockton's community needs concerning housing, homelessness, business development, vulnerable populations, and grant funding priorities. The participants were polled to indicate what they considered to be a priority for our community. The top three priorities for funding were to support vulnerable populations, infrastructure improvements to strengthen economic development, and workforce development & training. The community feedback recommended funding should provide the highest impact to assist individuals per dollar spent and the City should use best practices for future grant funding.

In December 2022, the City continued efforts in developing the AAP with outreach to the City's housing and community development distribution list, providing notification that the City was releasing a Notice of Funding Availability (NOFA) and accepting applications under the CDBG and ESG programs through January 25, 2023. The announcements reached over 250 agencies, individuals, and stakeholders. The NOFA was noticed to the public in local newspaper, The Record and the local Spanish newspaper, Latino Times.

In preparation for the NOFA release, City staff planned and held a How to Apply Workshop on January 4, 2023. Notifications of the workshop were emailed to distribution lists, past recipients, and posted on social media platforms.

Applications received were reviewed by staff and members of the CDC. Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the Consolidated Plan.

The public will have two public meeting opportunities to review the proposed AAP. A 30-day public review period for the draft FY 2023-24 AAP will occur from March 16, 2023 through April 18, 2023. On March 22, 2023 the City notified the CDC members of the draft AAP available during the public review period. The draft AAP was presented at a Public Hearing at the City Council's meeting on April 18, 2023. The Public Hearing was noticed to the public in local newspaper, The Record and the local Spanish newspaper, Latino Times. The draft AAP was made available on the City of Stockton Economic Development Department website. Hard copies were made available for review during the public review period at the City of Stockton's Economic Development Department at 400 East Main Street, 4<sup>th</sup> floor, Stockton, CA and at the City Clerk's office, at City Hall, 425 North El Dorado Street, Stockton, CA.

The City takes an active role in gathering public feedback for the AAP. See section AP-12 for a summary of Citizen Participation in community meetings held. Notices, public meetings, and comments received are available in section AP-12 and will be included as an attachment to this AAP.

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

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

A summary of comments received are in section AP-12 Participation. A summary of comments received will be included as an attachment to this AAP at the conclusion of the public review period. It will include any public comments received at the Stockton City Council's Public Hearing held on April 18, 2023.

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

Not applicable, all comments are received for consideration.

## **7. Summary**

The City of Stockton's AAP represents year four of the City's Consolidated Plan. The AAP identifies activities to complete during the program year 2023-2024 to address community priority needs. The City is prioritizing CDBG funding to support affordable housing, including housing for homeless populations, economic development, public services, and support for vulnerable populations, all consistent with the community needs expressed in the Consolidated Plan. Similarly, for ESG funding the City is prioritizing funding for Emergency Shelter Operations/Transitional Housing and Homelessness Prevention services.

The Consolidated Plan supports these priorities for supportive services by directing public investments, such as improved public infrastructure, facilities, and services, where they can benefit the City's low- and moderate-income populations. At the same time, efforts to provide expanded business assistance and educational opportunities for workers and entrepreneurs will help increase residents' opportunities to improve their economic self-sufficiency, so that resources made available pursuant to the Consolidated Plan can be provided to those most in need of assistance.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	STOCKTON	Economic Development Department
HOME Administrator	STOCKTON	Economic Development Department
ESG Administrator	STOCKTON	Economic Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Economic Development Department of the City of Stockton prepares the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). The Economic Development Department comprises several divisions, which work together to administer the CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, coordinating with other divisions as necessary and appropriate. In addition, staff also collaborates with a network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives.

The City of Stockton’s Economic Development Department administers each grant program and its associated funding source(s). Primary funding recommendations for the City’s CDBG & ESG grants come from the Community Development Committee (CDC). This committee is appointed by the City Council and is comprised of community member representatives from each District. The CDC makes funding recommendations to the City of Stockton and is then recommended by City staff for approval by City Council. The CDC meets one to two times a month during the NOFA process and after that, meets quarterly. These meetings are publicly noticed, open to the public, and generally held at the Cesar Chavez Library, Stewart Hazelton Room, 605 N. El Dorado Street, Stockton, CA 95202. An opportunity for community members to address the committee with public comments are provided at the beginning of each CDC meeting.



To avoid any situations which might constitute a conflict of interest, any CDC member who is also a member of a board of directors, employed by, or has a relative of agencies applying for funding, is ineligible to vote on funding decisions involving that respective agency. CDC members are required to file per the conflict of interest code, once appointed and then annually.

### **Consolidated Plan Public Contact Information**

The following are various ways in which an interested party can contact the City of Stockton Economic Development staff with comments regarding the City's Consolidated Plan:

- Telephone: (209) 937-8539
- Email: [Economic.Development@stocktonca.gov](mailto:Economic.Development@stocktonca.gov)
- In Person: City of Stockton, Economic Development Department, 400 East Main Street, 4<sup>th</sup> floor, Stockton, CA 95202

Carrie Wright, Economic Development Director

Economic Development Department

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

### **1. Introduction**

The planning process required under HUD regulations for the development of the AAP requires jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information on need, to identify available resources and gaps in the official delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes.

The City of Stockton consulted with several organizations, stakeholders, community members, and service providers. Consultations occur throughout the year as part of the City's engagement with local community forums and collaboration with San Joaquin Continuum of Care, local homeless service providers, housing advocates, the Housing Authority, and homeless individuals.

### **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))**

The City's public engagement strategy include active participation in several committees and working groups with members from public and assisted housing organizations, service agencies, social services, and mental health providers. The City regularly attends the San Joaquin Continuum of Care (CoC) monthly meetings. The CoC includes service providers such as private/governmental health, youth/senior services, affordable housing, mental health, and other government agencies. These meetings serve as a collaboration meeting for all members for service delivery throughout San Joaquin County.

The City's Economic Development Department meets regularly with sub-recipients and partner agencies to discuss HUD funded projects. Similarly, the City works directly with the Housing Authority of the County of San Joaquin through partnerships on affordable housing projects. Regular communication between the agencies mentioned above is maintained to discuss upcoming project and projects underway and to address needs in the community.

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

Consultation and coordination with the San Joaquin County Continuum of Care (CoC) representatives is a fundamental component of the plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the Consolidated Plan. The City of Stockton is an

active San Joaquin County CoC member. The CoC is led by the Chairperson of Lutheran Social Services of Northern California which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. Areas of coordination with the CoC include:

- **Coordinated Funding Strategies:** The City partners with the CoC Consolidated applicant to review local community needs and program opportunities. The City works in partnership with local funders, including the County, managed care plans, and hospitals to create high-level systems change.
- **Data Sharing and Analytics:** The City participants in the local Data and HMIS committee and works jointly with the HMIS lead to foster uniform data reporting. ESG subrecipients are required to participate in the HMIS and funding is allocated toward the operations and management of the HMIS, including licenses and staff training.
- **Coordinated Entry:** Regionally, the Stockton/San Joaquin CoC has adopted a Housing First framework. Through City and partner funding, the CES system is active and working in the community. City funding is allocated to support the efforts of the CES lead, including landlord engagement.
- **Education Capacity Building:** The City of Stockton works in partnership with the United Way of San Joaquin to strengthen the knowledge and understanding of the homeless system. Work includes participating in the editorial board of a bi-monthly regional publication on activities occurring in the community to address homelessness as well as trainings and learning sessions to build capacity of new and emerging community leaders, including those with lived experience.
- **Addressing Racial and Ethnic Disparities:** City Staff chairs the Strategic Planning sub-committee of the CoC, which this year is taking a focused look at the racial and ethnic disparities that are existing within the homeless continuum. Through a technical assistance grant this effort will result in a shared plan to minimize disparities.

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

As the largest city within the San Joaquin CoC area, the City of Stockton maintains a seat on the CoC governing body and participates in consultation with the San Joaquin County, and other participating agencies and organizations, regarding ESG funding. The City notified the CoC of the Notice of Funding Availability for the 2023-2024 allocation of CDBG and ESG funds. In addition, an announcement to the CoC was delivered by City staff of the public review period of the draft AAP as consultation and coordination with the CoC of the use of ESG funds to meet the local needs of community members experiencing homelessness.

The Homeless Management Information System (HMIS) is an effective relational database for coordinating client services and aggregate data is used to inform community planning and public policy and increasing collaboration across agencies. HMIS can help identify gaps in service and maintains accurate data on the provision of housing and services to homeless individuals and families as well as person at risk of homelessness. The data includes length of homelessness, returns of homelessness, first time homeless, number of sheltered homeless persons, and exit to permanent housing. The Central Valley Low Income Housing Corporation (CVLIHC) is a member of the CoC and responsible for the administration of the Homeless Management Information System (HMIS).

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

N/A

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Arnaiz Development Company, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the focus group discussions, for the development code overhaul, followed up by a one-on-one phone call. The anticipated outcome was to collect information regarding the ability of private housing developers to provide new housing within the city, particularly quality affordable housing, and to identify any barriers to the provision of housing.
2	<b>Agency/Group/Organization</b>	Catholic Charities of the Diocese of Stockton
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the City’s Shape Stockton housing efforts. The anticipated outcome was to collect information regarding housing needs, services, constraints for those, and possible solutions.
3	<b>Agency/Group/Organization</b>	Central Valley Low Income Housing Corporation (CVLIHC)
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This organization was invited to participate in the consultation process as a lead participant in the Continuum of Care, participation in the City's Shape Stockton housing efforts, and consulted in the annual action plan development process CVLIHC is the region's HMIS lead agency, in this capacity the City and CVLIHC meet monthly to review homeless service data and discuss strategies to strengthen data collection and reporting processes, including training and capacity building for local homeless service providers. The anticipated outcome was to collect information regarding resources available for, coordination efforts in place, promotion of services, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies. Identified areas for improved coordination are length of contract execution time for awarding funds and reimbursement turnaround; delays impair the ongoing operations of the agency's activities, and the need for funds to sustain HMIS licenses for the growing number of homeless service providers.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Enterprise Community Partners</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Equity</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the City's Shape Stockton housing efforts. They are also preparing a Displacement study for the City. Topics included the need for more affordable housing, ways to help with environmental clean-up, and preservation of housing stock for lower income families.
5	<b>Agency/Group/Organization</b>	Grube Huber Co.
	<b>Agency/Group/Organization Type</b>	Housing Business Leader Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the City's Shape Stockton housing and zoning efforts and consulted in the annual action plan development process. The anticipated outcome was to collect information regarding housing construction and the housing market in Stockton. Also, to obtain information for City coordination efforts in place, promotion of services, and areas needing improvement. Identified areas for coordination and improvements are processing time for permitting, plan review fees/permitting costs are high, considering additional fee reductions, and expedited plan review for types of development the City prefers.

6	<b>Agency/Group/Organization</b>	GOSPEL CENTER RESCUE MISSION
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services-homeless Services – Substance Use Recovery
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding the housing and social service needs and existing services for persons experiencing drug and alcohol addictions, as well as to improve coordination with the homelessness, non-homeless special needs, and anti-poverty strategy, among other areas. The organization was invited to participate in the City's Shape Stockton housing efforts and even toured Little Manila with Staff. The anticipated outcome was to collect information regarding the housing and social service needs of persons experiencing substance issues, need for infrastructure in lower income areas. Identified areas for coordination and improvements are release for completion of the Environmental Impact Report, response time for agreements/invoices submitted, release of funds in a timely manner, and for the City to meet the Rotary 4-Way Test for decision making; implementation would make the City much more effective.
7	<b>Agency/Group/Organization</b>	Mutual Housing
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for City's Shape Stockton housing efforts. The anticipated outcome was to collect information regarding housing and ways to fund new housing and new housing programs, as well as to improve coordination with the City.

8	<b>Agency/Group/Organization</b>	Housing Authority of the County of San Joaquin (HACSJ)
	<b>Agency/Group/Organization Type</b>	Public Housing Authority Housing Services - Housing Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process as the certified Public Housing Agency and the City's Shape Stockton housing efforts. The City works in partnership with the Housing Authority to develop strategic approaches to increase the number of affordable housing units throughout the city and region to meet the needs of the most vulnerable members of our community. The City is currently partnering with HACSJ on three development projects and meets on a monthly basis, through the CoC's Housing Subcommittee to review opportunities to prevent and end homelessness. The anticipated outcome was to collect information regarding public housing resources, conditions, and the needs of tenants, as well as to improve coordination with housing, homelessness, community development, and anti-poverty strategies.

9	<b>Agency/Group/Organization</b>	San Joaquin County of Governments (SICOG)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process and the Shape Stockton process. The anticipated outcome was to collect information regarding housing, services, and infrastructure within the Stockton area and regionally and to improve coordination with the City.
10	<b>Agency/Group/Organization</b>	NEW DIRECTIONS
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Substance Use Recovery
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding the social service needs of persons experiencing substance abuse addictions, as well as to improve coordination with the City. No areas for improved coordination were mentioned.

11	<b>Agency/Group/Organization</b>	San Joaquin County Behavioral Health Services (BHS)
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - County Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services provided through the County Behavioral Health system are a critical component of the continuum of care for homeless individuals. The City works closely with BHS on numerous projects to address the health and behavioral health needs of the community, including wrap-around services and supports for those that are unhoused and experiencing mental health disorders &/or substance use disorders.  This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons with behavioral health issues and those experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
12	<b>Agency/Group/Organization</b>	Little Manila Rising
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process for the City's Shape Stockton housing efforts.'. The anticipated outcome was to collect information regarding housing and social services within South Stockton and Little Manila neighborhood.
13	<b>Agency/Group/Organization</b>	San Joaquin Hispanic Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Housing Services-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the Shape Stockton process. The anticipated outcome was to collect information regarding fair housing issues and identify barriers to affordable housing as well as to improve coordination with the City of the anti-poverty strategy, among others.
14	<b>Agency/Group/Organization</b>	SAN JOAQUIN FAIR HOUSING ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process and Shape Stockton. The anticipated outcome was to collect information regarding fair housing issues and identify barriers to affordable housing, as well as to improve coordination of the anti-poverty strategy, among others.

15	<b>Agency/Group/Organization</b>	SECOND HARVEST FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding met and unmet nutrition needs for food insecurity, as well as to improve coordination with the City and the anti-poverty strategy. Identified areas for coordination and improvements are better alignment with efforts around food insecurity, engagement with City leadership for agency involvement to ensure proper equitable distribution of food and connect agency with organizations that can assist in distribution of food for the community.
16	<b>Agency/Group/Organization</b>	The Echo Chamber
	<b>Agency/Group/Organization Type</b>	Housing Homelessness
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process and Shape Stockton. The anticipated outcome was to collect information regarding the housing market, barriers to affordable housing development city-wide and in selected areas, as well as to improve coordination with those who are unhoused or at imminent risk of homelessness. The Echo Chamber participates in the City's non-profit leadership program to engage the next-generation of community leaders. Insights from this program are also informing entrepreneurial development needs in under-resourced neighborhoods. City.
17	<b>Agency/Group/Organization</b>	St. Mary's Dining Room
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Continuum of Care Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Other (Specify) – homeless services and housing navigation

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding the services provided and to identify gaps in service for homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies. Identified areas for coordination and improvements are animal shelter assistance/space for stray dogs (prioritizing drop-off from St. Mary's), shuttle service from St. Mary's to warming centers during storms, and assistance to identify resources for St. Mary's core services of food, clothing, and showers and the opportunity to expand services to better meet the needs of the unsheltered homeless population.
18	<b>Agency/Group/Organization</b>	STAND Affordable Housing
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process and Shape Stockton efforts. STAND operates a range of affordable housing programs for those that are exiting homelessness, including an innovative project involving shared housing. The anticipated outcome was to collect information regarding the housing market, barriers to affordable housing development, and the connection between housing and public safety, as well as to improve coordination with the City and antipoverty strategies. The City received input on how a range of different approaches can be used to address permanent housing needs of diverse populations.



19	<b>Agency/Group/Organization</b>	Stockton Emergency Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Health Continuum of Care Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding met and unmet nutrition needs for the community's low income population, homeless individuals, seniors, medically impaired persons, and working poor, as well as to improve coordination with the City, the anti-poverty strategy, capacity improvements, food purchasing and program growth. Identified areas for coordination and improvements are limited, the agency stated the City's work is good!
20	<b>Agency/Group/Organization</b>	Stockton Shelter for the Homeless (SSH)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is currently working with SSH to strengthen and transform homeless shelter services through the creation of a new 24/7 Navigation Center. This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of homeless individuals in Stockton, as well as to improve coordination with the City for housing, homelessness and anti-poverty strategies, among other areas. SSH provided critical insight into the opportunities and challenges to exit people from homelessness into permanent housing.
21	<b>Agency/Group/Organization</b>	Downtown Stockton Alliance
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Other - Economic Vitality
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process and the City's Shape Stockton housing efforts. The anticipated outcome was to collect information regarding the reuse of buildings, ways to reduce review times and fees, inclusion of market rate housing in the area, and to improve coordination with the City.

22	<b>Agency/Group/Organization</b>	Visionary Home Builders of California, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The City is currently partnering with VHB on several affordable housing developments, targeting very low to moderate income households.</p> <p>This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing market, and barriers to affordable housing development and improve coordination with the City.</p> <p>Through input from housing developers, like VHB, the City is working to streamline and simplify the project approval and permitting process and to implement various strategies to spur affordable housing development in the community.</p>
23	<b>Agency/Group/Organization</b>	Women's Center Youth and Family Services (WCYFS)
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works in close collaboration with WCYFS on projects associated with meeting the needs of women, youth, and families impacted by domestic violence, family harm, or isolation. WCYFS sponsors a local Youth Action Board who provide valuable insight on the needs of young people in the community, especially those that are unhoused, couch surfing, or otherwise living in conditions that do not feel safe. This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of victims of domestic violence, as well as to improve coordination with the City for housing, homelessness and anti-poverty strategies, among other areas. Anticipated impacts of the ongoing engagement and coordination with WCYFS is likely a greater emphasis on trauma informed trainings for local providers, especially trainings that can lift up the trauma experiences of historically marginalized or disenfranchised populations, including teens/youth, immigrants, BIPOC, and LGBTQ+ individuals.
24	<b>Agency/Group/Organization</b>	Reinvent South Stockton Coalition (RSSC)
	<b>Agency/Group/Organization Type</b>	Housing and Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City partners with RSSC on numerous projects to lift up the economic growth and well-being of several very-low income neighborhoods in South Stockton. This organization was invited to participate in the Shape Stockton Process and in housing and homeless needs assessment planning. The anticipated outcome was to collect information regarding the housing and services within the South Stockton area. Pivotaly, RSSC shared information about the lack of homeownership opportunities, and the trend of large investment companies buying properties within the community, increasing rents, and not maintaining the property in a manner more typical of a homeowner or small local investor/landlord. RSSC also raised the issue of deliberate vacancies as an investment strategy, and the impact this strategy has to local housing affordability.</p>
25	<p><b>Agency/Group/Organization</b></p>	<p>El Concilio</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Continuum of Care  Services-Children  Services-Elderly Persons  Services-Victims of Domestic Violence  Services-Health  Services-Education  Services-Employment  Child Welfare Agency  Other government - Federal  Other government - State  Other government - County  Other government - Local  Regional organization  Civic Leaders</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Services-Health Services – Education Services - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding service needs for behavioral health, family resources, wellness services, and education, as well as to improve coordination with the City. Identified areas for coordination and improvements are partnering with non-profits for in-kind services and reducing/discounting venue fees for partner agencies.
26	<b>Agency/Group/Organization</b>	Dignity Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Services-Health

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Dignity Health is the largest health care provider in the City of Stockton operating both the local St. Joseph’s hospital and neighboring public hospital, under a management agreement with the County. Dignity Health receives the bulk of all emergency department visits in the County (through the operations of the two hospitals) and is responsible for the care of the vast majority of indigent and MediCal/Medicare clients in need of acute care services.</p> <p>This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding service needs for health care, home health, rehab services, mental wellness, transition of care for unhoused population, and community health programs, as well as coordination with the City and others with permanent housing and transitional housing projects. Identified areas for coordination and improvements are more intentional partnership with Dignity’s health collaborative, building/improving housing to support the homeless, the development of recuperative care programs for the homeless, and improved public safety, street lighting, flashing crosswalks, and sidewalk repairs. Dignity Health is one of the region’s major employers, and also provided insight into strategies pertaining to economic development and the importance of making Stockton the best city to live, raise a family, and grow a business as an important component of employee recruitment and retention.</p>
27	<p><b>Agency/Group/Organization</b></p>	<p>First 5 San Joaquin</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Homeless  Services-Children  Services-Education  Child Welfare Agency  Other government - County</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Services-Education</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Under state funding, First 5 San Joaquin provides rapid re-housing vouchers to homeless families with young children and wrap around case management services to stabilize the family and ensure quality care and safety of the children in the home.</p> <p>This organization was invited to participate in the consultation process for the annual action plan. The anticipated outcome was to collect information regarding education needs for children ages 0-5, housing support, as well as coordination with the City. Identified areas for coordination and improvements are expand partnership opportunities to identify ways to leverage resources to serve similar populations and age ranges. First 5 provided additional insight on the needs of families with young children, including the difficulties women are facing re-entering the workforce following a pandemic-related job loss. For many families, economic uncertainties are continuing to drive housing instability and more resources are encouraged for homeless prevention including funds for utility payments and rental assistance to keep families housed and averting homelessness.</p>
28	<p><b>Agency/Group/Organization</b></p>	<p>City of Stockton</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Broadband Internet Service Providers  Services - Narrowing the Digital Divide  Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Broadband Needs</p>



<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City used American Rescue Plan funds to equitably distribute 1550 Chromebooks with 1550 Hotspots to 1500 recipients. In addition, 500 tablets were distributed to close the Digital Divide in Stockton. According to the 2017 one-year ACS estimates for the City of Stockton (Table S2801), approximately 91 percent of Stockton households have one or more computing device, including desktop and/or laptop computers, tablets, smartphones, or other portable wireless computers. While all households in Stockton live within an area served by wired and/or wireless broadband service, the ACS data indicate that 81 percent of Stockton households have a paid internet subscription, including 75 percent with a cellular data plan and 67 percent with wired broadband and eight percent with satellite broadband. The data indicate that 12 percent of Stockton households, or 11,237 households, only have a paid cellular data plan, while 19 percent have no paid broadband service. In addition, the ACS data indicate that only 60 percent of households with annual incomes below \$20,000 have paid broadband service, and only 81 percent of those with annual incomes between \$20,000 and \$74,999 have paid broadband service. In contrast, 94 percent of those with incomes of \$75,000 or more have paid broadband service. This indicates that the reduced resources of lower-income households likely result in reduced access to the internet. Nonetheless, free broadband access is available through the public library system and at other locations throughout the community, such as at the City Permit Center and at a variety of coffee shops throughout the City. Also, Xfinity’s Internet Essentials service provides reduced-cost broadband for qualified households. Households are eligible if they qualify for public assistance programs, such as the National School Lunch Program, Housing Assistance, Medicaid, SNAP, SSI, and others. all areas within the City of Stockton are served by at least two, and up to 12 or more, broadband providers. Additional information provided by GeoISP indicate that all areas of the City have access to broadband services, including both wired and wireless broadband, with an average home download speed of 5.68863 Mbps. GeoISP indicates that there are two wired broadband providers who each provide service to more than 95 percent of the population, including AT&amp;T who provides DSL service to 95.49 of the population and Xfinity who provides cable internet access to 98.47 percent of the population. Please note that each provider offers service in a different geographic area, such that only an estimated 0.7 percent of the population do not have access to wired broadband services. In addition, there are four cellular broadband providers that offer 100 percent coverage, including AT&amp;T, MetroPCS, Verizon, T mobile, and Sprint.</p>
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**Table 2 – Agencies, groups, organizations who participated**

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

Not applicable

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The San Joaquin Community Response to Homelessness	San Joaquin Continuum of Care	Identified goals of this plan that align with the City of Stockton’s goals are increase access and reduce barriers to homeless crisis response services and ensure households experiencing homelessness have access to affordable and sustainable permanent housing.
Local Homeless Action Plan (LHAP)	City of Stockton	The LHAP provides an assessment of homeless services and builds upon the collective efforts and actions of community leaders to prevent and end homelessness and the significant investments under way through state and federal funding to address homelessness, a parallel goal with those identified in the AAP.
Economic Development Strategic Action Plan (EDSAP)	City of Stockton	The City’s EDSAP builds upon Stockton economic development goals and focuses strategic investment together with the AAP goal of supporting economic development with activities that create, attract, and retain jobs for economic vitality and provide opportunities for low- and moderate-income persons.
Housing Element	City of Stockton	Goals of the City’s General Plan Housing Element serves as a policy guide to help Stockton meet existing and future housing needs and were considered when preparing the AAP. The goals of the AAP and Housing Element address creating and preserving affordable housing in the City.
General Plan	City of Stockton	The City’s General Plan is its constitution for development and outlines community growth strategies and the need to include housing and services among those strategies.
One Page Strategic Plan	City of Stockton	The City’s Strategic Plan includes Council priority goals to address homelessness, increasing the supply of affordable housing, and prioritizing Economic Development, which City leaders and City employees will work collaboratively to deliver community needs.
HOME-ARP Plan	City of Stockton	This plan addresses how to prioritize funding coming in the City and identifies the need for affordable permanent housing and permanent supportive housing for homeless individuals or those at risk as the overwhelming priority, especially for vulnerable populations; priorities align with those set forth in the AAP.

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

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Stockton follows an approved Citizen Participation Plan as a guide for engaging with citizens and encouraging citizen participation. The planning process for the development of this Annual Action Plan began in November 2022. Community Outreach included an in-person community Town Hall meeting open to the public. Notices of the Town Hall began with published public notices in the Record, a City issued press release, and emails providing details of the Town Hall. Several postings were made on the City's social media platforms notifying the community of the Town Hall. Community meetings provide a forum for citizens to participate in matters related to the City's HUD programs and obtain public feedback. Additionally, the City issued a public notice, City issued press release, emails notifications, and social media posts for the Notice of Funding Availability and open application portal for funding under the CDBG and ESG programs. The Community Development Committee held multiple public meetings from December 2022 through February 2023. These meetings allowed agencies and interested citizens the opportunity to express their comments, concerns, and thoughts on the housing and community development needs of the community.

Following the CDBG & ESG application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the Consolidated Plan. In addition, each application was assessed for demonstration of need; project readiness, capacity, and experience; measurable outcomes, objectives, and low-moderate income benefit; and applicants' experience with managing government grants and leveraging resources. The CDC held two public meetings on February 8, 2023, and February 22, 2023, the latter of which resulted in funding recommendations to the City. Another meeting on March 22, 2023 was held to inform the CDC of the draft AAP during the public review period.

During the citizen participation process, community meetings were held to inform the public of the 2023-2024 AAP process and the programs offered by various funding sources covered under the AAP. Comments from the community meetings were obtained for needs assessment to consider for goal setting. A public hearing at City Council was held on April 18, 2023. The public comment period was held from March 16, 2023 through April 18, 2023. A public notice announcing the AAP draft availability was published in the Record and in Spanish in the Latino Times.

Dates, times and locations of community meetings as well as public hearings were published through these medium and are summarized in Table 4.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	
1	Other: Mailer via email	Other: Mailing List	A total of four mail mailers were sent out to a mailing list of approximately 255 recipients to inform the public of NOFA related items. The fist mailer was sent out on November 29, 2022 to announce the Town Hall to collect feedback to guide the NOFA. A notification was sent on December 20, 2022 announcing the opening of the NOFA and the application workshop for the NOFA. January 19, 2023 another email was sent to remind applicants of the NOFA deadline. On January 3, 2023 a reminder email was sent out to applicants about the virtual application workshop.	None received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	
2	Internet Outreach	Non-targeted/broad community	A flyer was posted to the City of Stockton's website and official Facebook page advertising the NOFA requesting applications due by January 24, 2022. Three social media posts were on December 21, 2022, December 23, 2022, and January 19, 2023.	None received; the City sends out regular electronic emails to subscribers and mailing lists notifying them of actions related to the AAP and grant funding opportunities under the AAP.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	
3	Newspaper Ad	Non-targeted/broad community	<p>Public Notice published in the Record and Latino Times (in Spanish) for the following:</p> <p>NOFA for CDBG/ESG grants, applications due by January 25, 2023, published on 12/5/22.</p> <p>Public Hearing for AAP 2023-2024 4/18/23 published on 3/9/23.</p>	None received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>A town hall to collect feedback for the AAP planning process was held on December 7, 2022. Excluding staff, 32 community members were in attendance.</p> <p>How to Apply Workshop held for direction on the application process for CDBG/ESG grants on 1/4/23.</p> <p>Three CDC meetings (public meetings) were held which were attended by City Staff, CDC members, stakeholders, and members of the public. The purpose of the meetings were to inform CDC members of their role, the objectives of the NOFA, allow for applicant presentations to the CDC, provide funding recommendations, and for the CDC's review of the AAP for 2023-2024.</p> <p>A public hearing was conducted by the City for the AAP review/approval on 4/18/23.</p>	<p>Town Hall comments varied; posted on the City's EDD website- <a href="http://www.stocktonca.gov/econdev">www.stocktonca.gov/econdev</a></p> <p>Workshop provided information to potential applicants on the City's CDBG/ESG application process.</p> <p>CDC meeting public comments are reflected in the meeting minutes.</p> <p>Any additional public comments received by EDD staff during the public comment period posted on the City's EDD website – <a href="http://www.stocktonca.gov/econdev">www.stocktonca.gov/econdev</a></p> <p>Vary or None received</p>	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	
5	Other: Press Release	Non-targeted/broad community	Town Hall Meeting AAP Press Release on 11/28/22.  NOFA CDBG/ESG Press Release on 12/14/22.	None		

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

During the program year 2023-2024, the City will receive approximately \$3.2 million in annual CDBG funding. The City will receive approximately \$1.7 million in HOME funding for housing activities, and administrative costs. The City also will receive \$275,046 in annual ESG funding. The table below provides a breakdown of these anticipated resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,220,474	1,519,794	2,226,795	7,067,063	3,220,474	Expected Uses: Program Administration, Housing programs, Public services, Fair Housing, Homelessness Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,760,707	200,000	1,117,658	3,078,365	1,760,707	Expected Uses: Rental Housing Rehabilitation/New Construction

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	275,046	0	0	275,046	275,046	Expected Uses: Homeless Services, Homeless Prevention Rapid Re-Housing

**Table 5 - Expected Resources – Priority Table**

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

Existing HUD resources allow the City to leverage additional local, state, and private philanthropic funding sources to maximize impact. The City identifies additional funds during the project planning phase and prior to project award to compliment the goals in our five-year Consolidated Plan. For example, the City receives Homeless Housing Assistance and Prevention (HHAP) funding from the State of California to provide services

and shelter support for homeless populations. Another State source of funding is Project Homekey grant funding for the construction or renovation of permanent housing units for homeless individuals. Permanent Local Housing Allocation (PLHA) funds from the State provide resources to compliment Federal resources allocated to a wider range of affordable housing projects.

Last year, the Federal Environmental Protection Agency (EPA) granted the City a Brownfields Coalition Community-Wide Assessment Grant that supports several of the City's goals of transforming underutilized parcels to promote affordable housing, small business development, and promote overall economic growth and development. For the City's unsheltered population, funding has also been leveraged via the American Rescue Plan Act (ARPA) allocations to expand homeless services and strengthen public infrastructure and facilities for very-low income communities, including those experiencing homelessness. Examples of projects include upgraded restroom and hygiene stations in various city parks and public spaces. The City received funding from the US Small Business Administration Office of Grants Management to leverage and support economic development. The City continues to search for additional opportunities to leverage funds on a regular basis.

#### Private Resources

Affordable Housing Program (AHP) is a semi-annual competitive grant program offered by financial institutions associated with the twelve local FHL Banks.

Private Mortgages provided by private lenders have financed many of the larger multifamily housing projects, as well as some CDBG projects undertaken within the City.

Private Industry companies and groups have established funds that can be leveraged to facilitate affordable and workforce housing development.

Private Philanthropy through the San Joaquin Community Foundation, local hospitals and health systems, and United Way of San Joaquin continues to support programs for the most vulnerable individuals in our communities. Philanthropic partners, including local managed care plans are making significant investments to programs within the homeless continuum of care.

#### State Resources

California offers numerous funding programs, listed below, which could be used as matching funds for HOME and ESG funds. More information about these programs is available through the California Department of Housing and Community Development:

- Low Income Housing Tax Credit (LIHTC)
- Affordable Housing and Sustainable Communities (AHSC)
- Tax-Exempt Bonds
- CalHome
- Local Housing Trust Fund Program (LHTF)
- Golden State Acquisition Fund (GSAF)
- Housing for Health California (HHC)
- Infill Infrastructure Grant Program (IIG)
- Joe Serna, Jr., Farmworker Housing Grant Program (FWHG)
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)
- Supportive Housing Multifamily Housing Program (SHMHP)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Predevelopment Loan Program (PDLP)
- Section 811 Project Rental Assistance
- Transit-Oriented Development Housing Program (TOD)
- Veterans Housing and Homeless Prevention Program (VHHP)
- Permanent Local Housing Allocation (PLHA)
- Mixed-Income Program
- California Emergency Solutions Housing (CESH)
- SB 2 Planning Grants Program

#### Federal Resources

McKinney-Vento Homeless Assistance Act established the CoC as the lead agency in the application for S+P and SHP funds.

Housing Choice Voucher Program (HCV) administered by the HACSJ provides low-income households the ability to select affordable privately-owned rental housing using vouchers which close the gap between market-rate rents and the maximum amount deemed affordable, based on the household's size and income level.

National Housing Trust Fund offers deferred payment or forgivable loans to assist in the construction of permanent housing for extremely low-income households.

**Opportunity Zones** allow investors to defer capital gains taxes in exchange for investments made in Qualified Opportunity Funds (QOFs). It is currently unclear exactly how much investment can be secured through a partnership with a QOF.

Based on HUD's assessment, the City of Stockton historically has been waived from the requirement of matching HOME funds on any given project since 2014.

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

The City of Stockton was awarded \$5.2 million from the Department of Toxic Substances Control (DTSC) under the Equitable Community Revitalization Grant (ECRG) to remediate a nine-acre City-owned site along the waterfront. The four (4) parcels, collectively known as South Pointe, are located at 705, 833, and 855 Weber Avenue. The City has entered into an Exclusive Negotiating Rights Agreement (ENRA) with RBH Group of Newark, NJ to develop an approximately 853,000 SF mixed-use residential development on South Pointe (701-855 W Weber Avenue). Phase I will include 169,500 GSF (255 units) of workforce rental housing, seniors and life-long learners, along with retail, parking, waterfront recreational and educational/community space. A Disposition and Development Agreement is currently being drafted, with Phase I expected to begin construction in June 2024.

Phase II will consist of market rate housing, as well as commercial, civic, and parking uses. The planned development builds upon the City's prior investments in waterfront entertainment and recreation and seeks to create a dynamic new neighborhood that extends the vibrancy of downtown Stockton further into the south waterfront.

In addition, the State Surplus Land Act requires the city to identify surplus and excess local public lands be declared surplus by City Council and issue a Notice of Availability to housing developers and local agencies. All dispositions must be approved by HCD before a sale or lease can be finalized. Three areas of City-owned properties have been deemed surplus and are available and suitable for housing: Lafayette/Stanislaus (four parcels), Weber Avenue (four parcels), and South Airport (one parcel). Address and acreage of each property is listed below.

530 Lafayette - 0.11 acres  
534 Lafayette - 0.09 acres  
536 Lafayette - 0.14 acres  
411 S Stanislaus – 1.66 acres

833 W Weber – 3.73 acres  
705 W Weber – 3.08 acres  
Weber Avenue – 0.29 acres  
855 W Weber – 1.97 acres

2135 South Airport – 0.33 acres

The City of Stockton is collaborating with the California Department of General Services (DGS) as the State continues development of affordable housing on a State-owned site located at 601 East Miner Avenue/ 622 E. Lindsay in Downtown Stockton. DGS released an RFP to the development community with the goal of facilitating development of 136 new multifamily dwelling units. Developer respondents

are encouraged to try and achieve the greatest degree of affordability possible. A development agreement with the preferred developer was executed in early 2020. Grant funding was received for contamination clean up at the site in preparation for development.

**Discussion**

Not applicable.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Services for the Homeless	2023	2024	Public Housing Homeless	City-wide	Homelessness	ESG: \$255,796	Other: 25 persons assisted with HMIS trainings.  Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted Homeless Person Overnight Shelter: 935 Persons Assisted Homelessness Prevention: 23 Persons Assisted
2	Affordable Housing	2023	2024	Affordable Housing Public Housing Homeless	City-wide	Homelessness Affordable Housing	CDBG: \$546,427  HOME: \$2,683,365	Homeowner Housing Rehabilitated: 5 Households Assisted  Rental units constructed: 179 Household Housing Unit Rental Units Rehabilitated: 19 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Economic Development	2023	2024	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Non-Housing Community Development 2	CDBG: \$2,465,441	Facade treatment/business building rehabilitation: 33 Business Jobs created/retained: 10 Jobs Businesses assisted: 15 Infrastructure Improvements 1
4	Public Services	2023	2024	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Non-Housing Community Development 1	CDBG: \$720,000	Public service activities for Low/Moderate Income Housing Benefit: 178,013 Persons Assisted  Public Service Activities other than Low/Moderate Income Housing Benefit: 40,668

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing and Services for the Homeless
	<b>Goal Description</b>	Provide housing and services for the City’s homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wraparound services on-site.

2	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households help keep their homes safe and well maintained by providing rehabilitation assistance.
3	<b>Goal Name</b>	Support Economic Development
	<b>Goal Description</b>	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

**Table 7 – Goals Summary**

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The projects that the City will fund with CDBG, HOME, and ESG funds during the 2023-2024 program year (July 1, 2023 – June 30, 2024) are summarized below. The City will utilize funds available to address the goals outlined in the Consolidated Plan to address the priority needs and specific objectives. The projects will include project funding for affordable housing, public services, economic development, homelessness services, and enhancements to public facilities or infrastructure improvements. The previous years have aligned funding with the Consolidated Plan and have contributed toward substantial improvements in the lives and neighborhoods of Stockton’s low-income residents and provided safe, decent housing for many who would not otherwise be able to afford it. The programs and activities funded in the FY 2023-24 Action Plan will build on prior successes and continue to meet the objectives of the 2020-2025 Consolidated Plan. In Program Year 2023-2024, the City will also continue its efforts to respond to the COVID-19 pandemic with resiliency efforts.

### Projects

#	Project Name
1	CDBG Administration
2	CDBG Housing Program Delivery
3	CDBG Housing Programs
4	Debt Service - Section 108 Loan Repayment
5	Emergency Repair Loan Program
6	Economic Development
7	Public Infrastructure Improvements
8	Public Services
9	HOME Administration
10	HOME Program Delivery
11	HOME Housing Loans
12	CHDO Set-Aside Funds
13	ESG Entitlement 2023 Stockton

**Table 8 - Project Information**

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

The City has identified the lack of sufficient funding as the greatest obstacle to meeting the underserved needs. Prioritization of funding unfortunately denotes that some needs expressed by community members may not be addressed in this program year. Other noted obstacles in addressing community needs are, but not limited to, current housing market, economic conditions, services available to support diverse population, cost of real estate, prevailing wage requirements, increased construction costs, limited supply chain, etc. During the next year, the City will continue to apply for funding and/or support applications by other organizations to expand affordable housing opportunities, homeless assistance and supportive services, and to meet the other needs of the low-income residents and neighborhoods.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and Services for the Homeless Affordable Housing Support Economic Development Public Services
	<b>Needs Addressed</b>	Homelessness Affordable Housing Non-Housing Community Development 1 Non-Housing Community Development 2
	<b>Funding</b>	CDBG: \$923,654
	<b>Description</b>	Staff and service delivery costs are associated with the implementation of various housing rehabilitation programs. Matrix Code: 21A, National Objective: NA Citation: 570.206
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A-Administration
	<b>Location Description</b>	N/A-Administration
	<b>Planned Activities</b>	Administration costs directly related to administering the CDBG programs to ensure compliance with HUD activities.
<b>2</b>	<b>Project Name</b>	CDBG Housing Program Delivery
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	Staff and service delivery costs are associated with the implementation of various housing rehabilitation programs. Matrix Code: 14H National Objective: LMH Citation: 570.202
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) low-income households
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Delivery of Single-Family Housing Repair Loan Program
<b>3</b>	<b>Project Name</b>	CDBG Housing Programs
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and Services for the Homeless Affordable Housing
	<b>Needs Addressed</b>	Homelessness Affordable Housing
	<b>Funding</b>	CDBG: \$ \$426,427
	<b>Description</b>	CDBG funds will be provided through various City housing programs for the improvement of low- and moderate-income housing city-wide. The Single-Family Housing Repair Loan Program assists in the rehabilitation of owner-occupied residences. The Multi-family Housing Program assists in the rehabilitation or the development of low- and moderate-income multi-family housing. Matrix Code: 14A/14B National Objective: LMH Citation: 570.202
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) low- to moderate-income families
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Rehabilitation, Multi-unit residential
<b>4</b>	<b>Project Name</b>	Debt Service - Section 108 Loan Repayment
	<b>Target Area</b>	Former Redevelopment Project Areas
	<b>Goals Supported</b>	Support Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development 1
	<b>Funding</b>	CDBG: \$1,961,541



	<b>Description</b>	The City of Stockton received a Section 108 Loan that was used for the development of the Hotel Stockton, the Downtown Cineplex, Weber Block Plaza (Dean DeCarli Square), and the Mercy Housing affordable housing development. These funds represent the City's repayment of the loan funds and interest. Matrix Code: 19F Citation: 570.705(c) National Objective: NA
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
5	<b>Project Name</b>	Emergency Repair Loan Program
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Homelessness Affordable Housing
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Funds are provided for the repair of immediate health and safety conditions that present a danger to the occupants of the home. The Emergency Repair Loan Program was designed to provide one-time emergency repair assistance to low-income property owners. Properties with an owner over the age of 65 or with special needs may be eligible for a grant. Repairs are limited to corrections of code enforcement violations listed in official documents issued by the City, the Fire Marshal, or the Health Officer stating the code violations present causing imminent danger to life, limb, property, or safety of the public or occupants. Matrix Code: 14A National Objective: LMH Citation: 570.202
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately four (4) low-income owner-occupied households may be eligible for rehab funding.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	Rehabilitation of single-unit residential.
6	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Support Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development 1
	<b>Funding</b>	CDBG: \$955,180
	<b>Description</b>	Enhance the City's economic stability by investing economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85 businesses
	<b>Location Description</b>	City-wide
<b>Planned Activities</b>	Partnerships with business service providers to provide entrepreneurship and small business support including but not limited to the creation/retention of full-time equivalent jobs through grant programs. Provide grants to rehab the exterior of commercial/retail properties. Provide financial assistance to private for-profit businesses for economic development activities. Matrix Codes 14E, 18A, 18B, 18C National Objectives SBA, LMC, LMJ, SBS, and LMA Citations: 570.202; 570.203; 570.201	
7	<b>Project Name</b>	Public Infrastructure Improvements
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public improvements and infrastructure
	<b>Funding</b>	CDBG: \$1,510,261
	<b>Description</b>	Support the development of vibrant, equitable, and adaptable neighborhoods and commercial areas by investing in public facilities and critical infrastructure. Matrix code 03-to 04 National Objective: 570.208(a) Citation: 507.203(a); 570.202(a)(3)

	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD persons; 2 improvements
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City infrastructure projects to promote economic development in commercial areas, parks, and other eligible areas.
<b>8</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public services
	<b>Needs Addressed</b>	Support vulnerable populations, promote food security, economic development, and advance fair housing.
	<b>Funding</b>	CDBG: \$720,000
	<b>Description</b>	Invest in services and partner with agencies that provide public services to address priority goals and needs that provide essential services to the community. Matrix code 05A to 05Z National Objective: Citation: 570.201(c); 570.208(a)
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	218,681
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	General public service activities	
<b>9</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and Services for the Homeless Affordable Housing
	<b>Needs Addressed</b>	Homelessness Affordable Housing Non-Housing Community Development 2
	<b>Funding</b>	HOME: \$245,000

	<b>Description</b>	Administration of HOME Program including oversight, management, and capacity building. Citation: 92.207
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Administration of HOME program.
<b>10</b>	<b>Project Name</b>	HOME Program Delivery
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Delivery costs are associated with the implementation of specific housing programs and projects. Citation: 92.205 & 92.206
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Project delivery costs such as staff time spent reviewing agreements, staff reports, and general technical assistance provided to HOME-assisted projects.
<b>11</b>	<b>Project Name</b>	HOME Housing Loans
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and Services for the Homeless Affordable Housing
	<b>Needs Addressed</b>	Homelessness Affordable Housing
	<b>Funding</b>	HOME: \$2,419,259

	<b>Description</b>	Financial assistance for the rehabilitation or development of low-income housing. The Housing Rehabilitation Program will be available to assist single-family dwelling homeowners to make repairs to their residence. Funds will also be available for multi-family rehabilitation or construction projects. Citation: 92.205 & 92.206
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD; Subject to proposals received from NOFA.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Financial Assistance for the rehabilitation or development of low-income housing. Goals entered under new construction, rehabilitated units, and housing for homeless.
<b>12</b>	<b>Project Name</b>	CHDO Set-Aside Funds
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and Services for the Homeless Affordable Housing
	<b>Needs Addressed</b>	Homelessness Affordable Housing
	<b>Funding</b>	HOME: \$264,106
	<b>Description</b>	Set-Aside funds are required by HUD HOME regulations for housing activities owned, developed, and/or sponsored by qualified Community Housing Development Organizations (CHDO). Citation: 92.205 & 92.206
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Subject to proposals received from NOFA.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Financial assistance for the rehabilitation or development of low-income housing. goal is one unit for new construction, and one unit for rehab.
<b>13</b>	<b>Project Name</b>	ESG Entitlement 2023 Stockton

<b>Target Area</b>	City-wide
<b>Goals Supported</b>	Housing and Services for the Homeless Public Services
<b>Needs Addressed</b>	Homelessness
<b>Funding</b>	ESG: \$275,046
<b>Description</b>	<p>Non-staff operation costs for organizations that provide services to the homeless, funds provided to Central Valley Low Income Housing Corporation (CVLIHC) for the provision of Rent Assistance and Stabilization Services to households that are experiencing homelessness, and conduct data collection via the Homeless Management Information System; and Administration of the ESG program including staff and operation costs of oversight and management.</p> <p>Citations: 576.100; 576.101; 576.102; 576.103; 576.104, 576.105; 576.106; 576.107; 576.108; 576.109;</p>
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	980 homeless people will receive shelter or services, or receive rent assistance and stabilization services
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	Administration, emergency shelter operations/transitional housing, street outreach, HMIS, rapid re-housing, and homeless prevention

## **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**

The City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a city-wide basis, but provides additional outreach and recruitment in areas with high concentrations of unmet needs.

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

At this time, the City does not have any official HUD designated geographic based priority areas. The City of Stockton allocates resources on a city-wide basis. For example, the City's housing rehabilitation program is equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. When funding area-based activities, the City funds such activities using HUD's low/mod Census Block Groups and/or on a limited clientele National Objective basis, as applicable. The City intends to provide public infrastructure investments in areas identified in the recently updated 2022 slum/blight map that allows for prioritization in distressed neighborhoods with higher community needs.

### **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The 2020-2025 Consolidated Plan establishes housing strategies for renter, owner, and homeless populations and Five-Year goals for each of these strategies. The City operates its various housing programs based on these strategies, which have been prioritized to guide the allocation of resources. Consistent with the priorities outlined in the Consolidated Plan, the City will undertake or fund the following activities to address housing needs:

- Multi-Family Loan Pool
- CHDO Set-Aside
- Housing Rehabilitation Program
- Emergency Housing Repair Program
- Fair Housing

One Year Goals for the Number of Households to be Supported	
Homeless	105
Non-Homeless	118
Special-Needs	0
Total	223

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	179
Rehab of Existing Units	19
Acquisition of Existing Units	0
Total	223

Table 11 - One Year Goals for Affordable Housing by Support Type

### Discussion

#### Rental Assistance: 25 Households

- Central Valley Low Income Housing Corporation (CVLIHC) will provide homeless prevention rental assistance to 25 households (target group: non-homeless)



**Production of New Units: 179 Units**

- Sonora Square: 37 (target group: homeless population)
- Calaveras Quarters: 68 Units (target group: homeless population)
- Grand View Village: 74 (target group: homeless population)

**Rehab of Existing Units: 19**

- Assist 5 income eligible households with housing rehabilitation assistance (target group: non-homeless).
- Villa d' Flore: Rehabilitation of 14 units in a multifamily housing project (target group: non-homeless).

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

### **Introduction**

The City of Stockton and the Housing Authority of San Joaquin County (Housing Authority) maintain a strong partnership built on the common goal and priority of providing affordable housing opportunities for Stockton’s low-income residents. Within the last five years, the Housing Authority has applied for affordable housing funding through the City of Stockton’s NOFA process and has been awarded upwards of \$4.5 million to assist in the financing of three of its affordable housing projects. A Housing Authority city-funded project includes phases II and III of their 394-unit Sierra Vista housing complex targeting extremely low-income households at 30% AMI. As well as the demolition and rehabilitation of its Conway Homes project, a 9-unit development.

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

The Housing Authority will be eligible to apply for funding future City NOFA’s when issued. Additionally, the Housing Authority anticipates applying for funding for Phase III of Sierra Vista Homes, to demolish public housing units and replace it with mixed finance property consisting of public housing and project-based vouchers with 73 units. The Housing Authority will continue to seek funding sources to replace aging housing stock at the public housing sites with new affordable housing units.

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

The City continues to maintain a partnership with the local Housing Authority to assist public housing residents to achieve homeownership.

Under the Housing Authority’s Family Self-Sufficiency (FSS) program, public housing residents can participate in the program and receive referred to services and establish a family escrow savings account. The FSS program allows residents to establish an escrow savings account based on earned income. Contributions can be made to the escrow savings account monthly, as long as there is an increase in earned income during their participation in the FSS program. FSS participant have utilized the escrow savings account to accomplish homeownership goals, such as credit repair, credit counseling, and down-payments on a home. The Housing Authority will continue to collaborate with the City to provide supportive services for potential homeownership families. The Housing Authority also has a homeownership program, assistance is available to Housing Choice Voucher (HCV) participants who meet the homeownership eligibility requirements. The homeownership program allows first-time homebuyers to use the voucher subsidy to meet monthly homeownership expenses. HCV participants interested in applying for the HCV Homeownership program must meet the following program criteria:

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

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

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

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

**Discussion**

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

### **Introduction**

In 2018, the Stockton City Council declared a local homeless emergency directing the City Manager and all applicable city departments to develop strategies and solutions to address homelessness. At that time Stockton (City) counted 311 unsheltered homeless individuals as residents of its community. Since then, much has been accomplished, but despite these efforts the number of people experiencing homelessness and living unsheltered on the street remains high. Most recent Point-in-Time (PIT) Count findings from a survey of homeless individuals conducted in January of 2022, found an estimated 1,370 homeless individuals in Stockton, of whom nearly 900 were unsheltered (65%).

The City actively works with the Stockton/San Joaquin Continuum of Care #511, to investigate the needs and concerns of those experiencing homelessness, develop strategic approaches to prevent and end homelessness, and to prioritize investments in housing, programming, and capacity-building initiatives. Jointly, the City and the CoC have developed and adopted a Regional Plan describing the County-wide Community Response Prevent and End Homelessness, and the City has created an Action Plan describing investments through 2025/2026, to address the City's commitment to meeting the regional goals and objectives. The Regional Plan outlines the following three major objectives:

### **Major Objectives**

1. Establish a Coordinated and Engaged Regional System
2. Increase Access and Reduce Barriers to Homeless Crisis Response Services
3. Ensure Households Experiencing Homelessness Have Access to Affordable and Sustainable Permanent Housing.

Locally, the City is prioritizing deep investments in funding for affordable housing acquisition, development, or rehabilitation to serve low income and homeless individuals and families. Of available homeless resources, the City is allocating just under half to housing development, nearly a third to operating subsidies for emergency shelters, temporary, and permanent housing programs, and the remainder (about a fifth) to increasing the local capacity of the City and its community partners to work more effectively and equitably.

### **Measurable Outcome Goals**

#### **Reducing the number of persons experiencing homelessness.**

Over 3 years, show 5,216 total people accessing services who are experiencing homelessness annually, representing 921 fewer people and a 15% reduction from the baseline.

#### **Reducing the number of persons experiencing unsheltered homelessness on a daily basis.**

Over 3 years, show 1,247 total people experiencing unsheltered homelessness daily, representing 108 fewer people and an 8% reduction from the baseline.

**Reducing the number of persons who become newly homeless.**

Over 3 years, show 2,528 total people become newly homeless each year, representing 446 fewer people and a 15% reduction from the baseline.

**Increasing the number of people exiting homelessness into permanent housing.**

Over 3 years, show 724 total people exiting homelessness into permanent housing annually, representing 167 more people and a 30% increase from the baseline.

**Reducing the length of time persons remain homeless.**

Over 3 years, show 85 days as the average length of time that persons are enrolled in street outreach, emergency shelter, transitional housing; and the time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs annually, representing 6 fewer days and a 7% reduction from the baseline.

**Reducing the number of persons who return to homelessness within two years after exiting homelessness to permanent housing.**

Over 3 years, show no more than 6% of people return to homelessness within 2 years after having exited homelessness to permanent housing, representing 1% fewer people and a 1% reduction from the baseline.

**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.**

The City conducts a variety of activities to engage and listen to unhoused people. This includes:

Ongoing program planning and monitoring, including regular reviews of HMIS data, discussion groups with unhoused individuals, and site visits to encampments and emergency shelters. Biennial (every other year) counts of unsheltered individuals through the Point in Time Count process. Dozens of City staff, officials, and community members are deployed to count and talk with those experiencing homelessness. A census-type survey is conducted with as many homeless persons as possible.

Annual investigations. Last year, this included a 20-30 minute structured interview of unsheltered individuals about their experiences during COVID, barriers to entering emergency shelters, and needs and experiences pertaining to health and wellness. This year, investigations are focusing on racial and ethnic disparities among the unhoused populations.

All CoC meetings are open to the public and people with lived experiences in homelessness make up a portion of the Board and / or regularly attend meetings.

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

The City relies upon a talented cadre of local program partners and their staff to provide emergency shelter and transitional housing needs of homeless persons. Its primary roles is to fund and monitor program operations to ensure programs are achieving overall objectives and having a positive impact as determined by changes to the measurable program goals.

Additionally, the City works with stakeholders and regional partners to prioritize the strategies/actions needed to meet objectives and achieve target goals. The City is currently focused on several major strategies pertaining the emergency sheltering and transitional housing: 1) increase bed/unit capacity, 2) enhance operations, 3) secure additional program resources.

#### **Increase Bed/Unit Capacity**

Point in Time Count data shows that there an insufficient count of shelter beds or emergency housing units for individuals and families. The biggest needs are for shelter beds for single women and people who are medically fragile, or otherwise vulnerable, and family units that allow fathers to stay with their families. The City is currently pursuing projects to create capacity for about 500 additional homeless persons to receive safe sheltering through two major shelter expansion projects. The new shelter spaces mark an abrupt shift from congregate, dormitory style programs, to shelters that offer non-congregate private spaces for individuals and couples and more accommodations for people with mobility limitations or other serious and ongoing health care needs. In addition to the creation of more privacy all shelter expansions are designed to accommodate pets and provide options to store personal possessions.

#### **Enhance Operations**

The City is working with local homeless service providers to implement programming geared toward housing navigation and intensive case managers. In part, this is being accomplished with a shift from a model of night-by-night shelter operations to the creation and delivery of full service (24/7) navigation centers. Site development and construction is underway with build-out of the newly designed shelter spaces, and associated program offerings, anticipated by 2025.

#### **Secure Program Resources**

The City continues to seek and procure additional state and regional funding to address homelessness. In addition to federal CDBG and ESG resources, the City has been awarded three rounds of temporary

state funds and is working in partnership with homeless programs to help them develop the certifications and capacity to provide Medicare/Medicaid reimbursable services under the State's CalAIM project.

**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.**

Federal regulations encourage providing homeless persons and households with housing as quickly as is practicable. The City has adopted a housing first model, with rapid rehousing and preventative services, emerging as the most effective strategies to shorten or ameliorate the risk of homelessness. Core strategies include 1) strengthening the coordinated entry system, and 2) investing in housing stabilization, rental assistance.

### **Coordinated Entry**

Through non-federal funds, the City is making investments into the development and build-out of a county-wide coordinated entry system. Additionally, the City is requiring all homeless service partners to upload data into the HMIS and work through the coordinated entry system to find housing placements.

### **Homeless Prevention / Rapid Re-housing**

During these difficult economic times the City is making deep investments to help individuals and families remain safe and stable in their homes. This includes:

- \$315,000, in CDBG investments (43.75%) of public services allocations to fund programs that promote food security.
- \$105,000, in CDBG investments (14.58%) of public services allocations to fund fair housing programs that promote landlord / tenant mediations and prevent evictions.
- \$88,296, in ESG investments (34.5%) of allocations to fund housing relocation and stabilization services and short- and/or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter (at risk of homelessness).

Additionally, the City recognizes that the establishment of new, permanent and permanent supportive housing is the most effective way to end homelessness. Investments in affordable housing for homeless individuals is discussed above in section, AP-55.

**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.**

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

- Households forced to vacate rental properties that enter foreclosure;
- Households at imminent risk of becoming homeless due to sudden and substantial loss in income out of the control of members of the household;
- Households at imminent risk of becoming homeless due to a sudden and substantial increase in utility costs which is not due to the activity of one or more members of the household;
- Households forced to vacate rental housing condemned by local housing officials, when condemnation is not a result of the activity of one or more household members;
- Households at imminent risk of becoming homeless due to a traumatic life event, such as death of a spouse or primary care giver or recent health crisis that prevented the household from meeting its normal financial responsibilities;
- Households with at least one adult employed, at imminent risk of becoming homeless due to factors not related to activity of one or more household members; or
- Households with children currently living in an emergency shelter, in locations not meant for human habitation, or fleeing domestic violence.

Additionally, the City is working with San Joaquin County Whole Person Care health outreach workers, hospital discharge planners, the custody division, and local street outreach teams to identify people who are at risk of discharge or release from health care facilities or institutions into homelessness. Funding for these initiatives is through sources other than the federal funds describes through this Action Plan, but are a critical component of the homeless continuum. Investments through federal and state funds as well as local philanthropies are funding:

- Mobile teams, comprised of highly trained health outreach workers that are meeting people prior to discharge from hospitals or release from custody settings to develop a plan to address ongoing housing, health, and care stabilization needs.
- Mobile teams, working in partnership with law enforcement to de-escalate situations involving homeless individuals or people with mental health disorders / co-occurring substance use disorders and avert arrest for low level quality of life violations.
- Rental supplements and permanent housing vouchers, enabling people with serious mental illnesses or other permanent disabilities to pay local market rents.



Finally, the City is committed to ending homelessness among youth and those fleeing violence. This year's ESG funding commitments targets emergency programming for these vulnerable populations including \$153,000 in ESG investments (60%) toward organizations whose programs include social services for low-income women, families, and youth, and \$102,796 (40%) to an organization providing homelessness prevention and rapid re-housing services to low-income individuals and families.

## **Discussion**

The City of Stockton is committed to actions that prevent and end homelessness. More information about the City's plans can be found on the city website at:

<https://www.stocktonca.gov/government/departments/manager/homelessness/default.html>

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

### **Introduction:**

It is often in the public interest for local governments to impose regulations concerning the scope and characteristics of development as a method for protecting public health and general welfare. However, government regulations, policies, and procedures can also act to constrain the development of otherwise desirable land uses. Regulations designating the type and location of housing, for example, can potentially constrain the ability of housing developers to provide higher-density housing that would be more affordable to lower income households. Similarly, building codes and other requirements can significantly increase the cost to develop housing, or make the development process so arduous as to discourage potential housing developers. California housing law requires that each jurisdiction include an analysis of governmental constraints to affordable housing development as a required component of the adopted General Plan Housing Element.

To address these challenges the City is:

- Updating the Housing Element of the General Plan, with a specific purpose and intent to reduce barriers to affordable housing; and
- Creating a Housing Action Plan, to serve as a toolbox for property owners and developers seeking quick guidance on allowable uses, special project areas, and funding resources.

**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 greatest impact will be seen through the updated Housing Element which includes the following policy updates to ameliorate the negative effects of prior land use policies and to eliminate barriers to affordable housing. Proposed policy changes include, but are not limited to:

- A commitment to prevent downzoning parcels for low density usages, unless replaced by comparably zoned land elsewhere.
- Encouraging residential densities at the high end of allowable density range and encourage mix-use residential-office and residential-retail projects.
- Encouraging the development of accessory dwelling units.
- Promoting the development of multifamily housing for all income groups
- Pursuing opportunities which integrate sites for affordable housing throughout residentially designated areas and avoid concentration of low-income housing units.
- Providing sewer and water service for developments that include lower income housing units.
- Promote infill development, brownfield developments, and transit-oriented development.

- Reduce “counter barriers” to affordable housing, including streamlining the permit review and approvals process for affordable housing and waiving or deferring eligible fees to help offset development costs for affordable housing.

**Discussion:**

Overall, the City seeks to add an additional 12,600 housing units over the next ten years, with approximately 1,200 serving extremely low income households and an additional 1,800 serving very low and low income households.

More information about the City’s Housing Element can be found at:

<http://www.stockton.gov/government/departments/communityDevelop/Shape/housingElement.html>

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The City will work in partnership with its non-profit and public service agencies to address the needs of the underserved populations in the City of Stockton. The City will fund several agencies that provide food assistance, youth services, shelter and/or services for the homeless, and affordable/fair housing services.

#### **Actions planned to foster and maintain affordable housing**

The City will leverage funds we receive with other resources and use our programs in conjunction with other city initiatives, including our Single-Family Rehabilitation Loan Program. The City will continue to use its Notice of Funding Availability NOFA process to solicit eligible affordable housing projects to fund. The City continues to pursue funding at the State level, including Homekey, Pro-housing Incentive Pilot Program, and the Homeless Housing, Assistance and Prevention (HHAP) funds to advance affordable housing developments.

#### **Actions planned to reduce lead-based paint hazards**

The City continues to distribute lead-based paint hazard material to applicants of the Single-Family Rehabilitation Loan Program. In addition, the City works with affordable housing developers to ensure lead-based paints are adequately being tested for and, if necessary, addressed through Operations and Maintenance plans.

The City has also consulted with the San Joaquin Public Health agency regarding lead-based paint exposure for reducing or identifying incidences. Also, the State has recently focused on the Lead Service Line Replacement (LSLR) campaign. San Joaquin County Childhood Lead Poisoning Prevention Program sent notifications to the public regarding the State's campaign. Over the next several years, community water systems in California will replace utility-owned water service lines that contain lead or unknown materials ([California Health and Safety Code section 116885](#)). The City has been in communication with efforts and San Joaquin County is initiating an outreach campaign to educate communities and families of the risks of lead exposure while service lines are replaced. A [LSLR website](#) to learn more and a [LSLR map](#) is available which highlights the communities that have been identified as having lead service lines/lines made of unknown materials and directing outreach to these areas.

#### **Actions planned to reduce the number of poverty-level families**

The City's Consolidated Plan includes an Antipoverty Strategy. The activities in the City's Antipoverty Strategy can be classified under two categories: Economic Development and Supportive Service Programs. The Consolidated Plan recognizes that in order for households to transition from

unemployment or low-income positions to median income positions, there needs to be vocational training, resource management, and life skill training. The Plan also recognizes that while households are obtaining the training, the families will continue to need assistance in meeting their basic needs.

In these difficult economic conditions, the City's Community Development Committee determined that allocating resources to those agencies that will provide some of the most basic services, such as food, youth services, and services to accommodate vulnerable populations such as women, the elderly, and transition age youth. was the best way to assist households.

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

- Four programs that will provide food and nutritional education to homeless and low-income individuals;
- Two programs that will provide youth services in the area of tutoring, counseling, and literacy and creative writing services.
- One fair housing program that will provide to tenant and landlord mediation services as well as workshops for tenants and landlords to be informed of their rights.
- Two programs to serve vulnerable populations such as transition age youth, elderly, and women.
- One project to assist homeless individuals with basic hygiene services and connect them with local resources.
- operational and renovation costs for two emergency shelters for women and children. In addition to providing shelter, these organizations also provide services that assist individuals in achieving self-sufficiency; and
- Fund homelessness prevention and re-housing activities which will help keep households in their homes or provide assistance to re-housing households that have become homeless.

### **Actions planned to develop institutional structure**

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

During the 2023-2024 Program Year the City will:

- Continue to work with private housing developers to expand the availability of affordable housing, including pursuing joint funding opportunities;
- Continue to participate in the San Joaquin County Continuum of Care Committee;
- Continue implementation of the Housing Element;
- Continue to work with affordable housing developers to ensure that their developments include

- the facilities to provide the services needed for the residents;
- Continue to work with participants in the establishment of goals and objectives of the Consolidated Plan to ensure measurable progress is made, and
  - Update the website, providing handouts and program guidelines to keep the public informed; and
  - Pursue training opportunities for staff.

In addition, the City will ensure staff members performing environmental reviews are certified through HUD's Web-Based Instructional System for Environmental Review (WISER) platform.

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

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

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

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.

#### 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	300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>300,000</b>

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

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**as follows:**

The City does not propose to use HOME funds to provide any assistance in a form not included in Section 92.205(b).

Developer proposals for HOME funds are accepted through a Notice of Funding Availability (NOFA) identifying the purpose and type of funds available, with announcements sent via email, posted to the City's website, social media pages, and placement of a public notice in the local newspaper, the Record, and Spanish publication the Latino Times. To encourage a variety of project types and locations, the City's HOME program does not limit beneficiaries. Applications are made available electronically through the City's online grant application program Neighborly. The competitive applications are reviewed by City staff and/or a committee of regional housing experts and representatives from the community. The applications are scored through set criteria, including eligible uses, commitment and expenditure deadlines, developer capacity, experience, concurrence with established goals and policies, leveraging, or other requirements. Recommendations for funding are made to the City Council, which holds a publicly noticed hearing to vote on moving forward with the recommended allocations. The City uses a variety of methods to conduct outreach to consumers for all our housing programs. Economic Development Department staff also participates in various housing workshops and homeownership fairs throughout the year. Notices of these events are sent to the Housing Authority.

**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:**

The City does not currently use HOME funds for homebuyer activities, however in the case HOME funds are used, the City will follow the requirements pursuant to 24 CFR 92.254(a)(5)(ii). The City will require that units assisted with HOME funds must remain affordable to low-income purchasers for a period based upon the amount of HOME funds provided for the property. To ensure compliance with this affordability period, recapture provisions are incorporated into each property loan and regulatory agreement. Repayment of the HOME subsidy and any accrued interest is due upon the sale or transfer of the property during the affordability period. When the recapture requirement is triggered by a sale (voluntary or involuntary), and there are insufficient net proceeds to repay the City's HOME investment, the City will accept any amount of net proceeds (net proceeds are defined as the sales price minus any senior loan repayment and any closing costs). The City will reinvest these recaptured subsidies into other eligible housing activities.

**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:**



In compliance with 92.254(a)(4), the city will follow HOME affordability period requirements as a minimum standard. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

**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:**

For multi-family projects in the City of Stockton, when loaning HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under § 92.252, with a minimum affordability period of 15 years. The project application must demonstrate: that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; state whether the new investment is being made to maintain currently affordable units, create additional affordable units, or both; insure that HOME funds cannot be used to refinance multi-family loans made or insured by any Federal program, including CDBG.

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

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

All programs receiving ESG funds must comply with federal eligible use requirements, including the documentation of information through the HMIS. Program submit quarterly reports through HMIS and monitoring occurs annually per HUD standards.

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

The Continuum of Care has developed a Coordinated Entry System for access to housing opportunities. The newly created CES is still in development. Upcoming development work includes the linkage and articulation between the HMIS system (Clarity by BitFocus) to the CES. Over the past nine months (since inception) over 2,000 households have been enrolled into the CES and 117 households have received permanent housing and 101 youth have accessed transitional housing through the program. Upcoming work is also needed to address the prioritization process. Initially the CoC selected the VI-SPDAT to assist in the assessment process. However, recent concerns expressed by the developer of the instrument are leading to new conversations about best methods to coordinate and prioritize access to housing resources.

**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) will be allocated.**

The City of Stockton will implement the Emergency Solutions Grant (ESG) program in accordance with The McKinney-Vento Homeless Assistance Act as amended by S.896 HEARTH Act of 2009, found at 24 CFR Part 576, to ensure eligible activities are selected and financially managed in accordance with local and federal requirements. The City of Stockton's process for implementing the ESG program is laid out below.

Public Participation. Community Development Committee (CDC) holds annual Kick-off/Needs Assessment Meeting Late Fall (see Action Plan Schedule, and Public Participation Plan)

- Update annual Action Plan Schedule, Application & Instructions
- Issue Public Notice
- Issue NOFA
- Post agenda
- Publish Application & Instructions PDF on City website; provide hard copies for front counter

Applications for Funding. Annual Applications Submitted Mid-January (see Action Plan Schedule)

- Staff reviews applications for eligibility, completeness, ESG requirements per Application Instructions, consistency with the Consolidated Plan, and 24 CFR Part 576
- CDC holds meetings for review and to make recommendations to City Council; agendas posted with Clerk before each meeting, February-March
- Issue Public Notice
- Distribute draft Action Plan requesting public comment
- Subrecipients sent notification correspondence in advance of Council hearing

Award Funds. City Council reviews CDC recommendations at publicly noticed meeting and votes, April

- Action Plan is submitted to HUD via IDIS
- Award letters sent to subrecipients following AAP submittal, including CFDA number

Agreements. Draft agreements with subrecipients and route for signatures, Summer

- Prepare environmental documentation
- Once agreements executed, subrecipients sent notice to proceed
- Set up: Purchase orders once HUD grant agreement executed, Internal HTE and IDIS input

Grant Administration. Administer grants as required per 24 CFR Part 576

- Review and process invoices for reimbursement (see City's Administrative Directive for processing payments and Economic Development Department Payment Processing Procedures)
- Review expenditure deadlines and requirements
- Provide technical assistance to subrecipients, as needed
- Close-out projects as each one wraps up

Monitoring. Monitor subrecipients per Monitoring Schedule and Monitoring Procedures

Reporting. Follow CAPER schedule for end of year reporting requirements

- Gather accomplishment data

**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.**

Planning for homeless services is largely conducted in conjunction with the Continuum of Care which currently includes several members who have lived experiences with homelessness who sit on the Board of Directors or actively participate in workgroups and committees. Additionally, City staff participate in community discussion groups, listening sessions, and site visits to encampments and shelters to engage and consult with homeless individuals on proposed policies, program funding decisions, and service needs. Finally, program demonstration of paid staff and/or board members with lived experiences in homelessness is taken into consideration during grant review and funding considerations.

## **5. Describe performance standards for evaluating ESG.**

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