City of Stockton

City Council/Successor Agency of the Redevelopment Agency/Public Financing Authority/Parking Authority Concurrent Agenda

Meeting Agenda - Final

City Council/Successor Agency to the Redevelopment Agency/Public Financing Authority/Parking Authority Concurrent

Kevin J. Lincoln II (At Large) Mayor/Chair
Christina Fugazi (District 5) Vice Mayor/Vice Chair
Sol Jobrack (District 1)
Daniel R. Wright (District 2)
Paul Canepa (District 3)
Susan Lenz (District 4)
Kimberly Warmsley (District 6)

Tuesday, May 3, 2022 **4:30 PM** **Council Chamber, City Hall, 425 N. El Dorado Street, Stockton CA**

**** SPECIAL ****

1. SPECIAL SESSION CALL TO ORDER/ROLL CALL

2. INVOCATION/PLEDGE TO FLAG

3. ADDITIONS TO SPECIAL SESSION AGENDA***

4. RECOGNITIONS, ANNOUNCEMENTS, OR REPORTS

4.1 22-0389 PROCLAMATION/CERTIFICATE: PROFESSIONAL MUNICIPAL CLERKS WEEK - MAY 1-7, 2022

Department: City Clerk

5. PUBLIC COMMENTS* – MATTERS NOT ON THE AGENDA

6. CONSENT AGENDA

6.1 22-0438 APPROVAL OF CITY COUNCIL MINUTES

Recommended Action: RECOMMENDATION

Approve the minutes from the City Council meeting of April 5, 2022

Department: City Clerk

Attachments: Attachment A - 2022-04-05 Minutes

7. ADMINISTRATIVE MATTERS

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9.1 22-0402 OVERVIEW OF THE "MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT" AND DRAFT INFRASTRUCTURE FINANCING PLAN

Recommended Action: RECOMMENDATION:

Informational workshop to review the Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Draft Infrastructure Financing Plan.

Department: City Manager

Attachments: Attachment A - Draft EIFD Infrastructure Financing Plan

9.1 - PPT - EIFD Workshop

9.2 22-0285 ADOPT RESOLUTION TO AUTHORIZE THE NEW CITY HALL RENOVATIONS AND RELOCATION PROJECT

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve the plans and specifications for the New City Hall Renovations and Relocation, Project No. E016015.

2. Appropriate funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the New City Hall Renovations and Relocation, Project No. E016015 and authorize the transfer of fund from the General Fund to the General Capital Improvement Fund.

3. Award a Construction Contract in the amount of $42,348,123 to Roebbelen Contracting, Inc., of El Dorado Hills, CA, for the New City Hall Renovations and Relocation, Project No. E016015.

4. Execute Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP to extend the termination date to December 31, 2024, and increase funding in the amount of $600,000 for design construction support services for the Tenant Improvements to the Waterfront Towers for the Relocation of City Hall, Project No. E016015.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department: Public Works

Attachments: Attachment A - Vicinity Map
Proposed Resolution
Exhibit 1 - Contract with Roebbelen Contracting
Exhibit 2 - Amdt 5 - Indigo Hammond + Playle Architects
9.2 - PPT - New City Hall Renovations and Relocation

9.3 22-0288 **ADOPT RESOLUTION TO AUTHORIZE APPROPRIATION OF $10.2 MILLION IN GENERAL FUND DOLLARS TO CITY COUNCIL PRIORITY PROJECTS**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to authorize a FY 2021-22 General Fund appropriation and any necessary transfers of $10.2 million to seven City Council priority projects to improve sidewalks and parks.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department: Administrative Services

Attachments: Attachment A - List for Funding Consideration
Proposed Resolution - Council Priority Projects $10.2 million
9.3 - PPT - Appropriation for Council Priority Projects

10. HEARINGS**

10.1 22-0329 **PUBLIC HEARING: FY 2022-23 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, AND EMERGENCY SOLUTIONS GRANT PROGRAMS**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Approving the FY 2022-23 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs; and

2. Authorizing the City Manager or designee, to appoint staff as the Certifying Officer responsible for completing the environmental review process to ensure compliance with the National Environmental Policy Act (NEPA); and

3. Authorizing the City Manager, or designee, to execute and submit all documents to the U.S. Department of Housing and Urban Development and to take actions necessary and appropriate to carry out the purpose and intent of the resolution.

Department: Economic Development

Attachments: Attachment A - Grant Applications

Proposed Resolution - 2022-23 Action Plan

Exhibit 1 - Draft Action Plan

Exhibit 2 - 2022-2023 Sources and Uses draft

10.1 - PPT - 22-23 Action Plan

11. CITY MANAGER'S UPDATE

12. COUNCIL COMMENTS

13. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on April 26, 2022, in compliance with the Brown Act.

Eliza R. Garza, CMC
City Clerk

Allison Lambertson Digitally signed by Allison Lambertson
Date: 2022.04.26 17:06:11 -07'00'

By: _____

Deputy

**Citizens may comment on any subject within the jurisdiction of the City Council/Successor Agency to the Redevelopment Agency/Public Finance Authority/Parking Authority, including items on the Agenda. Each speaker is limited to three minutes. Speakers must submit "Request to Speak" cards to the City Clerk, and be prepared to speak when called. No speaker cards will be received after the close of the Citizen's Comments portion of the meeting.*

***Speakers should hold comments on items listed as a Hearing until the Hearing is opened. If a large number of people desire to speak at a Hearing, the Mayor/Chair may reduce the amount of time allocated to each speaker to three (3) minutes.*

****Additions to the Agenda - Government Code Section 54954.2(b)(2), allows members of the City Council present at the meeting to take immediate action, with either a two-thirds or unanimous vote, to place an item on the agenda that action must be taken and that the item came to the attention of the City subsequent to the agenda being posted.*

All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8459, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City's website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.

CHALLENGING CITY DECISIONS: The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Stockton, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

City of Stockton

Legislation Text

File #: 22-0389, **Version:** 1

PROCLAMATION/CERTIFICATE: PROFESSIONAL MUNICIPAL CLERKS WEEK - MAY 1-7, 2022

City of Stockton

Legislation Text

File #: 22-0438, **Version:** 1

APPROVAL OF CITY COUNCIL MINUTES

RECOMMENDATION

Approve the minutes from the City Council meeting of April 5, 2022

Attachment A - 2022-04-05 Minutes

MINUTES
CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY/PUBLIC FINANCING AUTHORITY/PARKING AUTHORITY CONCURRENT MEETING OF APRIL 5, 2022

Council Chamber, City Hall 425 N. El Dorado St. Stockton, CA

Note: The CLOSED SESSION of the City Council of the City of Stockton scheduled for 4:00 PM was cancelled.

~~1. CLOSED SESSION CALL TO ORDER/ROLL CALL~~

~~2. ADDITIONS TO CLOSED SESSION AGENDA~~

~~3. ANNOUNCEMENT OF CLOSED SESSION~~

~~3.1 22-0333 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION~~

~~Number of Cases: One~~

~~Name of Case: Kurt Wilson v. City Council of Stockton, et al. (San Joaquin County Superior Court Case No. STK-CV-UVM-2019-12404)~~

~~This Closed Session is authorized pursuant to section 54956.9 (a) of the Government Code.~~

Legislation Text

~~3.2 22-0334 CONFERENCE WITH LABOR NEGOTIATOR~~

Legislation Text

~~3.3 22-0335 PUBLIC EMPLOYEE PERFORMANCE EVALUATION:~~

Legislation Text

~~3.4 22-0336 PUBLIC EMPLOYEE PERFORMANCE EVALUATION:~~

Legislation Text

~~3.5 22-0337 PUBLIC EMPLOYEE PERFORMANCE EVALUATION:~~

Legislation Text

~~3.6 22-0338 CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION~~

~~Number of Cases: One~~

~~Based on existing facts and circumstances, there is significant exposure to litigation pursuant to Government Code section 54956.9(b).~~

Legislation Text

~~4. PUBLIC COMMENT*~~

~~5. RECESS TO CLOSED SESSION~~

6. REGULAR SESSION CALL TO ORDER/ROLL CALL - 5:30 PM

Roll Call
Present:
Paul Canepa
Christina Fugazi
Sol Jobrack
Susan Lenz
Kevin J Lincoln II
Kimberly Warmsley
Daniel Wright

7. INVOCATION/PLEDGE TO FLAG

Grant Hawes, Pastor at Quail Lakes Baptist Church provided the invocation and Councilmember Warmsley led the pledge.

8. REPORT OF ACTION TAKEN IN CLOSED SESSION

Closed Session was cancelled this evening.

9. ADDITIONS TO REGULAR SESSION AGENDA

None

10. RECOGNITIONS, ANNOUNCEMENTS, OR REPORTS

10.1 22-0331 PROCLAMATION/CERTIFICATE: NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK - APRIL 10-16, 2022

Legislation Text

RECIPENTS: Brandy Thomas, Police Services Manager, Chief Edwards, and Captain Sajor

Rick Edwards, Fire Chief - thanked Mayor and City Council; recognized telecommunicators

10.2 22-0332 PROCLAMATION: NATIONAL ANIMAL CARE AND CONTROL APPRECIATION WEEK - APRIL 10-16, 2022

Legislation Text

RECIPIENTS: Captain Sajor

Captain Sajor - thanked Mayor and Council; recognized SSPA, Stockton Animal shelter, and Animal Protection League

10.3 PROCLAMATION - SEXUAL ASSAULT AWARENESS MONTH

10.4 PROCLAMATION - NATIONAL CHILD ABUSE PREVENTION MONTH

11. PUBLIC COMMENTS - MATTERS NOT ON THE AGENDA

Kathleen Gapusan - Salary Setting Commission; Parks and Recreation, Victory Park Pool

Glenn Miller - Stockton General Plan, spice mill, rezoning; violence

Julie Devincenzi - preservation of trees

Stephanie Lee - violence in Stockton, District Attorney, grandson's murder, Stockton Police Department, parks and schools (document filed)

Document Filed by Stephanie Lee

Barry Oaks - withdrew time

Mark Stebbins - equity for South Stockton, Van Buskirk golf course, Stockton Fairgrounds housing proposal, amusement park

12. CONSENT AGENDA

Approve the Consent Agenda with a single vote, save items 12.7 and 12.10 which were heard separately.

Moved by: Daniel Wright, seconded by Paul Canepa.

Vote: Motion carried 7-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, Kimberly Warmsley, and Daniel Wright.

12.1 22-0273 APPOINTMENT TO WATER ADVISORY GROUP

Resolution 2022-04-05-1201 authorizing the appointment of Daniel Nuss to the Council Water Committee's Water Advisory Group (WAG) for a term commencing immediately and expiring January 31, 2025

Legislation Text

Attachment A - Redacted Application

Proposed Resolution - Appointment to the Water Advisory Group

Approved Resolution 2022-04-05-1201

12.2 22-0161 ADOPT A RESOLUTION APPROVING A FINAL MAP AND SUBDIVISION AGREEMENT FOR THE WESTLAKE VILLAGES, UNIT NO. 11 - VILLAGE E (TRACT NO. 3578) PROJECT

Resolution 2022-04-05-1202:

1. Approving the final map for Westlake Villages, Unit No. 11 - Village E, Tract No. 3578; and

2. Authorizing the City Manager to execute the subdivision agreement, accept on behalf of the public all offers of dedication, and record the final map for Westlake Villages, Unit No. 11 - Village E, Tract No. 3578.

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of the resolution.

Legislation Text

Attachment A - Vicinity Map

Proposed Resolution - Recommending Approval

Exhibit 1 - Map Agreement

Exhibit 2 - Final Map

Approved Resolution 2022-04-05-1202

12.3 22-0186 ADOPT ORDINANCE ACCEPTING THE RECOMMENDATION OF THE CITY COUNCIL SALARY SETTING COMMISSION TO MAKE NO CHANGES TO THE SALARY AND BENEFITS OF THE CITY COUNCIL IN ACCORDANCE WITH ARTICLE IV, SECTION 410, OF THE CITY CHARTER

Ordinance 2022-04-05-1203 accepting the recommendation of the City Council Salary Setting Commission (Commission) to make no changes to the salary and benefits for the Councilmembers of the City of Stockton as currently established by Sections 2.08.040 and 2.08.050 of the Stockton Municipal Code.

Legislation Text

Attachment A - Salary Setting Commission Memo

Proposed Ordinance - City Council Salary

Approved Ordinance 2022-04-05-1203

12.4 22-0193 APPROVE A MOTION TO ENTER INTO A COOPERATIVE PURCHASING AGREEMENT WITH DELL MARKETING L.P. THROUGH THE STATE OF CALIFORNIA, DEPARTMENT OF GENERAL SERVICES.

Motion 2022-04-05-1204:

1. Approving the use of the State of California, Department of General Services Leveraged Procurement Agreement (LPA), California Multiple Award Schedule, (CMAS) Agreement No. 3-16-70-0012B with Dell Marketing L.P. to provide the City access to preferential pricing of Information Technology products and services.

2. Authorizing the City Manager to execute a multi-year Cooperative Purchasing Agreement, expiring November 19, 2025, in an amount not to exceed $4,000,000 with Dell Marketing L.P., for the purchase of Information Technology products and services;

3. Authorizing the City Manager to extend the Cooperative/Piggyback Agreement with Dell Marketing L.P. by a written amendment in the event the underlying agreement is extended with the Department of General Services for MAS Contract Number GS-35F-059DA, in an amount not to exceed the estimated baseline annual spend of $850,000 for FY 2022-23 plus a compounded inflation rate of 2%;

4. Approving findings which support and justify an exception to the competitive bid process; and

5. Authorizing the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose and intent of the motion.

Legislation Text

Attachment A - Cooperative Agreement Dell CMAS

12.5

22-0106 APPROVE THREE (3) CONTRACTS FOR THE PURCHASE OF WATER TREATMENT CHEMICALS FOR THE MUNICIPAL UTILITIES DEPARTMENT

Resolution 2022-04-05-1205:

1. Approving contracts with three (3) suppliers (USALCO Modesto Plant, LLC, WestAir Gases & Equipment, Inc., and Pacific Star Chemical) for the purchase of three (3) chemicals (liquid oxygen, aluminum chlorohydrate, and sulfuric acid) to be used for water treatment; and

2. Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of the resolution.

Legislation Text

Proposed Resolution

Exhibit 1 - Aluminum Chlorohydrate Agreement 2022

Exhibit 2 - Liquid Oxygen Agreement 2022

Exhibit 3 - Sulfuric Acid Agreement 2022

Approved Resolution 2022-04-05-1205

12.6 22-0136 APPROVE MOTION TO AUTHORIZE THE SANITARY SEWER SMALL DIAMETER LINES REPLACEMENT PROJECT

Motion 2022-04-05-1206:

1. Awarding a Professional Services Contract to Siegfried Engineering, Inc. of Stockton, CA, in the amount of $183,054, for design of the Sanitary Sewer Small Diameter Lines Replacement, Project No. UW21016.

2. Approving findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this motion.

Legislation Text

Attachment A - Vicinity Map

Attachment B - Professional Services Contract

12.7 22-0140 ADOPT RESOLUTION TO AUTHORIZE THE RESIDENTIAL STREETLIGHT LED REPLACEMENT PROJECT

Legislation Text

Attachment A - Location Map

Proposed Resolution

Exhibit 1 - Notice of Exemption

Exhibit 2 - Contract with Bear Electrical Solutions

Approved Resolution 2022-04-05-1207

Approve **Resolution 2022-04-05-1207**:

1. Approving the Notice of Exemption No. NOE66-21 under the California Environmental Quality Act for the Residential Streetlight LED Replacement, Project No. WT22005.

2. Approving the plans and specifications for the Residential Streetlight LED Replacement, Project No. WT22005.

3. Awarding a Construction Contract in the amount of $221,907 to Bear Electrical Solutions, Inc. of Alviso, CA, for the Residential Streetlight LED Replacement, Project No. WT22005.

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Moved by: Christina Fugazi , seconded by Daniel Wright.

Vote: Motion carried 7-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, Kimberly Warmsley, and Daniel Wright.

12.8 22-0177 ADOPT RESOLUTION TO AUTHORIZE THE RAISED MEDIAN ALONG PACIFIC AVENUE PROJECT

Resolution 2022-04-05-1208:

1. Approving the Notice of Exemption No. NOE17-19 under the California Environmental Quality Act for the Raised Median Along Pacific Avenue, Project No. WT17017/Federal Project No. HSIPL-5008(164).

2. Approving the plans and specifications for the Raised Median Along Pacific Avenue, Project No. WT17017/Federal Project No. HSIPL-5008 (164).

3. Appropriating additional funds in the amount of $320,700 from the Public Facility Fees Streets Fund Balance to the Raised Median Along Pacific Avenue, Project No. WT17017/Federal Project No. HSIPL-5008 (164).

4. Appropriating additional Highway Safety Improvement Program funds in

the amount of $409,515 to the Raised Median Along Pacific Avenue, Project No. WT17017/Federal Project No. HSIPL-5008(164).

5. Awarding a Construction Contract in the amount of $1,238,000 to California Highway Construction Group, Inc. of Concord, CA, for the Raised Median Along Pacific Avenue, Project No. WT17017/Federal Project No. HSIPL-5008(164).

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Legislation Text

Attachment A - Vicinity Map

Proposed Resolution

Exhibit 1 - Notice of Exemption

Exhibit 2 - Construction Contract

Approved Resolution 2022-04-05-1208

12.9 22-0225 ADOPT RESOLUTION TO AUTHORIZE THE ALEXANDRIA AND FIVE MILE SLOUGH CULVERT REPLACEMENT PROJECT

Legislation Text

Attachment A - Vicinity Map

Proposed Resolution

Exhibit 1 - Notice of Exemption

Exhibit 2 - Construction Contract

Note: A memorandum to the Council, dated April 5, 2022 regarding Item 12.9 was distributed around the bench and filed.

Around the Bench Memo

Note: Item 12.9 was pulled by staff and will be heard at the meeting of April 19, 2022

12.10 22-0229 APPROVE PURCHASE OF SEVEN POLICE BMW MOTORCYCLES

Legislation Text

Attachment A - Long Beach BMW Quote

Attachment B - Vehicle Replacement List

Approve **Motion 2022-04-05-1210** purchasing seven police BMW motorcycles from Long Beach BMW, of Long Beach, CA, in the total amount of $212,256.87.

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this motion.

Moved by: Christina Fugazi , seconded by Paul Canepa.

Vote: Motion carried 7-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, Kimberly Warmsley, and Daniel Wright.

12.11 22-0237 ADOPT RESOLUTION TO AUTHORIZE THE MCNAIR SOCCER COMPLEX PHASE 2 PROJECT

Resolution 2022-04-05-1211:

1. Approving the Notice of Exemption No. NOE59-21 under the California Environmental Quality Act for the McNair Soccer Complex Phase 2, Project No. CR16024.

2. Approving the plans and specifications for the McNair Soccer Complex Phase 2, Project No. CR16024.

3. Awarding a Construction Contract in the amount of $325,924.84 to TBS Contractors of Merced, CA, for the McNair Soccer Complex Phase 2, Project No. CR16024.

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Legislation Text

Attachment A - Vicinity Map

Proposed Resolution

Exhibit 1 - Notice of Exemption

Exhibit 2 - Contract with TBS Contractors

Approved Resolution 2022-04-05-1211

12.12 22-0079 ADOPT RESOLUTION TO AUTHORIZE THE BUS RAPID TRANSIT PHASE 1-B CORRIDOR IMPROVEMENTS PROJECT

Resolution 2022-04-05-1212:

1. Approving the Notice of Exemption No. NOE16-21 under the California Environmental Quality Act for the Bus Rapid Transit Phase 1-B Corridor

Improvements, Project No. WT15015/Federal Project No. CML-5008 (148).

2. Approving the plans and specifications for the Bus Rapid Transit Phase 1-B Corridor Improvements, Project No. WT15015/Federal Project No. CML-5008(148).

3. Transferring funds in the amount of $13,500 from the Traffic Signal Modification Program, Project No. WT15029, to the Bus Rapid Transit Phase 1-B Corridor Improvements, Project No. WT15015/Federal Project No. CML-5008(148).

4. Transferring funds in the amount of $251,500 from the Public Facility Fees Streets Fund Balance to the Bus Rapid Transit Phase 1-B Corridor Improvements, Project No. WT15015/Federal Project No. CML-5008 (148).

5. Awarding a Construction Contract in the amount of $1,092,918.50 to Bear Electrical Solutions, Inc. of Alviso, CA, for the Bus Rapid Transit Phase 1-B Corridor Improvements, Project No. WT15015/Federal Project No. CML-5008(148).

Authorizing the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Legislation Text

Attachment A - Vicinity Map

Proposed Resolution

Exhibit 1 - Notice of Exemption

Exhibit 2 - Construction Contract

Approved Resolution 2022-04-05-1212

13. ADMINISTRATIVE MATTERS

None

14. UNFINISHED BUSINESS

None

15. NEW BUSINESS

15.1 22-0330 UPDATE FROM STOCKTON SHELTER FOR THE HOMELESS REGARDING NAVIGATION CENTER AND MEN'S EXPANSION

Informational only. No action taken.

Legislation Text

15.1 - PPT - Stockton Shelter Update

16. HEARINGS

16.1 22-0238 PUBLIC HEARING FOR THE APPROVAL OF AN ORDINANCE FOR MILITARY EQUIPMENT USE BY THE STOCKTON POLICE DEPARTMENT AS MANDATED BY CHAPTER 12.8 (COMMENCING WITH SECTION 7070), TO DIVISION 7 OF TITLE 1 OF THE GOVERNMENT CODE RELATING TO MILITARY EQUIPMENT USAGE

Legislation Text

Attachment A - Assembly Bill 481

Attachment B - AB 481 Ordinance_DRAFT

Attachment C - SPD Military Equipment Usage

16.1 - PPT - AB 481

Approved Ordinance 2022-04-05-1601

Approve **Ordinance 2022-04-05-1601** authorizing the Stockton Police Department to continue the use of any military equipment which was acquired prior to January 1, 2022.

Moved by: Paul Canepa, seconded by Daniel Wright.

Vote: Motion carried 7-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, Kimberly Warmsley, and Daniel Wright.

16.2 22-0230 ADOPT A RESOLUTION TO APPROVE AN AMENDMENT TO THE 2020-2024 CONSOLIDATED PLAN, AND AN AMENDMENT TO THE 2021-2022 ANNUAL ACTION PLAN, AND ACCEPT AND APPROPRIATE THE HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AMERICAN RECOVERY SUPPLEMENTAL ACT FUNDING FOR ACTIVITIES TO MITIGATE AND CONTAIN THE SPREAD OF COVID-19

Legislation Text

Proposed Resolution

Exhbit 1 - Substantial Amend. ConPlan-Action Plan

16.2 - PPT - HOME ARPA Funding

Approved Resolution 2022-04-05-1602

Approve **Resolution 2022-04-05-1602**:

1. Amending the 2020-2024 Consolidated Plan, 2021-2022 Annual Action Plan,

2. Approving and accepting the HOME-ARPA funding allocation of $6,380,677,

3. Approving and authorizing the execution of the HOME-ARPA Standard Agreement, and any associated documents, with the Department of Housing and Urban Development (HUD) to accept grant funding; and,

4. Authorizing the City Manager, or designee, to appropriate grant funds and to take necessary actions to carry out the purpose and intent of this resolution.

Moved by: Christina Fugazi , seconded by Sol Jobrack.

Vote: Motion carried 7-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, Kimberly Warmsley, and Daniel Wright.

16.3 22-0166 ADOPT A RESOLUTION APPROVING AN ADDENDUM TO THE STOCKTON GENERAL PLAN ENVIRONMENTAL IMPACT REPORT AND AMENDMENTS TO THE GENERAL PLAN LAND USE MAP, AND AN ORDINANCE AMENDING THE STOCKTON CITYWIDE ZONING MAP AND TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO COMPLY WITH THE STOCKTON 2040 GENERAL PLAN AND CHANGES TO STATE LAW

Legislation Text

Attachment A - Guiding Principles

Attachment B - Summary of Outreach Efforts

Attachment C - Proposed GPLU Maps

Attachment D - Proposed Zoning Maps

Attachment E - Proposed Property Amendment List

Attachment F - Proposed Code Amendments

Attachment G - Approved PC Resolution

Proposed Resolution - GPLU Map

Exhibit1 - GPLU Map

Proposed Resolution - GPEIR Addendum

Exhibit 1 - GPEIR Addendum

Ordinance - Proposed Zoning Map Amendments

Exhibit 1 - Proposed Zoning Map

Exhibit 2 - Proposed Property List

Ordinance - Proposed Development Code Amendments

16.3 - PPT - Land Use Inconsistency Effort

Note: A memorandum to the Council, dated April 5, 2022 regarding Item 16.3 was distributed around the bench and filed.

Around the Bench Memo

The following persons spoke to this item: Ruslan Moroz; Michael Sousa; Mark Stebbins; Hao Nguyen; Sameer Madady; Tony Fasso

The following person provided electronic public comment sent as council correspondence: Terry McDonald

Electronic Public Comment

Approve **Motion 2022-04-05-1603** tabling this item for 30 days, directing staff to provide additional outreach partnering with community organizations, finding what additional uses above the light industrial overlay, looking at the impact legal non-conforming and returning to Council with proposed changes.

Moved by: Sol Jobrack, seconded by Susan Lenz.

Vote: Motion carried 6-0

Yes: Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Kevin J Lincoln II, and Kimberly Warmsley.
Absent: Daniel Wright.

17. CITY MANAGER'S UPDATE

Harry Black, City Manger - Clean City Initiative, beautification event, Pixie Woods April 9, 2022; drive through recycling event, April 16, 2022; Weber Point shade structure replacement; Stribley Park lighting project completion; Police Chief Town Hall April 20, 2022, 5:30 PM Bob Hope Theater.

18. COUNCIL COMMENTS

Councilmember Fugazi - Stribley Community Center, public open house, Stockton Diamond Project, April 6, 2022, 4:30 PM; cheer competition; Weber Point Canopy; drought water conservation, healthy trees; Buena

Vista and Mt. Diablo Safe Routes to School grant; cement blocks at Slough entrance; homeless Turnpike; Chamber clock; City Arborist; Hunter House funding; close in memory of Wilhelmina Henry

Councilmember Canepa - Presentation of Colonial Heights second grade class book to Mayor Lincoln; item 12.9; assault vehicles, spending limit; Stockton Royal; Pixie Woods, beautification event, April 9, 2022

Councilmember Warmsley - Tree planting at Brotherhood Park; Stockton Rise event, Conway Homes; pet adoption; Natural Do; Amelia Adams Whole Life Center; Commercial Kitchen at Bella Vista; public speaker, grandmother, children and violence; city projects, departments; Weston Ranch blight and theft; Wilhelmina Henry, lowering the flag; South Stockton Women Rise Celebration

Mayor Lincoln - thanked Colonial Heights students; coffee townhall at The Well, April 7, 2022 at 5:30 PM; Grand Marshall opening day Delta Parade; close meeting moment of silence Wilhelmina Henry

19. ADJOURNMENT - 8:44 PM

INFORMATIONAL ITEMS

1. 22-0169 CIVIL SERVICE/EQUAL EMPLOYMENT COMMISSION'S 2021 ANNUAL REPORT

Informational item only. No action was taken.

Legislation Text

Attachment A - 2021 Annual Report to Council

Attachment B - 2021 Attendance Roster

ELIZA R. GARZA, CMC
STOCKTON CITY CLERK

File #: 22-0402, **Version:** 1

OVERVIEW OF THE "MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT" AND DRAFT INFRASTRUCTURE FINANCING PLAN

RECOMMENDATION:

Informational workshop to review the Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Draft Infrastructure Financing Plan.

Summary

The purpose of this informational workshop is for the City Council to receive a presentation describing the Draft Infrastructure Financing Plan (IFP) (Attachment A) and for the Council to provide comment to the consultant team charged with preparing the IFP. The consultant team will work with the Mossdale Tract Enhanced Infrastructure Financing District (Mossdale Tract EIFD) Public Financing Authority (PFA) and the participating taxing entities to incorporate any comments to the Draft IFP. Subsequently, the IFP will come back to the PFA for a series of public hearings. Before the 3rd Public Hearing, the IFP will come back to the City Council for approval.

DISCUSSION

Background

Senate Bill 5 ("SB5"), and related companion bills, created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Prior to approving discretionary land use decisions for non-residential projects, and prior to approving ministerial land use decisions (building permits) for new residential buildings in areas that don't have an Urban Level of Flood Protection, land use agencies are required to make findings related to the provision of 200-year or Urban Level of Flood Protection ("ULOP").

As part of the region's efforts to comply with this requirement, the Cities of Lathrop, Manteca and Stockton made findings of Adequate Progress toward the provision of ULOP 200-year flood protection and have annually validated these findings each year since each respective cities' initial adoptions based on an Annual Reports of Adequate Progress ("Annual Reports") submitted to the Central Valley Flood Protection Board ("CVFPB"). Since 2018, the Annual Reports have been approved and submitted by SJAFCA to the CVFPB subsequent to the cities of Lathrop and Manteca becoming members of SJAFCA.

The Annual Reports describe the financing plan and the identified funding mechanisms that are being utilized to fund and implement the improvements necessary for ULOP.

The new funding mechanisms being implemented to generate the necessary funding include:

1. A Regional Development Impact Fee Program, currently in place.
2. A new Overlay Assessment District (OAD) proposed to overlay the existing RD 17 Assessment District.
3. The proposed Mossdale Tract Enhanced Infrastructure Financing District (EIFD).

The City Council supported the implementation of the Mossdale Tract ULOP Program and associated funding mechanisms by supporting the amendment of the SJAFCA Joint Exercise of Powers Agreement in late 2017 and then supporting the implementation of the Regional Development Impact Fee in 2018. SJAFCA is currently working to evaluate and implement the proposed Overlay Assessment District in the future. In January of this year, the City Council was requested to participate in the formation process of the proposed Mossdale Tract EIFD.

EIFD's

Enhanced Infrastructure Financing Districts are districts that receive tax increment generated from the growth in property taxes collected from within a designated district boundary from certain entities that consent to an agreed upon allocation of their property tax revenues. EIFD's are new entities governed by the creation of a Public Finance Authority.

The City of Lathrop took the lead with the creation of the EIFD with its action on January 13, 2022. The Stockton City Council followed suit on February 8th by adopting a corresponding resolution to support the formation and appoint its representation to the Public Financing Authority.

The newly created Authority is moving through the EIFD formation process by directing the preparation of an IFP. The purpose of this workshop is to present the draft IFP to the City Council as an informational item. Ultimately, final approval of the formation of the EIFD will require the City Council's approval of the IFP.

EIFD Financing Plan

The Mossdale Tract Area EIFD will be funded from property tax increment revenues, which would be pledged to repay bonds issued to fund construction of the improvements needed to achieve ULOP.

The Mossdale Tract Area EIFD does not impose any new tax on property owners. The Affected Taxing Entities (ATEs) will participate in and contribute property tax increment revenues to the Mossdale Tract Area EIFD. In the case of the proposed Mossdale Tract Area EIFD, the EIFD is to have four (4) ATEs, the City of Lathrop, the City of Manteca, the City of Stockton, and San Joaquin County.

The financing plan for the Mossdale Tract Area EIFD has been the subject of discussions among the staff of the ATE's for many months and a Draft IFP has been prepared at the direction of the PFA. In general, the following describes the basic terms of how the EIFD tax increment will be allocated and assist in financing SJAFCA's Mossdale Tract Project as further described in the attached Draft IFP (Attachment A).

The Mossdale Tract Area EIFD includes approximately 5,125 developable acres. Approximately 11,200 housing units and 33.1 million square feet of nonresidential buildings are anticipated in the

Mossdale Tract Area EIFD between the assumed Base Year of the EIFD (FY 2022-23) and buildout (2060). As development takes place throughout the basin, and as the assessed value of property increases over time, net new property taxes will be generated. As those taxes are allocated to the ATE's, a portion of the net new property taxes will be allocated to the Mossdale Tract EIFD. The amount that would otherwise be allocated to an ATE, but diverted to the Mossdale Tract EIFD, will be the amount specified in the IFP prepared by the PFA and ultimately approved by each of the ATE's. The amount of Tax Increment allocated by each ATE will be subject to change over time as SJAFCA's ULOP Project is implemented. The proposed amount of Tax Increment that is reflected in the Draft Plan is shown in the Table Below:

EIFD Contribution Rate

Affected Taxing Entity	Initial years (2021-2029)	2030-2032	2033-2043	2044-2061
Maximum Tax Rate Scenario				
City of Lathrop	10.0%	20.0%	20.0%	20.0%
City of Manteca	5.0%	20.0%	20.0%	20.0%
City of Stockton	1.0%	20.0%	20.0%	20.0%
San Joaquin Cty	47.3%	20.0%	20.0%	20.0%
Variable Tax Rate Scenario				
City of Lathrop	10.0%	13.0%	9.5%	4.5%
City of Manteca	5.0%	13.0%	9.5%	4.5%
City of Stockton	1.0%	13.0%	9.5%	4.5%
San Joaquin Cty	47.3%	13.0%	9.5%	4.5%

- During the ULOP project construction, anticipated to run through 2029 (Initial Years), the City of Lathrop and the County each would contribute a flat rate of ten (10) percent, the City of Manteca would contribute five (5) percent, and the City of Stockton would contribute one (1) percent (Initial Base Rates).

- However, during the Initial Years, the County would contribute a total of 47 percent of property tax increment, composed of an Initial Base Rate of ten (10) percent, plus an additional 37 percent of property tax increment. The additional 37 percent would be defined as the County's Additional EIFD Contribution. This Additional Contribution would be subject to repayment by SJAFCA from future Regional Development Impact Fee revenues collected after 2029.

- Following the Initial Years, the maximum portion of the total property tax increment revenue allocation proposed to be apportioned to the EIFD will be 20 percent until such time as the cost of eligible EIFD facilities has been satisfied. However, based upon the financing plan, it is not expected that the full 20% of Tax Increment would be needed based on EIFD revenue requirements. As such, the

expected amount of increment is shown as the Variable Tax Rate Scenario in the Table.

The revenues allocated to the EIFD would be transferred to SJAFCA to fund the ULOP Project initially on a Pay-As-You go basis. To finance the construction of the ULOP Project, it is expected that SJAFCA would issue two separate series of debt instruments.

The first debt issuance would be secured by a pledge of OAD revenues, and the second series would be secured by a combined pledge of OAD revenues and EIFD revenues pledged to SJAFCA.

EIFD Analyses

As required by the relevant EIFD authorizing legislation, in addition to the financing plan and detailed description of the amount of property tax allocations from each of the ATE's, the IFP presents information and analysis that includes the following:

- A detailed description of the Boundary of the EIFD.
- A description of the facilities to be financed by the EIFD.
- A financing section that addresses the maximum amount of tax increment to be committed to the EIFD; and
- An analysis of the fiscal impact to the Cities and County of committing tax increments to the EIFD.

FINANCIAL SUMMARY

This item is informational only with no immediate fiscal impact on the City. The potential fiscal impacts of the EIFD on the City would happen over time and are analyzed and included within the IFP. A summary of the potential fiscal impacts will be presented as part of the workshop. Impacts to the City would be realized in the future if the Council approves the IFP at a later date (currently estimated to be June 14, 2022), and the PFA forms the EIFD.

Attachment A - Draft Mossdale Tract EIFD Infrastructure Financing Plan

Draft Report

Mossdale Tract Enhanced Infrastructure Financing District— Infrastructure Financing Plan

The Economics of Land Use

Prepared for:
San Joaquin Area Flood Control Agency

Prepared by:
Economic & Planning Systems, Inc. (EPS)

February 23, 2022

EPS #192015

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Attachment B: Bond Proceed Analysis

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1. Introduction

Mossdale Tract Enhanced Infrastructure Financing District

Project Overview

State of California (State) Senate Bill 5 (2007) (SB 5), and related companion bills, created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Before approving discretionary land use decisions for nonresidential projects, and before approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make findings related to the provision of 200-year or Urban Level of Flood Protection (ULOP).

The Reclamation District (RD) 17 basin in the Central Valley, hereafter referred to as the Mossdale Tract Area, includes land in the Cities of Lathrop, Manteca, and Stockton, and the County of San Joaquin (County) (hereafter referred to as the Affected Taxing Entities [ATEs]). Existing RD 17 levees protecting the Mossdale Tract Area do not meet current State Department of Water Resources (DWR) Urban Levee Design Criteria (ULDC) standards adopted in May 2012 and are not certified to provide 200-year protection in accordance with SB 5 requirements.

In 2016 and 2017, the Cities of Lathrop and Manteca, as well as RD 17, comprised the Local Flood Management Agency (LFMA). Beginning in January 2018, the San Joaquin Area Flood Control Agency (SJAFCA) assumed the role of LFMA for the Mossdale Tract Area and is pursuing efforts to achieve an ULOP by the required deadline, 2028.[1]

SJAFCA's plan for flood protection through 2028 consists of two components: (1) RD 17's ongoing Phase 3 Levee Seepage Repair Project (LSRP) and (2) SJAFCA Levee Improvements to achieve ULDC 200-year requirements (Phase 4 SJAFCA Project).

RD 17 is advancing the completion of the LSRP with the formation of the RD 17 assessment and funding from the DWR's Early Implementation Projects (EIP) and Urban Flood Risk Reduction (UFRR) Programs. These revenue sources remain in place to fund the LSRP.

To fund the Phase 4 SJAFCA Project, the LFMA identified several funding sources for the design, environmental review, permitting, and construction of ULOP improvements. These sources comprise existing funding sources: (1) the RD 17 assessment and (2) a regional SJAFCA 200-Year Development Impact Fee (DIF). In addition, the LFMA identified two new funding sources: (1) a new special benefit Overlay Assessment District (OAD) and (2) a new Enhanced Infrastructure Financing District (EIFD). In addition, SJAFCA

[1] State Assembly Bill 838 (AB 838), signed into law on September 28, 2020, extended the ULOP deadline from 2025 to 2028.

anticipates that State grant revenues would be available from an existing UFRR Agreement with SJAFCA.

This report describes the details of the Mossdale Tract Area EIFD, which is proposed to be established to fund a portion of the improvements necessary to ensure ULOP. As described in further detail later in this document, requisite improvements include construction to strengthen and repair existing levees, as well as measures to ensure climate adaptability needs are being met to ensure 200-year flood protection.

Enhanced Infrastructure Financing District Formation and Public Financing Authority

California Government Code sections 53398.50–53398.88 (EIFD Law) enabled jurisdictions to consider formation of EIFDs as a means of using tax increment financing to fund a variety of eligible improvements with communitywide benefit. An EIFD may be formed by resolution of the governing body of an ATE proposing to dedicate all or a portion of its incremental property tax revenue to the EIFD.

Formation of an EIFD establishes a Public Financing Authority (PFA) that operates as the governing board of the district once the EIFD is formed. The PFA's membership shall consist of 2 members of the legislative body of each ATE and 2 members of the public chosen collectively by the legislative bodies of ATEs.[2] In the case of the proposed Mossdale Tract Area EIFD, the EIFD has 4 ATEs. Thus, the PFA will consist of 8 members from the respective ATEs and 2 public members, for a total of 10 members.

As described above, SJAFCA is the LFMA and in that capacity is anticipated to manage completion of the Phase 4 SJAFCA Project. At the discretion of the PFA, the PFA may enter into one or more agreements with SJAFCA to memorialize the use of EIFD funding towards the SJAFCA Phase 4 Project. In addition, should the PFA wish to use SJAFCA to provide support in regards to PFA administration, the details of that engagement would be subject to an agreement between the PFA and SJAFCA.

Infrastructure Financing Plan

This Infrastructure Financing Plan (IFP) for the Mossdale Tract Area EIFD has been prepared in accordance with EIFD Law. The Mossdale Tract Area EIFD will be an important tool for the LFMA to generate a portion of the funding necessary to implement 200-year levee improvements and to allow the ATEs, in the interim until 2028, to make findings related to Adequate Progress toward ULOP, and ultimately a finding of ULOP upon completion of the improvements in accordance with DWR's ULOP criteria and SB 5 requirements.

The Mossdale Tract Area EIFD will be funded from property tax increment revenues, which could be pledged, in conjunction with OAD revenues, to repay bonds issued to fund construction of the Phase 4 SJAFCA Project. The Mossdale Tract Area EIFD does not

[2] California Government Code Section 53398.51.1 (1).

impose any new tax on property owners. The ATEs will participate in and contribute property tax increment revenues to the Mossdale Tract Area EIFD. As required by Government Code Sections 53398.59–53398.74, this IFP contains the following information:

1. A map and detailed description of the proposed Mossdale Tract Area EIFD boundaries, as presented in **Attachment A**, respectively.

2. A description of the public facilities and other forms of development or financial assistance proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance from the Mossdale Tract Area EIFD, those to be financed with assistance from the proposed Mossdale Tract Area EIFD, and those to be provided jointly by a governmental entity and the private sector, as presented in **Chapter 2**.

3. A finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the Mossdale Tract Area EIFD. This information is presented in **Chapter 2**.

4. A financing section, containing these:

    a. A specification of the maximum portion of the incremental tax revenue of each ATE proposed to be committed to the Mossdale Tract Area EIFD each year during which the Mossdale Tract Area EIFD will receive incremental property tax revenue. It is important to note that no taxing entity other than the ATEs defined in this IFP will allocate tax increment revenues to the Mossdale Tract Area EIFD. During the ULOP project construction projected, through 2029 (Initial Years), the City of Lathrop and the County each commit to contribute a flat rate of 10 percent, the City of Manteca agrees to commit to 5 percent, and the City of Stockton agrees to commit 1 percent (Initial Base Rates). For the Initial Years, the County will contribute a total flat rate of 47 percent of property tax increment, composed of its Initial Base Rate of 10 percent, plus an additional 37 percent of property tax increment, with such additional amount defined as County Additional EIFD Contribution. ***Following the Initial Years, the maximum portion of the total property tax increment revenue allocation proposed to be apportioned from each ATE, subject to applicable law, to the EIFD will be 20 percent until such time as the cost of eligible EIFD facilities has been satisfied as described in Chapters 2 and 3.*** *Note: This IFP includes an estimate of EIFD revenues and fiscal impacts under the maximum tax rate of 20.0 percent for all years after the Initial Years (beginning FY ending 2030) (hereafter referred to as the Maximum Tax Rate Scenario). In addition, this IFP includes an estimate of EIFD revenues and fiscal impacts under a Variable Tax Rate Scenario, reflective of rates which vary over time estimated based on annual EIFD revenue requirements. The Variable Tax Rate Scenario reflects an allocation rate of 13.0 percent after beginning FY ending 2030, which decreases to 9.5 percent beginning FY ending 2033 and 4.5 percent beginning FY ending 2044. A*

description of tax rates included in this IFP are described in more detail in ***Chapter 3*** *and shown in* ***Table 3-2****.*

b. A projection of the amount of tax revenues expected to be received by the Mossdale Tract Area EIFD in each year during which the Mossdale Tract Area EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to each ATE for each year. ***An annual projection of tax revenues to be allocated to the Mossdale Tract Area EIFD is contained in Chapter 3 of this IFP.*** The inputs and assumptions used in this IFP are based on information available as of preparation of this IFP about recent historic, current, and anticipated trends. These projections, which were provided by the ATEs, are considered reasonable for planning purposes, but actual results will differ from those estimates included in this IFP.

c. A plan for financing facilities, including a description of any intention to incur debt. ***The financing plan is presented in Chapter 3 of this IFP.*** The PFA, separately or in conjunction with the ATEs or SJAFCA, could participate in financing arrangements involving the issuance of debt secured by the Mossdale Tract Area EIFD tax increment revenues when it is financially prudent to do so. Based on the tax revenue projections contained in this IFP, it is estimated that a range of approximately **$114 million to $126 million** (2021 dollars) of net bond proceeds could be generated during the duration of the EIFD. This projection, which is included in **Attachment B**, is considered reasonable for planning purposes, but actual results will differ from those estimates included in this IFP.

d. A limit on the total number of dollars of property tax increment revenue that may be allocated to the Mossdale Tract Area EIFD pursuant to this IFP. ***The maximum number of dollars of tax revenue that may be allocated to the Mossdale Tract Area EIFD shall not exceed $560 million (as shown in Chapter 3), unless modified by the PFA. The maximum tax revenue that may be allocated to the Mossdale Tract Area EIFD estimate is based on Initial Year allocation rates and the maximum tax allocation rate of 20 percent in all later years.***

e. A date on which the Mossdale Tract Area EIFD will cease to exist, by which time, all tax revenue allocation to the Mossdale Tract Area EIFD will end. Pursuant to Government Code section 53398.63 et seq., the maximum duration of an EIFD is 45 years from the date on which the issuance of bonds is approved, pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to the Mossdale Tract Area EIFD is approved by an ATE, pursuant to section 53398.87. ***Based on these requirements, the proposed Mossdale Tract Area EIFD termination date will be the earlier of (a) 45 years following the first bond issuance by the PFA or (b) 45 years after the ATE approves a loan to the Mossdale Tract Area EIFD***. ***The specific dates on which those actions may be taken for the Mossdale Tract Area EIFD are not known at this time. However, the Mossdale Tract Area EIFD will cease to exist by no later than June 30,***

2100. The financial projections are based on the assumption that the Mossdale Tract Area EIFD will be formed in Fiscal Year (FY) 2022-23 and will begin receiving tax revenues in FY 2023-24. The financial analysis in this IFP is based on the assumption that the PFA or SJAFCA would not seek approval for the issuance of bonds before FY 2023-24, and no ATE would provide a loan to the Mossdale Tract Area EIFD before that date, noting specifically that these assumptions do not preclude the PFA from taking alternative actions.

f. An analysis of the costs to each ATE of providing services to the Mossdale Tract Area EIFD during the time the area is being developed and after the area has been developed. **Appendix C in Attachments F through I of this IFP includes a projection of service costs during the time the Mossdale Tract Area EIFD area is being developed and after it has been developed for each of the four ATEs.** New development in the Mossdale Tract Area is anticipated to generate additional, annual municipal service costs for each jurisdiction, as shown on **Table 1-1** and described below:

- It is projected that development in the Mossdale Tract Area EIFD that is estimated to absorb beginning in July 2022 through December 2025 (referred to as the Initial Phase) will generate additional, annual municipal service costs ranging from $3.0 million to $4.2 million (2020$) to each ATE.
- Development in the Mossdale Tract Area EIFD that is estimated to absorb beginning in July 2022 through December 2060 (Buildout) will generate additional, annual municipal service costs ranging from $6.6 million to $17.8 million (2020$) annually to each jurisdiction.

Table 1-1. Estimated Costs of Municipal Service Provisions (2020$)

Affected Taxing Entity	Annual Municipal Service Costs: Initial Phase (through 2025)	Annual Municipal Service Costs: Buildout (through 2060)
City of Lathrop	$4,092,000	$17,831,000
City of Manteca	$5,884,000	$14,204,000
City of Stockton	$2,988,000	$6,624,000
San Joaquin County	$4,169,000	$15,827,000

g. An analysis of the projected fiscal impact of the Mossdale Tract Area EIFD and the associated development on each affected taxing entity. Affected taxing entities are defined as any governmental taxing agency that levied or had levied on its behalf a property tax on all or a portion of the property located within the

boundaries of the Mossdale Tract Area EIFD in the fiscal year before the formation of the Mossdale Tract Area EIFD. **The Cities of Lathrop, Manteca, and Stockton and the County (the ATEs) will allocate tax increment revenues to the Mossdale Tract Area EIFD. No other taxing entities will be impacted by the formation of the Mossdale Tract Area EIFD. Accordingly, this IFP includes an analysis of the fiscal impacts of the Mossdale Tract Area EIFD on all ATEs (as defined in this document as the Cities of Lathrop, Manteca, and Stockton and the County). The fiscal impact analyses are provided as Attachments F through I of this IFP for each respective ATE.** *The net fiscal impact analysis results described below and shown in **Table 1-2**, are based on the assumption that the percentage of property tax increment generated by properties in the Mossdale Tract Area EIFD allocated to the Mossdale Tract Area EIFD based on the Initial Base Rates (including County Additional EIFD Contribution) ranging from 1 percent to 47 percent in the Initial Years (ending in the fiscal year ending 2029) and adjusting to the Maximum Tax Allocation Rate (20 percent) in the fiscal year ending 2030.*[3]

- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the County General Fund of approximately $21.7 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal surplus ranging from $3.5 million to $20.2 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal deficit to the City of Lathrop General Fund of approximately $2.4 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal surplus ranging from $134,000 to $4.0 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the City of Manteca General Fund of approximately $4.1 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal impact ranging from a deficit of $1.1 million to a surplus of $3.7 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the City of Stockton General Fund of approximately $3.9 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal impact ranging from a deficit of $1.6 million to a surplus of $3.0 million annually.

[3] Fiscal Impact result under both the Maximum Tax Rate and Variable Tax Rate Scenarios are described later in this IFP and detailed in **Attachments F** through **I**.

Table 1-2. Estimated Net Fiscal Surplus/(Deficit) with Maximum Tax Rate EIFD Contribution (2020$)

Affected Taxing Entity	Annual Fiscal Surplus/(Deficit) with Maximum Tax Rate EIFD Contribution (Fiscal Year Ending)					
	2025	2030	2035	2040	2050	Buildout (2060)
City of Lathrop	$133,700	$2,774,200	$3,709,000	$4,038,900	$711,000	($2,417,400)
City of Manteca	($1,050,900)	$578,700	$2,282,000	$2,876,900	$3,697,100	$4,101,600
City of Stockton	($1,641,800)	($1,018,700)	($187,000)	$966,400	$3,006,400	$3,860,300
San Joaquin County	$3,495,900	$10,502,700	$14,835,700	$17,381,700	$20,165,400	$21,671,100

5. A plan for replacing dwelling units that are proposed to be removed or destroyed in the course of public works construction in the area of the district or private development in the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district. **It is unknown if any dwelling units will be removed as a result of any project identified in this IFP. However, if the relocation of any dwelling units is deemed to be required in the future for a project financed by the district, the PFA will develop a plan that complies with the requirements of Government Code Section 53398.56 and other applicable requirements.**

6. The goals the district proposes to achieve for each project to be financed by the district. **The district's goals for each project to be financed by the Mossdale Tract Area EIFD are addressed in Chapter 2 of this IFP.**

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2. Mossdale Tract Area EIFD Overview and Description of Facilities

Description of Mossdale Tract Area EIFD

The Mossdale Tract Area EIFD is being considered to provide partial funding for construction of 200-year flood improvements. The estimated cost to design and construct the EIFD-eligible infrastructure is approximately $230.0 million (in 2021 dollars).

EIFD revenues would be limited to net-new incremental property tax revenue that is directly derived from development in the Mossdale Tract Area EIFD and incremental growth of assessed value in the Mossdale Tract EIFD of existing uses. The Mossdale Tract Area EIFD is proposed to be used with other funding sources to repay bonds issued to fund construction of the Phase 4 SJAFCA Project.

As described above, SJAFCA is the LFMA and in that capacity is anticipated to manage completion of the Phase 4 SJAFCA Project. At the discretion of the PFA, the PFA may enter into one or more agreements with SJAFCA to memorialize the use of EIFD funding towards the SJAFCA Phase 4 Project. In addition, should the PFA wish to use SJAFCA to provide PFA administration, the details of that engagement would be subject to an agreement between the PFA and SJAFCA.

Anticipated Future Development in EIFD

The Mossdale Tract Area EIFD includes approximately 5,125.5 developable acres. Approximately 11,200 new housing units and 33.1 million building square feet of new nonresidential uses are anticipated to be developed in the Mossdale Tract Area EIFD between the assumed Base Year of the EIFD (FY 2022-23) and buildout (2060). All new development is anticipated to occur within an existing city boundary or be annexed into the nearest city prior to development; no new development in the unincorporated portion of the County is assumed. **Table 2-1** shows assumed development by phase over the approximate 40-year period.

Although the financing section of this report is based on an assumed pace of development as informed by ATE community development staff, the actual timing of development may differ from those assumptions on which this analysis is based.

Subject to PFA approval (if deemed necessary under the EIFD Law) and in accordance with applicable law, this IFP incorporates all Local Area Formation Commission (LAFCO) conditions, amendments, and requirements as they may apply to this EIFD and to be imposed because of any annexation contemplated herein. LAFCO conditions, amendments, and requirements of said annexation(s) shall reflect this IFP to the extent necessary.

Table 2-1
Mossdale Tract Infrastructure Finance Plan
San Joaquin County Cumulative Land Use Projections

San Joaquin County

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
San Joaquin County Development Projections [2]												
Residential Land Uses [3]												
Low Density Residential	2,221	-	3,859	-	5,095	-	5,652	-	7,342	-	8,863	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**3,177**	**-**	**5,575**	**-**	**7,189**	**-**	**7,939**	**-**	**9,629**	**-**	**11,150**	**-**
Nonresidential Land Uses												
Retail Commercial [4]	-	1,881,924	-	4,862,746	-	7,142,266	-	8,448,676	-	9,825,378	-	10,446,981
Office Commercial [4]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	15,489,223	-	18,351,368	-	19,407,593	-	19,407,593
Subtotal Nonresidential	**-**	**9,567,526**	**-**	**18,214,738**	**-**	**25,230,412**	**-**	**29,737,836**	**-**	**32,386,231**	**-**	**33,065,541**
Total All Land Uses	**3,177**	**9,567,526**	**5,575**	**18,214,738**	**7,189**	**25,230,412**	**7,939**	**29,737,836**	**9,629**	**32,386,231**	**11,150**	**33,065,541**

County LU

Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections include development projections in incorporated cities as were provided by LWA based on land use data provided by the Cities of Lathrop, Manteca, and Stockton as of February, 2020.

[3] For purposes of this analysis, residential units were categorized as owner- or renter-occupied based on assumed density.

[4] Nonresidential commercial land use projections provided by the applicable City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in each City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

City of Lathrop

Of the 5,125.5 acres included in the Mossdale Tract Area EIFD, 2,303.6 acres are in the existing City of Lathrop city limits, with an additional 25.2 acres anticipated to annex into the City of Lathrop. Approximately 4,900 housing units and 14.5 million nonresidential building square feet are anticipated to develop in the City of Lathrop and an additional 275,000 nonresidential building square feet are anticipated to develop in the City of Lathrop's annexation area included in the Mossdale Tract Area EIFD. **Table 2-2** shows the assumed development in the City of Lathrop by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Lathrop to be included in the EIFD.

City of Manteca

The Mossdale Tract Area EIFD includes approximately 1,788.3 acres are in the existing City of Manteca city limits, with an additional 348.9 acres anticipated to annex into the City of Manteca, including the Oakwood Shores development. Approximately 4,297 housing units and 8.8 million nonresidential building square feet are anticipated to develop in the City of Manteca and an additional 860 housing units and 2.3 million nonresidential building square feet are anticipated to develop in the City of Manteca's annexation areas, for a total of 5,157 housing units and 11.1 million nonresidential building square feet developing in the portion of the City of Manteca included in the Mossdale Tract Area EIFD. **Table 2-3** shows the assumed development in the City of Manteca by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Manteca to be included in the EIFD.

City of Stockton

There are approximately 472.3 acres in the existing City of Stockton city limits, with an additional 187.12 acres anticipated to annex into the City of Stockton. Approximately 1,075 housing units and 4.8 million nonresidential building square feet are anticipated to develop in the City of Stockton and an additional 2.4 million nonresidential building square feet are anticipated to develop in the City of Stockton's annexation areas, for a total of 1,075 housing units and 7.2 million nonresidential building square feet developing in the portion of the City of Stockton included in the Mossdale Tract Area EIFD. **Table 2-4** shows the assumed development in the City of Stockton by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Stockton to be included in the EIFD.

Table 2-2
Mossdale Tract Infrastructure Finance Plan
City of Lathrop Cumulative Land Use

City of Lathrop

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	917,494	-	2,242,309	-	2,646,982	-	2,970,720	-	3,031,422	-	3,031,422
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,756,788**	**-**	**11,067,601**	**-**	**13,479,566**	**-**	**14,366,632**	**-**	**14,467,802**	**-**	**14,467,802**
Total All Land Uses	**1,114**	**4,756,788**	**1,405**	**11,067,601**	**1,539**	**13,479,566**	**1,708**	**14,366,632**	**3,398**	**14,467,802**	**4,919**	**14,467,802**
Development Projections in Annexation Area [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	27,453	-	164,718	-	274,530	-	274,530	-	274,530	-	274,530
Subtotal Nonresidential	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total All Land Uses	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total City of Lathrop Development Projections												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	944,947	-	2,407,027	-	2,921,512	-	3,245,250	-	3,305,952	-	3,305,952
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,784,241**	**-**	**11,232,319**	**-**	**13,754,096**	**-**	**14,641,162**	**-**	**14,742,332**	**-**	**14,742,332**
Total All Land Uses	**1,114**	**4,784,241**	**1,405**	**11,232,319**	**1,539**	**13,754,096**	**1,708**	**14,641,162**	**3,398**	**14,742,332**	**4,919**	**14,742,332**

Lathrop LU

Source: City of Lathrop; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Central Lathrop, Mossdale Landing, South Lathrop, Lathrop Gateway, Crossroads, Historic/East Lathrop, and Sharpe Depot.

[3] Includes development projections in the South Lathrop Specific Plan.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

Table 2-3
Mossdale Tract Infrastructure Finance Plan
City of Manteca Cumulative Land Use Projections

City of Manteca

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,057	-	2,180	-	3,171	-	3,559	-	3,559	-	3,559	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,526**	-	**2,918**	-	**3,909**	-	**4,297**	-	**4,297**	-	**4,297**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	2,777,102	-	3,119,274	-	3,519,274	-	3,715,722
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	4,185,741	-	4,185,741	-	4,185,741	-	4,185,741
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**7,657,119**	**-**	**8,084,834**	**-**	**8,584,834**	**-**	**8,830,394**
Total All Land Uses	**1,526**	**4,404,141**	**2,918**	**6,128,274**	**3,909**	**7,657,119**	**4,297**	**8,084,834**	**4,297**	**8,584,834**	**4,297**	**8,830,394**
Development Projections in Annexation Areas [3]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	-	**691**	-	**860**	-	**860**	-	**860**	-	**860**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	-	-	-	-	229,500	-	382,500	-	382,500	-	382,500
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**-**	**-**	**-**	**-**	**1,360,902**	**-**	**2,268,170**	**-**	**2,268,170**	**-**	**2,268,170**
Total All Land Uses	**276**	**-**	**691**	**-**	**860**	**1,360,902**	**860**	**2,268,170**	**860**	**2,268,170**	**860**	**2,268,170**
Total City of Manteca Development Projections												
Residential Land Uses [4]												
Low Density Residential	1,333	-	2,871	-	4,031	-	4,419	-	4,419	-	4,419	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,802**	-	**3,609**	-	**4,769**	-	**5,157**	-	**5,157**	-	**5,157**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	3,006,602	-	3,501,774	-	3,901,774	-	4,098,222
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	5,317,143	-	6,071,411	-	6,071,411	-	6,071,411
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**9,018,021**	**-**	**10,353,004**	**-**	**10,853,004**	**-**	**11,098,564**
Total All Land Uses	**1,802**	**4,404,141**	**3,609**	**6,128,274**	**4,769**	**9,018,021**	**5,157**	**10,353,004**	**5,157**	**10,853,004**	**5,157**	**11,098,564**

lu manteca

Source: City of Manteca; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in railroad Industrial Area, Center Point South, Telles and Willson, Villa Ticino West, Yosemite Greens, Kiper, Alma Apartments, Yosemite/Fishback, Family Entertainment Zone, Embarcadero, Airport/Daniels, Highway 120, Oakwood Trails, Denali, Sundance, The Trails of Manteca, Cerri, Terra Ranch, Wackerly, Lewis Estates, and Oleander.

[3] Includes development projections in the Manteca Annexation Area, and Oakwood Shores.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

Table 2-4
Mossdale Tract Infrastructure Finance Plan
City of Stockton Cumulative Land Use Projections

City of Stockton

Land Use	Cumulative Dwelling Units/Building Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	151,652	-	239,152	-	326,652	-	414,152	-	589,152	-	609,207
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**216,645**	**-**	**341,645**	**-**	**1,570,795**	**-**	**3,456,170**	**-**	**4,762,395**	**-**	**4,791,045**
Total All Land Uses	**262**	**216,645**	**562**	**341,645**	**882**	**1,570,795**	**1,075**	**3,456,170**	**1,075**	**4,762,395**	**1,075**	**4,791,045**
Development Projections in Annexation Areas [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	162,500	-	512,500	-	887,500	-	1,287,500	-	2,028,500	-	2,433,600
Subtotal Nonresidential	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total All Land Uses	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total City of Stockton Development Projections												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	314,152	-	751,652	-	1,214,152	-	1,701,652	-	2,617,652	-	3,042,807
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**379,145**	**-**	**854,145**	**-**	**2,458,295**	**-**	**4,743,670**	**-**	**6,790,895**	**-**	**7,224,645**
Total All Land Uses	**262**	**379,145**	**562**	**854,145**	**882**	**2,458,295**	**1,075**	**4,743,670**	**1,075**	**6,790,895**	**1,075**	**7,224,645**

Stockton LU

Source: City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Weston Ranch and the South Airport Area.

[3] Includes development projections in the future Stockton Annexation Area.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

EIFD-Financed Facilities

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by an EIFD pursuant to State law can include the following infrastructure projects:

- The ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD.
- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities.
- Sewage treatment and water reclamation plants and interceptor pipes.
- Facilities for the collection and treatment of water for urban uses.
- Flood control levees and dams, retention basins, and drainage channels.
- Parks, recreational facilities, and open space.
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles.
- The development of projects on a former military base, provided the projects are consistent with the military base authority reuse plan and are approved by the military base reuse authority, if applicable.
- Acquisition, construction, or repair of industrial structures for private use.

All EIFD-eligible infrastructure projects would need to be constructed according to applicable standards set by USACE, DWR and SJAFCA. Below are descriptions of the types of costs authorized to be Mossdale Tract Area EIFD-financed.

Description and Estimated Cost of EIFD Facilities

Cost estimates for EIFD facilities are derived from the SJAFCA Mossdale Tract Area ULDC Climate Change Adjustment Consolidated Cost Estimate, prepared by Kjeldsen Sinnock Neudeck Civil Engineers and Land Surveyors, dated January 29, 2021. Total estimated costs for Mossdale Tract Area EIFD facilities equal approximately $230.0 million (in 2021 dollars). The estimated costs are based on the following types of Mossdale Tract Area EIFD-eligible facilities: flood improvement facilities and incidental expenses, as described in the following sections.

Flood Improvement Facilities

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are public facilities of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD shall have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include public flood control facilities, including but not limited to public flood risk reduction infrastructure associated with ensuring that the resulting levee system complies with the Urban Levee Design Criteria promulgated by the California DWR and SJAFCA Resolution No. 19-06 and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change.

Incidental Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by EIFD Law include but are not limited to the cost of engineering, planning, and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by the ATEs or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred to carry out the authorized purposes of the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection, and acquisition of the authorized facilities.

EIFD-Funded Facilities

The following sections required by EIFD Law describe how EIFD facilities may be constructed, whether privately or publicly. The EIFD and the IFP are flexible to fund public facilities that may be constructed entirely privately; jointly by the private sector and one or more public-sector agencies, including the PFA, SJAFCA, or the ATEs; or entirely constructed by a public-sector agency. At the time of EIFD formation, it is anticipated that the PFA will provide funding for development of EIFD-funded facilities with SJAFCA in charge of development of facilities.

Facilities to Be Provided by the Private Sector

Public facilities constructed by the private sector may be eligible for reimbursement from the PFA through funds generated by the EIFD, development impact fees, or land-secured financing districts, such as Mello-Roos Community Facilities Districts (CFDs) or Assessment Districts (ADs).

Facilities to Be Provided by the Public Sector Without Assistance from the EIFD

Separate from EIFD-funded facilities, specifically related to overall development of the Mossdale Tract Area, the PFA may use available funds to construct eligible public infrastructure, such as ATE-imposed development impact fees, or funds from other available sources. The provisions of this IFP do not preclude any public-sector entity from providing facilities without assistance from the EIFD.

Facilities Provided Jointly by Private Sector and Governmental Entities

It is possible that EIFD-funded facilities may be funded by some combination of private and governmental entity (PFA, SJAFCA, or ATE) effort. This IFP does not preclude this potential outcome.

Goals and Communitywide Benefits of EIFD-Funded Facilities

Policy Goals

The existing RD 17 levees protecting the Mossdale Tract Area and planned RD 17 improvements do not meet the updated DWR ULDC standards, and existing levees are not certified to provide 200-year flood protection. Accordingly, the goal of the Mossdale Tract Area EIFD is to fund facilities to achieve ULOP.

Each EIFD-funded infrastructure facility being financed is required to further the goal of achieving adequate flood protection. To achieve required ULOP, the primary goal in financing EIFD-eligible infrastructure is to improve regional infrastructure and prepare for climate change uncertainties.

Community Benefits

Investment in EIFD-funded public facilities is anticipated to leverage private investment in the development of improved flood protection facilities. The County and surrounding region would recognize one-time and ongoing economic benefits from these investments. Absent proper flood protection facilities, development in the region **would likely** come to a halt **and may result in a** decrease in overall property values for existing development, as well as a reduction in assessed value resulting from new development and reduced revenues for all ATEs. Adequate flood protection will allow ATEs to make findings related to the provision of 200-year or ULOP, which is required to approve discretionary land use decisions for nonresidential projects and ministerial land use decisions (building permits) for new residential buildings.

Consistency with General Plans

By adopting this IFP, the Mossdale Tract Area EIFD PFA finds and declares this IFP is consistent with the General Plans of each ATE, as required by EIFD Law.

Regional Significance

By adopting this IFP, the Mossdale Tract Area EIFD PFA finds and declares the facilities and development projects planned as of this date are of regional significance and provide significant benefits to the area comprising and greater than the area of the Mossdale Tract Area EIFD, as described above.

3. Financing Section

This chapter describes the financing of Mossdale Tract Area EIFD facilities and the maximum portion of property tax increment revenues that may be dedicated to the Mossdale Tract Area EIFD. Estimates of Mossdale Tract Area EIFD revenues are described in this chapter, as well as the estimated fiscal impacts of the proposed new development on the General Fund of each ATE.

Allocation of Revenues to EIFD

Contingent Nature of Annual Allocation of Tax Revenues by ATEs

The annual allocation of tax revenues to the Mossdale Tract Area EIFD by each ATE is contingent upon the Mossdale Tract Area EIFD PFA's use of such increment to pay for the costs (including debt service) of authorized facilities, projects, or services and to accomplish other authorized Mossdale Tract Area EIFD purposes. Each annual allocation of tax revenues to the Mossdale Tract Area EIFD under this IFP shall be subject to this condition (unless financial market considerations require otherwise).

Description of Tax Revenues Allocated by each ATE to the Mossdale Tract Area EIFD

Revenues shall be allocated to the Mossdale Tract Area EIFD in accordance with section 53398.75. More specifically, that portion of the property taxes levied on taxable property within the boundary of the Mossdale Tract Area EIFD after the effective date of the resolution adopted to establish the Mossdale Tract Area EIFD shall be allocated as follows:

(1) That portion of the taxes that would be produced by the rate on which the tax is levied each year by or for the ATE, as the only ATEs that have agreed to participate pursuant to Section 53398.68, on the total sum of the assessed value of the taxable property in the Mossdale Tract Area EIFD, located in each ATE as shown on the assessment roll used in connection with the taxation of the property by the ATE, last equalized before the effective date of the resolution adopted pursuant to Section 53398.69 to create the Mossdale Tract Area EIFD, shall be allocated to, and when collected shall be paid to, the ATE as taxes by or for the ATE on all other property are paid.

(2) That portion of the levied taxes each year specified in this IFP for the ATE, as the sole ATEs that have agreed to participate pursuant to Section 53398.68, in excess of the amount specified in paragraph (1) shall be allocated in part to, and when collected shall be paid into a special fund of, the Mossdale Tract Area EIFD for all lawful purposes of the Mossdale Tract Area EIFD, based on agreed upon allocation rates. Unless and until the total assessed valuation of the taxable property in the Mossdale Tract Area EIFD exceeds

the total assessed value of the taxable property in the Mossdale Tract Area EIFD as shown by the last equalized assessment roll referred to in paragraph (1), all of the taxes levied and collected on the taxable property in the Mossdale Tract Area EIFD shall be paid to the ATE. When the Mossdale Tract Area EIFD ceases to exist pursuant to this IFP, all moneys thereafter received from taxes on the taxable property in the Mossdale Tract Area EIFD shall be paid to the ATE as taxes on all other property are paid.

Notwithstanding the foregoing, because the Mossdale Tract Area EIFD's boundaries overlap with the boundaries of a former redevelopment project area, any debt or obligation of the Mossdale Tract Area EIFD shall be subordinate to any and all enforceable obligations of the former redevelopment agency, as approved by the Oversight Board and the Department of Finance. For the purposes hereof, the division of taxes allocated to the Mossdale Tract Area EIFD pursuant to the foregoing shall not include any taxes required to be deposited by the County auditor-controller into the Redevelopment Property Tax Trust Fund created pursuant to subdivision (b) of Section 34170.5 of the Health and Safety Code.

In addition, the net available revenue annually allocated to the ATE shall be allocated to, and, when collected shall be apportioned in part to, a special fund of the Mossdale Tract Area EIFD for all lawful purposes of the Mossdale Tract Area EIFD, based on agreed upon allocation rates. For the purposes of this IFP, "net available revenue" means periodic distributions to the ATE from the Redevelopment Property Tax Trust Fund, created pursuant to Section 34170.5 of the Health and Safety Code, that are available to the ATE after all preexisting legal commitments and statutory obligations funded from that revenue are made pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code. Net available revenue shall not include any funds deposited by the County auditor-controller into the Redevelopment Property Tax Trust Fund or funds remaining in the Redevelopment Property Tax Trust Fund before distribution and shall not include any moneys payable to a school district that maintains kindergarten and grades 1 to 12, inclusive, community college districts, County office of education, or to the Educational Revenue Augmentation Fund, pursuant to paragraph (4) of subdivision (a) of Section 34183 of the Health and Safety Code. The net available revenue is also sometimes referred to in this IFP as RPTTF revenue.

In addition, the Mossdale Tract Area EIFD shall not be prevented from using revenues from any of the sources set forth in EIFD Law or other applicable law to support its activities, provided the applicable voter approval has been obtained (if applicable).

Maximum Portion of Incremental Tax Revenue Committed to EIFD

The ATEs are only pledging incremental property tax revenues to the Mossdale Tract Area EIFD and are not pledging other sources of eligible revenues. As described in this Financing Section, incremental property tax revenues may only include property tax revenues. The maximum portion of incremental property tax revenues (as defined above)

the ATEs are proposed to commit to the EIFD varies in the Initial Years and the subsequent years (through buildout in 2060). During the Initial Years, the City of Lathrop and the County each commit to contribute a maximum base flat rate of 10 percent of their tax increment, the City of Manteca commits to a maximum rate of 5 percent, and the City of Stockton committed to a maximum rate of 1 percent. In addition, the County will contribute an 37 percent of additional tax increment in the Initial Years (defined previously as the County Additional EIFD Contribution), resulting in a maximum tax allocation of 47 percent for the County in the Initial Years. After the Initial Years (2030 and after), each jurisdiction agrees to provide a maximum allocation of 20 percent.

Based on annual EIFD revenue requirements accounting for anticipated EIFD expenditures and other revenue source, including but not limited to development fee revenue, and an additional 10 percent cost contingency factor, it is anticipated that the required rate of allocation for each ATE following the Initial Years would be lower than the maximum tax allocation. The Variable Tax Rate Scenario included in this IFP reflects a potential allocation scenario, based on current cost and development projections. As shown in **Table 3-1**, the EIFD contribution rates are consistent between both scenarios in the Initial Years. Under the Variable Tax Rate Scenario, beginning in FY ending 2030, the anticipated allocation rate adjusts to 13 percent for all ATEs and decreases to 9.5 percent in FY ending 2033 and 4.5 percent in FY ending 2044.

Table 3-1. EIFD Contribution Rates by Scenario

	EIFD Contribution Rate			
Affected Taxing Entity	Initial Years (2021-2029)	2030 - 2032	2033 - 2043	2044 -2061
Maximum Tax Rate Scenario				
City of Lathrop	10.0%	20.0%	20.0%	20.0%
City of Manteca	5.0%	20.0%	20.0%	20.0%
City of Stockton	1.0%	20.0%	20.0%	20.0%
San Joaquin County	47.3%	20.0%	20.0%	20.0%
Variable Tax Rate Scenario				
City of Lathrop	10.0%	13.0%	9.5%	4.5%
City of Manteca	5.0%	13.0%	9.5%	4.5%
City of Stockton	1.0%	13.0%	9.5%	4.5%
San Joaquin County	47.3%	13.0%	9.5%	4.5%

Tax Revenue Projections

Tax revenues available to the Mossdale Tract Area EIFD will be based on each ATE's share of property tax revenue attributable to the growth in taxable assessed value in the Mossdale Tract Area EIFD beginning FY 2022-23. Property tax revenue is collected by the County Tax Collector through a 1.0 percent general tax levy on the taxable assessed value of all real property. The 1.0 percent property tax levy is collected and distributed to agencies in the County's geographic area, including the County, cities, school districts, and special districts, in accordance with applicable State statutes.

This section describes anticipated Mossdale Tract Area EIFD revenues by year, with consideration to the statutory framework dictating the distribution of property tax revenues as that framework may change over time. **Tables 3-2** and **3-3** summarize the Mossdale Tract Area EIFD revenue projections by year under each tax rate scenario, and the following sections offer a detailed description of the analysis supporting the revenue projections. **Table 3-2** provides the revenue projections under the Maximum Tax Rate Scenario and **Table 3-3** provides the revenue projections under the Variable Tax Rate Scenario.

It is important to note that the amounts shown in **Tables 3-2** and **3-3** are based on the best information available regarding the amount, timing, and value of future development in the Mossdale Tract Area EIFD, as provided by the ATEs. However, because of uncertainty regarding the timing of Mossdale Tract Area EIFD development, the actual revenues will be different than the projections contained herein.

Under both scenarios, EIFD revenue estimates are based on the Initial Base Rates for all jurisdictions in the Initial Years, including the County Additional EIFD Contribution.

Following the Initial Years, the assumed allocation varies between scenarios as described in the previous section and shown on **Table 3-1**. **Figures 3-1** through **3-4** illustrate the Annual EIFD rates and revenues under both scenarios for each jurisdiction.

Table 3-2
Mossdale Tract Infrastructure Finance Plan
Estimated Annual EIFD Revenues for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year	Estimated EIFD Revenues - Maximum Tax Rate				
	Lathrop	Manteca	Stockton	County	Total
2021	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0
2023	$58,543	$19,577	$2,200	$824,980	$905,301
2024	$110,211	$53,516	$4,488	$1,830,667	$1,998,882
2025	$152,452	$80,855	$6,118	$2,645,921	$2,885,345
2026	$198,704	$117,093	$7,268	$3,587,088	$3,910,153
2027	$246,620	$145,464	$9,059	$4,480,487	$4,881,630
2028	$298,458	$170,849	$10,983	$5,384,239	$5,864,529
2029	$348,069	$196,197	$12,358	$6,243,715	$6,800,338
2030	$396,739	$223,603	$13,783	$7,129,499	$7,763,624
2031	$905,984	$1,008,331	$305,195	$3,529,660	$5,749,170
2032	$983,638	$1,128,010	$335,816	$3,903,751	$6,351,216
2033	$1,064,452	$1,252,569	$375,180	$4,303,609	$6,995,811
2034	$1,146,633	$1,386,011	$435,792	$4,753,615	$7,722,051
2035	$1,231,389	$1,525,845	$496,835	$5,220,212	$8,474,281
2036	$1,315,091	$1,647,858	$560,704	$5,663,343	$9,186,996
2037	$1,402,023	$1,761,436	$627,513	$6,106,713	$9,897,686
2038	$1,479,404	$1,862,013	$697,382	$6,522,908	$10,561,707
2039	$1,559,482	$1,952,431	$765,085	$6,896,526	$11,173,524
2040	$1,642,349	$2,046,328	$831,909	$7,279,868	$11,800,454
2041	$1,750,411	$2,140,733	$903,243	$7,717,436	$12,511,823
2042	$1,863,851	$2,220,605	$977,664	$8,149,306	$13,211,426
2043	$1,981,839	$2,303,073	$1,055,292	$8,598,077	$13,938,281
2044	$2,104,544	$2,388,220	$1,136,501	$9,065,367	$14,694,632
2045	$2,232,144	$2,476,134	$1,195,175	$9,513,091	$15,416,544
2046	$2,364,821	$2,566,902	$1,255,903	$9,977,456	$16,165,082
2047	$2,502,766	$2,660,619	$1,318,753	$10,459,056	$16,941,194
2048	$2,646,176	$2,757,378	$1,382,799	$10,954,502	$17,740,854
2049	$2,795,254	$2,857,278	$1,448,018	$11,464,050	$18,564,599
2050	$2,950,210	$2,960,420	$1,515,462	$11,992,248	$19,418,340
2051	$3,111,264	$3,066,909	$1,585,205	$12,539,755	$20,303,134
2052	$3,277,223	$3,176,853	$1,658,086	$13,105,822	$21,217,984
2053	$3,449,654	$3,290,364	$1,727,305	$13,684,918	$22,152,240
2054	$3,628,798	$3,407,556	$1,798,739	$14,284,900	$23,119,993
2055	$3,814,901	$3,528,548	$1,872,461	$14,906,501	$24,122,411
2056	$4,008,221	$3,652,570	$1,948,542	$15,549,237	$25,158,570
2057	$4,209,023	$3,771,148	$2,027,593	$16,204,094	$26,211,858
2058	$4,417,581	$3,893,283	$2,105,939	$16,869,187	$27,285,991
2059	$4,634,181	$4,019,083	$2,186,717	$17,557,538	$28,397,519
2060	$4,859,116	$4,148,657	$2,270,002	$18,269,943	$29,547,718
2061	$5,027,692	$4,282,117	$2,355,871	$18,898,650	$30,564,330
Total	**$82,169,913**	**$82,146,438**	**$39,222,938**	**$356,067,934**	**$559,607,223**

EIFD Rev

Source: EPS.

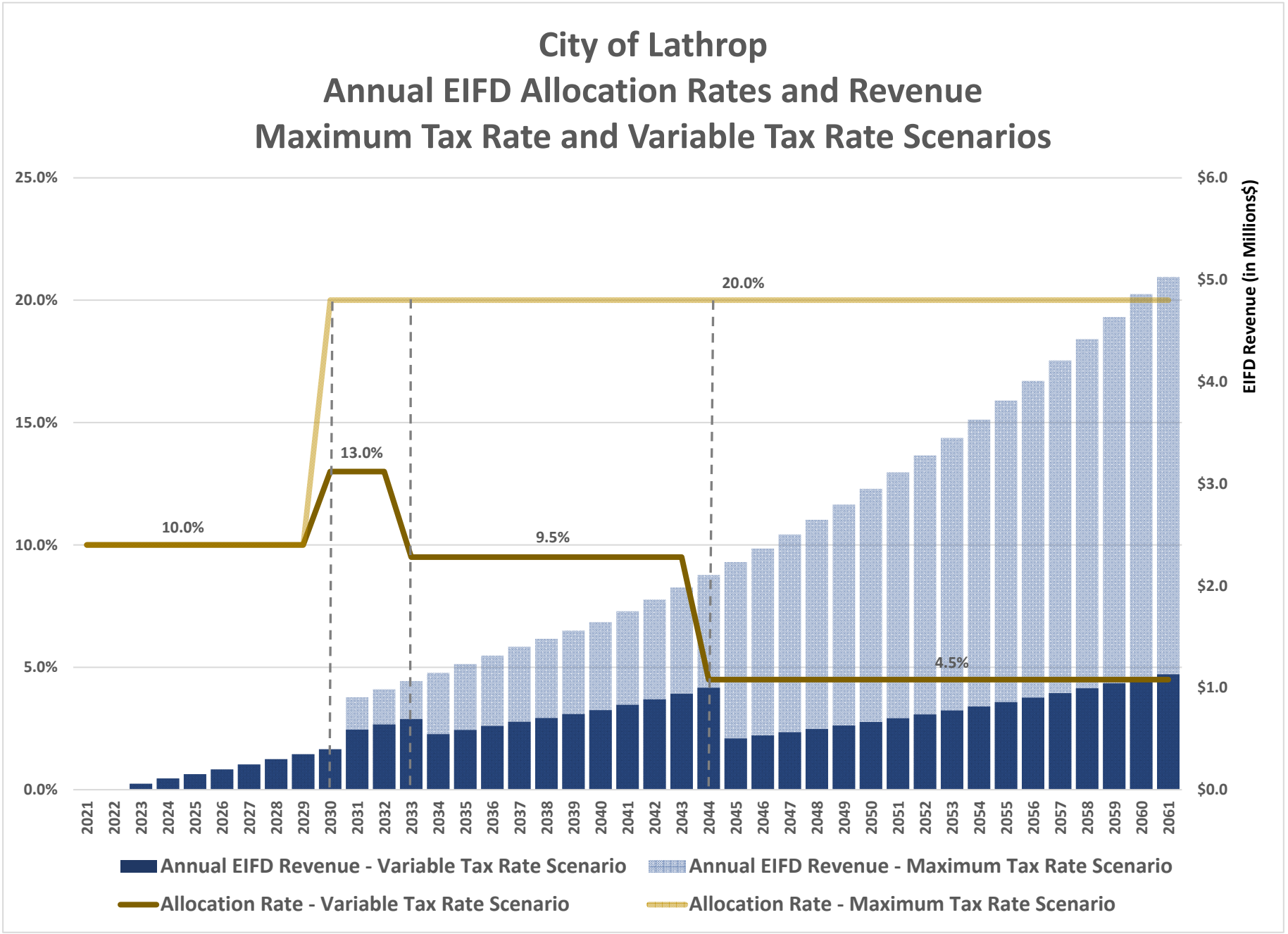
Table 3-3
Mossdale Tract Infrastructure Finance Plan
Estimated Annual EIFD Revenues for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year	Estimated EIFD Revenues - Variable Tax Rate				
	Lathrop	Manteca	Stockton	County	Total
2021	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0
2023	$58,543	$19,577	$2,200	$824,980	$905,301
2024	$110,211	$53,516	$4,488	$1,830,667	$1,998,882
2025	$152,452	$80,855	$6,118	$2,645,921	$2,885,345
2026	$198,704	$117,093	$7,268	$3,587,088	$3,910,153
2027	$246,620	$145,464	$9,059	$4,480,487	$4,881,630
2028	$298,458	$170,849	$10,983	$5,384,239	$5,864,529
2029	$348,069	$196,197	$12,358	$6,243,715	$6,800,338
2030	$396,739	$223,603	$13,783	$7,129,499	$7,763,624
2031	$588,890	$655,415	$198,377	$2,294,279	$3,736,961
2032	$639,365	$733,207	$218,281	$2,537,438	$4,128,290
2033	$691,894	$814,170	$243,867	$2,797,346	$4,547,277
2034	$544,651	$658,355	$207,001	$2,257,967	$3,667,974
2035	$584,910	$724,777	$235,997	$2,479,601	$4,025,284
2036	$624,668	$782,732	$266,334	$2,690,088	$4,363,823
2037	$665,961	$836,682	$298,069	$2,900,689	$4,701,401
2038	$702,717	$884,456	$331,256	$3,098,381	$5,016,811
2039	$740,754	$927,405	$363,415	$3,275,850	$5,307,424
2040	$780,116	$972,006	$395,157	$3,457,937	$5,605,216
2041	$831,445	$1,016,848	$429,041	$3,665,782	$5,943,116
2042	$885,329	$1,054,788	$464,390	$3,870,920	$6,275,427
2043	$941,373	$1,093,960	$501,264	$4,084,087	$6,620,684
2044	$999,658	$1,134,405	$539,838	$4,306,049	$6,979,950
2045	$502,232	$557,130	$268,914	$2,140,446	$3,468,722
2046	$532,085	$577,553	$282,578	$2,244,928	$3,637,143
2047	$563,122	$598,639	$296,719	$2,353,288	$3,811,769
2048	$595,390	$620,410	$311,130	$2,464,763	$3,991,692
2049	$628,932	$642,887	$325,804	$2,579,411	$4,177,035
2050	$663,797	$666,094	$340,979	$2,698,256	$4,369,126
2051	$700,034	$690,055	$356,671	$2,821,445	$4,568,205
2052	$737,375	$714,792	$373,069	$2,948,810	$4,774,046
2053	$776,172	$740,332	$388,644	$3,079,107	$4,984,254
2054	$816,479	$766,700	$404,716	$3,214,103	$5,201,998
2055	$858,353	$793,923	$421,304	$3,353,963	$5,427,542
2056	$901,850	$821,828	$438,422	$3,498,578	$5,660,678
2057	$947,030	$848,508	$456,208	$3,645,921	$5,897,668
2058	$993,956	$875,989	$473,836	$3,795,567	$6,139,348
2059	$1,042,691	$904,294	$492,011	$3,950,446	$6,389,442
2060	$1,093,301	$933,448	$510,750	$4,110,737	$6,648,236
2061	$1,131,231	$963,476	$530,071	$4,252,196	$6,876,974
Total	**$25,515,558**	**$26,012,419**	**$11,430,371**	**$128,994,973**	**$191,953,322**

EIFD Rev Var

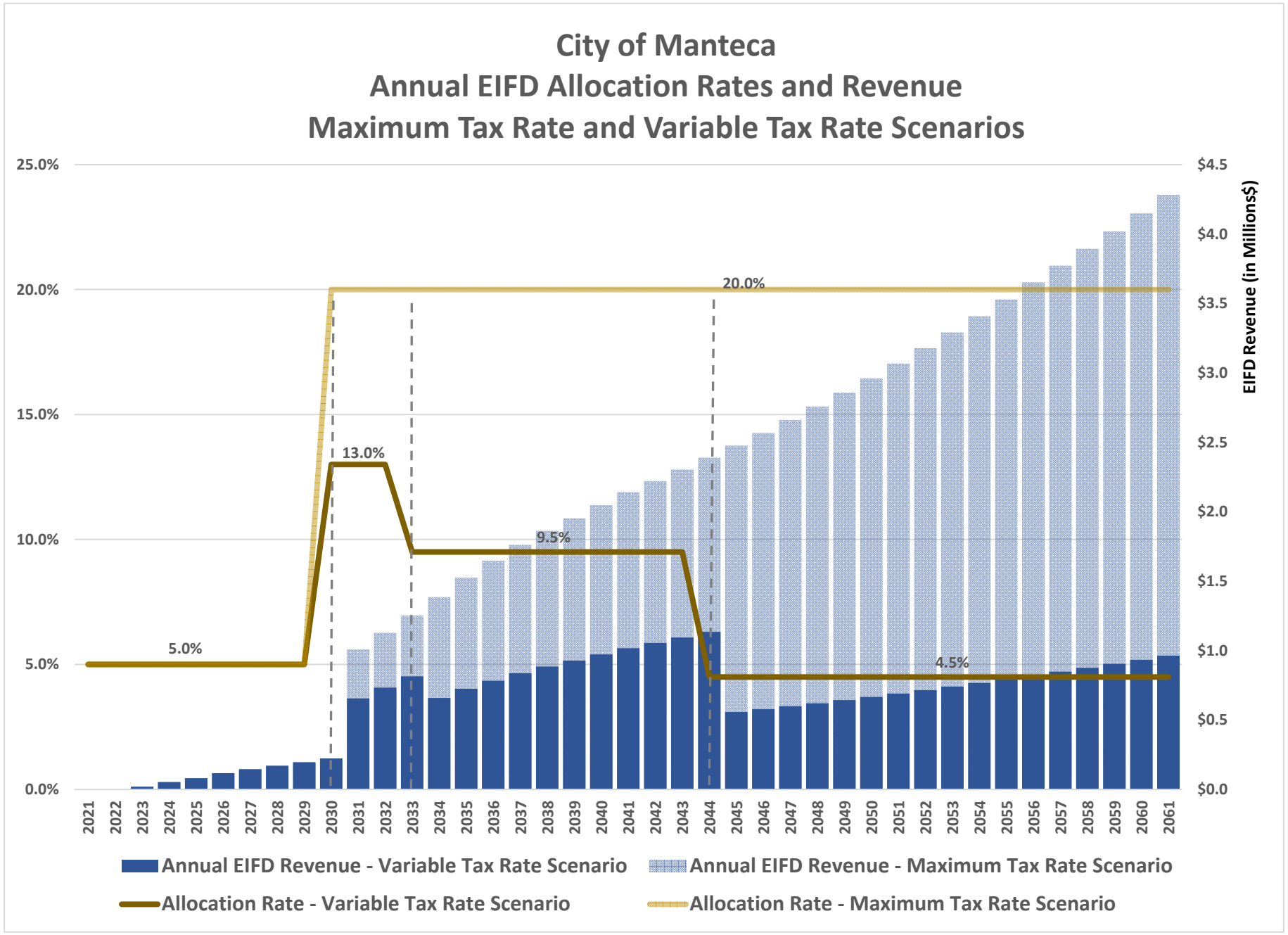
Source: EPS.

Figure 3-1



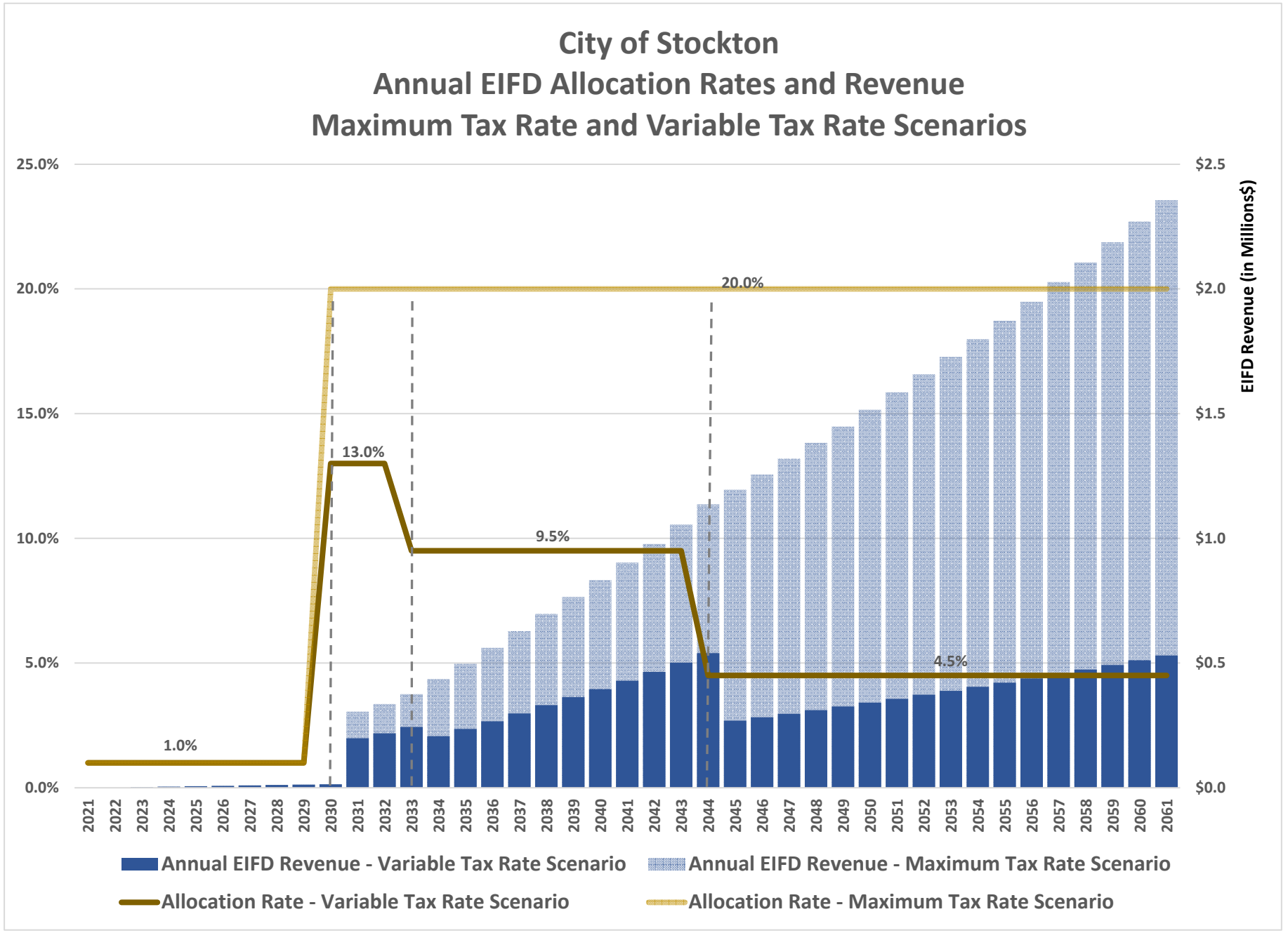
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Figure 3-2



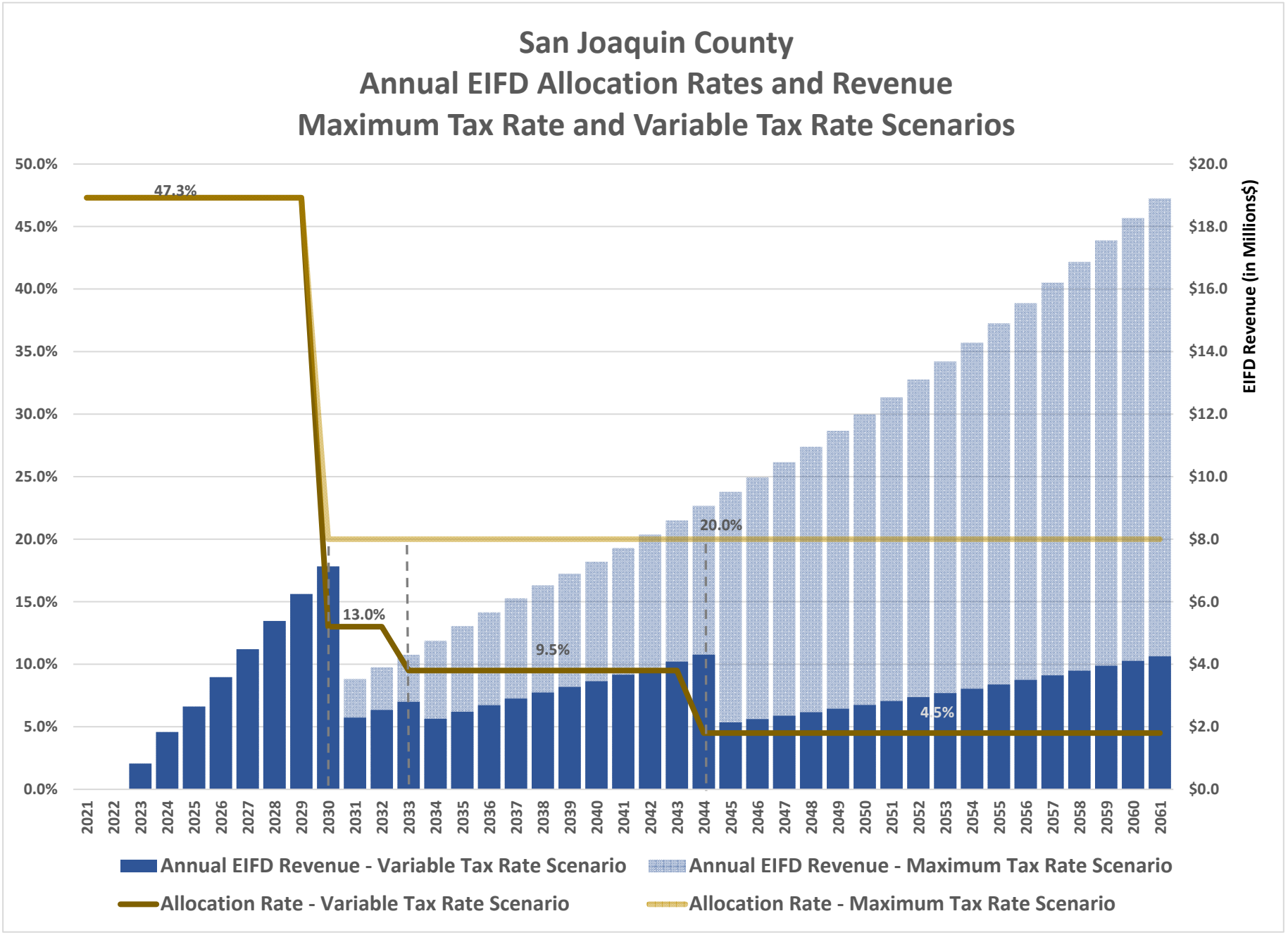
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Figure 3-3



Prepared by EPS 2/18/2022

Figure 3-4



Prepared by EPS 2/18/2022

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Financing Plan

At the time of EIFD formation, it is expected that all of the facilities will be publicly constructed. However, it is possible that a portion of the facilities could be privately constructed. The EIFD is just one of at least a few funding sources that will be used to construct or reimburse for the construction of the Phase 4 SJAFCA Project. The Financing Plan to fund the design, environmental review, permitting, and construction of ULOP improvements anticipates funding from at least the following sources:

- Existing RD 17 assessment.
- Existing Regional SJAFCA 200-Year DIF.
- New special benefit OAD.
- State grant revenues available from an existing UFRR Agreement with SJAFCA.
- Mossdale Tract Area EIFD.

For any EIFD-eligible improvements that may be privately constructed, the PFA anticipates developers would be responsible for securing financing and other funding sources needed to design and construct the improvements. Once completed and accepted by the appropriate public agency, the constructing entity may be eligible to be reimbursed by EIFD revenues subject to one or more reimbursement agreements executed between the constructing entity and the that appropriate public agency.

Limit on Total Taxes Allocated to the EIFD

The analysis in **Attachment D** informs the estimated number of dollars of tax revenue that may be allocated to the Mossdale Tract Area EIFD, which shall not exceed $559.6 million, unless modified by the PFA. The maximum tax allocation estimate provided assumes collection of EIFD revenues through 2060, as shown in **Attachment D**.

EIFD Termination Date

The specific date on which the Mossdale Tract Area EIFD will terminate is not known at this time. Pursuant to Government Code Section 53398.63 et seq., the maximum duration of the Mossdale Tract Area EIFD would be 45 years from the earlier date on which the issuance of bonds is approved pursuant to subdivision (a) of Government Code Section 53398.81, or the issuance of a loan to the Mossdale Tract Area EIFD is approved by an ATE pursuant to Government Code Section 53398.87. Based on these requirements, the proposed Mossdale Tract Area EIFD termination date will be the earlier of (a) 45 years following a successful bond election by the qualified electorate if an election is required or following the first bond issuance by the PFA if an election is no longer required or (b) 45 years after the ATE approves a loan to the Mossdale Tract Area EIFD. However, the Mossdale Tract Area EIFD will cease to exist by no later than June 30, 2100.

Fiscal Impact Analyses by ATE

In accordance with Government Code section 53398.63(d), this report includes an analysis of the costs of providing services, as well as the estimated fiscal impacts of incremental new development in the EIFD, on the operating budget (General Fund) of each participating ATE, during development and at buildout.

The fiscal impact analyses estimate taxes and other operating public revenues generated by new development, as well as the cost of public services required to serve new development. The analyses focus on fiscal impacts to each participating ATE in the EIFD: the County, the City of Lathrop, the City of Manteca, and the City of Stockton. The fiscal impact analyses do not address activities budgeted in other Governmental Funds or Enterprise Funds (e.g., Water Fund, Sewer Fund, Storm Sewer Fund).

The fiscal impact analysis model used for each individual fiscal impact analysis was developed by EPS with support from the staff of each ATE. EPS consulted each ATE's budget documents to develop forecasting methodologies for specific revenues and expenditures affected by new development. In addition, EPS consulted with staff to clarify budget data and review fiscal assumptions on which this analysis is based. The models are based on the FY 2020-21 Adopted Budget for each ATE and any midyear budget adjustments, 2020 countywide population figures for fiscal multipliers, and existing 2021 market conditions. All results are reported in 2020 dollars.

Key assumptions, provided and validated by the ATEs, underlying these fiscal impact analysis results are described below:

- **Incremental New Development and Population.** At buildout, incremental new land uses in the Mossdale Tract Area EIFD include about 11,200 residential units and 33.1 million building square feet of nonresidential space. This level of development translates into about 32,900 residents and 40,600 employees, resulting in a total persons-served generated by development in the Mossdale Tract Area EIFD of 53,100.
- **General Fund Property Tax Revenue.** Incremental new property tax revenue generated by new development in the EIFD is based on each city or County General Fund's share of the 1 percent property tax rate for all development located within existing city limits. For development located in the unincorporated portions of the County, it is assumed the projects will annex into the applicable adjacent city before development. The fiscal impact analyses reflect property tax-sharing agreements assuming the existing master tax-sharing agreement between the cities and the County remains in place. The analyses include estimates of the potential EIFD contribution for each ATE under two potential scenarios: a scenario reflecting the maximum tax rate for each ATE across all time periods, and the other, reflecting a variable tax rate, consistent with the rates used for the EIFD revenue estimates discussion in the prior section and summarized on **Table 3-2**. **Table 3-1** shows the EIFD contribution allocations for each jurisdiction under both scenarios.

- **General Fund Service Cost Assumptions.** New development in the Mossdale Tract Area would represent incremental growth in the County, adding approximately 32,900 residents and 40,600 employees to an existing population base of approximately 773,700 residents and 282,200 employees (including those residents and employees in the incorporated cities). This level of growth is anticipated to have an incremental impact on most County-provided services. A similar dynamic will be experienced by each city. As such, the fiscal impact analyses estimated projected incremental General Fund municipal service costs to each jurisdiction, primarily through the use of a multiplier method.

A summary of annual net fiscal impact analysis results for each ATE is described in the sections and shown in **Tables 3-4** through **3-7**.

City of Lathrop

The initial phase of development (ending 2025) results in a net fiscal surplus of $264,000 annually to the City of Lathrop before any contribution to the EIFD. This estimated surplus decreases to $134,000 following EIFD allocation under both scenarios. At buildout, development in the City of Lathrop is estimated to result in a net fiscal deficit of $1.4 million before EIFD contributions, based on anticipated revenues of approximately $16.5 million and expenditures of approximately $17.8 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $233,000 to $1.0 million, resulting in a net fiscal deficit ranging from $1.6 million to $2.4 million under the Variable Tax Rate Scenario and Maximum Tax Rate Scenario, respectively.

In the interim years, the City of Lathrop is anticipated to experience a net fiscal surplus ranging from $1.6 million to $4.7 million annually, before EIFD contribution, reduced to surpluses ranging from $711,000 to $4.0 million under the Maximum Tax Rate Scenario and $1.4 million to $4.4 million under the Variable Tax Rate Scenario. **Table 3-4** summarizes the net fiscal impacts to the City of Lathrop. The fiscal impact analysis for the City of Lathrop is included as **Attachment F** of this document.

Table 3-4
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Lathrop (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,356,000	$9,517,000	$11,412,000	$12,590,000	$14,715,000	$16,450,000
Annual General Fund Expenditures	$4,092,000	$6,241,000	$7,109,000	$7,899,000	$13,147,000	$17,831,000
Net General Fund Surplus/(Deficit)	**$264,000**	**$3,276,000**	**$4,303,000**	**$4,691,000**	**$1,568,000**	**($1,381,000)**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,774,200**	**$3,709,000**	**$4,038,900**	**$711,000**	**($2,417,400)**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,949,800**	**$4,020,800**	**$4,381,300**	**$1,375,200**	**($1,614,200)**

Fiscal Lathrop

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment F for details.

City of Manteca

The initial phase of development (ending 2025) results in a net fiscal deficit of $962,000 annually to the City of Manteca before any contribution to the EIFD. This estimated deficit increases to $1.1 million following EIFD allocation under both scenarios. At buildout, development in the City of Manteca is estimated to result in a net fiscal surplus of $5.2 million before EIFD contributions, based on anticipated revenues of approximately $19.4 million and expenditures of approximately $14.2 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $247,000 to $1.1 million, resulting in a net fiscal surplus ranging from $5.0 million to $4.1 million under the Variable Tax Rate Scenario and Maximum Tax Rate Scenario, respectively.

In the interim years, the City of Manteca is anticipated to experience a net fiscal surplus ranging from $1.2 million to $4.8 million annually, before EIFD contribution, reduced to surpluses ranging from $579,000 to $3.7 million under the Maximum Tax Rate Scenario and $812,000 to $4.5 million under the Variable Tax Rate Scenario. **Table 3-5** summarizes the net fiscal impacts to the City of Manteca. The fiscal impact analysis for the City of Manteca is included as **Attachment G** of this document.

City of Stockton

The initial phase of development (ending 2025) results in a net fiscal deficit of $1.6 million annually to the City of Stockton before any contribution to the EIFD. This estimated deficit remains consistent following EIFD allocation under both scenarios. At buildout, development in the City of Stockton is estimated to result in a net fiscal surplus of $4.2 million before EIFD contributions, based on anticipated revenues of approximately $11.2 million and expenditures of approximately $6.6 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $85,000 to $378,000, resulting in a net fiscal surplus ranging from $4.2 million to $3.9 million under the Variable Tax Rate Scenario and Maximum Tax Allocation Scenario, respectively.

In the interim years, the City of Stockton is anticipated to experience net fiscal impacts ranging from a deficit of $920,000 to a surplus of $3.4 million annually, before EIFD contribution, reduced to a deficit of $1.0 million to a surplus of $3.0 million under the Maximum Tax Rate Scenario and a deficit of $984,000 to a surplus of $3.3 million under the Variable Tax Rate Scenario. **Table 3-6** summarizes the net fiscal impacts to the City of Stockton. The fiscal impact analysis for the City of Stockton is included as **Attachment H** of this document.

Table 3-5
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Manteca (2020$)

City of Manteca

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,922,000	$10,196,000	$15,653,000	$17,714,000	$18,846,000	$19,403,000
Annual General Fund Expenditures	$5,884,000	$8,951,000	$12,428,000	$13,793,000	$14,069,000	$14,204,000
Net General Fund Surplus/(Deficit)	**($962,000)**	**$1,245,000**	**$3,225,000**	**$3,921,000**	**$4,777,000**	**$5,199,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$578,700**	**$2,282,000**	**$2,876,900**	**$3,697,100**	**$4,101,600**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$811,900**	**$2,777,100**	**$3,425,000**	**$4,534,000**	**$4,952,100**

fiscal manteca

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment G for details.

Table 3-6
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Stockton (2020$)

City of Stockton

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$1,352,000	$2,886,000	$4,905,000	$7,103,000	$10,075,000	$11,239,000
Annual General Fund Expenditures	$2,988,000	$3,708,000	$4,730,000	$5,582,000	$6,348,000	$6,624,000
Net General Fund Surplus/(Deficit)	**($1,639,000)**	**($920,000)**	**($6,000)**	**$1,244,000**	**$3,367,000**	**$4,238,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($1,018,700)**	**($187,000)**	**$966,400**	**$3,006,400**	**$3,860,300**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($984,200)**	**($92,000)**	**$1,112,100**	**$3,285,900**	**$4,153,000**

fiscal stockton

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment H for details.

San Joaquin County

The initial phase of development (ending 2025) results in a net fiscal surplus of $6.0 million annually to the County before any contribution to the EIFD. This estimated surplus is reduced to $3.5 million following EIFD allocation under both scenarios. At buildout, development in the County is estimated to result in a net fiscal surplus of $25.7 million before EIFD contributions, based on anticipated revenues of approximately $41.5 million and expenditures of approximately $15.8 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $909,000 to $4.0 million, resulting in a net fiscal surplus ranging from $21.7 million to $24.8 million under the Variable Tax Rate Scenario and Maximum Tax Rate scenario, respectively.

In the interim years, the County is anticipated to experience net fiscal surpluses ranging from $12.5 million to $23.8 million annually, before EIFD contribution, reduced to $10.5 million to $20.2 million under the Maximum Tax Rate Scenario and $11.2 million to $23.0 million under the Variable Tax Rate Scenario. **Table 3-7** summarizes the net fiscal impacts to the County. The fiscal impact analysis for the County is included as **Attachment I** of this document.

Financing Reimbursement Costs

Because improvements being funded by EIFD revenues do not qualify for a Transit Priority Project Program, any permit and affordable housing expenses related to the project as described in Section 65470 would not be financed.

Dwelling Unit Replacement Plan

It is unknown if any housing units will be removed as a result of any project identified in this IFP. Therefore, a replacement plan is not included in this IFP. However, if any relocation of dwelling units is determined to be required in the future for a project financed by the Mossdale Tract Area EIFD, the PFA will develop a plan that complies with applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.

DRAFT

Table 3-7
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - San Joaquin County (2020$)

San Joaquin County

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$10,131,000	$20,394,000	$28,056,000	$32,359,000	$37,918,000	$41,536,000
Annual General Fund Expenditures	$4,169,000	$7,886,000	$10,502,000	$11,861,000	$14,093,000	$15,827,000
Net General Fund Surplus/(Deficit)	**$5,962,000**	**$12,508,000**	**$17,554,000**	**$20,498,000**	**$23,825,000**	**$25,709,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$10,502,700**	**$14,835,700**	**$17,381,700**	**$20,165,400**	**$21,671,100**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$11,204,600**	**$16,262,800**	**$19,017,800**	**$23,001,600**	**$24,800,500**

fiscal county

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment I for details.

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ATTACHMENTS:

Attachment A: Mossdale Tract EIFD Maps and Detailed Descriptions

Attachment B: Bond Proceed Analysis

Attachment C: Description of Facilities and Development to Be Financed

Attachment D: Tax Increment Revenue Forecast—Maximum Tax Rate Scenario

Attachment E: Tax Increment Revenue Forecast—Variable Tax Rate Scenario

Attachment F: Lathrop Fiscal Impact Analysis

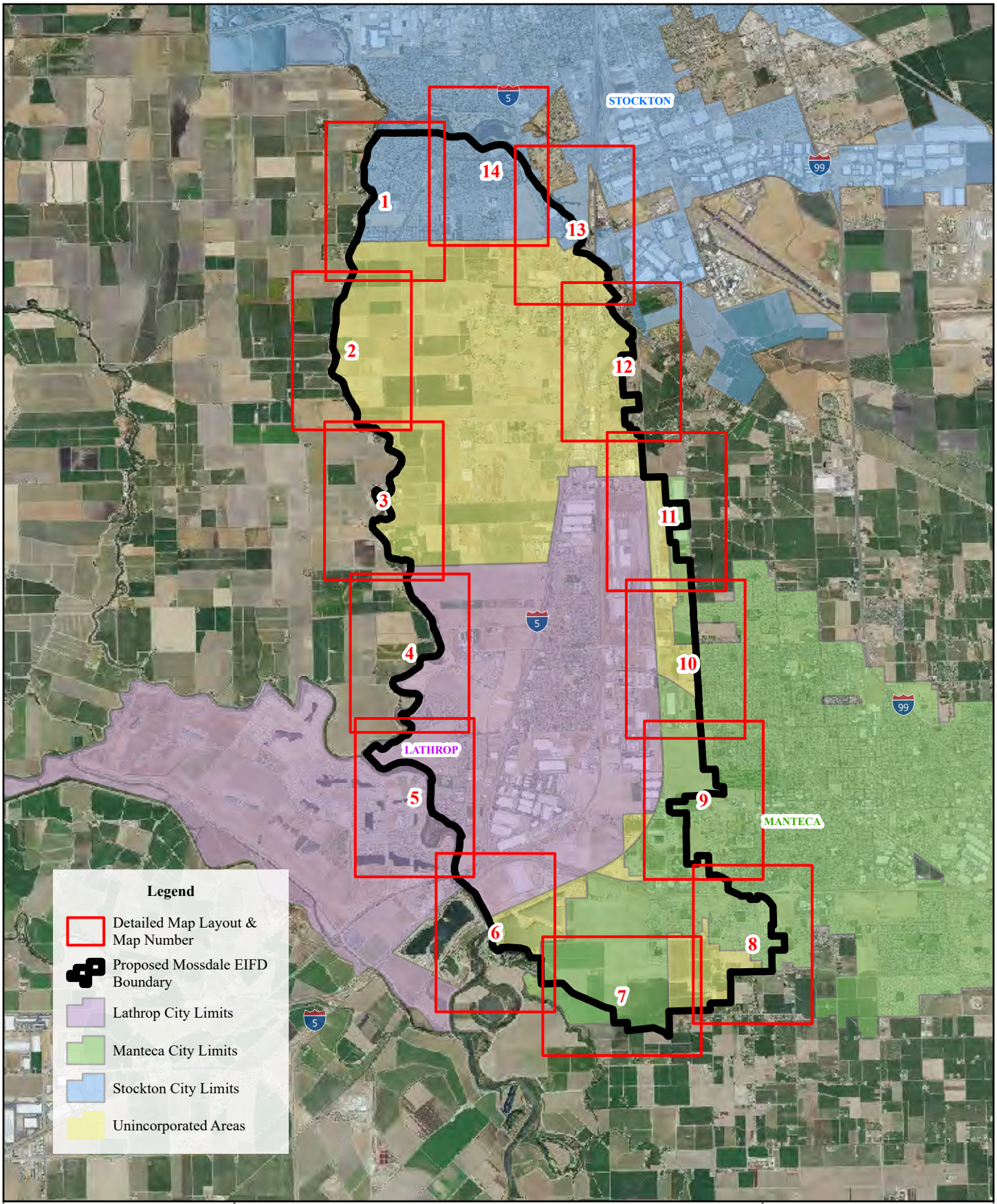
Attachment G: Manteca Fiscal Impact Analysis

Attachment H: Stockton Fiscal Impact Analysis

Attachment I: San Joaquin County Fiscal Impact Analysis

ATTACHMENT A:

Mossdale Tract EIFD Maps and Detailed Descriptions



Geospatial Clarity

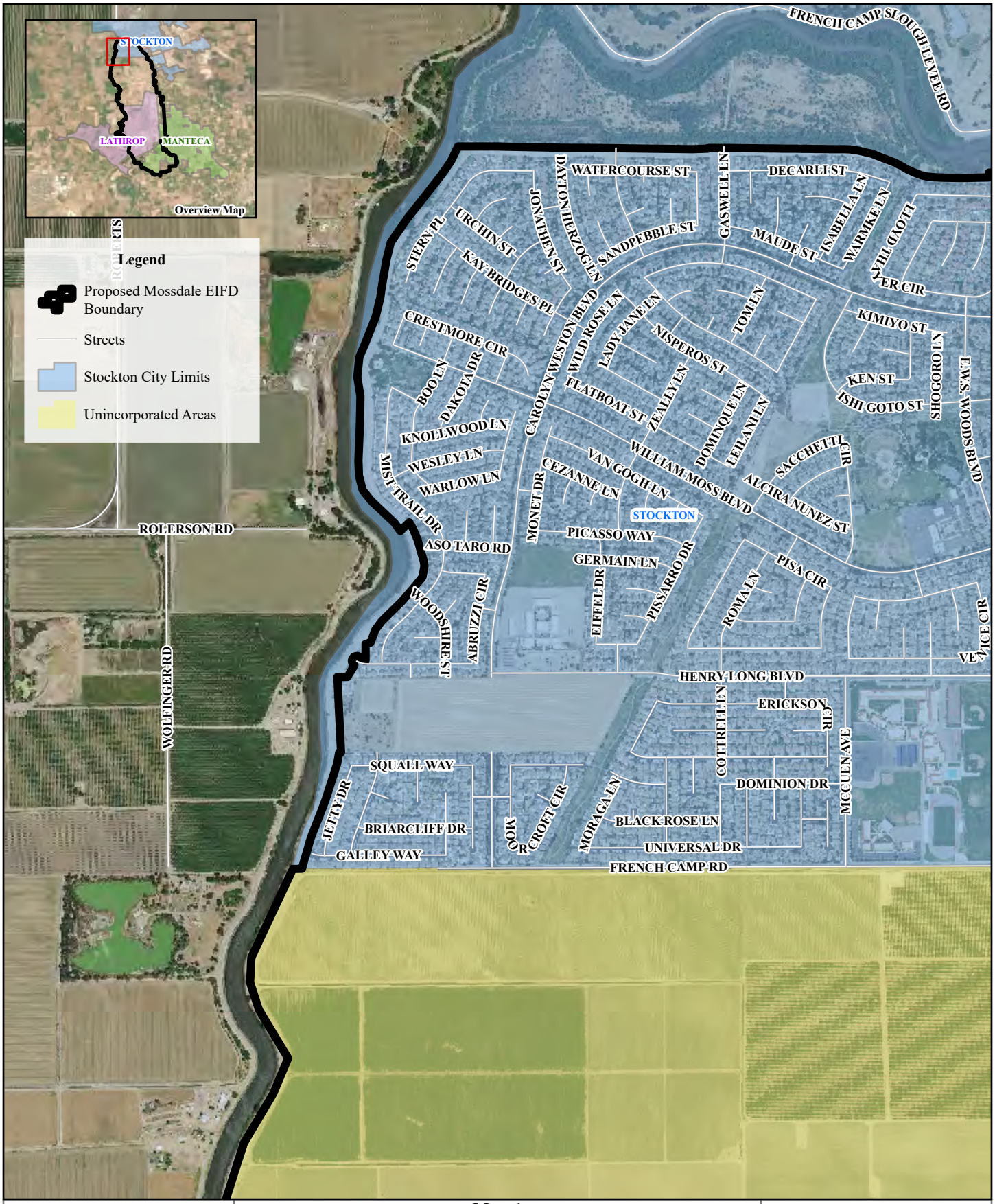
Layout of Detailed Maps
Showing Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap Aerial provided by USDA

Map produced on:1/31/2022

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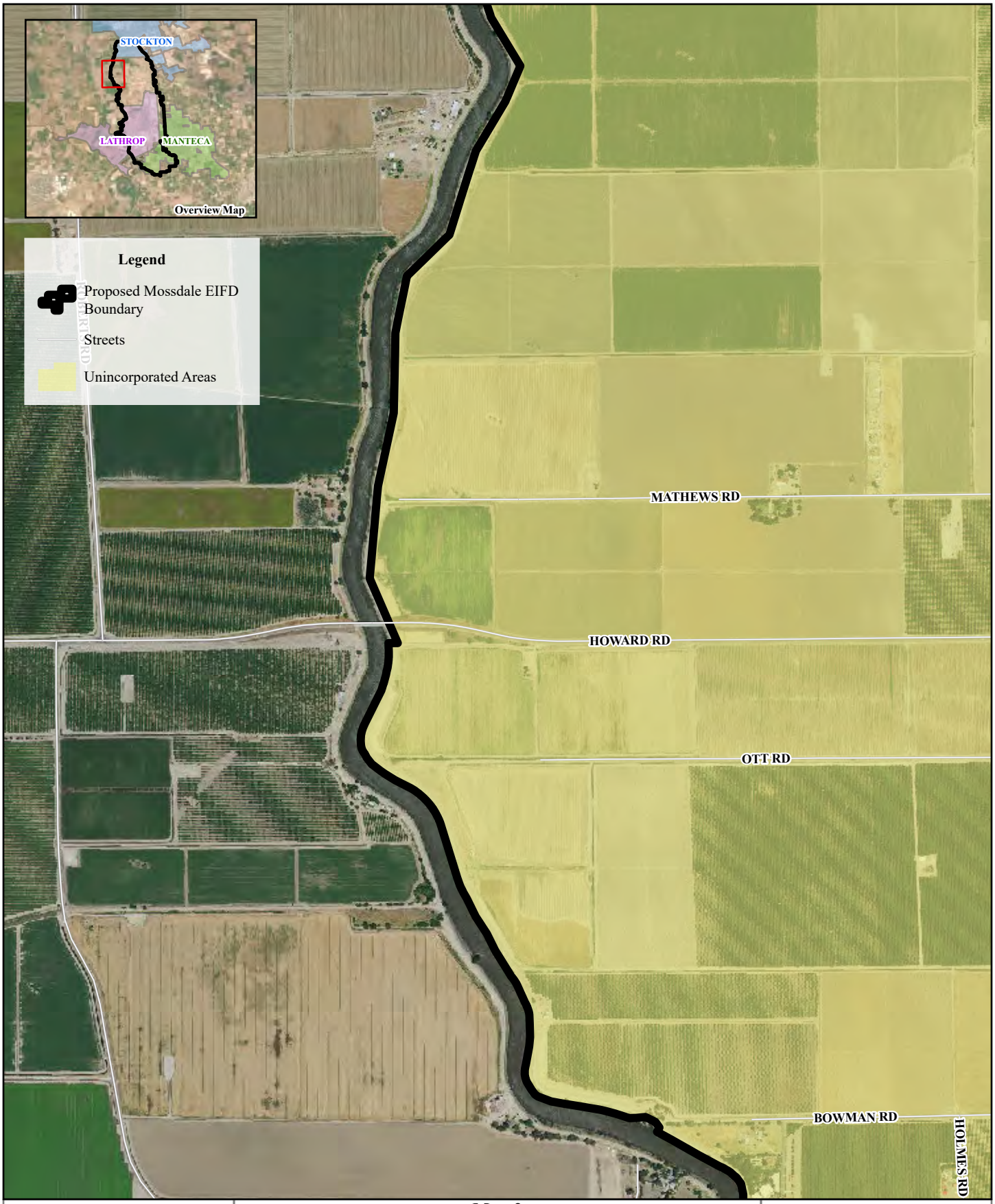
Map 1
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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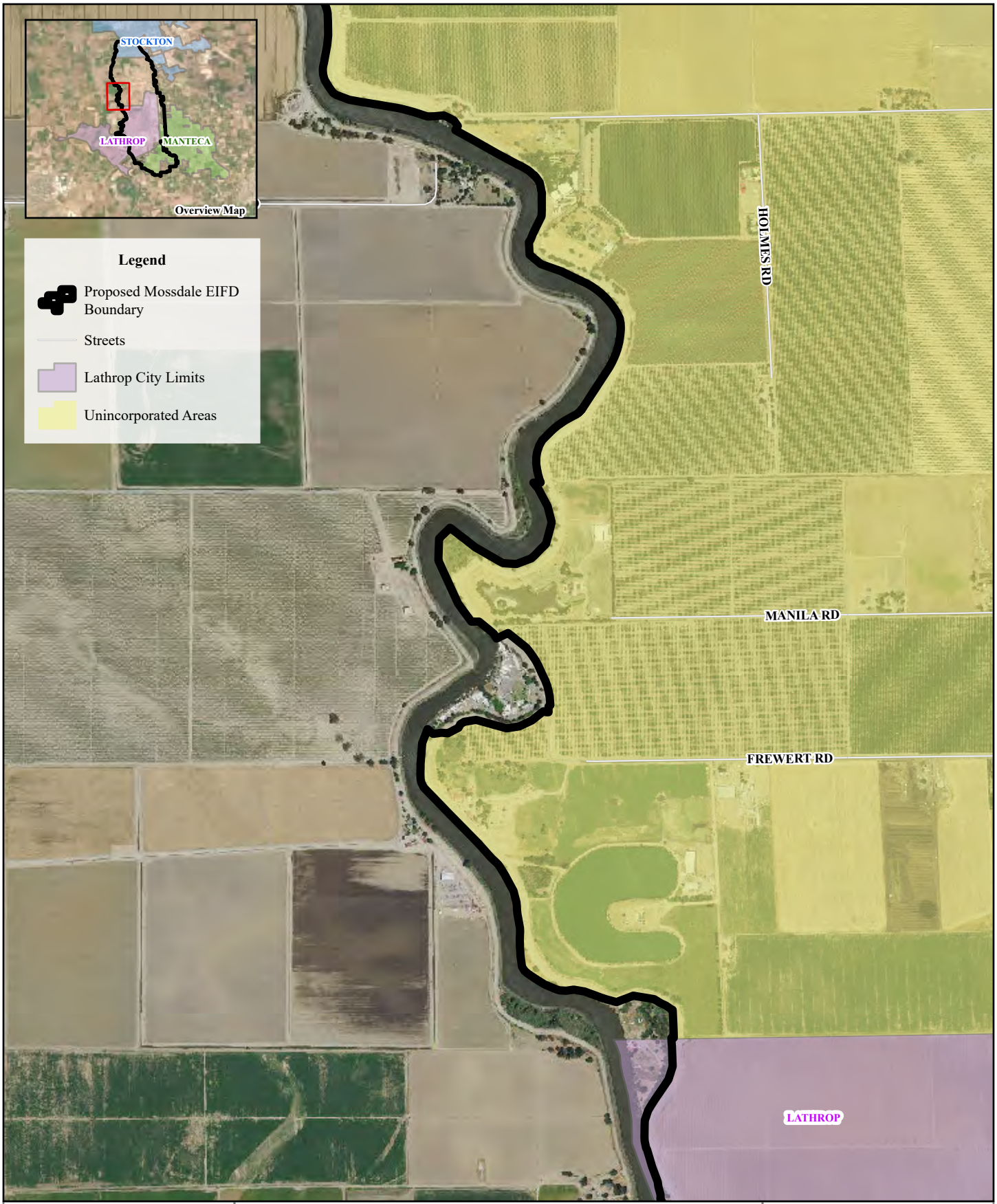
Map 2
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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Map 3
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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Map 4
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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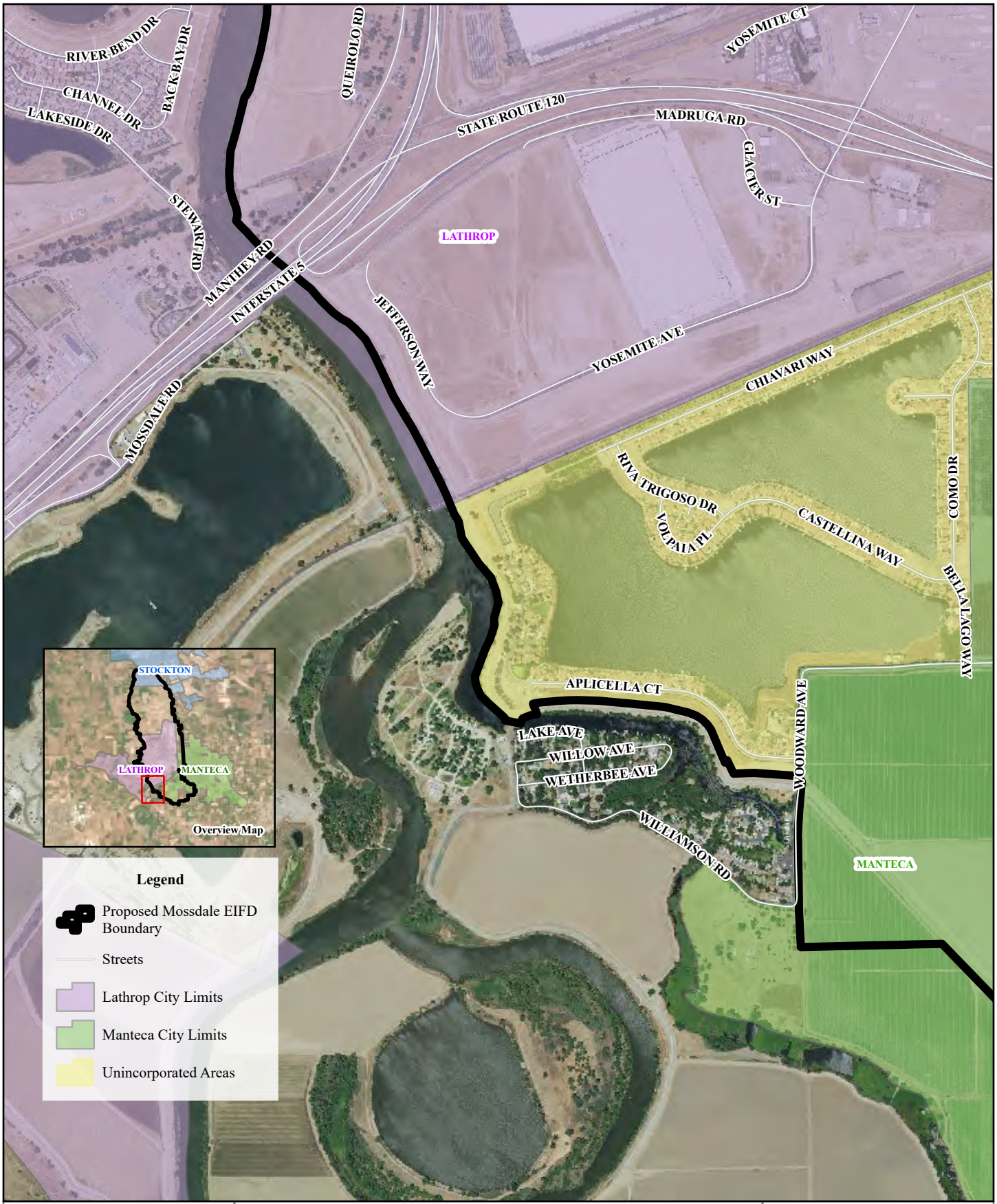
Map 5
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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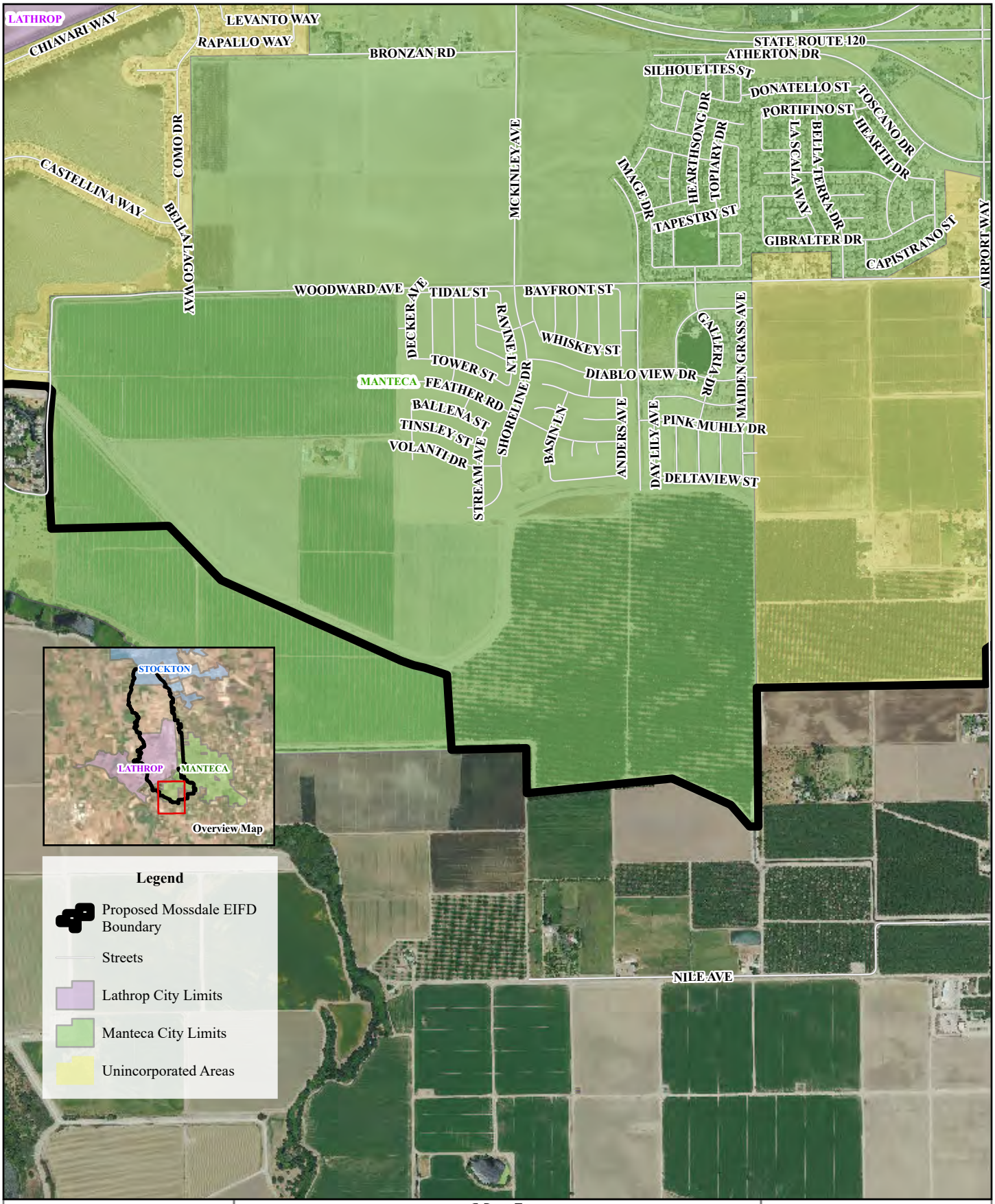
Map 6
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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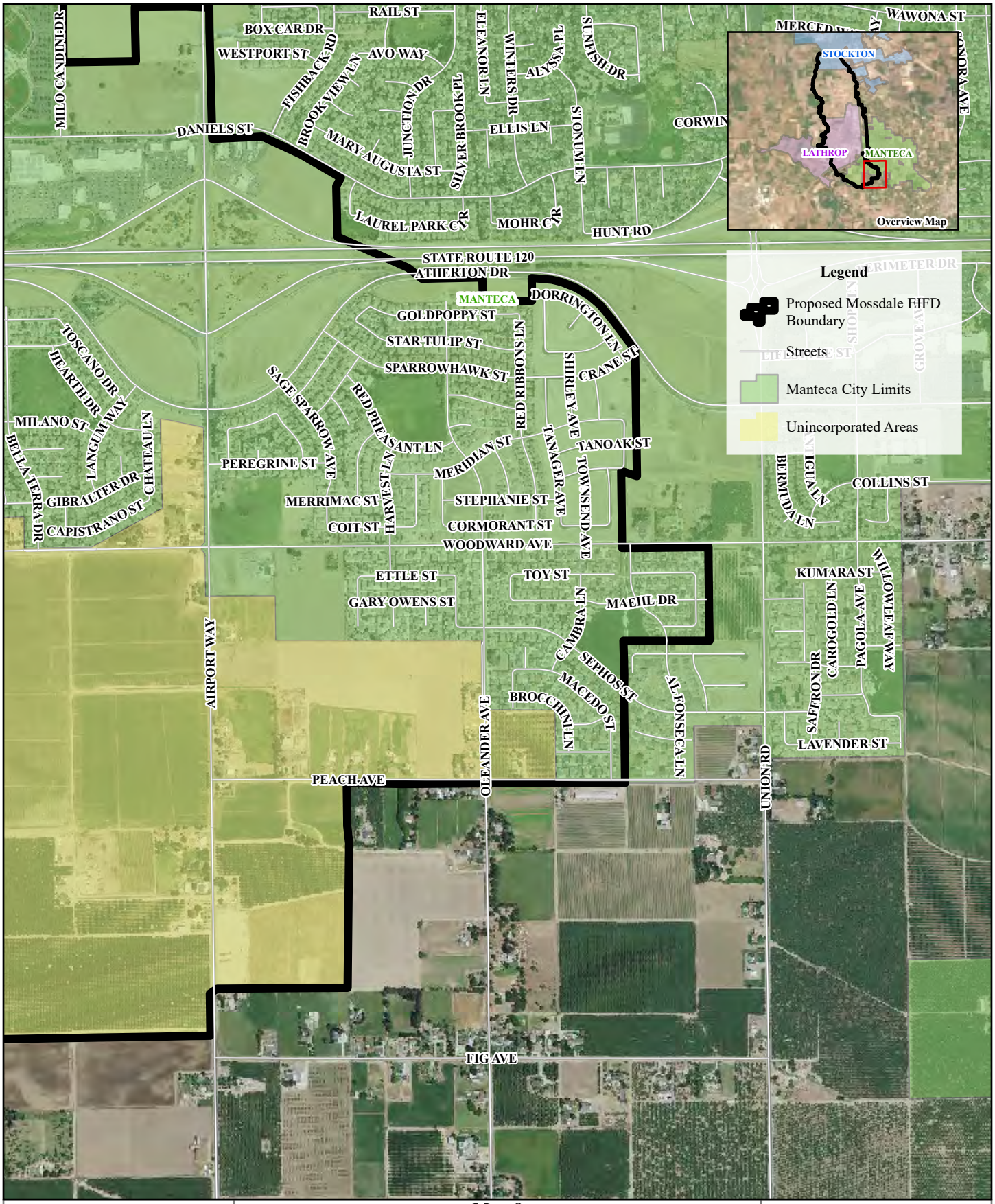
Map 7
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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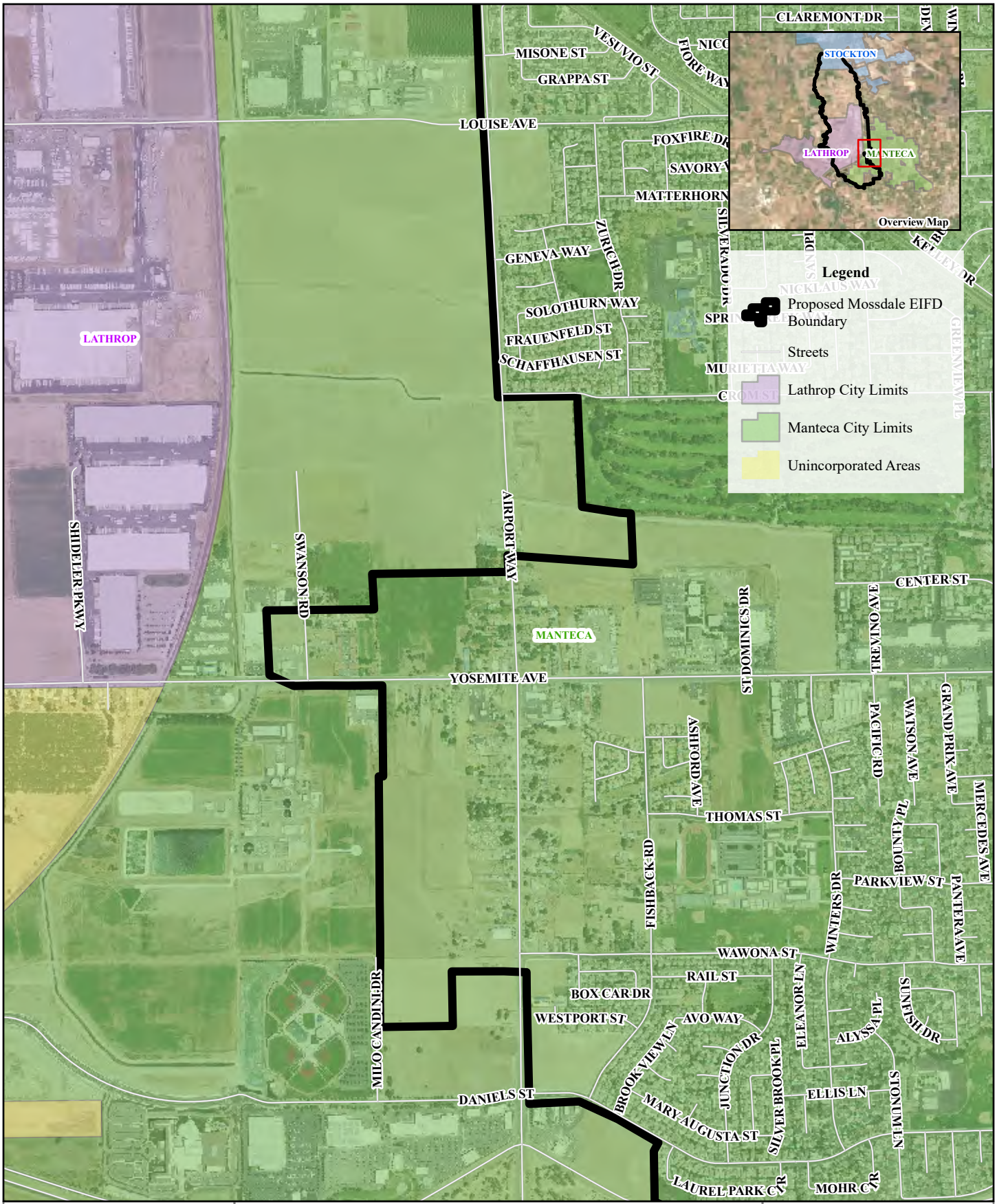
Map 8
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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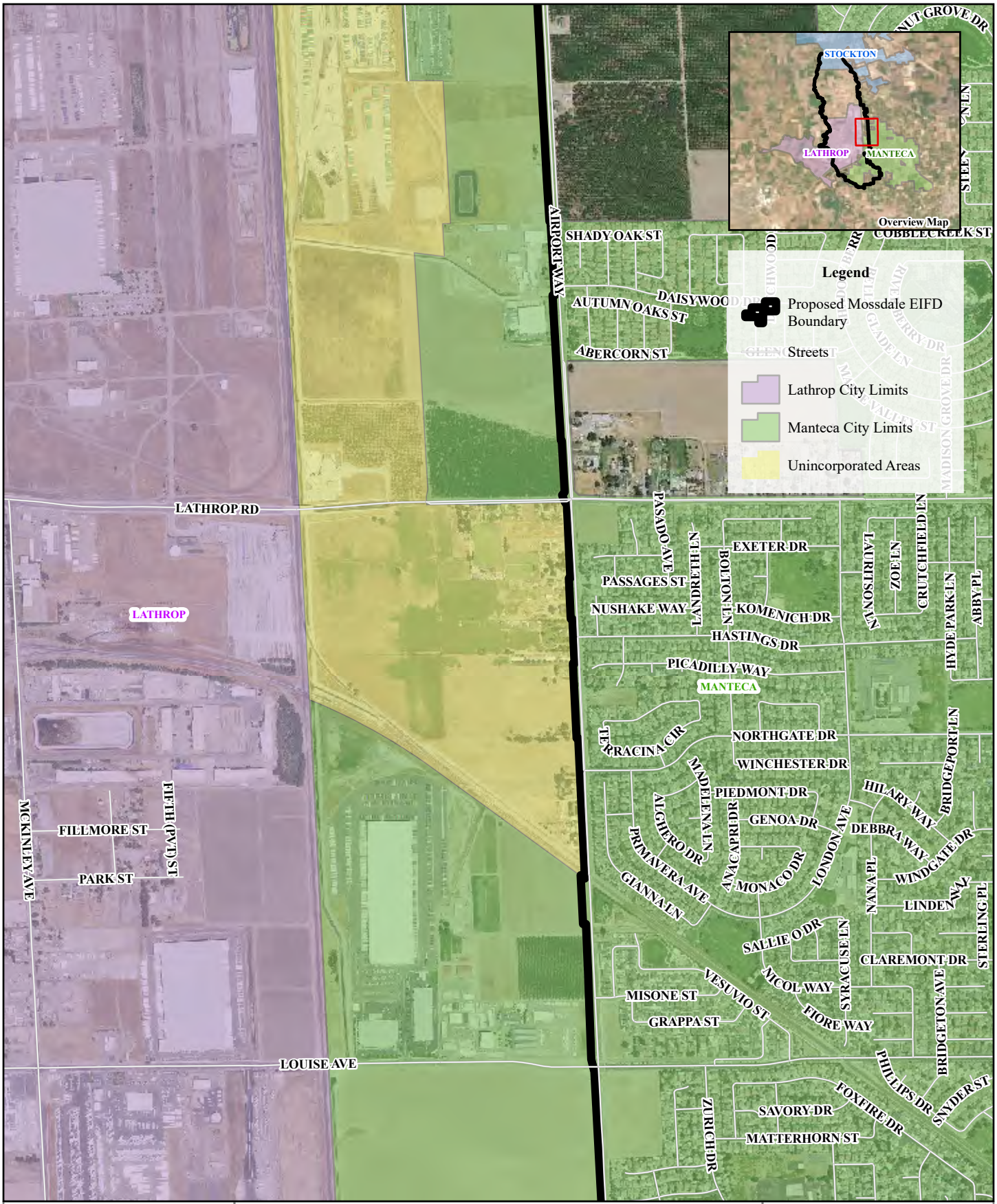
Map 9
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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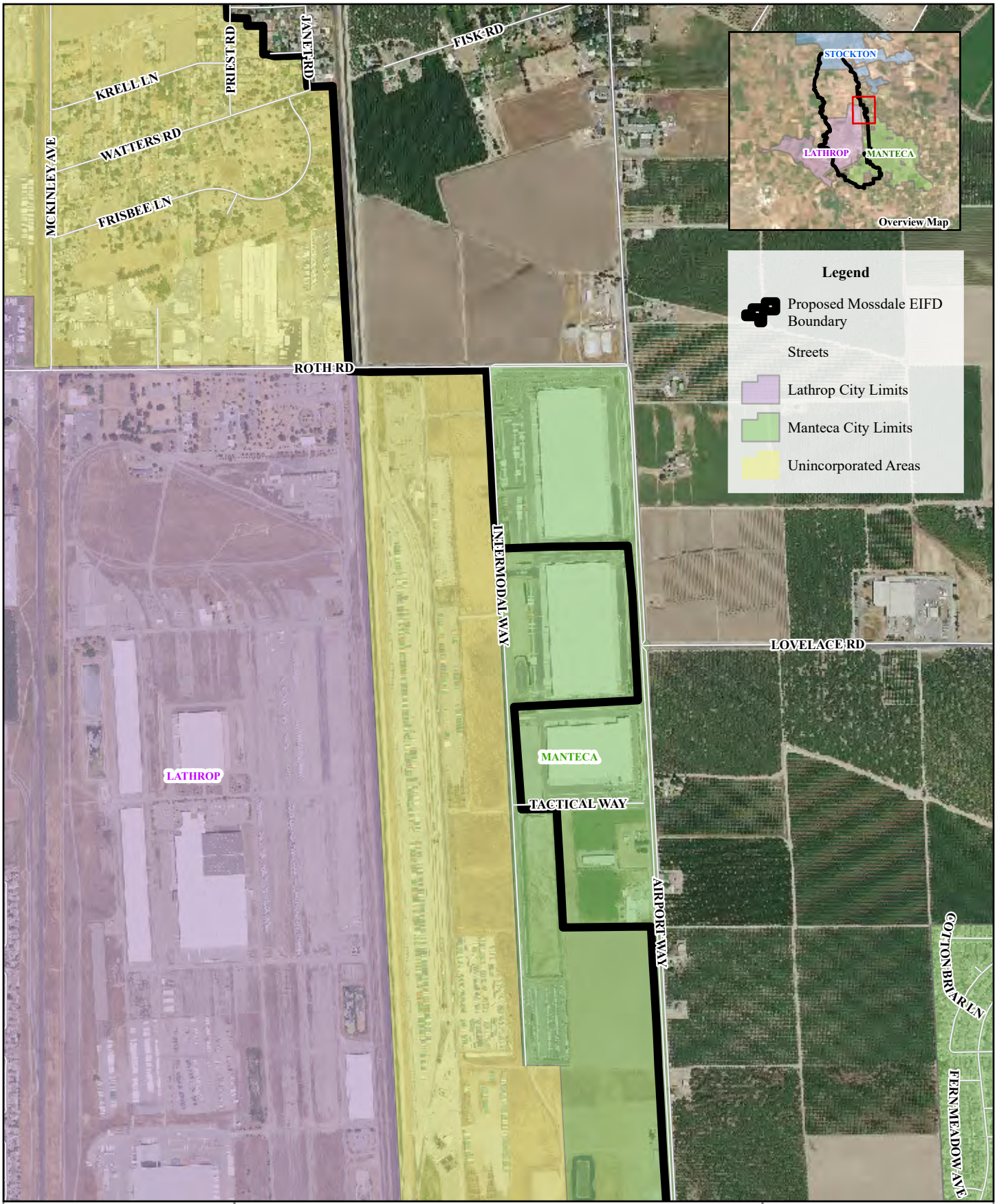
Map 10
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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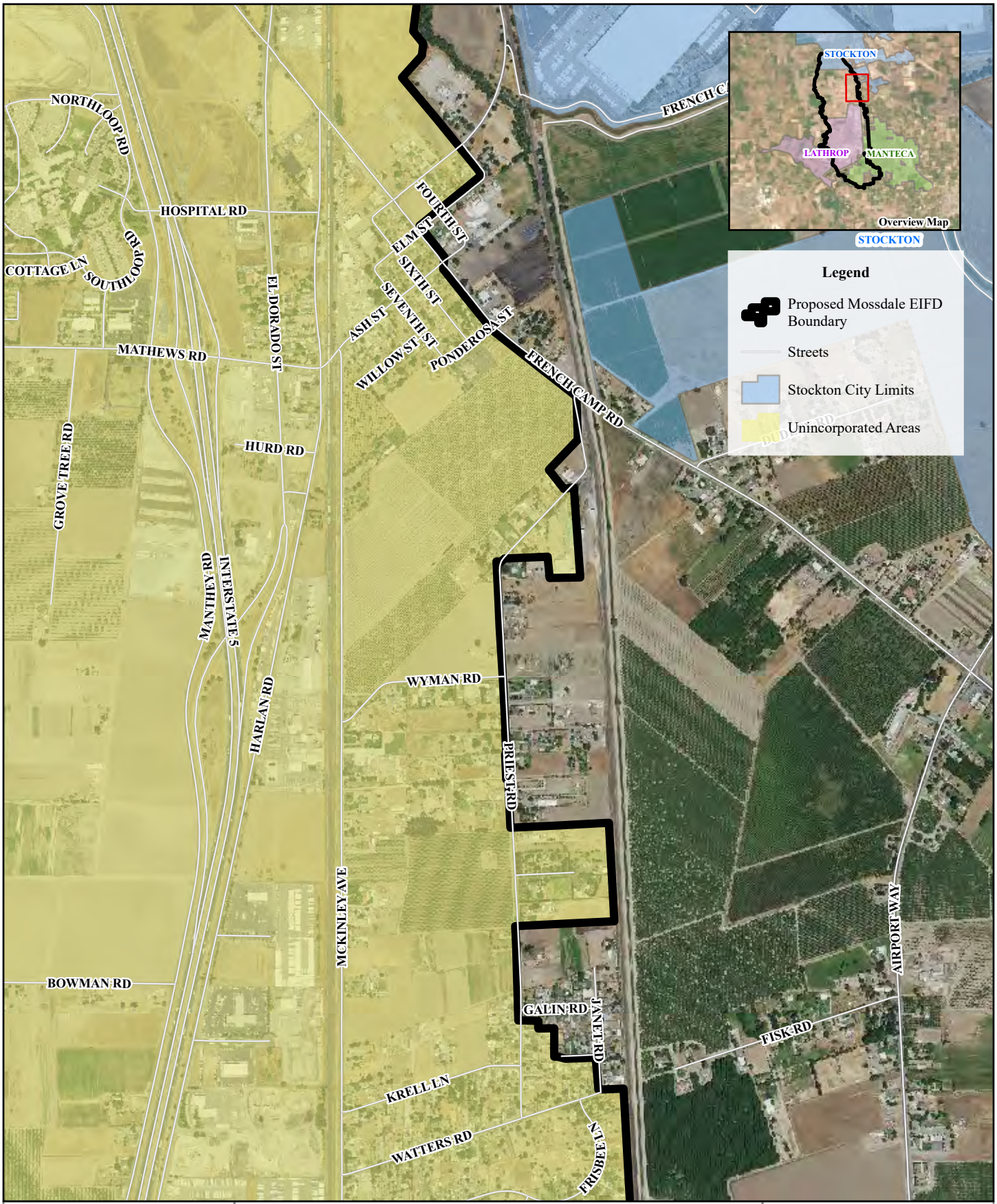
Map 11
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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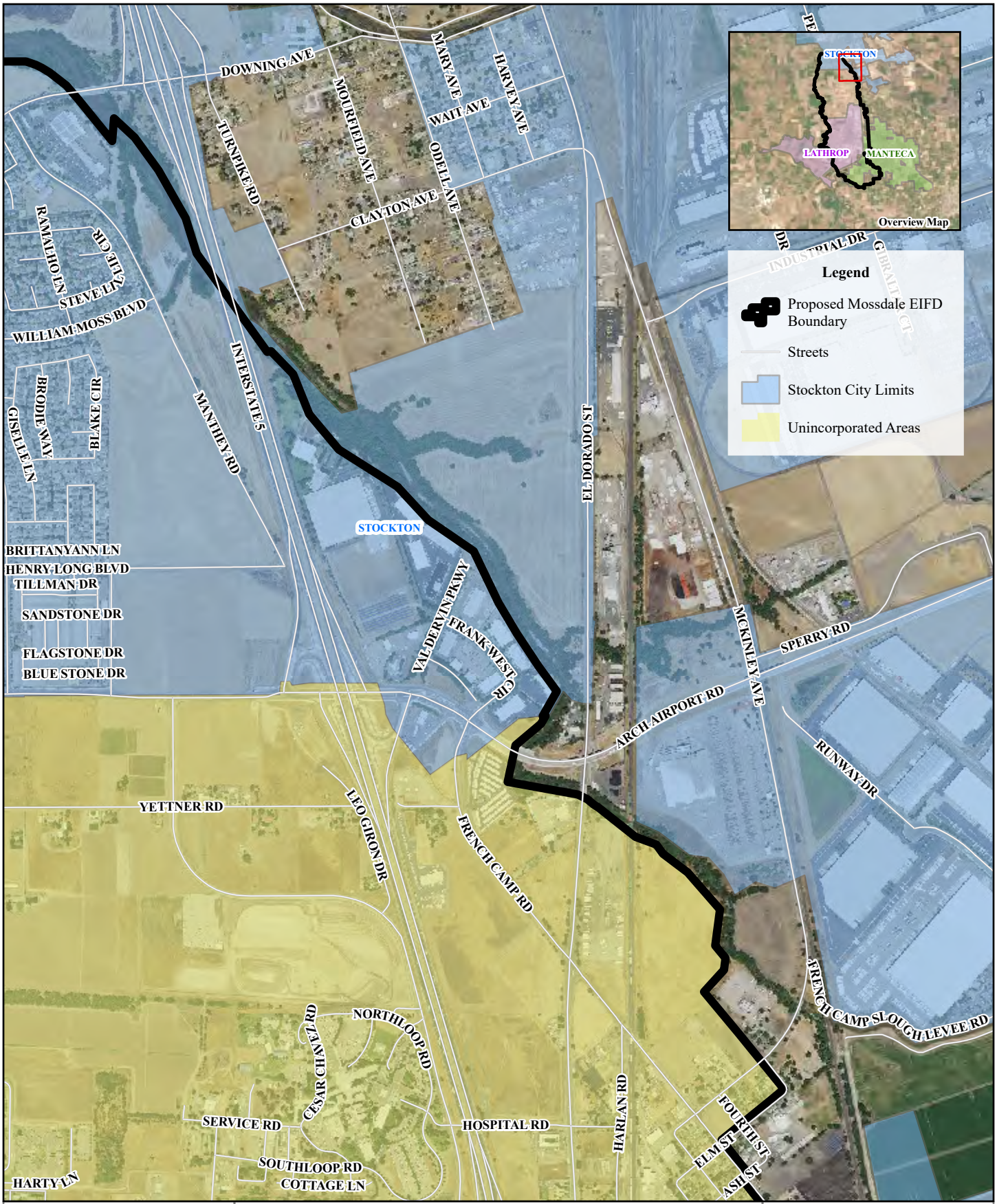
Map 12
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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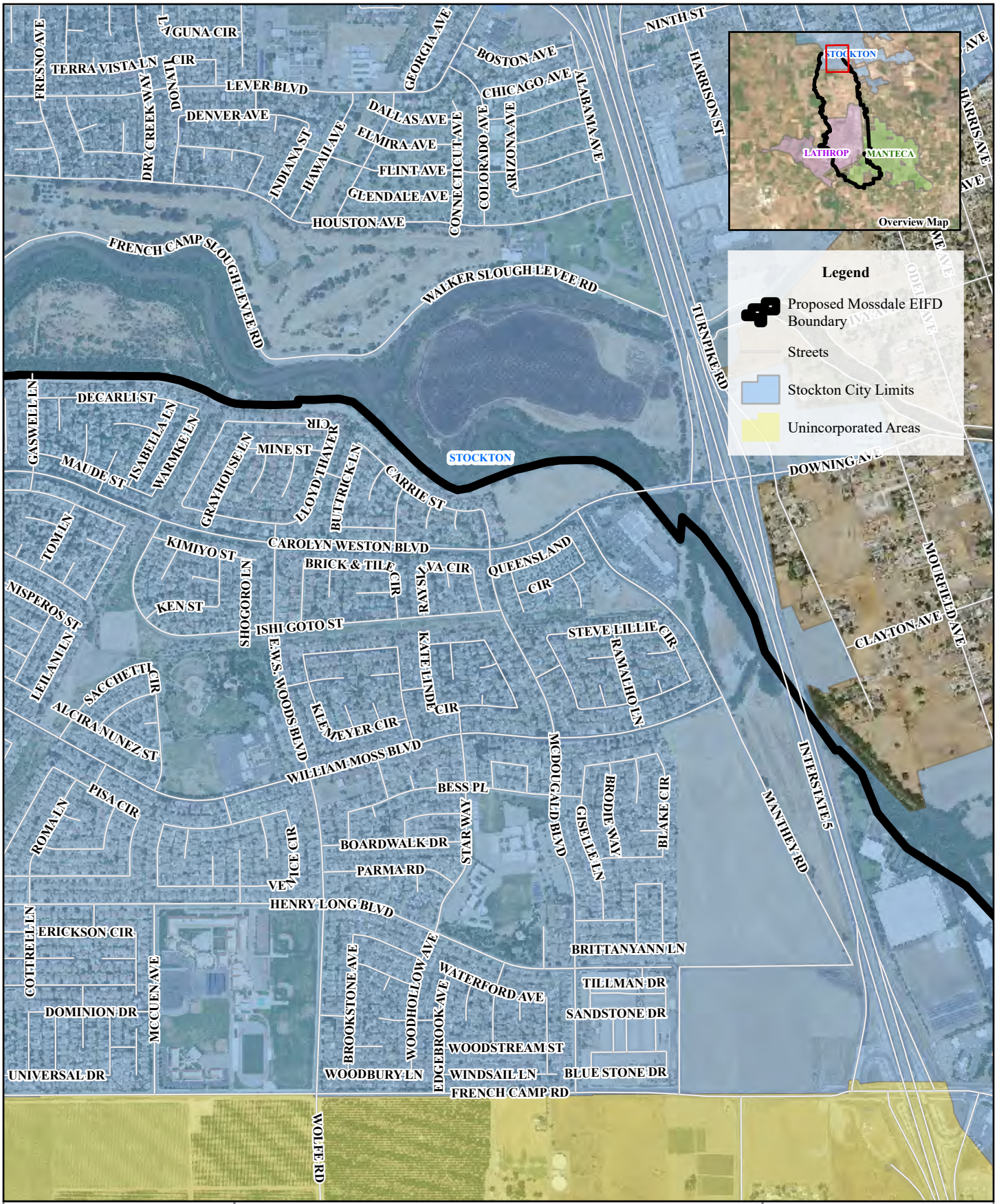
Map 13
Showing a Detailed Area of Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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Map 14
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA Map produced on:1/31/2022

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
164-040-010-000	164-404-0460-000	164-405-0420-000	164-406-0220-000	164-407-0020-000	164-408-0090-000
164-404-0020-000	164-404-0470-000	164-405-0430-000	164-406-0230-000	164-407-0030-000	164-408-0100-000
164-404-0030-000	164-404-0480-000	164-405-0440-000	164-406-0240-000	164-407-0040-000	164-408-0110-000
164-404-0040-000	164-404-0490-000	164-405-0450-000	164-406-0250-000	164-407-0050-000	164-408-0120-000
164-404-0050-000	164-405-0010-000	164-405-0460-000	164-406-0260-000	164-407-0060-000	164-408-0130-000
164-404-0060-000	164-405-0020-000	164-405-0470-000	164-406-0270-000	164-407-0070-000	164-408-0140-000
164-404-0070-000	164-405-0030-000	164-405-0480-000	164-406-0280-000	164-407-0080-000	164-408-0150-000
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164-404-0310-000	164-405-0270-000	164-406-0070-000	164-406-0520-000	164-407-0320-000	164-408-0390-000
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164-404-0450-000	164-405-0410-000	164-406-0210-000	164-407-0010-000	164-408-0080-000	164-408-0530-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-408-0550-000	164-410-0010-000	164-411-0060-000	164-412-0160-000	164-413-0180-000	164-413-0630-000
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164-409-0380-000	164-411-0020-000	164-412-0120-000	164-413-0140-000	164-413-0590-000	164-414-0310-000
164-409-0390-000	164-411-0030-000	164-412-0130-000	164-413-0150-000	164-413-0600-000	164-414-0320-000
164-409-0400-000	164-411-0040-000	164-412-0140-000	164-413-0160-000	164-413-0610-000	164-414-0330-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-414-0370-000	164-415-0250-000	164-416-0140-000	164-417-0110-000	164-418-0140-000	164-419-0140-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-421-0190-000	164-423-0060-000	164-423-0510-000	164-424-0130-000	164-424-0580-000	164-425-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-425-0700-000	164-426-0310-000	164-426-0760-000	164-427-0270-000	164-428-0140-000	164-429-0070-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-429-0170-000	164-429-0620-000	164-430-0380-000	164-431-0200-000	164-432-0240-000	164-433-0220-000
164-429-0180-000	164-429-0630-000	164-430-0390-000	164-431-0210-000	164-432-0250-000	164-433-0230-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-434-0240-000	164-436-0050-000	164-437-0160-000	164-438-0100-000	164-438-0550-000	164-440-0040-000
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APN	APN	APN	APN	APN	APN
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166-634-0520-000	166-635-0430-000	166-636-0450-000	166-637-0450-000	166-638-0160-000	166-638-0610-000

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APN	APN	APN	APN	APN	APN
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166-639-0040-000	166-639-0490-000	166-640-0330-000	166-641-0010-000	166-641-0460-000	166-642-0300-000
166-639-0050-000	166-639-0500-000	166-640-0340-000	166-641-0020-000	166-641-0470-000	166-642-0310-000
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166-639-0080-000	166-639-0530-000	166-640-0370-000	166-641-0050-000	166-641-0500-000	166-642-0340-000
166-639-0090-000	166-639-0540-000	166-640-0380-000	166-641-0060-000	166-641-0510-000	166-642-0350-000
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166-639-0170-000	166-640-0010-000	166-640-0460-000	166-641-0140-000	166-641-0590-000	166-642-0430-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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APN	APN	APN	APN	APN	APN
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166-649-0240-000	168-803-0250-000	168-804-0180-000	168-804-0630-000	168-805-0430-000	168-806-0400-000
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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191-126-0230-000	191-129-0010-000	191-135-0060-000	191-136-0450-000	191-137-0220-000	191-137-0670-000
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191-126-0270-000	191-130-0040-000	191-136-0040-000	191-136-0490-000	191-137-0260-000	191-138-0010-000
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APN	APN	APN	APN	APN	APN
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191-139-0090-000	191-139-0540-000	191-140-0300-000	191-141-0180-000	191-142-0100-000	191-142-0550-000
191-139-0100-000	191-139-0550-000	191-140-0310-000	191-141-0190-000	191-142-0110-000	191-142-0560-000
191-139-0110-000	191-139-0560-000	191-140-0320-000	191-141-0200-000	191-142-0120-000	191-142-0570-000
191-139-0120-000	191-139-0570-000	191-140-0330-000	191-141-0210-000	191-142-0130-000	191-142-0580-000
191-139-0130-000	191-139-0580-000	191-140-0340-000	191-141-0220-000	191-142-0140-000	191-142-0590-000
191-139-0140-000	191-139-0590-000	191-140-0350-000	191-141-0230-000	191-142-0150-000	191-142-0600-000
191-139-0150-000	191-139-0600-000	191-140-0360-000	191-141-0240-000	191-142-0160-000	191-142-0610-000
191-139-0160-000	191-139-0610-000	191-140-0370-000	191-141-0250-000	191-142-0170-000	191-142-0620-000
191-139-0170-000	191-139-0620-000	191-140-0380-000	191-141-0260-000	191-142-0180-000	191-142-0630-000
191-139-0180-000	191-139-0630-000	191-140-0390-000	191-141-0270-000	191-142-0190-000	191-142-0640-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-142-0650-000	191-143-0440-000	191-144-0190-000	191-144-0640-000	191-145-0310-000	191-146-0330-000
191-142-0660-000	191-143-0450-000	191-144-0200-000	191-144-0650-000	191-145-0320-000	191-146-0340-000
191-143-0010-000	191-143-0460-000	191-144-0210-000	191-144-0660-000	191-145-0330-000	191-146-0350-000
191-143-0020-000	191-143-0470-000	191-144-0220-000	191-144-0670-000	191-145-0340-000	191-146-0360-000
191-143-0030-000	191-143-0480-000	191-144-0230-000	191-144-0680-000	191-145-0350-000	191-147-0010-000
191-143-0040-000	191-143-0490-000	191-144-0240-000	191-144-0690-000	191-145-0360-000	191-147-0020-000
191-143-0050-000	191-143-0500-000	191-144-0250-000	191-144-0700-000	191-145-0370-000	191-147-0030-000
191-143-0060-000	191-143-0510-000	191-144-0260-000	191-144-0710-000	191-145-0380-000	191-147-0040-000
191-143-0070-000	191-143-0520-000	191-144-0270-000	191-144-0720-000	191-145-0390-000	191-147-0050-000
191-143-0080-000	191-143-0530-000	191-144-0280-000	191-144-0730-000	191-145-0400-000	191-147-0060-000
191-143-0090-000	191-143-0540-000	191-144-0290-000	191-144-0740-000	191-145-0410-000	191-147-0070-000
191-143-0100-000	191-143-0550-000	191-144-0300-000	191-144-0750-000	191-145-0420-000	191-147-0080-000
191-143-0110-000	191-143-0560-000	191-144-0310-000	191-144-0760-000	191-145-0430-000	191-147-0090-000
191-143-0120-000	191-143-0570-000	191-144-0320-000	191-144-0770-000	191-146-0010-000	191-147-0100-000
191-143-0130-000	191-143-0580-000	191-144-0330-000	191-144-0780-000	191-146-0020-000	191-147-0110-000
191-143-0140-000	191-143-0590-000	191-144-0340-000	191-145-0010-000	191-146-0030-000	191-147-0120-000
191-143-0150-000	191-143-0600-000	191-144-0350-000	191-145-0020-000	191-146-0040-000	191-147-0130-000
191-143-0160-000	191-143-0610-000	191-144-0360-000	191-145-0030-000	191-146-0050-000	191-147-0140-000
191-143-0170-000	191-143-0620-000	191-144-0370-000	191-145-0040-000	191-146-0060-000	191-147-0150-000
191-143-0180-000	191-143-0630-000	191-144-0380-000	191-145-0050-000	191-146-0070-000	191-147-0160-000
191-143-0190-000	191-143-0640-000	191-144-0390-000	191-145-0060-000	191-146-0080-000	191-147-0170-000
191-143-0200-000	191-143-0650-000	191-144-0400-000	191-145-0070-000	191-146-0090-000	191-147-0180-000
191-143-0210-000	191-143-0660-000	191-144-0410-000	191-145-0080-000	191-146-0100-000	191-147-0190-000
191-143-0220-000	191-143-0670-000	191-144-0420-000	191-145-0090-000	191-146-0110-000	191-147-0200-000
191-143-0230-000	191-143-0680-000	191-144-0430-000	191-145-0100-000	191-146-0120-000	191-147-0210-000
191-143-0240-000	191-143-0690-000	191-144-0440-000	191-145-0110-000	191-146-0130-000	191-147-0220-000
191-143-0250-000	191-143-0700-000	191-144-0450-000	191-145-0120-000	191-146-0140-000	191-147-0230-000
191-143-0260-000	191-143-0710-000	191-144-0460-000	191-145-0130-000	191-146-0150-000	191-147-0240-000
191-143-0270-000	191-143-0720-000	191-144-0470-000	191-145-0140-000	191-146-0160-000	191-147-0250-000
191-143-0280-000	191-143-0730-000	191-144-0480-000	191-145-0150-000	191-146-0170-000	191-147-0260-000
191-143-0290-000	191-144-0010-000	191-144-0490-000	191-145-0160-000	191-146-0180-000	191-147-0270-000
191-143-0300-000	191-144-0020-000	191-144-0500-000	191-145-0170-000	191-146-0190-000	191-147-0280-000
191-143-0310-000	191-144-0030-000	191-144-0510-000	191-145-0180-000	191-146-0200-000	191-147-0290-000
191-143-0320-000	191-144-0040-000	191-144-0520-000	191-145-0190-000	191-146-0210-000	191-147-0300-000
191-143-0330-000	191-144-0050-000	191-144-0530-000	191-145-0200-000	191-146-0220-000	191-147-0310-000
191-143-0340-000	191-144-0060-000	191-144-0540-000	191-145-0210-000	191-146-0230-000	191-147-0320-000
191-143-0350-000	191-144-0070-000	191-144-0550-000	191-145-0220-000	191-146-0240-000	191-147-0330-000
191-143-0360-000	191-144-0110-000	191-144-0560-000	191-145-0230-000	191-146-0250-000	191-147-0340-000
191-143-0370-000	191-144-0120-000	191-144-0570-000	191-145-0240-000	191-146-0260-000	191-147-0350-000
191-143-0380-000	191-144-0130-000	191-144-0580-000	191-145-0250-000	191-146-0270-000	191-147-0360-000
191-143-0390-000	191-144-0140-000	191-144-0590-000	191-145-0260-000	191-146-0280-000	191-147-0370-000
191-143-0400-000	191-144-0150-000	191-144-0600-000	191-145-0270-000	191-146-0290-000	191-147-0380-000
191-143-0410-000	191-144-0160-000	191-144-0610-000	191-145-0280-000	191-146-0300-000	191-147-0390-000
191-143-0420-000	191-144-0170-000	191-144-0620-000	191-145-0290-000	191-146-0310-000	191-147-0400-000
191-143-0430-000	191-144-0180-000	191-144-0630-000	191-145-0300-000	191-146-0320-000	191-148-0010-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-148-0020-000	191-149-0050-000	191-149-0500-000	191-150-0380-000	191-151-0320-000	191-152-0310-000
191-148-0030-000	191-149-0060-000	191-149-0510-000	191-150-0390-000	191-151-0330-000	191-152-0320-000
191-148-0040-000	191-149-0070-000	191-149-0520-000	191-150-0400-000	191-151-0340-000	191-152-0330-000
191-148-0050-000	191-149-0080-000	191-149-0530-000	191-150-0410-000	191-151-0350-000	191-152-0340-000
191-148-0060-000	191-149-0090-000	191-149-0540-000	191-150-0420-000	191-151-0360-000	191-152-0350-000
191-148-0070-000	191-149-0100-000	191-149-0550-000	191-150-0430-000	191-151-0370-000	191-152-0360-000
191-148-0080-000	191-149-0110-000	191-149-0560-000	191-150-0440-000	191-151-0380-000	191-152-0370-000
191-148-0090-000	191-149-0120-000	191-149-0570-000	191-150-0450-000	191-151-0390-000	191-152-0380-000
191-148-0100-000	191-149-0130-000	191-150-0010-000	191-150-0460-000	191-151-0400-000	191-152-0390-000
191-148-0110-000	191-149-0140-000	191-150-0020-000	191-150-0470-000	191-151-0410-000	191-152-0400-000
191-148-0120-000	191-149-0150-000	191-150-0030-000	191-150-0480-000	191-151-0420-000	191-152-0410-000
191-148-0130-000	191-149-0160-000	191-150-0040-000	191-150-0490-000	191-151-0430-000	191-152-0420-000
191-148-0140-000	191-149-0170-000	191-150-0050-000	191-150-0500-000	191-151-0440-000	191-152-0430-000
191-148-0150-000	191-149-0180-000	191-150-0060-000	191-150-0510-000	191-151-0450-000	191-152-0440-000
191-148-0160-000	191-149-0190-000	191-150-0070-000	191-151-0010-000	191-151-0460-000	191-152-0450-000
191-148-0170-000	191-149-0200-000	191-150-0080-000	191-151-0020-000	191-152-0010-000	191-152-0460-000
191-148-0180-000	191-149-0210-000	191-150-0090-000	191-151-0030-000	191-152-0020-000	191-152-0470-000
191-148-0190-000	191-149-0220-000	191-150-0100-000	191-151-0040-000	191-152-0030-000	191-152-0480-000
191-148-0200-000	191-149-0230-000	191-150-0110-000	191-151-0050-000	191-152-0040-000	191-152-0490-000
191-148-0210-000	191-149-0240-000	191-150-0120-000	191-151-0060-000	191-152-0050-000	191-152-0500-000
191-148-0220-000	191-149-0250-000	191-150-0130-000	191-151-0070-000	191-152-0060-000	191-152-0510-000
191-148-0230-000	191-149-0260-000	191-150-0140-000	191-151-0080-000	191-152-0070-000	191-152-0520-000
191-148-0240-000	191-149-0270-000	191-150-0150-000	191-151-0090-000	191-152-0080-000	191-152-0530-000
191-148-0250-000	191-149-0280-000	191-150-0160-000	191-151-0100-000	191-152-0090-000	191-152-0540-000
191-148-0260-000	191-149-0290-000	191-150-0170-000	191-151-0110-000	191-152-0100-000	191-152-0550-000
191-148-0270-000	191-149-0300-000	191-150-0180-000	191-151-0120-000	191-152-0110-000	191-152-0560-000
191-148-0280-000	191-149-0310-000	191-150-0190-000	191-151-0130-000	191-152-0120-000	191-152-0570-000
191-148-0290-000	191-149-0320-000	191-150-0200-000	191-151-0140-000	191-152-0130-000	191-152-0580-000
191-148-0300-000	191-149-0330-000	191-150-0210-000	191-151-0150-000	191-152-0140-000	191-152-0590-000
191-148-0310-000	191-149-0340-000	191-150-0220-000	191-151-0160-000	191-152-0150-000	191-152-0600-000
191-148-0320-000	191-149-0350-000	191-150-0230-000	191-151-0170-000	191-152-0160-000	191-152-0610-000
191-148-0330-000	191-149-0360-000	191-150-0240-000	191-151-0180-000	191-152-0170-000	191-152-0620-000
191-148-0340-000	191-149-0370-000	191-150-0250-000	191-151-0190-000	191-152-0180-000	191-152-0630-000
191-148-0350-000	191-149-0380-000	191-150-0260-000	191-151-0200-000	191-152-0190-000	191-152-0640-000
191-148-0360-000	191-149-0390-000	191-150-0270-000	191-151-0210-000	191-152-0200-000	191-153-0010-000
191-148-0370-000	191-149-0400-000	191-150-0280-000	191-151-0220-000	191-152-0210-000	191-153-0020-000
191-148-0380-000	191-149-0410-000	191-150-0290-000	191-151-0230-000	191-152-0220-000	191-153-0030-000
191-148-0390-000	191-149-0420-000	191-150-0300-000	191-151-0240-000	191-152-0230-000	191-153-0040-000
191-148-0400-000	191-149-0430-000	191-150-0310-000	191-151-0250-000	191-152-0240-000	191-153-0050-000
191-148-0410-000	191-149-0440-000	191-150-0320-000	191-151-0260-000	191-152-0250-000	191-153-0060-000
191-148-0420-000	191-149-0450-000	191-150-0330-000	191-151-0270-000	191-152-0260-000	191-153-0070-000
191-149-0010-000	191-149-0460-000	191-150-0340-000	191-151-0280-000	191-152-0270-000	191-153-0080-000
191-149-0020-000	191-149-0470-000	191-150-0350-000	191-151-0290-000	191-152-0280-000	191-153-0090-000
191-149-0030-000	191-149-0480-000	191-150-0360-000	191-151-0300-000	191-152-0290-000	191-153-0100-000
191-149-0040-000	191-149-0490-000	191-150-0370-000	191-151-0310-000	191-152-0300-000	191-153-0110-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-153-0120-000	191-153-0570-000	191-154-0270-000	191-155-0110-000	191-155-0560-000	191-156-0280-000
191-153-0130-000	191-153-0580-000	191-154-0280-000	191-155-0120-000	191-155-0570-000	191-156-0290-000
191-153-0140-000	191-153-0590-000	191-154-0290-000	191-155-0130-000	191-155-0580-000	191-156-0300-000
191-153-0150-000	191-153-0600-000	191-154-0300-000	191-155-0140-000	191-155-0590-000	191-156-0310-000
191-153-0160-000	191-153-0610-000	191-154-0310-000	191-155-0150-000	191-155-0600-000	191-156-0320-000
191-153-0170-000	191-153-0620-000	191-154-0320-000	191-155-0160-000	191-155-0610-000	191-156-0330-000
191-153-0180-000	191-153-0630-000	191-154-0330-000	191-155-0170-000	191-155-0620-000	191-156-0340-000
191-153-0190-000	191-153-0640-000	191-154-0340-000	191-155-0180-000	191-155-0630-000	191-156-0350-000
191-153-0200-000	191-153-0650-000	191-154-0350-000	191-155-0190-000	191-155-0640-000	191-156-0360-000
191-153-0210-000	191-153-0660-000	191-154-0360-000	191-155-0200-000	191-155-0650-000	191-156-0370-000
191-153-0220-000	191-153-0670-000	191-154-0370-000	191-155-0210-000	191-155-0660-000	191-156-0380-000
191-153-0230-000	191-153-0680-000	191-154-0380-000	191-155-0220-000	191-155-0670-000	191-156-0390-000
191-153-0240-000	191-153-0690-000	191-154-0390-000	191-155-0230-000	191-155-0680-000	191-156-0400-000
191-153-0250-000	191-153-0700-000	191-154-0400-000	191-155-0240-000	191-155-0690-000	191-156-0410-000
191-153-0260-000	191-153-0710-000	191-154-0410-000	191-155-0250-000	191-155-0710-000	191-156-0420-000
191-153-0270-000	191-153-0720-000	191-154-0420-000	191-155-0260-000	191-155-0730-000	191-156-0430-000
191-153-0280-000	191-153-0730-000	191-154-0430-000	191-155-0270-000	191-155-0760-000	191-156-0440-000
191-153-0290-000	191-153-0740-000	191-154-0440-000	191-155-0280-000	191-155-0770-000	191-156-0450-000
191-153-0300-000	191-153-0750-000	191-154-0450-000	191-155-0290-000	191-156-0010-000	191-156-0460-000
191-153-0310-000	191-154-0010-000	191-154-0460-000	191-155-0300-000	191-156-0020-000	191-156-0470-000
191-153-0320-000	191-154-0020-000	191-154-0470-000	191-155-0310-000	191-156-0030-000	191-157-0010-000
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191-153-0390-000	191-154-0090-000	191-154-0540-000	191-155-0380-000	191-156-0100-000	191-157-0080-000
191-153-0400-000	191-154-0100-000	191-154-0550-000	191-155-0390-000	191-156-0110-000	191-157-0090-000
191-153-0410-000	191-154-0110-000	191-154-0560-000	191-155-0400-000	191-156-0120-000	191-157-0100-000
191-153-0420-000	191-154-0120-000	191-154-0570-000	191-155-0410-000	191-156-0130-000	191-157-0110-000
191-153-0430-000	191-154-0130-000	191-154-0580-000	191-155-0420-000	191-156-0140-000	191-157-0120-000
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191-153-0450-000	191-154-0150-000	191-154-0600-000	191-155-0440-000	191-156-0160-000	191-157-0140-000
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191-153-0490-000	191-154-0190-000	191-155-0030-000	191-155-0480-000	191-156-0200-000	191-157-0180-000
191-153-0500-000	191-154-0200-000	191-155-0040-000	191-155-0490-000	191-156-0210-000	191-157-0190-000
191-153-0510-000	191-154-0210-000	191-155-0050-000	191-155-0500-000	191-156-0220-000	191-157-0200-000
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191-153-0530-000	191-154-0230-000	191-155-0070-000	191-155-0520-000	191-156-0240-000	191-157-0220-000
191-153-0540-000	191-154-0240-000	191-155-0080-000	191-155-0530-000	191-156-0250-000	191-157-0230-000
191-153-0550-000	191-154-0250-000	191-155-0090-000	191-155-0540-000	191-156-0260-000	191-157-0240-000
191-153-0560-000	191-154-0260-000	191-155-0100-000	191-155-0550-000	191-156-0270-000	191-157-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-157-0260-000	191-158-0210-000	191-159-0300-000	191-160-0050-000	191-160-0580-000	191-161-0290-000
191-157-0270-000	191-158-0220-000	191-159-0310-000	191-160-0060-000	191-160-0590-000	191-161-0300-000
191-157-0280-000	191-158-0230-000	191-159-0320-000	191-160-0070-000	191-160-0600-000	191-161-0310-000
191-157-0290-000	191-158-0240-000	191-159-0330-000	191-160-0080-000	191-160-0610-000	191-161-0320-000
191-157-0300-000	191-158-0250-000	191-159-0340-000	191-160-0090-000	191-160-0620-000	191-161-0330-000
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191-157-0320-000	191-158-0270-000	191-159-0360-000	191-160-0110-000	191-160-0640-000	191-161-0350-000
191-157-0330-000	191-158-0280-000	191-159-0370-000	191-160-0120-000	191-160-0650-000	191-161-0360-000
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191-157-0370-000	191-158-0320-000	191-159-0410-000	191-160-0160-000	191-160-0690-000	191-161-0400-000
191-157-0380-000	191-158-0330-000	191-159-0420-000	191-160-0170-000	191-160-0700-000	191-161-0410-000
191-157-0390-000	191-158-0340-000	191-159-0430-000	191-160-0180-000	191-160-0710-000	191-162-0010-000
191-157-0400-000	191-158-0350-000	191-159-0440-000	191-160-0190-000	191-160-0720-000	191-162-0020-000
191-157-0410-000	191-158-0360-000	191-159-0450-000	191-160-0200-000	191-160-0730-000	191-162-0030-000
191-157-0420-000	191-158-0370-000	191-159-0460-000	191-160-0210-000	191-160-0740-000	191-162-0040-000
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191-157-0450-000	191-159-0010-000	191-159-0490-000	191-160-0240-000	191-161-0030-000	191-162-0070-000
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191-158-0030-000	191-159-0090-000	191-159-0570-000	191-160-0350-000	191-161-0110-000	191-162-0200-000
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191-158-0050-000	191-159-0110-000	191-159-0590-000	191-160-0370-000	191-161-0130-000	191-162-0220-000
191-158-0060-000	191-159-0120-000	191-159-0600-000	191-160-0380-000	191-161-0140-000	191-162-0230-000
191-158-0070-000	191-159-0130-000	191-159-0610-000	191-160-0390-000	191-161-0150-000	191-162-0250-000
191-158-0080-000	191-159-0140-000	191-159-0620-000	191-160-0400-000	191-161-0160-000	191-162-0260-000
191-158-0090-000	191-159-0150-000	191-159-0630-000	191-160-0460-000	191-161-0170-000	191-162-0270-000
191-158-0100-000	191-159-0180-000	191-159-0640-000	191-160-0470-000	191-161-0180-000	191-162-0280-000
191-158-0110-000	191-159-0190-000	191-159-0650-000	191-160-0480-000	191-161-0190-000	191-162-0290-000
191-158-0120-000	191-159-0200-000	191-159-0660-000	191-160-0490-000	191-161-0200-000	191-162-0300-000
191-158-0130-000	191-159-0210-000	191-159-0670-000	191-160-0500-000	191-161-0210-000	191-162-0310-000
191-158-0140-000	191-159-0220-000	191-159-0680-000	191-160-0510-000	191-161-0220-000	191-162-0320-000
191-158-0150-000	191-159-0240-000	191-159-0690-000	191-160-0520-000	191-161-0230-000	191-162-0330-000
191-158-0160-000	191-159-0250-000	191-159-0700-000	191-160-0530-000	191-161-0240-000	191-162-0340-000
191-158-0170-000	191-159-0260-000	191-160-0010-000	191-160-0540-000	191-161-0250-000	191-162-0350-000
191-158-0180-000	191-159-0270-000	191-160-0020-000	191-160-0550-000	191-161-0260-000	191-162-0360-000
191-158-0190-000	191-159-0280-000	191-160-0030-000	191-160-0560-000	191-161-0270-000	191-162-0370-000
191-158-0200-000	191-159-0290-000	191-160-0040-000	191-160-0570-000	191-161-0280-000	191-162-0380-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-162-0390-000	191-163-0280-000	191-164-0230-000	191-165-0030-000	191-166-0030-000	191-167-0050-000
191-162-0400-000	191-163-0290-000	191-164-0240-000	191-165-0040-000	191-166-0040-000	191-167-0060-000
191-162-0410-000	191-163-0320-000	191-164-0250-000	191-165-0050-000	191-166-0050-000	191-167-0070-000
191-162-0420-000	191-163-0330-000	191-164-0260-000	191-165-0060-000	191-166-0060-000	191-167-0080-000
191-162-0430-000	191-163-0340-000	191-164-0270-000	191-165-0070-000	191-166-0070-000	191-167-0090-000
191-162-0440-000	191-163-0350-000	191-164-0280-000	191-165-0080-000	191-166-0080-000	191-167-0100-000
191-162-0450-000	191-163-0360-000	191-164-0290-000	191-165-0090-000	191-166-0090-000	191-167-0110-000
191-162-0460-000	191-163-0370-000	191-164-0300-000	191-165-0100-000	191-166-0100-000	191-167-0120-000
191-162-0470-000	191-163-0380-000	191-164-0310-000	191-165-0110-000	191-166-0110-000	191-167-0130-000
191-162-0480-000	191-163-0390-000	191-164-0320-000	191-165-0120-000	191-166-0120-000	191-167-0140-000
191-162-0500-000	191-163-0400-000	191-164-0330-000	191-165-0130-000	191-166-0130-000	191-167-0150-000
191-162-0520-000	191-163-0410-000	191-164-0340-000	191-165-0140-000	191-166-0140-000	191-167-0160-000
191-162-0530-000	191-163-0420-000	191-164-0350-000	191-165-0150-000	191-166-0150-000	191-167-0170-000
191-162-0540-000	191-163-0430-000	191-164-0360-000	191-165-0160-000	191-166-0160-000	191-167-0180-000
191-162-0550-000	191-163-0440-000	191-164-0370-000	191-165-0170-000	191-166-0170-000	191-167-0190-000
191-162-0560-000	191-163-0450-000	191-164-0380-000	191-165-0180-000	191-166-0180-000	191-167-0200-000
191-162-0570-000	191-163-0460-000	191-164-0390-000	191-165-0190-000	191-166-0190-000	191-167-0210-000
191-162-0580-000	191-163-0470-000	191-164-0400-000	191-165-0200-000	191-166-0200-000	191-167-0220-000
191-162-0590-000	191-163-0480-000	191-164-0410-000	191-165-0210-000	191-166-0210-000	191-167-0230-000
191-163-0010-000	191-163-0490-000	191-164-0420-000	191-165-0220-000	191-166-0220-000	191-167-0240-000
191-163-0020-000	191-163-0500-000	191-164-0430-000	191-165-0230-000	191-166-0230-000	191-167-0250-000
191-163-0030-000	191-163-0510-000	191-164-0440-000	191-165-0240-000	191-166-0240-000	191-167-0260-000
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191-163-0060-000	191-164-0020-000	191-164-0470-000	191-165-0270-000	191-166-0270-000	191-167-0290-000
191-163-0070-000	191-164-0030-000	191-164-0480-000	191-165-0280-000	191-166-0280-000	191-167-0300-000
191-163-0080-000	191-164-0040-000	191-164-0490-000	191-165-0290-000	191-166-0290-000	191-167-0310-000
191-163-0090-000	191-164-0050-000	191-164-0500-000	191-165-0300-000	191-166-0300-000	191-167-0320-000
191-163-0100-000	191-164-0060-000	191-164-0510-000	191-165-0310-000	191-166-0310-000	191-167-0330-000
191-163-0110-000	191-164-0070-000	191-164-0520-000	191-165-0320-000	191-166-0320-000	191-167-0340-000
191-163-0120-000	191-164-0080-000	191-164-0530-000	191-165-0330-000	191-166-0330-000	191-167-0350-000
191-163-0130-000	191-164-0090-000	191-164-0540-000	191-165-0340-000	191-166-0340-000	191-167-0360-000
191-163-0140-000	191-164-0100-000	191-164-0550-000	191-165-0350-000	191-166-0350-000	191-167-0370-000
191-163-0150-000	191-164-0110-000	191-164-0560-000	191-165-0360-000	191-166-0360-000	191-167-0380-000
191-163-0170-000	191-164-0120-000	191-164-0570-000	191-165-0370-000	191-166-0370-000	191-167-0390-000
191-163-0180-000	191-164-0130-000	191-164-0580-000	191-165-0380-000	191-166-0380-000	191-167-0400-000
191-163-0190-000	191-164-0140-000	191-164-0590-000	191-165-0390-000	191-166-0390-000	191-167-0410-000
191-163-0200-000	191-164-0150-000	191-164-0600-000	191-165-0400-000	191-166-0400-000	191-167-0420-000
191-163-0210-000	191-164-0160-000	191-164-0610-000	191-165-0410-000	191-166-0410-000	191-167-0430-000
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191-163-0240-000	191-164-0190-000	191-164-0640-000	191-165-0440-000	191-167-0010-000	191-167-0460-000
191-163-0250-000	191-164-0200-000	191-164-0650-000	191-165-0450-000	191-167-0020-000	191-167-0470-000
191-163-0260-000	191-164-0210-000	191-165-0010-000	191-166-0010-000	191-167-0030-000	191-167-0480-000
191-163-0270-000	191-164-0220-000	191-165-0020-000	191-166-0020-000	191-167-0040-000	191-167-0490-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-167-0500-000	191-168-0430-000	191-169-0390-000	191-173-0260-000	191-174-0150-000	191-175-0130-000
191-167-0510-000	191-168-0440-000	191-169-0400-000	191-173-0270-000	191-174-0160-000	191-175-0140-000
191-167-0520-000	191-168-0450-000	191-169-0410-000	191-173-0280-000	191-174-0170-000	191-175-0150-000
191-168-0010-000	191-168-0460-000	191-169-0420-000	191-173-0290-000	191-174-0180-000	191-175-0160-000
191-168-0020-000	191-168-0470-000	191-169-0430-000	191-173-0300-000	191-174-0190-000	191-175-0170-000
191-168-0030-000	191-168-0480-000	191-169-0440-000	191-173-0310-000	191-174-0200-000	191-175-0180-000
191-168-0040-000	191-168-0490-000	191-169-0450-000	191-173-0320-000	191-174-0210-000	191-175-0190-000
191-168-0050-000	191-168-0500-000	191-169-0460-000	191-173-0330-000	191-174-0220-000	191-175-0200-000
191-168-0060-000	191-168-0510-000	191-169-0470-000	191-173-0340-000	191-174-0230-000	191-175-0210-000
191-168-0070-000	191-168-0520-000	191-169-0480-000	191-173-0350-000	191-174-0240-000	191-175-0220-000
191-168-0080-000	191-169-0010-000	191-169-0490-000	191-173-0360-000	191-174-0250-000	191-175-0230-000
191-168-0090-000	191-169-0020-000	191-169-0500-000	191-173-0370-000	191-174-0260-000	191-175-0240-000
191-168-0100-000	191-169-0030-000	191-169-0510-000	191-173-0380-000	191-174-0270-000	191-175-0250-000
191-168-0110-000	191-169-0040-000	191-169-0520-000	191-173-0390-000	191-174-0280-000	191-175-0260-000
191-168-0120-000	191-169-0050-000	191-169-0530-000	191-173-0400-000	191-174-0290-000	191-175-0270-000
191-168-0130-000	191-169-0060-000	191-169-0540-000	191-173-0410-000	191-174-0300-000	191-175-0280-000
191-168-0140-000	191-169-0070-000	191-170-0070-000	191-173-0420-000	191-174-0310-000	191-175-0290-000
191-168-0150-000	191-169-0080-000	191-170-0080-000	191-173-0430-000	191-174-0320-000	191-175-0300-000
191-168-0160-000	191-169-0120-000	191-170-0140-000	191-173-0440-000	191-174-0330-000	191-175-0310-000
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191-168-0180-000	191-169-0140-000	191-173-0010-000	191-173-0460-000	191-174-0350-000	191-175-0330-000
191-168-0190-000	191-169-0150-000	191-173-0020-000	191-173-0470-000	191-174-0360-000	191-175-0340-000
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191-168-0240-000	191-169-0200-000	191-173-0070-000	191-173-0520-000	191-174-0410-000	191-175-0390-000
191-168-0250-000	191-169-0210-000	191-173-0080-000	191-173-0530-000	191-174-0420-000	191-175-0400-000
191-168-0260-000	191-169-0220-000	191-173-0090-000	191-173-0540-000	191-174-0430-000	191-175-0410-000
191-168-0270-000	191-169-0230-000	191-173-0100-000	191-173-0550-000	191-174-0440-000	191-175-0420-000
191-168-0280-000	191-169-0240-000	191-173-0110-000	191-173-0560-000	191-174-0450-000	191-175-0430-000
191-168-0290-000	191-169-0250-000	191-173-0120-000	191-174-0010-000	191-174-0460-000	191-175-0440-000
191-168-0300-000	191-169-0260-000	191-173-0130-000	191-174-0020-000	191-174-0470-000	191-175-0450-000
191-168-0310-000	191-169-0270-000	191-173-0140-000	191-174-0030-000	191-175-0010-000	191-175-0460-000
191-168-0320-000	191-169-0280-000	191-173-0150-000	191-174-0040-000	191-175-0020-000	191-175-0470-000
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191-168-0400-000	191-169-0360-000	191-173-0230-000	191-174-0120-000	191-175-0100-000	191-176-0030-000
191-168-0410-000	191-169-0370-000	191-173-0240-000	191-174-0130-000	191-175-0110-000	191-176-0040-000
191-168-0420-000	191-169-0380-000	191-173-0250-000	191-174-0140-000	191-175-0120-000	191-176-0050-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-176-0060-000	192-202-0580-000	192-204-0350-000	192-205-0290-000	192-205-0740-000	192-206-0270-000
191-176-0070-000	192-202-0590-000	192-204-0410-000	192-205-0300-000	192-205-0750-000	192-206-0280-000
191-176-0080-000	192-202-0600-000	192-204-0420-000	192-205-0310-000	192-205-0760-000	192-206-0290-000
191-176-0090-000	192-202-0610-000	192-204-0430-000	192-205-0320-000	192-205-0770-000	192-206-0300-000
191-176-0100-000	192-202-0620-000	192-204-0440-000	192-205-0330-000	192-205-0780-000	192-206-0310-000
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191-176-0150-000	192-202-0670-000	192-204-0500-000	192-205-0380-000	192-205-0830-000	192-206-0360-000
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191-176-0200-000	192-203-0090-000	192-204-0530-000	192-205-0410-000	192-205-0860-000	192-206-0390-000
191-176-0210-000	192-203-0100-000	192-204-0540-000	192-205-0420-000	192-205-0870-000	192-206-0400-000
192-202-0060-000	192-203-0120-000	192-204-0550-000	192-205-0430-000	192-205-0880-000	192-206-0410-000
192-202-0070-000	192-203-0140-000	192-204-0560-000	192-205-0440-000	192-205-0890-000	192-206-0420-000
192-202-0080-000	192-203-0170-000	192-204-0570-000	192-205-0450-000	192-205-0900-000	192-206-0430-000
192-202-0090-000	192-203-0260-000	192-205-0010-000	192-205-0460-000	192-205-0910-000	192-206-0440-000
192-202-0140-000	192-203-0270-000	192-205-0020-000	192-205-0470-000	192-205-0920-000	192-206-0450-000
192-202-0160-000	192-203-0280-000	192-205-0030-000	192-205-0480-000	192-206-0010-000	192-206-0460-000
192-202-0180-000	192-203-0290-000	192-205-0040-000	192-205-0490-000	192-206-0020-000	192-206-0470-000
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192-202-0270-000	192-203-0430-000	192-205-0070-000	192-205-0520-000	192-206-0050-000	192-207-0020-000
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192-202-0380-000	192-203-0540-000	192-205-0120-000	192-205-0570-000	192-206-0100-000	192-207-0070-000
192-202-0390-000	192-204-0040-000	192-205-0130-000	192-205-0580-000	192-206-0110-000	192-207-0080-000
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192-202-0440-000	192-204-0100-000	192-205-0150-000	192-205-0600-000	192-206-0130-000	192-207-0100-000
192-202-0450-000	192-204-0110-000	192-205-0160-000	192-205-0610-000	192-206-0140-000	192-207-0110-000
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192-202-0500-000	192-204-0210-000	192-205-0210-000	192-205-0660-000	192-206-0190-000	192-207-0160-000
192-202-0510-000	192-204-0220-000	192-205-0220-000	192-205-0670-000	192-206-0200-000	192-207-0170-000
192-202-0520-000	192-204-0230-000	192-205-0230-000	192-205-0680-000	192-206-0210-000	192-207-0180-000
192-202-0530-000	192-204-0240-000	192-205-0240-000	192-205-0690-000	192-206-0220-000	192-207-0190-000
192-202-0540-000	192-204-0250-000	192-205-0250-000	192-205-0700-000	192-206-0230-000	192-207-0200-000
192-202-0550-000	192-204-0310-000	192-205-0260-000	192-205-0710-000	192-206-0240-000	192-207-0210-000
192-202-0560-000	192-204-0320-000	192-205-0270-000	192-205-0720-000	192-206-0250-000	192-207-0220-000
192-202-0570-000	192-204-0330-000	192-205-0280-000	192-205-0730-000	192-206-0260-000	192-207-0230-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-207-0240-000	192-208-0210-000	192-208-0660-000	192-209-0350-000	192-210-0140-000	192-210-0590-000
192-207-0250-000	192-208-0220-000	192-208-0670-000	192-209-0360-000	192-210-0150-000	192-210-0600-000
192-207-0260-000	192-208-0230-000	192-208-0680-000	192-209-0370-000	192-210-0160-000	192-210-0610-000
192-207-0270-000	192-208-0240-000	192-208-0690-000	192-209-0380-000	192-210-0170-000	192-210-0620-000
192-207-0280-000	192-208-0250-000	192-208-0700-000	192-209-0390-000	192-210-0180-000	192-210-0630-000
192-207-0290-000	192-208-0260-000	192-208-0710-000	192-209-0400-000	192-210-0190-000	192-210-0640-000
192-207-0300-000	192-208-0270-000	192-208-0720-000	192-209-0410-000	192-210-0200-000	192-210-0650-000
192-207-0310-000	192-208-0280-000	192-208-0730-000	192-209-0420-000	192-210-0210-000	192-210-0660-000
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192-207-0350-000	192-208-0320-000	192-209-0010-000	192-209-0460-000	192-210-0250-000	192-210-0700-000
192-207-0360-000	192-208-0330-000	192-209-0020-000	192-209-0470-000	192-210-0260-000	192-210-0710-000
192-207-0370-000	192-208-0340-000	192-209-0030-000	192-209-0480-000	192-210-0270-000	192-210-0720-000
192-207-0380-000	192-208-0350-000	192-209-0040-000	192-209-0490-000	192-210-0280-000	192-210-0730-000
192-207-0390-000	192-208-0360-000	192-209-0050-000	192-209-0500-000	192-210-0290-000	192-210-0740-000
192-207-0400-000	192-208-0370-000	192-209-0060-000	192-209-0510-000	192-210-0300-000	192-210-0750-000
192-207-0410-000	192-208-0380-000	192-209-0070-000	192-209-0520-000	192-210-0310-000	192-210-0760-000
192-207-0420-000	192-208-0390-000	192-209-0080-000	192-209-0530-000	192-210-0320-000	192-210-0770-000
192-207-0430-000	192-208-0400-000	192-209-0090-000	192-209-0540-000	192-210-0330-000	192-210-0780-000
192-207-0440-000	192-208-0410-000	192-209-0100-000	192-209-0550-000	192-210-0340-000	192-210-0790-000
192-207-0450-000	192-208-0420-000	192-209-0110-000	192-209-0560-000	192-210-0350-000	192-210-0800-000
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192-207-0480-000	192-208-0450-000	192-209-0140-000	192-209-0590-000	192-210-0380-000	192-210-0830-000
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192-208-0020-000	192-208-0470-000	192-209-0160-000	192-209-0610-000	192-210-0400-000	192-210-0850-000
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192-208-0040-000	192-208-0490-000	192-209-0180-000	192-209-0630-000	192-210-0420-000	192-210-0870-000
192-208-0050-000	192-208-0500-000	192-209-0190-000	192-209-0640-000	192-210-0430-000	192-210-0880-000
192-208-0060-000	192-208-0510-000	192-209-0200-000	192-209-0650-000	192-210-0440-000	192-210-0890-000
192-208-0070-000	192-208-0520-000	192-209-0210-000	192-209-0660-000	192-210-0450-000	192-210-0900-000
192-208-0080-000	192-208-0530-000	192-209-0220-000	192-210-0010-000	192-210-0460-000	192-211-0010-000
192-208-0090-000	192-208-0540-000	192-209-0230-000	192-210-0020-000	192-210-0470-000	192-211-0020-000
192-208-0100-000	192-208-0550-000	192-209-0240-000	192-210-0030-000	192-210-0480-000	192-211-0030-000
192-208-0110-000	192-208-0560-000	192-209-0250-000	192-210-0040-000	192-210-0490-000	192-211-0040-000
192-208-0120-000	192-208-0570-000	192-209-0260-000	192-210-0050-000	192-210-0500-000	192-211-0050-000
192-208-0130-000	192-208-0580-000	192-209-0270-000	192-210-0060-000	192-210-0510-000	192-211-0060-000
192-208-0140-000	192-208-0590-000	192-209-0280-000	192-210-0070-000	192-210-0520-000	192-211-0070-000
192-208-0150-000	192-208-0600-000	192-209-0290-000	192-210-0080-000	192-210-0530-000	192-211-0080-000
192-208-0160-000	192-208-0610-000	192-209-0300-000	192-210-0090-000	192-210-0540-000	192-211-0090-000
192-208-0170-000	192-208-0620-000	192-209-0310-000	192-210-0100-000	192-210-0550-000	192-211-0100-000
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192-208-0200-000	192-208-0650-000	192-209-0340-000	192-210-0130-000	192-210-0580-000	192-211-0130-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-211-0140-000	192-211-0590-000	192-212-0410-000	192-213-0150-000	192-213-0600-000	192-214-0400-000
192-211-0150-000	192-211-0600-000	192-212-0420-000	192-213-0160-000	192-213-0610-000	192-214-0410-000
192-211-0160-000	192-211-0610-000	192-212-0430-000	192-213-0170-000	192-213-0620-000	192-214-0420-000
192-211-0170-000	192-211-0620-000	192-212-0440-000	192-213-0180-000	192-213-0630-000	192-214-0430-000
192-211-0180-000	192-211-0630-000	192-212-0450-000	192-213-0190-000	192-213-0640-000	192-214-0440-000
192-211-0190-000	192-212-0010-000	192-212-0460-000	192-213-0200-000	192-213-0650-000	192-214-0450-000
192-211-0200-000	192-212-0020-000	192-212-0470-000	192-213-0210-000	192-214-0010-000	192-214-0460-000
192-211-0210-000	192-212-0030-000	192-212-0480-000	192-213-0220-000	192-214-0020-000	192-214-0470-000
192-211-0220-000	192-212-0040-000	192-212-0490-000	192-213-0230-000	192-214-0030-000	192-214-0480-000
192-211-0230-000	192-212-0050-000	192-212-0500-000	192-213-0240-000	192-214-0040-000	192-214-0490-000
192-211-0240-000	192-212-0060-000	192-212-0510-000	192-213-0250-000	192-214-0050-000	192-214-0500-000
192-211-0250-000	192-212-0070-000	192-212-0520-000	192-213-0260-000	192-214-0060-000	192-214-0510-000
192-211-0260-000	192-212-0080-000	192-212-0530-000	192-213-0270-000	192-214-0070-000	192-214-0520-000
192-211-0270-000	192-212-0090-000	192-212-0540-000	192-213-0280-000	192-214-0080-000	192-214-0530-000
192-211-0280-000	192-212-0100-000	192-212-0550-000	192-213-0290-000	192-214-0090-000	192-214-0540-000
192-211-0290-000	192-212-0110-000	192-212-0560-000	192-213-0300-000	192-214-0100-000	192-215-0010-000
192-211-0300-000	192-212-0120-000	192-212-0570-000	192-213-0310-000	192-214-0110-000	192-215-0020-000
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192-211-0380-000	192-212-0200-000	192-212-0650-000	192-213-0390-000	192-214-0190-000	192-215-0100-000
192-211-0390-000	192-212-0210-000	192-212-0660-000	192-213-0400-000	192-214-0200-000	192-215-0110-000
192-211-0400-000	192-212-0220-000	192-212-0670-000	192-213-0410-000	192-214-0210-000	192-215-0120-000
192-211-0410-000	192-212-0230-000	192-212-0680-000	192-213-0420-000	192-214-0220-000	192-215-0130-000
192-211-0420-000	192-212-0240-000	192-212-0690-000	192-213-0430-000	192-214-0230-000	192-215-0140-000
192-211-0430-000	192-212-0250-000	192-212-0700-000	192-213-0440-000	192-214-0240-000	192-215-0150-000
192-211-0440-000	192-212-0260-000	192-212-0710-000	192-213-0450-000	192-214-0250-000	192-215-0160-000
192-211-0450-000	192-212-0270-000	192-213-0010-000	192-213-0460-000	192-214-0260-000	192-215-0170-000
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192-211-0470-000	192-212-0290-000	192-213-0030-000	192-213-0480-000	192-214-0280-000	192-215-0190-000
192-211-0480-000	192-212-0300-000	192-213-0040-000	192-213-0490-000	192-214-0290-000	192-215-0200-000
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192-211-0510-000	192-212-0330-000	192-213-0070-000	192-213-0520-000	192-214-0320-000	192-215-0230-000
192-211-0520-000	192-212-0340-000	192-213-0080-000	192-213-0530-000	192-214-0330-000	192-215-0240-000
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192-211-0550-000	192-212-0370-000	192-213-0110-000	192-213-0560-000	192-214-0360-000	192-215-0270-000
192-211-0560-000	192-212-0380-000	192-213-0120-000	192-213-0570-000	192-214-0370-000	192-215-0280-000
192-211-0570-000	192-212-0390-000	192-213-0130-000	192-213-0580-000	192-214-0380-000	192-215-0290-000
192-211-0580-000	192-212-0400-000	192-213-0140-000	192-213-0590-000	192-214-0390-000	192-215-0300-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-215-0310-000	192-216-0170-000	192-216-0620-000	192-217-0400-000	192-218-0120-000	192-218-0570-000
192-215-0320-000	192-216-0180-000	192-216-0630-000	192-217-0410-000	192-218-0130-000	192-218-0580-000
192-215-0330-000	192-216-0190-000	192-216-0640-000	192-217-0420-000	192-218-0140-000	192-218-0590-000
192-215-0340-000	192-216-0200-000	192-216-0650-000	192-217-0430-000	192-218-0150-000	192-218-0600-000
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192-215-0360-000	192-216-0220-000	192-216-0670-000	192-217-0450-000	192-218-0170-000	192-218-0620-000
192-215-0370-000	192-216-0230-000	192-217-0010-000	192-217-0460-000	192-218-0180-000	192-218-0630-000
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192-215-0390-000	192-216-0250-000	192-217-0030-000	192-217-0480-000	192-218-0200-000	192-218-0650-000
192-215-0400-000	192-216-0260-000	192-217-0040-000	192-217-0490-000	192-218-0210-000	192-218-0660-000
192-215-0410-000	192-216-0270-000	192-217-0050-000	192-217-0500-000	192-218-0220-000	192-218-0670-000
192-215-0420-000	192-216-0280-000	192-217-0060-000	192-217-0510-000	192-218-0230-000	192-218-0680-000
192-215-0430-000	192-216-0290-000	192-217-0070-000	192-217-0520-000	192-218-0240-000	192-218-0690-000
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192-215-0460-000	192-216-0320-000	192-217-0100-000	192-217-0550-000	192-218-0270-000	192-218-0720-000
192-215-0470-000	192-216-0330-000	192-217-0110-000	192-217-0560-000	192-218-0280-000	192-218-0730-000
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192-215-0560-000	192-216-0420-000	192-217-0200-000	192-217-0650-000	192-218-0370-000	192-218-0820-000
192-215-0570-000	192-216-0430-000	192-217-0210-000	192-217-0660-000	192-218-0380-000	192-219-0010-000
192-215-0580-000	192-216-0440-000	192-217-0220-000	192-217-0670-000	192-218-0390-000	192-219-0020-000
192-215-0590-000	192-216-0450-000	192-217-0230-000	192-217-0680-000	192-218-0400-000	192-219-0030-000
192-216-0010-000	192-216-0460-000	192-217-0240-000	192-217-0690-000	192-218-0410-000	192-219-0040-000
192-216-0020-000	192-216-0470-000	192-217-0250-000	192-217-0700-000	192-218-0420-000	192-219-0050-000
192-216-0030-000	192-216-0480-000	192-217-0260-000	192-217-0710-000	192-218-0430-000	192-219-0060-000
192-216-0040-000	192-216-0490-000	192-217-0270-000	192-217-0720-000	192-218-0440-000	192-219-0070-000
192-216-0050-000	192-216-0500-000	192-217-0280-000	192-217-0730-000	192-218-0450-000	192-219-0080-000
192-216-0060-000	192-216-0510-000	192-217-0290-000	192-218-0010-000	192-218-0460-000	192-219-0090-000
192-216-0070-000	192-216-0520-000	192-217-0300-000	192-218-0020-000	192-218-0470-000	192-219-0100-000
192-216-0080-000	192-216-0530-000	192-217-0310-000	192-218-0030-000	192-218-0480-000	192-219-0110-000
192-216-0090-000	192-216-0540-000	192-217-0320-000	192-218-0040-000	192-218-0490-000	192-219-0120-000
192-216-0100-000	192-216-0550-000	192-217-0330-000	192-218-0050-000	192-218-0500-000	192-219-0130-000
192-216-0110-000	192-216-0560-000	192-217-0340-000	192-218-0060-000	192-218-0510-000	192-219-0140-000
192-216-0120-000	192-216-0570-000	192-217-0350-000	192-218-0070-000	192-218-0520-000	192-219-0150-000
192-216-0130-000	192-216-0580-000	192-217-0360-000	192-218-0080-000	192-218-0530-000	192-219-0160-000
192-216-0140-000	192-216-0590-000	192-217-0370-000	192-218-0090-000	192-218-0540-000	192-219-0170-000
192-216-0150-000	192-216-0600-000	192-217-0380-000	192-218-0100-000	192-218-0550-000	192-219-0180-000
192-216-0160-000	192-216-0610-000	192-217-0390-000	192-218-0110-000	192-218-0560-000	192-219-0190-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-219-0200-000	192-219-0650-000	192-220-0380-000	192-221-0180-000	192-222-0160-000	192-223-0200-000
192-219-0210-000	192-219-0660-000	192-220-0390-000	192-221-0190-000	192-222-0170-000	192-223-0210-000
192-219-0220-000	192-219-0670-000	192-220-0400-000	192-221-0200-000	192-222-0180-000	192-223-0220-000
192-219-0230-000	192-219-0680-000	192-220-0410-000	192-221-0210-000	192-222-0190-000	192-223-0230-000
192-219-0240-000	192-219-0690-000	192-220-0420-000	192-221-0220-000	192-222-0200-000	192-223-0240-000
192-219-0250-000	192-219-0700-000	192-220-0430-000	192-221-0230-000	192-222-0210-000	192-223-0250-000
192-219-0260-000	192-219-0710-000	192-220-0440-000	192-221-0240-000	192-222-0220-000	192-223-0260-000
192-219-0270-000	192-219-0720-000	192-220-0450-000	192-221-0250-000	192-222-0230-000	192-223-0270-000
192-219-0280-000	192-220-0010-000	192-220-0460-000	192-221-0260-000	192-222-0240-000	192-223-0280-000
192-219-0290-000	192-220-0020-000	192-220-0470-000	192-221-0270-000	192-222-0250-000	192-223-0290-000
192-219-0300-000	192-220-0030-000	192-220-0480-000	192-221-0280-000	192-222-0260-000	192-223-0300-000
192-219-0310-000	192-220-0040-000	192-220-0490-000	192-221-0290-000	192-222-0270-000	192-223-0310-000
192-219-0320-000	192-220-0050-000	192-220-0500-000	192-221-0300-000	192-222-0280-000	192-223-0320-000
192-219-0330-000	192-220-0060-000	192-220-0510-000	192-221-0310-000	192-222-0290-000	192-223-0330-000
192-219-0340-000	192-220-0070-000	192-220-0520-000	192-221-0320-000	192-222-0300-000	192-223-0340-000
192-219-0350-000	192-220-0080-000	192-220-0530-000	192-221-0330-000	192-222-0310-000	192-223-0350-000
192-219-0360-000	192-220-0090-000	192-220-0540-000	192-221-0340-000	192-222-0320-000	192-223-0360-000
192-219-0370-000	192-220-0100-000	192-220-0550-000	192-221-0350-000	192-222-0330-000	192-223-0370-000
192-219-0380-000	192-220-0110-000	192-220-0560-000	192-221-0360-000	192-222-0340-000	192-223-0380-000
192-219-0390-000	192-220-0120-000	192-220-0570-000	192-221-0370-000	192-222-0350-000	192-223-0390-000
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192-219-0410-000	192-220-0140-000	192-220-0590-000	192-221-0390-000	192-222-0370-000	192-223-0410-000
192-219-0420-000	192-220-0150-000	192-220-0600-000	192-221-0400-000	192-222-0380-000	193-302-0020-000
192-219-0430-000	192-220-0160-000	192-220-0610-000	192-221-0410-000	192-222-0390-000	193-302-0030-000
192-219-0440-000	192-220-0170-000	192-220-0620-000	192-221-0420-000	192-222-0400-000	193-302-0160-000
192-219-0450-000	192-220-0180-000	192-220-0630-000	192-221-0430-000	192-222-0410-000	193-302-0170-000
192-219-0460-000	192-220-0190-000	192-220-0640-000	192-221-0440-000	192-223-0010-000	193-302-0200-000
192-219-0470-000	192-220-0200-000	192-220-0650-000	192-221-0450-000	192-223-0020-000	193-302-0290-000
192-219-0480-000	192-220-0210-000	192-221-0010-000	192-221-0460-000	192-223-0030-000	193-302-0330-000
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192-219-0500-000	192-220-0230-000	192-221-0030-000	192-222-0010-000	192-223-0050-000	193-302-0380-000
192-219-0510-000	192-220-0240-000	192-221-0040-000	192-222-0020-000	192-223-0060-000	193-302-0470-000
192-219-0520-000	192-220-0250-000	192-221-0050-000	192-222-0030-000	192-223-0070-000	193-302-0480-000
192-219-0530-000	192-220-0260-000	192-221-0060-000	192-222-0040-000	192-223-0080-000	193-302-0490-000
192-219-0540-000	192-220-0270-000	192-221-0070-000	192-222-0050-000	192-223-0090-000	193-302-0540-000
192-219-0550-000	192-220-0280-000	192-221-0080-000	192-222-0060-000	192-223-0100-000	193-302-0550-000
192-219-0560-000	192-220-0290-000	192-221-0090-000	192-222-0070-000	192-223-0110-000	193-302-0560-000
192-219-0570-000	192-220-0300-000	192-221-0100-000	192-222-0080-000	192-223-0120-000	193-302-0570-000
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192-219-0590-000	192-220-0320-000	192-221-0120-000	192-222-0100-000	192-223-0140-000	193-304-0080-000
192-219-0600-000	192-220-0330-000	192-221-0130-000	192-222-0110-000	192-223-0150-000	193-304-0150-000
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192-219-0620-000	192-220-0350-000	192-221-0150-000	192-222-0130-000	192-223-0170-000	193-304-0280-000
192-219-0630-000	192-220-0360-000	192-221-0160-000	192-222-0140-000	192-223-0180-000	193-304-0300-000
192-219-0640-000	192-220-0370-000	192-221-0170-000	192-222-0150-000	192-223-0190-000	193-304-0310-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
193-304-0320-000	193-306-0380-000	193-310-0190-000	193-313-0230-000	193-315-0150-000	193-316-0310-000
193-304-0330-000	193-306-0410-000	193-310-0200-000	193-313-0240-000	193-315-0160-000	193-316-0320-000
193-304-0340-000	193-306-0450-000	193-310-0210-000	193-313-0250-000	193-315-0170-000	193-316-0330-000
193-304-0350-000	193-306-0470-000	193-310-0220-000	193-313-0260-000	193-315-0180-000	193-316-0340-000
193-305-0020-000	193-306-0480-000	193-310-0230-000	193-313-0270-000	193-315-0190-000	193-316-0350-000
193-305-0050-000	193-306-0490-000	193-310-0240-000	193-313-0280-000	193-315-0200-000	193-316-0360-000
193-305-0060-000	193-306-0500-000	193-310-0250-000	193-313-0330-000	193-315-0210-000	193-316-0370-000
193-305-0070-000	193-306-0510-000	193-310-0270-000	193-314-0010-000	193-315-0220-000	193-316-0380-000
193-305-0100-000	193-306-0520-000	193-310-0280-000	193-314-0020-000	193-315-0230-000	193-316-0400-000
193-305-0110-000	193-306-0530-000	193-310-0290-000	193-314-0030-000	193-315-0240-000	193-316-0410-000
193-305-0130-000	193-306-0540-000	193-310-0300-000	193-314-0040-000	193-315-0250-000	193-316-0420-000
193-305-0180-000	193-306-0550-000	193-310-0310-000	193-314-0050-000	193-315-0260-000	193-316-0490-000
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193-305-0210-000	193-306-0600-000	193-310-0340-000	193-314-0080-000	193-315-0290-000	193-316-0520-000
193-305-0220-000	193-306-0610-000	193-310-0350-000	193-314-0140-000	193-315-0300-000	193-316-0530-000
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193-306-0190-000	193-309-0020-000	193-313-0030-000	193-314-0300-000	193-316-0110-000	193-317-0200-000
193-306-0200-000	193-309-0030-000	193-313-0040-000	193-314-0310-000	193-316-0120-000	193-317-0210-000
193-306-0210-000	193-309-0040-000	193-313-0070-000	193-314-0320-000	193-316-0130-000	193-317-0220-000
193-306-0220-000	193-309-0050-000	193-313-0080-000	193-314-0330-000	193-316-0140-000	193-317-0230-000
193-306-0230-000	193-309-0060-000	193-313-0090-000	193-315-0010-000	193-316-0150-000	193-317-0240-000
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193-306-0360-000	193-310-0170-000	193-313-0210-000	193-315-0130-000	193-316-0290-000	193-318-0030-000
193-306-0370-000	193-310-0180-000	193-313-0220-000	193-315-0140-000	193-316-0300-000	193-318-0040-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
193-318-0050-000	193-318-0700-000	193-322-0050-000	193-323-0080-000	193-324-0440-000	193-325-0230-000
193-318-0060-000	193-318-0720-000	193-322-0060-000	193-323-0090-000	193-324-0450-000	193-325-0240-000
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193-318-0470-000	193-319-0140-000	193-322-0580-000	193-324-0280-000	193-325-0060-000	193-326-0150-000
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193-318-0610-000	193-321-0040-000	193-323-0010-000	193-324-0370-000	193-325-0170-000	193-326-0250-000
193-318-0650-000	193-321-0050-000	193-323-0030-000	193-324-0380-000	193-325-0180-000	193-326-0260-000
193-318-0660-000	193-321-0060-000	193-323-0040-000	193-324-0390-000	193-325-0190-000	193-326-0270-000
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193-318-0690-000	193-322-0040-000	193-323-0070-000	193-324-0430-000	193-325-0220-000	193-326-0300-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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193-326-0320-000	193-328-0320-000	193-330-0180-000	193-332-0120-000	193-334-0140-000	193-338-0050-000
193-326-0330-000	193-328-0330-000	193-330-0190-000	193-332-0130-000	193-334-0150-000	193-341-0010-000
193-326-0340-000	193-328-0340-000	193-330-0200-000	193-332-0170-000	193-334-0160-000	193-341-0020-000
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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196-668-0470-000	196-669-0040-000	196-670-0060-000	196-670-0510-000	196-671-0240-000	196-672-0120-000
196-668-0480-000	196-669-0050-000	196-670-0070-000	196-670-0520-000	196-671-0250-000	196-672-0130-000
196-668-0490-000	196-669-0060-000	196-670-0080-000	196-670-0530-000	196-671-0260-000	196-672-0140-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
196-672-0150-000	196-673-0060-000	196-673-0510-000	196-675-0200-000	198-801-0160-000	198-803-0310-000
196-672-0160-000	196-673-0070-000	196-673-0520-000	196-676-0010-000	198-801-0170-000	198-803-0330-000
196-672-0170-000	196-673-0080-000	196-673-0530-000	196-676-0020-000	198-801-0180-000	198-803-0360-000
196-672-0180-000	196-673-0090-000	196-673-0540-000	196-676-0030-000	198-801-0190-000	198-803-0370-000
196-672-0190-000	196-673-0100-000	196-673-0550-000	196-676-0040-000	198-801-0220-000	198-803-0380-000
196-672-0200-000	196-673-0110-000	196-673-0560-000	196-676-0050-000	198-801-0230-000	198-803-0390-000
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196-672-0230-000	196-673-0140-000	196-673-0590-000	196-676-0080-000	198-801-0270-000	198-804-0040-000
196-672-0240-000	196-673-0150-000	196-673-0600-000	196-676-0090-000	198-801-0280-000	198-804-0070-000
196-672-0250-000	196-673-0160-000	196-673-0610-000	196-676-0100-000	198-801-0290-000	198-804-0130-000
196-672-0260-000	196-673-0170-000	196-673-0620-000	196-676-0110-000	198-801-0300-000	198-804-0140-000
196-672-0270-000	196-673-0180-000	196-673-0630-000	196-676-0120-000	198-801-0310-000	198-804-0150-000
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196-672-0290-000	196-673-0200-000	196-673-0650-000	196-676-0140-000	198-801-0330-000	198-804-0190-000
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196-672-0310-000	196-673-0220-000	196-674-0010-000	196-676-0160-000	198-801-0350-000	198-804-0210-000
196-672-0320-000	196-673-0230-000	196-674-0020-000	196-676-0170-000	198-801-0360-000	198-804-0220-000
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196-672-0350-000	196-673-0260-000	196-674-0050-000	196-676-0200-000	198-801-0400-000	198-804-0250-000
196-672-0360-000	196-673-0270-000	196-674-0060-000	196-676-0210-000	198-801-0440-000	198-805-0010-000
196-672-0370-000	196-673-0280-000	196-674-0070-000	196-676-0220-000	198-801-0450-000	198-805-0020-000
196-672-0380-000	196-673-0290-000	196-674-0080-000	196-676-0230-000	198-801-0460-000	198-805-0030-000
196-672-0390-000	196-673-0300-000	196-674-0090-000	196-676-0240-000	198-801-0470-000	198-805-0040-000
196-672-0400-000	196-673-0310-000	196-674-0100-000	196-676-0250-000	198-801-0480-000	198-805-0050-000
196-672-0410-000	196-673-0320-000	196-675-0010-000	196-676-0260-000	198-802-0010-000	198-805-0060-000
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196-673-0010-000	196-673-0460-000	196-675-0150-000	198-801-0060-000	198-803-0260-000	198-805-0200-000
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196-673-0040-000	196-673-0490-000	196-675-0180-000	198-801-0100-000	198-803-0290-000	198-805-0240-000
196-673-0050-000	196-673-0500-000	196-675-0190-000	198-801-0150-000	198-803-0300-000	198-805-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
198-805-0270-000	198-807-5030-000	198-808-0190-000	198-810-0190-000	198-814-0030-000	198-818-0060-000
198-805-0280-000	198-807-5040-000	198-808-0200-000	198-810-0200-000	198-814-0040-000	198-818-0070-000
198-805-0290-000	198-807-5090-000	198-808-0210-000	198-810-0230-000	198-814-0050-000	198-818-0080-000
198-805-0300-000	198-807-6010-000	198-808-0220-000	198-811-0010-000	198-814-0100-000	198-818-0090-000
198-806-0020-000	198-807-6040-000	198-808-0230-000	198-811-0040-000	198-814-0110-000	198-819-0040-000
198-806-0040-000	198-807-6050-000	198-808-0240-000	198-811-0060-000	198-814-0130-000	198-819-0060-000
198-806-0050-000	198-807-6060-000	198-808-0250-000	198-811-0070-000	198-814-0140-000	198-819-0190-000
198-806-0060-000	198-807-6070-000	198-808-0260-000	198-811-0090-000	198-814-0150-000	198-819-0200-000
198-806-0090-000	198-807-6080-000	198-808-0270-000	198-811-0100-000	198-814-0160-000	198-819-0210-000
198-806-0100-000	198-807-6090-000	198-808-0280-000	198-811-0120-000	198-815-0010-000	198-819-0300-000
198-806-0110-000	198-807-6100-000	198-808-0290-000	198-811-0130-000	198-815-0030-000	198-819-0310-000
198-806-0120-000	198-807-6110-000	198-808-0300-000	198-811-0140-000	198-815-0040-000	198-819-0320-000
198-806-0130-000	198-807-6120-000	198-808-0320-000	198-812-0040-000	198-815-0060-000	198-819-0330-000
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198-806-0150-000	198-807-7020-000	198-809-0010-000	198-812-0090-000	198-815-0080-000	198-820-0050-000
198-806-0160-000	198-807-7030-000	198-809-0020-000	198-812-0100-000	198-815-0090-000	198-820-0140-000
198-806-0170-000	198-807-7040-000	198-809-0030-000	198-812-0110-000	198-816-0010-000	198-820-0160-000
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198-806-0210-000	198-807-8020-000	198-809-0070-000	198-813-0190-000	198-816-0080-000	198-821-0020-000
198-807-1010-000	198-807-8030-000	198-809-0090-000	198-813-0200-000	198-816-0210-000	198-821-0030-000
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198-807-1050-000	198-807-8070-000	198-809-0140-000	198-813-0350-000	198-816-0260-000	198-821-0070-000
198-807-2010-000	198-807-8080-000	198-809-0150-000	198-813-0360-000	198-816-0270-000	198-821-0080-000
198-807-2020-000	198-808-0010-000	198-809-0160-000	198-813-0390-000	198-816-0280-000	198-821-0090-000
198-807-2040-000	198-808-0020-000	198-809-0170-000	198-813-0400-000	198-816-0290-000	198-821-0100-000
198-807-2060-000	198-808-0030-000	198-809-0180-000	198-813-0410-000	198-817-0020-000	198-821-0140-000
198-807-2070-000	198-808-0040-000	198-810-0010-000	198-813-0420-000	198-817-0030-000	198-821-0160-000
198-807-3010-000	198-808-0050-000	198-810-0020-000	198-813-0430-000	198-817-0070-000	198-821-0170-000
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198-807-3030-000	198-808-0070-000	198-810-0040-000	198-813-0540-000	198-817-0090-000	198-821-0190-000
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198-807-4010-000	198-808-0120-000	198-810-0090-000	198-813-0590-000	198-817-0420-000	198-822-0020-000
198-807-4020-000	198-808-0130-000	198-810-0100-000	198-813-0600-000	198-817-0450-000	198-822-0030-000
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198-807-4050-000	198-808-0160-000	198-810-0130-000	198-813-0630-000	198-818-0030-000	198-822-0110-000
198-807-5010-000	198-808-0170-000	198-810-0150-000	198-813-0650-000	198-818-0040-000	198-822-0120-000
198-807-5020-000	198-808-0180-000	198-810-0180-000	198-813-0660-000	198-818-0050-000	198-823-0010-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
198-823-0020-000	198-824-0350-000	198-825-0310-000	226-616-0080-000	226-619-0330-000	226-619-0780-000
198-823-0050-000	198-824-0360-000	198-825-0320-000	226-616-0090-000	226-619-0340-000	226-619-0790-000
198-823-0100-000	198-824-0370-000	198-825-0330-000	226-616-0100-000	226-619-0350-000	226-619-0800-000
198-823-0110-000	198-824-0380-000	198-825-0340-000	226-616-0200-000	226-619-0360-000	226-619-0810-000
198-823-0120-000	198-824-0390-000	198-825-0350-000	226-616-0210-000	226-619-0370-000	226-619-0820-000
198-823-0140-000	198-824-0400-000	198-825-0360-000	226-616-0310-000	226-619-0380-000	226-619-0830-000
198-823-0150-000	198-824-0410-000	198-825-0370-000	226-617-0010-000	226-619-0390-000	226-619-0840-000
198-823-0160-000	198-824-0420-000	198-825-0380-000	226-617-0020-000	226-619-0400-000	226-619-0850-000
198-823-0170-000	198-824-0430-000	198-825-0390-000	226-617-0080-000	226-619-0410-000	226-619-0870-000
198-823-0180-000	198-824-0440-000	198-825-0400-000	226-617-0090-000	226-619-0420-000	226-619-0880-000
198-823-0190-000	198-824-0450-000	198-825-0410-000	226-617-0100-000	226-619-0430-000	226-619-0890-000
198-824-0010-000	198-824-0460-000	198-825-0420-000	226-617-0110-000	226-619-0440-000	226-619-0910-000
198-824-0020-000	198-824-0470-000	198-825-0430-000	226-617-0120-000	226-619-0450-000	226-619-0920-000
198-824-0030-000	198-824-0480-000	198-825-0440-000	226-617-0130-000	226-619-0460-000	226-619-0930-000
198-824-0040-000	198-824-0490-000	198-825-0450-000	226-617-0140-000	226-619-0470-000	226-620-0020-000
198-824-0050-000	198-825-0010-000	198-825-0460-000	226-617-0150-000	226-619-0480-000	226-620-0030-000
198-824-0060-000	198-825-0020-000	198-825-0470-000	226-617-0160-000	226-619-0490-000	226-620-0040-000
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198-824-0080-000	198-825-0040-000	198-825-0490-000	226-617-0180-000	226-619-0510-000	226-620-0070-000
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198-824-0150-000	198-825-0110-000	198-825-0560-000	226-619-0040-000	226-619-0580-000	226-620-0140-000
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198-824-0180-000	198-825-0140-000	198-825-0590-000	226-619-0160-000	226-619-0610-000	226-620-0170-000
198-824-0190-000	198-825-0150-000	198-825-0600-000	226-619-0170-000	226-619-0620-000	226-620-0180-000
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198-824-0210-000	198-825-0170-000	200-013-0060-000	226-619-0190-000	226-619-0640-000	226-620-0200-000
198-824-0220-000	198-825-0180-000	200-014-0260-000	226-619-0200-000	226-619-0650-000	226-620-0210-000
198-824-0230-000	198-825-0190-000	222-225-0070-000	226-619-0210-000	226-619-0660-000	226-620-0220-000
198-824-0240-000	198-825-0200-000	222-225-0130-000	226-619-0220-000	226-619-0670-000	226-620-0230-000
198-824-0250-000	198-825-0210-000	222-225-0140-000	226-619-0230-000	226-619-0680-000	226-620-0240-000
198-824-0260-000	198-825-0220-000	222-225-0150-000	226-619-0240-000	226-619-0690-000	226-620-0250-000
198-824-0270-000	198-825-0230-000	222-225-0170-000	226-619-0250-000	226-619-0700-000	226-620-0260-000
198-824-0280-000	198-825-0240-000	222-225-0180-000	226-619-0260-000	226-619-0710-000	226-620-0270-000
198-824-0290-000	198-825-0250-000	226-602-0010-000	226-619-0270-000	226-619-0720-000	226-620-0280-000
198-824-0300-000	198-825-0260-000	226-602-0020-000	226-619-0280-000	226-619-0730-000	226-620-0290-000
198-824-0310-000	198-825-0270-000	226-602-0290-000	226-619-0290-000	226-619-0740-000	226-620-0300-000
198-824-0320-000	198-825-0280-000	226-602-0300-000	226-619-0300-000	226-619-0750-000	226-620-0310-000
198-824-0330-000	198-825-0290-000	226-602-0310-000	226-619-0310-000	226-619-0760-000	226-620-0320-000
198-824-0340-000	198-825-0300-000	226-602-0320-000	226-619-0320-000	226-619-0770-000	226-620-0330-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
226-620-0340-000	226-622-0060-000	226-623-0030-000	226-623-0480-000	226-626-0200-000	226-627-0070-000
226-620-0350-000	226-622-0070-000	226-623-0040-000	226-623-0490-000	226-626-0210-000	226-627-0080-000
226-620-0360-000	226-622-0080-000	226-623-0050-000	226-623-0500-000	226-626-0220-000	226-627-0090-000
226-620-0370-000	226-622-0090-000	226-623-0060-000	226-623-0510-000	226-626-0230-000	226-627-0100-000
226-620-0380-000	226-622-0100-000	226-623-0070-000	226-623-0520-000	226-626-0240-000	226-627-0110-000
226-620-0390-000	226-622-0110-000	226-623-0080-000	226-623-0530-000	226-626-0250-000	226-627-0120-000
226-620-0400-000	226-622-0120-000	226-623-0090-000	226-623-0540-000	226-626-0260-000	226-627-0130-000
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226-621-0250-000	226-622-0390-000	226-623-0360-000	226-626-0080-000	226-626-0530-000	226-627-0400-000
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226-622-0040-000	226-623-0010-000	226-623-0460-000	226-626-0180-000	226-627-0050-000	226-627-0500-000
226-622-0050-000	226-623-0020-000	226-623-0470-000	226-626-0190-000	226-627-0060-000	226-627-0510-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
226-627-0520-000	226-628-0370-000	226-629-0070-000	226-629-0520-000	226-633-0210-000	226-633-0660-000
226-627-0530-000	226-628-0380-000	226-629-0080-000	226-629-0530-000	226-633-0220-000	226-633-0670-000
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226-627-0580-000	226-628-0430-000	226-629-0130-000	226-629-0580-000	226-633-0270-000	226-633-0720-000
226-627-0590-000	226-628-0440-000	226-629-0140-000	226-629-0590-000	226-633-0280-000	226-633-0730-000
226-627-0600-000	226-628-0450-000	226-629-0150-000	226-629-0600-000	226-633-0290-000	226-633-0740-000
226-628-0010-000	226-628-0460-000	226-629-0160-000	226-629-0610-000	226-633-0300-000	226-633-0750-000
226-628-0020-000	226-628-0470-000	226-629-0170-000	226-629-0620-000	226-633-0310-000	226-633-0760-000
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226-628-0040-000	226-628-0490-000	226-629-0190-000	226-629-0640-000	226-633-0330-000	226-633-0780-000
226-628-0050-000	226-628-0500-000	226-629-0200-000	226-629-0650-000	226-633-0340-000	226-633-0790-000
226-628-0060-000	226-628-0510-000	226-629-0210-000	226-629-0660-000	226-633-0350-000	226-633-0800-000
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226-628-0080-000	226-628-0530-000	226-629-0230-000	226-629-0680-000	226-633-0370-000	226-633-0820-000
226-628-0090-000	226-628-0540-000	226-629-0240-000	226-629-0690-000	226-633-0380-000	226-633-0830-000
226-628-0100-000	226-628-0550-000	226-629-0250-000	226-629-0700-000	226-633-0390-000	226-633-0840-000
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226-628-0250-000	226-628-0700-000	226-629-0400-000	226-633-0090-000	226-633-0540-000	226-641-0140-000
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226-628-0310-000	226-629-0010-000	226-629-0460-000	226-633-0150-000	226-633-0600-000	226-641-0200-000
226-628-0320-000	226-629-0020-000	226-629-0470-000	226-633-0160-000	226-633-0610-000	226-641-0210-000
226-628-0330-000	226-629-0030-000	226-629-0480-000	226-633-0170-000	226-633-0620-000	226-641-0220-000
226-628-0340-000	226-629-0040-000	226-629-0490-000	226-633-0180-000	226-633-0630-000	226-641-0230-000
226-628-0350-000	226-629-0050-000	226-629-0500-000	226-633-0190-000	226-633-0640-000	226-641-0240-000
226-628-0360-000	226-629-0060-000	226-629-0510-000	226-633-0200-000	226-633-0650-000	226-641-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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226-641-0280-000	226-641-0730-000	226-645-0430-000	226-646-0440-000	226-646-0910-000	226-649-0440-000
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226-641-0300-000	226-641-0750-000	226-645-0460-000	226-646-0460-000	226-649-0010-000	226-649-0460-000
226-641-0310-000	226-645-0010-000	226-645-0470-000	226-646-0470-000	226-649-0020-000	226-649-0470-000
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226-641-0690-000	226-645-0390-000	226-646-0400-000	226-646-0860-000	226-649-0400-000	226-650-0100-000
226-641-0700-000	226-645-0400-000	226-646-0410-000	226-646-0870-000	226-649-0410-000	226-650-0110-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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226-650-0140-000	226-650-0610-000	226-653-0450-000	226-654-0300-000	226-655-0160-000	226-655-0610-000
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226-650-0270-000	226-653-0130-000	226-653-0580-000	226-654-0430-000	226-655-0290-000	226-656-0130-000
226-650-0280-000	226-653-0140-000	226-653-0590-000	226-654-0440-000	226-655-0300-000	226-656-0140-000
226-650-0290-000	226-653-0150-000	226-653-0600-000	226-654-0450-000	226-655-0310-000	226-656-0150-000
226-650-0300-000	226-653-0160-000	226-654-0010-000	226-654-0460-000	226-655-0320-000	226-656-0160-000
226-650-0310-000	226-653-0170-000	226-654-0020-000	226-654-0470-000	226-655-0330-000	226-656-0170-000
226-650-0320-000	226-653-0180-000	226-654-0030-000	226-654-0480-000	226-655-0340-000	226-656-0180-000
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226-650-0340-000	226-653-0200-000	226-654-0050-000	226-654-0500-000	226-655-0360-000	226-656-0200-000
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226-650-0370-000	226-653-0230-000	226-654-0080-000	226-654-0530-000	226-655-0390-000	226-656-0230-000
226-650-0380-000	226-653-0240-000	226-654-0090-000	226-654-0540-000	226-655-0400-000	226-656-0240-000
226-650-0390-000	226-653-0250-000	226-654-0100-000	226-654-0550-000	226-655-0410-000	226-656-0250-000
226-650-0400-000	226-653-0260-000	226-654-0110-000	226-654-0560-000	226-655-0420-000	226-656-0260-000
226-650-0410-000	226-653-0270-000	226-654-0120-000	226-654-0570-000	226-655-0430-000	226-656-0270-000
226-650-0420-000	226-653-0280-000	226-654-0130-000	226-654-0580-000	226-655-0440-000	226-656-0280-000
226-650-0430-000	226-653-0290-000	226-654-0140-000	226-654-0590-000	226-655-0450-000	226-656-0290-000
226-650-0440-000	226-653-0300-000	226-654-0150-000	226-655-0010-000	226-655-0460-000	226-656-0300-000
226-650-0450-000	226-653-0310-000	226-654-0160-000	226-655-0020-000	226-655-0470-000	226-656-0310-000
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226-650-0520-000	226-653-0360-000	226-654-0210-000	226-655-0070-000	226-655-0520-000	226-656-0360-000
226-650-0530-000	226-653-0370-000	226-654-0220-000	226-655-0080-000	226-655-0530-000	226-656-0370-000
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226-650-0550-000	226-653-0390-000	226-654-0240-000	226-655-0100-000	226-655-0550-000	226-656-0390-000
226-650-0560-000	226-653-0400-000	226-654-0250-000	226-655-0110-000	226-655-0560-000	226-656-0400-000
226-650-0570-000	226-653-0410-000	226-654-0260-000	226-655-0120-000	226-655-0570-000	226-656-0410-000
226-650-0580-000	226-653-0420-000	226-654-0270-000	226-655-0130-000	226-655-0580-000	226-656-0420-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
226-656-0430-000	226-662-0200-000	241-102-0250-000	241-103-0340-000	241-129-0040-000	241-131-0500-000
226-656-0440-000	226-662-0210-000	241-102-0270-000	241-103-0350-000	241-129-0050-000	241-131-0520-000
226-656-0450-000	226-662-0220-000	241-102-0280-000	241-103-0360-000	241-129-0060-000	241-131-0570-000
226-656-0460-000	226-662-0230-000	241-102-0290-000	241-103-0370-000	241-129-0070-000	241-131-0610-000
226-656-0470-000	226-662-0240-000	241-102-0300-000	241-103-0390-000	241-129-0080-000	241-131-0620-000
226-656-0480-000	226-662-0250-000	241-102-0310-000	241-103-0400-000	241-129-0090-000	241-131-0640-000
226-656-0490-000	226-662-0260-000	241-102-0340-000	241-103-0410-000	241-129-0100-000	241-131-0650-000
226-656-0500-000	226-662-0270-000	241-102-0350-000	241-103-0420-000	241-129-0110-000	241-131-0660-000
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226-656-0550-000	226-662-0320-000	241-102-0600-000	241-103-0470-000	241-129-0210-000	241-131-0710-000
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226-656-0570-000	226-662-0340-000	241-102-0630-000	241-104-0020-000	241-129-0230-000	241-131-0730-000
226-656-0580-000	226-662-0350-000	241-102-0640-000	241-104-0030-000	241-129-0250-000	241-131-0740-000
226-656-0590-000	226-662-0360-000	241-102-0670-000	241-124-0020-000	241-129-0260-000	241-131-0750-000
226-656-0600-000	226-662-0370-000	241-102-0680-000	241-126-0050-000	241-129-0270-000	241-131-0760-000
226-656-0610-000	226-662-0380-000	241-102-0690-000	241-126-0130-000	241-130-0660-000	241-131-0770-000
226-656-0620-000	226-662-0390-000	241-102-0720-000	241-126-0250-000	241-130-0670-000	241-131-0780-000
226-656-0630-000	226-662-0400-000	241-102-0730-000	241-126-0260-000	241-130-0680-000	241-131-0790-000
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226-656-0680-000	226-662-0450-000	241-103-0110-000	241-126-0310-000	241-131-0040-000	241-131-0840-000
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226-662-0020-000	226-662-0470-000	241-103-0140-000	241-126-0330-000	241-131-0060-000	241-131-0860-000
226-662-0030-000	226-662-0480-000	241-103-0160-000	241-126-0340-000	241-131-0070-000	241-131-0870-000
226-662-0040-000	226-662-0490-000	241-103-0180-000	241-126-0350-000	241-131-0080-000	241-132-0050-000
226-662-0050-000	226-662-0500-000	241-103-0190-000	241-128-0010-000	241-131-0090-000	241-132-0060-000
226-662-0060-000	226-662-0510-000	241-103-0200-000	241-128-0020-000	241-131-0100-000	241-132-0070-000
226-662-0070-000	226-662-0520-000	241-103-0210-000	241-128-0040-000	241-131-0110-000	241-132-0080-000
226-662-0080-000	226-662-0530-000	241-103-0220-000	241-128-0050-000	241-131-0180-000	241-132-0090-000
226-662-0090-000	226-662-0540-000	241-103-0230-000	241-128-0060-000	241-131-0280-000	241-132-0110-000
226-662-0100-000	226-662-0550-000	241-103-0240-000	241-128-0070-000	241-131-0290-000	241-132-0120-000
226-662-0110-000	226-662-0560-000	241-103-0250-000	241-128-0110-000	241-131-0310-000	241-132-0130-000
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226-662-0130-000	226-662-0580-000	241-103-0270-000	241-128-0130-000	241-131-0340-000	241-132-0150-000
226-662-0140-000	226-662-0590-000	241-103-0280-000	241-128-0140-000	241-131-0360-000	241-132-0180-000
226-662-0150-000	226-662-0600-000	241-103-0290-000	241-128-0150-000	241-131-0390-000	241-132-0210-000
226-662-0160-000	226-662-0610-000	241-103-0300-000	241-128-0160-000	241-131-0420-000	241-132-0230-000
226-662-0170-000	226-662-0620-000	241-103-0310-000	241-129-0010-000	241-131-0430-000	241-132-0270-000
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226-662-0190-000	241-102-0080-000	241-103-0330-000	241-129-0030-000	241-131-0460-000	241-132-0290-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-132-0440-000	241-140-0220-000	241-142-0090-000	241-142-0560-000	241-143-0220-000	241-144-0360-000
241-132-0570-000	241-140-0260-000	241-142-0100-000	241-142-0570-000	241-143-0230-000	241-144-0370-000
241-132-0580-000	241-140-0270-000	241-142-0120-000	241-142-0580-000	241-143-0240-000	241-144-0380-000
241-132-0600-000	241-140-0280-000	241-142-0130-000	241-142-0590-000	241-143-0250-000	241-144-0390-000
241-132-0610-000	241-140-0290-000	241-142-0140-000	241-142-0600-000	241-143-0260-000	241-144-0400-000
241-132-0660-000	241-140-0310-000	241-142-0150-000	241-142-0610-000	241-143-0270-000	241-144-0410-000
241-132-0670-000	241-140-0330-000	241-142-0160-000	241-142-0620-000	241-143-0280-000	241-144-0420-000
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241-132-0790-000	241-140-0370-000	241-142-0200-000	241-142-0660-000	241-144-0010-000	241-144-0460-000
241-132-0800-000	241-140-0400-000	241-142-0210-000	241-142-0670-000	241-144-0020-000	241-144-0470-000
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241-133-0050-000	241-140-0420-000	241-142-0230-000	241-142-0690-000	241-144-0040-000	241-144-0490-000
241-133-0210-000	241-140-0430-000	241-142-0240-000	241-142-0700-000	241-144-0050-000	241-144-0500-000
241-133-0220-000	241-140-0440-000	241-142-0260-000	241-142-0710-000	241-144-0060-000	241-144-0510-000
241-133-0320-000	241-140-0450-000	241-142-0270-000	241-142-0720-000	241-144-0070-000	241-144-0520-000
241-133-0330-000	241-140-0460-000	241-142-0280-000	241-142-0730-000	241-144-0080-000	241-144-0530-000
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241-140-0200-000	241-142-0080-000	241-142-0550-000	241-143-0210-000	241-144-0350-000	241-145-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-145-0260-000	241-146-0040-000	241-147-0170-000	241-149-0150-000	241-152-0010-000	241-155-0120-000
241-145-0270-000	241-146-0050-000	241-147-0180-000	241-149-0160-000	241-152-0030-000	241-155-0130-000
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241-145-0540-000	241-146-0320-000	241-148-0220-000	241-150-0150-000	241-154-0120-000	241-156-0210-000
241-145-0550-000	241-147-0010-000	241-148-0230-000	241-150-0160-000	241-154-0130-000	241-156-0220-000
241-145-0560-000	241-147-0020-000	241-148-0240-000	241-150-0170-000	241-154-0140-000	241-156-0230-000
241-145-0570-000	241-147-0030-000	241-149-0010-000	241-150-0180-000	241-154-0150-000	241-156-0240-000
241-145-0580-000	241-147-0040-000	241-149-0020-000	241-150-0190-000	241-154-0160-000	241-156-0250-000
241-145-0590-000	241-147-0050-000	241-149-0030-000	241-150-0200-000	241-154-0170-000	241-156-0260-000
241-145-0600-000	241-147-0060-000	241-149-0040-000	241-150-0210-000	241-155-0010-000	241-156-0270-000
241-145-0610-000	241-147-0070-000	241-149-0050-000	241-150-0220-000	241-155-0020-000	241-156-0280-000
241-145-0620-000	241-147-0080-000	241-149-0060-000	241-150-0230-000	241-155-0030-000	241-156-0290-000
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241-145-0640-000	241-147-0100-000	241-149-0080-000	241-150-0250-000	241-155-0050-000	241-156-0310-000
241-145-0650-000	241-147-0110-000	241-149-0090-000	241-150-0260-000	241-155-0060-000	241-156-0320-000
241-145-0660-000	241-147-0120-000	241-149-0100-000	241-150-0270-000	241-155-0070-000	241-156-0330-000
241-145-0670-000	241-147-0130-000	241-149-0110-000	241-150-0280-000	241-155-0080-000	241-156-0340-000
241-146-0010-000	241-147-0140-000	241-149-0120-000	241-150-0290-000	241-155-0090-000	241-156-0350-000
241-146-0020-000	241-147-0150-000	241-149-0130-000	241-151-0030-000	241-155-0100-000	241-156-0360-000
241-146-0030-000	241-147-0160-000	241-149-0140-000	241-151-0050-000	241-155-0110-000	241-156-0370-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-156-0380-000	241-157-0110-000	241-157-0560-000	241-158-0420-000	241-159-0430-000	241-160-0450-000
241-156-0390-000	241-157-0120-000	241-157-0570-000	241-158-0430-000	241-160-0010-000	241-160-0460-000
241-156-0400-000	241-157-0130-000	241-157-0580-000	241-158-0440-000	241-160-0020-000	241-160-0470-000
241-156-0410-000	241-157-0140-000	241-157-0590-000	241-158-0450-000	241-160-0030-000	241-160-0480-000
241-156-0420-000	241-157-0150-000	241-158-0010-000	241-158-0460-000	241-160-0040-000	241-160-0490-000
241-156-0430-000	241-157-0160-000	241-158-0020-000	241-158-0470-000	241-160-0050-000	241-160-0500-000
241-156-0440-000	241-157-0170-000	241-158-0030-000	241-158-0480-000	241-160-0060-000	241-160-0510-000
241-156-0450-000	241-157-0180-000	241-158-0040-000	241-159-0030-000	241-160-0070-000	241-160-0520-000
241-156-0460-000	241-157-0190-000	241-158-0050-000	241-159-0040-000	241-160-0080-000	241-160-0530-000
241-156-0470-000	241-157-0200-000	241-158-0060-000	241-159-0050-000	241-160-0090-000	241-160-0540-000
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241-156-0490-000	241-157-0220-000	241-158-0080-000	241-159-0070-000	241-160-0110-000	241-161-0020-000
241-156-0500-000	241-157-0230-000	241-158-0090-000	241-159-0080-000	241-160-0120-000	241-161-0030-000
241-156-0510-000	241-157-0240-000	241-158-0100-000	241-159-0090-000	241-160-0130-000	241-161-0040-000
241-156-0520-000	241-157-0250-000	241-158-0110-000	241-159-0100-000	241-160-0140-000	241-161-0050-000
241-156-0540-000	241-157-0260-000	241-158-0120-000	241-159-0110-000	241-160-0150-000	241-161-0060-000
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241-156-0590-000	241-157-0310-000	241-158-0170-000	241-159-0160-000	241-160-0200-000	241-161-0110-000
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241-156-0640-000	241-157-0360-000	241-158-0220-000	241-159-0230-000	241-160-0250-000	241-161-0160-000
241-156-0650-000	241-157-0370-000	241-158-0230-000	241-159-0240-000	241-160-0260-000	241-161-0170-000
241-156-0660-000	241-157-0380-000	241-158-0240-000	241-159-0250-000	241-160-0270-000	241-161-0180-000
241-156-0670-000	241-157-0390-000	241-158-0250-000	241-159-0260-000	241-160-0280-000	241-161-0190-000
241-156-0680-000	241-157-0400-000	241-158-0260-000	241-159-0270-000	241-160-0290-000	241-161-0200-000
241-156-0690-000	241-157-0410-000	241-158-0270-000	241-159-0280-000	241-160-0300-000	241-161-0210-000
241-156-0700-000	241-157-0420-000	241-158-0280-000	241-159-0290-000	241-160-0310-000	241-161-0220-000
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241-156-0720-000	241-157-0440-000	241-158-0300-000	241-159-0310-000	241-160-0330-000	241-161-0240-000
241-156-0730-000	241-157-0450-000	241-158-0310-000	241-159-0320-000	241-160-0340-000	241-161-0250-000
241-157-0010-000	241-157-0460-000	241-158-0320-000	241-159-0330-000	241-160-0350-000	241-161-0260-000
241-157-0020-000	241-157-0470-000	241-158-0330-000	241-159-0340-000	241-160-0360-000	241-161-0270-000
241-157-0030-000	241-157-0480-000	241-158-0340-000	241-159-0350-000	241-160-0370-000	241-161-0280-000
241-157-0040-000	241-157-0490-000	241-158-0350-000	241-159-0360-000	241-160-0380-000	241-161-0290-000
241-157-0050-000	241-157-0500-000	241-158-0360-000	241-159-0370-000	241-160-0390-000	241-161-0300-000
241-157-0060-000	241-157-0510-000	241-158-0370-000	241-159-0380-000	241-160-0400-000	241-161-0310-000
241-157-0070-000	241-157-0520-000	241-158-0380-000	241-159-0390-000	241-160-0410-000	241-161-0320-000
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241-157-0090-000	241-157-0540-000	241-158-0400-000	241-159-0410-000	241-160-0430-000	241-161-0340-000
241-157-0100-000	241-157-0550-000	241-158-0410-000	241-159-0420-000	241-160-0440-000	241-161-0350-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-161-0360-000	241-163-0370-000	241-164-0140-000	241-165-0200-000	241-167-0060-000	241-167-0510-000
241-161-0370-000	241-163-0380-000	241-164-0150-000	241-165-0210-000	241-167-0070-000	241-167-0520-000
241-161-0380-000	241-163-0390-000	241-164-0160-000	241-165-0220-000	241-167-0080-000	241-167-0530-000
241-161-0390-000	241-163-0400-000	241-164-0170-000	241-165-0230-000	241-167-0090-000	241-167-0540-000
241-161-0400-000	241-163-0410-000	241-164-0180-000	241-165-0240-000	241-167-0100-000	241-167-0550-000
241-161-0410-000	241-163-0420-000	241-164-0190-000	241-165-0250-000	241-167-0110-000	241-167-0560-000
241-161-0420-000	241-163-0430-000	241-164-0200-000	241-165-0260-000	241-167-0120-000	241-167-0570-000
241-161-0430-000	241-163-0440-000	241-164-0210-000	241-166-0010-000	241-167-0130-000	241-167-0580-000
241-161-0440-000	241-163-0450-000	241-164-0220-000	241-166-0020-000	241-167-0140-000	241-167-0590-000
241-163-0010-000	241-163-0460-000	241-164-0230-000	241-166-0030-000	241-167-0150-000	241-167-0600-000
241-163-0020-000	241-163-0470-000	241-164-0240-000	241-166-0040-000	241-167-0160-000	241-167-0610-000
241-163-0030-000	241-163-0480-000	241-164-0250-000	241-166-0050-000	241-167-0170-000	241-167-0620-000
241-163-0040-000	241-163-0490-000	241-164-0260-000	241-166-0060-000	241-167-0180-000	241-167-0630-000
241-163-0050-000	241-163-0500-000	241-164-0270-000	241-166-0070-000	241-167-0190-000	241-167-0640-000
241-163-0060-000	241-163-0510-000	241-164-0280-000	241-166-0080-000	241-167-0200-000	241-167-0650-000
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241-163-0100-000	241-163-0550-000	241-164-0320-000	241-166-0120-000	241-167-0240-000	241-168-0010-000
241-163-0110-000	241-163-0560-000	241-164-0330-000	241-166-0130-000	241-167-0250-000	241-168-0020-000
241-163-0120-000	241-163-0570-000	241-164-0340-000	241-166-0140-000	241-167-0260-000	241-168-0030-000
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241-163-0180-000	241-163-0630-000	241-165-0010-000	241-166-0200-000	241-167-0320-000	241-168-0090-000
241-163-0190-000	241-163-0640-000	241-165-0020-000	241-166-0210-000	241-167-0330-000	241-168-0100-000
241-163-0200-000	241-163-0650-000	241-165-0030-000	241-166-0220-000	241-167-0340-000	241-168-0110-000
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241-163-0220-000	241-163-0670-000	241-165-0050-000	241-166-0240-000	241-167-0360-000	241-168-0130-000
241-163-0230-000	241-163-0680-000	241-165-0060-000	241-166-0250-000	241-167-0370-000	241-168-0140-000
241-163-0240-000	241-164-0010-000	241-165-0070-000	241-166-0260-000	241-167-0380-000	241-168-0150-000
241-163-0250-000	241-164-0020-000	241-165-0080-000	241-166-0270-000	241-167-0390-000	241-168-0160-000
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241-163-0280-000	241-164-0050-000	241-165-0110-000	241-166-0300-000	241-167-0420-000	241-168-0190-000
241-163-0290-000	241-164-0060-000	241-165-0120-000	241-166-0310-000	241-167-0430-000	241-168-0200-000
241-163-0300-000	241-164-0070-000	241-165-0130-000	241-166-0320-000	241-167-0440-000	241-168-0210-000
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241-163-0320-000	241-164-0090-000	241-165-0150-000	241-167-0010-000	241-167-0460-000	241-168-0230-000
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241-163-0340-000	241-164-0110-000	241-165-0170-000	241-167-0030-000	241-167-0480-000	241-168-0250-000
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241-163-0360-000	241-164-0130-000	241-165-0190-000	241-167-0050-000	241-167-0500-000	241-168-0270-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-168-0280-000	241-170-0060-000	241-171-0200-000	241-171-0650-000	241-172-0310-000	241-174-0070-000
241-168-0290-000	241-170-0070-000	241-171-0210-000	241-171-0660-000	241-172-0320-000	241-174-0080-000
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241-168-0310-000	241-170-0090-000	241-171-0230-000	241-171-0680-000	241-172-0340-000	241-174-0100-000
241-169-0010-000	241-170-0100-000	241-171-0240-000	241-171-0690-000	241-172-0350-000	241-174-0110-000
241-169-0020-000	241-170-0110-000	241-171-0250-000	241-171-0700-000	241-173-0010-000	241-174-0120-000
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241-169-0060-000	241-170-0150-000	241-171-0290-000	241-171-0740-000	241-173-0050-000	241-174-0160-000
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241-169-0280-000	241-171-0060-000	241-171-0510-000	241-172-0170-000	241-173-0270-000	241-175-0120-000
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241-170-0020-000	241-171-0160-000	241-171-0610-000	241-172-0270-000	241-174-0030-000	241-175-0220-000
241-170-0030-000	241-171-0170-000	241-171-0620-000	241-172-0280-000	241-174-0040-000	241-175-0230-000
241-170-0040-000	241-171-0180-000	241-171-0630-000	241-172-0290-000	241-174-0050-000	241-175-0240-000
241-170-0050-000	241-171-0190-000	241-171-0640-000	241-172-0300-000	241-174-0060-000	241-175-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-175-0260-000	241-176-0130-000	241-177-0170-000	241-178-0120-000	241-178-0570-000	241-179-0440-000
241-175-0270-000	241-176-0140-000	241-177-0180-000	241-178-0130-000	241-178-0580-000	241-179-0450-000
241-175-0280-000	241-176-0150-000	241-177-0190-000	241-178-0140-000	241-179-0010-000	241-179-0460-000
241-175-0290-000	241-176-0160-000	241-177-0200-000	241-178-0150-000	241-179-0020-000	241-179-0470-000
241-175-0300-000	241-176-0170-000	241-177-0210-000	241-178-0160-000	241-179-0030-000	241-179-0480-000
241-175-0310-000	241-176-0180-000	241-177-0220-000	241-178-0170-000	241-179-0040-000	241-179-0490-000
241-175-0320-000	241-176-0190-000	241-177-0230-000	241-178-0180-000	241-179-0050-000	241-179-0500-000
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241-175-0360-000	241-176-0230-000	241-177-0270-000	241-178-0220-000	241-179-0090-000	241-180-0020-000
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241-175-0380-000	241-176-0250-000	241-177-0290-000	241-178-0240-000	241-179-0110-000	241-180-0040-000
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241-175-0550-000	241-177-0010-000	241-177-0460-000	241-178-0410-000	241-179-0280-000	241-180-0210-000
241-175-0560-000	241-177-0020-000	241-177-0470-000	241-178-0420-000	241-179-0290-000	241-180-0220-000
241-175-0570-000	241-177-0030-000	241-177-0480-000	241-178-0430-000	241-179-0300-000	241-180-0230-000
241-175-0580-000	241-177-0040-000	241-177-0490-000	241-178-0440-000	241-179-0310-000	241-180-0240-000
241-175-0590-000	241-177-0050-000	241-177-0500-000	241-178-0450-000	241-179-0320-000	241-180-0250-000
241-175-0600-000	241-177-0060-000	241-178-0010-000	241-178-0460-000	241-179-0330-000	241-180-0260-000
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241-176-0090-000	241-177-0130-000	241-178-0080-000	241-178-0530-000	241-179-0400-000	241-180-0330-000
241-176-0100-000	241-177-0140-000	241-178-0090-000	241-178-0540-000	241-179-0410-000	241-180-0340-000
241-176-0110-000	241-177-0150-000	241-178-0100-000	241-178-0550-000	241-179-0420-000	241-180-0350-000
241-176-0120-000	241-177-0160-000	241-178-0110-000	241-178-0560-000	241-179-0430-000	241-180-0360-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-180-0370-000	241-181-0290-000	268-801-0230-000	268-802-0120-000	268-802-0570-000	268-803-0380-000
241-180-0380-000	241-181-0300-000	268-801-0240-000	268-802-0130-000	268-802-0580-000	268-803-0390-000
241-180-0390-000	241-181-0310-000	268-801-0250-000	268-802-0140-000	268-802-0590-000	268-803-0400-000
241-180-0400-000	241-181-0320-000	268-801-0260-000	268-802-0150-000	268-802-0600-000	268-803-0410-000
241-180-0410-000	241-181-0330-000	268-801-0270-000	268-802-0160-000	268-802-0610-000	268-803-0420-000
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241-180-0450-000	241-181-0370-000	268-801-0310-000	268-802-0200-000	268-803-0010-000	268-803-0460-000
241-180-0460-000	241-181-0380-000	268-801-0320-000	268-802-0210-000	268-803-0020-000	268-803-0470-000
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241-180-0490-000	241-181-0410-000	268-801-0350-000	268-802-0240-000	268-803-0050-000	268-803-0500-000
241-180-0500-000	241-181-0420-000	268-801-0360-000	268-802-0250-000	268-803-0060-000	268-803-0510-000
241-180-0510-000	241-181-0430-000	268-801-0370-000	268-802-0260-000	268-803-0070-000	268-803-0520-000
241-180-0520-000	241-181-0440-000	268-801-0380-000	268-802-0270-000	268-803-0080-000	268-803-0530-000
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241-181-0080-000	268-801-0020-000	268-801-0470-000	268-802-0360-000	268-803-0170-000	268-803-0630-000
241-181-0090-000	268-801-0030-000	268-801-0480-000	268-802-0370-000	268-803-0180-000	268-803-0640-000
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241-181-0110-000	268-801-0050-000	268-801-0500-000	268-802-0390-000	268-803-0200-000	268-803-0660-000
241-181-0120-000	268-801-0060-000	268-801-0510-000	268-802-0400-000	268-803-0210-000	268-803-0670-000
241-181-0130-000	268-801-0070-000	268-801-0520-000	268-802-0410-000	268-803-0220-000	268-803-0680-000
241-181-0140-000	268-801-0080-000	268-801-0530-000	268-802-0420-000	268-803-0230-000	268-803-0690-000
241-181-0150-000	268-801-0090-000	268-801-0540-000	268-802-0430-000	268-803-0240-000	268-803-0700-000
241-181-0160-000	268-801-0100-000	268-801-0550-000	268-802-0440-000	268-803-0250-000	268-803-0710-000
241-181-0170-000	268-801-0110-000	268-801-0560-000	268-802-0450-000	268-803-0260-000	268-803-0720-000
241-181-0180-000	268-801-0120-000	268-802-0010-000	268-802-0460-000	268-803-0270-000	268-803-0730-000
241-181-0190-000	268-801-0130-000	268-802-0020-000	268-802-0470-000	268-803-0280-000	268-803-0740-000
241-181-0200-000	268-801-0140-000	268-802-0030-000	268-802-0480-000	268-803-0290-000	268-803-0750-000
241-181-0210-000	268-801-0150-000	268-802-0040-000	268-802-0490-000	268-803-0300-000	268-803-0760-000
241-181-0220-000	268-801-0160-000	268-802-0050-000	268-802-0500-000	268-803-0310-000	268-803-0770-000
241-181-0230-000	268-801-0170-000	268-802-0060-000	268-802-0510-000	268-803-0320-000	268-803-0780-000
241-181-0240-000	268-801-0180-000	268-802-0070-000	268-802-0520-000	268-803-0330-000	268-803-0790-000
241-181-0250-000	268-801-0190-000	268-802-0080-000	268-802-0530-000	268-803-0340-000	268-803-0800-000
241-181-0260-000	268-801-0200-000	268-802-0090-000	268-802-0540-000	268-803-0350-000	268-803-0810-000
241-181-0270-000	268-801-0210-000	268-802-0100-000	268-802-0550-000	268-803-0360-000	268-803-0820-000
241-181-0280-000	268-801-0220-000	268-802-0110-000	268-802-0560-000	268-803-0370-000	268-803-0830-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
268-803-0840-000	268-804-0400-000	268-805-0210-000	268-806-0180-000	268-808-0020-000	268-808-0470-000
268-803-0850-000	268-804-0410-000	268-805-0220-000	268-806-0190-000	268-808-0030-000	268-808-0480-000
268-803-0860-000	268-804-0420-000	268-805-0230-000	268-806-0200-000	268-808-0040-000	268-808-0490-000
268-803-0870-000	268-804-0430-000	268-805-0240-000	268-806-0210-000	268-808-0050-000	268-808-0500-000
268-803-0880-000	268-804-0440-000	268-805-0250-000	268-806-0220-000	268-808-0060-000	268-808-0510-000
268-803-0890-000	268-804-0450-000	268-805-0260-000	268-806-0230-000	268-808-0070-000	268-808-0520-000
268-804-0010-000	268-804-0460-000	268-805-0270-000	268-806-0240-000	268-808-0080-000	268-808-0530-000
268-804-0020-000	268-804-0470-000	268-805-0280-000	268-806-0250-000	268-808-0090-000	268-808-0540-000
268-804-0030-000	268-804-0480-000	268-805-0290-000	268-806-0260-000	268-808-0100-000	268-808-0550-000
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268-804-0090-000	268-804-0540-000	268-805-0350-000	268-806-0320-000	268-808-0160-000	268-808-0610-000
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268-804-0390-000	268-805-0200-000	268-806-0170-000	268-808-0010-000	268-808-0460-000	268-809-0290-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
268-809-0300-000	268-809-0750-000				
268-809-0310-000	268-809-0760-000				
268-809-0320-000	268-809-0770-000				
268-809-0330-000	268-809-0780-000				
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268-809-0720-000					
268-809-0730-000					
268-809-0740-000					

ATTACHMENT B:

Bond Proceed Analysis



SJAFCA
Assessment Revenue Bonds
Series 2025

Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		125,060,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(1,250,600.00)	
Net Proceeds			123,809,400.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**123,809,400.00**
Uses of Funds			
Project Fund Deposit		114,100,000.00	
Less: Interest Earnings		-	
Net Funds			114,100,000.00
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			8,155,800.00
Costs of Issuance			500,000.00
Surety Bond Premium	-		-
Bond Insurance	50.00		1,048,938.25
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**123,804,738.25**
Rounding Adjustment			**4,661.75**

Run Date	**November 2, 2021**
Run Time	**6:19 AM**

SJAFCA
Assessment Revenue Bonds
Series 2025

Summary Calculations

Arbitrage Yield	3.56347	%
True Interest Cost (TIC)	3.57577	%
"All-In" True Interest Cost (AIC	3.67117	%
Average Coupon	3.50000	%
Net Interest Cost (NIC)	3.55166	%
Average Life	19.357	Years

SJAFCA
Assessment Revenue Bonds
Series 2025
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/25				
10/01/26	1,555,000	3.500	4,377,100.00	5,932,100.00
10/01/27	1,675,000	3.500	4,322,675.00	5,997,675.00
10/01/28	1,800,000	3.500	4,264,050.00	6,064,050.00
10/01/29	1,930,000	3.500	4,201,050.00	6,131,050.00
10/01/30	2,070,000	3.500	4,133,500.00	6,203,500.00
10/01/31	2,210,000	3.500	4,061,050.00	6,271,050.00
10/01/32	2,355,000	3.500	3,983,700.00	6,338,700.00
10/01/33	2,510,000	3.500	3,901,275.00	6,411,275.00
10/01/34	2,670,000	3.500	3,813,425.00	6,483,425.00
10/01/35	2,835,000	3.500	3,719,975.00	6,554,975.00
10/01/36	3,005,000	3.500	3,620,750.00	6,625,750.00
10/01/37	3,185,000	3.500	3,515,575.00	6,700,575.00
10/01/38	3,370,000	3.500	3,404,100.00	6,774,100.00
10/01/39	3,565,000	3.500	3,286,150.00	6,851,150.00
10/01/40	3,765,000	3.500	3,161,375.00	6,926,375.00
10/01/41	3,975,000	3.500	3,029,600.00	7,004,600.00
10/01/42	4,190,000	3.500	2,890,475.00	7,080,475.00
10/01/43	4,415,000	3.500	2,743,825.00	7,158,825.00
10/01/44	4,650,000	3.500	2,589,300.00	7,239,300.00
10/01/45	4,890,000	3.500	2,426,550.00	7,316,550.00
10/01/46	5,140,000	3.500	2,255,400.00	7,395,400.00
10/01/47	5,405,000	3.500	2,075,500.00	7,480,500.00
10/01/48	5,675,000	3.500	1,886,325.00	7,561,325.00
10/01/49	5,955,000	3.500	1,687,700.00	7,642,700.00
10/01/50	6,250,000	3.500	1,479,275.00	7,729,275.00
10/01/51	6,550,000	3.500	1,260,525.00	7,810,525.00
10/01/52	6,865,000	3.500	1,031,275.00	7,896,275.00
10/01/53	7,190,000	3.500	791,000.00	7,981,000.00
10/01/54	7,530,000	3.500	539,350.00	8,069,350.00
10/01/55	7,880,000	3.500	275,800.00	8,155,800.00
Subtotal	**125,060,000**		**84,727,650.00**	**209,787,650.00**
Accrued			**-**	**-**
Total	**125,060,000**		**84,727,650.00**	**209,787,650.00**

SJAFCA
Assessment Revenue Bonds
Series 2025
Net Debt Service Schedule

		Reserve Fund	**8,155,800.00**	
		Investment Rate	**2.00**	
Date	**Periodic Debt Service**	**Less Capitalized Interest**	**Less Reserve Fund Earnings**	**Net Annual Debt Service**
10/01/25				
10/01/26	5,932,100.00	-	(163,116.00)	5,768,984.00
10/01/27	5,997,675.00	-	(163,116.00)	5,834,559.00
10/01/28	6,064,050.00	-	(163,116.00)	5,900,934.00
10/01/29	6,131,050.00	-	(163,116.00)	5,967,934.00
10/01/30	6,203,500.00	-	(163,116.00)	6,040,384.00
10/01/31	6,271,050.00	-	(163,116.00)	6,107,934.00
10/01/32	6,338,700.00	-	(163,116.00)	6,175,584.00
10/01/33	6,411,275.00	-	(163,116.00)	6,248,159.00
10/01/34	6,483,425.00	-	(163,116.00)	6,320,309.00
10/01/35	6,554,975.00	-	(163,116.00)	6,391,859.00
10/01/36	6,625,750.00	-	(163,116.00)	6,462,634.00
10/01/37	6,700,575.00	-	(163,116.00)	6,537,459.00
10/01/38	6,774,100.00	-	(163,116.00)	6,610,984.00
10/01/39	6,851,150.00	-	(163,116.00)	6,688,034.00
10/01/40	6,926,375.00	-	(163,116.00)	6,763,259.00
10/01/41	7,004,600.00	-	(163,116.00)	6,841,484.00
10/01/42	7,080,475.00	-	(163,116.00)	6,917,359.00
10/01/43	7,158,825.00	-	(163,116.00)	6,995,709.00
10/01/44	7,239,300.00	-	(163,116.00)	7,076,184.00
10/01/45	7,316,550.00	-	(163,116.00)	7,153,434.00
10/01/46	7,395,400.00	-	(163,116.00)	7,232,284.00
10/01/47	7,480,500.00	-	(163,116.00)	7,317,384.00
10/01/48	7,561,325.00	-	(163,116.00)	7,398,209.00
10/01/49	7,642,700.00	-	(163,116.00)	7,479,584.00
10/01/50	7,729,275.00	-	(163,116.00)	7,566,159.00
10/01/51	7,810,525.00	-	(163,116.00)	7,647,409.00
10/01/52	7,896,275.00	-	(163,116.00)	7,733,159.00
10/01/53	7,981,000.00	-	(163,116.00)	7,817,884.00
10/01/54	8,069,350.00	-	(163,116.00)	7,906,234.00
10/01/55	8,155,800.00	-	(8,318,916.00)	(163,116.00)
Subtotal	**209,787,650.00**	**-**	**(13,049,280.00)**	**196,738,370.00**
Accrued	**-**	**-**		**-**
Total	**209,787,650.00**	**-**	**(13,049,280.00)**	**196,738,370.00**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		138,325,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(1,383,250.00)	
Net Proceeds			136,941,750.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**136,941,750.00**
Uses of Funds			
Project Fund Deposit		126,404,318.88	
Less: Interest Earnings		-	
Net Funds			126,404,318.88
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			8,880,300.00
Costs of Issuance			500,000.00
Surety Bond Premium	-		-
Bond Insurance	50.00		1,157,131.13
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**136,941,750.00**
Rounding Adjustment			**-**

Run Date	**November 2, 2021**
Run Time	**6:12 AM**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Summary Calculations

Arbitrage Yield	3.56366	%
True Interest Cost (TIC)	3.57619	%
"All-In" True Interest Cost (AIC	3.66896	%
Average Coupon	3.50000	%
Net Interest Cost (NIC)	3.55200	%
Average Life	19.230	Years

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/25				
10/01/26	1,810,000	3.500	4,841,375.00	6,651,375.00
10/01/27	1,940,000	3.500	4,778,025.00	6,718,025.00
10/01/28	2,075,000	3.500	4,710,125.00	6,785,125.00
10/01/29	2,215,000	3.500	4,637,500.00	6,852,500.00
10/01/30	2,365,000	3.500	4,559,975.00	6,924,975.00
10/01/31	2,515,000	3.500	4,477,200.00	6,992,200.00
10/01/32	2,675,000	3.500	4,389,175.00	7,064,175.00
10/01/33	2,835,000	3.500	4,295,550.00	7,130,550.00
10/01/34	3,010,000	3.500	4,196,325.00	7,206,325.00
10/01/35	3,185,000	3.500	4,090,975.00	7,275,975.00
10/01/36	3,370,000	3.500	3,979,500.00	7,349,500.00
10/01/37	3,560,000	3.500	3,861,550.00	7,421,550.00
10/01/38	3,760,000	3.500	3,736,950.00	7,496,950.00
10/01/39	3,965,000	3.500	3,605,350.00	7,570,350.00
10/01/40	4,180,000	3.500	3,466,575.00	7,646,575.00
10/01/41	4,405,000	3.500	3,320,275.00	7,725,275.00
10/01/42	4,635,000	3.500	3,166,100.00	7,801,100.00
10/01/43	4,875,000	3.500	3,003,875.00	7,878,875.00
10/01/44	5,125,000	3.500	2,833,250.00	7,958,250.00
10/01/45	5,385,000	3.500	2,653,875.00	8,038,875.00
10/01/46	5,655,000	3.500	2,465,400.00	8,120,400.00
10/01/47	5,930,000	3.500	2,267,475.00	8,197,475.00
10/01/48	6,220,000	3.500	2,059,925.00	8,279,925.00
10/01/49	6,520,000	3.500	1,842,225.00	8,362,225.00
10/01/50	6,835,000	3.500	1,614,025.00	8,449,025.00
10/01/51	7,160,000	3.500	1,374,800.00	8,534,800.00
10/01/52	7,495,000	3.500	1,124,200.00	8,619,200.00
10/01/53	7,840,000	3.500	861,875.00	8,701,875.00
10/01/54	8,205,000	3.500	587,475.00	8,792,475.00
10/01/55	8,580,000	3.500	300,300.00	8,880,300.00
Subtotal	**138,325,000**		**93,101,225.00**	**231,426,225.00**
Accrued			**-**	**-**
Total	**138,325,000**		**93,101,225.00**	**231,426,225.00**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Net Debt Service Schedule

		Reserve Fund	**8,880,300.00**	
		Investment Rate	**2.00**	
Date	**Periodic Debt Service**	**Less Capitalized Interest**	**Less Reserve Fund Earnings**	**Net Annual Debt Service**
10/01/25				
10/01/26	6,651,375.00	-	(177,606.00)	6,473,769.00
10/01/27	6,718,025.00	-	(177,606.00)	6,540,419.00
10/01/28	6,785,125.00	-	(177,606.00)	6,607,519.00
10/01/29	6,852,500.00	-	(177,606.00)	6,674,894.00
10/01/30	6,924,975.00	-	(177,606.00)	6,747,369.00
10/01/31	6,992,200.00	-	(177,606.00)	6,814,594.00
10/01/32	7,064,175.00	-	(177,606.00)	6,886,569.00
10/01/33	7,130,550.00	-	(177,606.00)	6,952,944.00
10/01/34	7,206,325.00	-	(177,606.00)	7,028,719.00
10/01/35	7,275,975.00	-	(177,606.00)	7,098,369.00
10/01/36	7,349,500.00	-	(177,606.00)	7,171,894.00
10/01/37	7,421,550.00	-	(177,606.00)	7,243,944.00
10/01/38	7,496,950.00	-	(177,606.00)	7,319,344.00
10/01/39	7,570,350.00	-	(177,606.00)	7,392,744.00
10/01/40	7,646,575.00	-	(177,606.00)	7,468,969.00
10/01/41	7,725,275.00	-	(177,606.00)	7,547,669.00
10/01/42	7,801,100.00	-	(177,606.00)	7,623,494.00
10/01/43	7,878,875.00	-	(177,606.00)	7,701,269.00
10/01/44	7,958,250.00	-	(177,606.00)	7,780,644.00
10/01/45	8,038,875.00	-	(177,606.00)	7,861,269.00
10/01/46	8,120,400.00	-	(177,606.00)	7,942,794.00
10/01/47	8,197,475.00	-	(177,606.00)	8,019,869.00
10/01/48	8,279,925.00	-	(177,606.00)	8,102,319.00
10/01/49	8,362,225.00	-	(177,606.00)	8,184,619.00
10/01/50	8,449,025.00	-	(177,606.00)	8,271,419.00
10/01/51	8,534,800.00	-	(177,606.00)	8,357,194.00
10/01/52	8,619,200.00	-	(177,606.00)	8,441,594.00
10/01/53	8,701,875.00	-	(177,606.00)	8,524,269.00
10/01/54	8,792,475.00	-	(177,606.00)	8,614,869.00
10/01/55	8,880,300.00	-	(9,057,906.00)	(177,606.00)
Subtotal	**231,426,225.00**	**-**	**(14,208,480.00)**	**217,217,745.00**
Accrued	**-**	**-**		**-**
Total	**231,426,225.00**	**-**	**(14,208,480.00)**	**217,217,745.00**

SJAFCA
EIFD Revenue Bonds
Series 2027

Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		48,840,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(488,400.00)	
Net Proceeds			48,351,600.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**48,351,600.00**
Uses of Funds			
Project Fund Deposit		45,000,000.00	
Less: Interest Earnings		-	
Net Funds			45,000,000.00
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			3,000,775.00
Costs of Issuance			350,000.00
Surety Bond Premium	-		-
Bond Insurance	-		-
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**48,350,775.00**
Rounding Adjustment			**825.00**

Run Date	**November 2, 2021**
Run Time	**5:42 AM**

SJAFCA
EIFD Revenue Bonds
Series 2027

Summary Calculations

Arbitrage Yield	4.50000	%
True Interest Cost (TIC)	4.58566	%
"All-In" True Interest Cost (AIC	4.64786	%
Average Coupon	4.50000	%
Net Interest Cost (NIC)	4.55346	%
Average Life	18.705	Years

SJAFCA
EIFD Revenue Bonds
Series 2027
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/27				
10/01/28	800,000	4.500	2,197,800.00	2,997,800.00
10/01/29	835,000	4.500	2,161,800.00	2,996,800.00
10/01/30	875,000	4.500	2,124,225.00	2,999,225.00
10/01/31	915,000	4.500	2,084,850.00	2,999,850.00
10/01/32	955,000	4.500	2,043,675.00	2,998,675.00
10/01/33	995,000	4.500	2,000,700.00	2,995,700.00
10/01/34	1,040,000	4.500	1,955,925.00	2,995,925.00
10/01/35	1,090,000	4.500	1,909,125.00	2,999,125.00
10/01/36	1,140,000	4.500	1,860,075.00	3,000,075.00
10/01/37	1,190,000	4.500	1,808,775.00	2,998,775.00
10/01/38	1,245,000	4.500	1,755,225.00	3,000,225.00
10/01/39	1,300,000	4.500	1,699,200.00	2,999,200.00
10/01/40	1,360,000	4.500	1,640,700.00	3,000,700.00
10/01/41	1,420,000	4.500	1,579,500.00	2,999,500.00
10/01/42	1,480,000	4.500	1,515,600.00	2,995,600.00
10/01/43	1,550,000	4.500	1,449,000.00	2,999,000.00
10/01/44	1,620,000	4.500	1,379,250.00	2,999,250.00
10/01/45	1,690,000	4.500	1,306,350.00	2,996,350.00
10/01/46	1,770,000	4.500	1,230,300.00	3,000,300.00
10/01/47	1,845,000	4.500	1,150,650.00	2,995,650.00
10/01/48	1,930,000	4.500	1,067,625.00	2,997,625.00
10/01/49	2,020,000	4.500	980,775.00	3,000,775.00
10/01/50	2,110,000	4.500	889,875.00	2,999,875.00
10/01/51	2,205,000	4.500	794,925.00	2,999,925.00
10/01/52	2,300,000	4.500	695,700.00	2,995,700.00
10/01/53	2,405,000	4.500	592,200.00	2,997,200.00
10/01/54	2,515,000	4.500	483,975.00	2,998,975.00
10/01/55	2,625,000	4.500	370,800.00	2,995,800.00
10/01/56	2,745,000	4.500	252,675.00	2,997,675.00
10/01/57	2,870,000	4.500	129,150.00	2,999,150.00
Subtotal	**48,840,000**		**41,110,425.00**	**89,950,425.00**
Accrued			**-**	**-**
Total	**48,840,000**		**41,110,425.00**	**89,950,425.00**

SJAFCA
EIFD Revenue Bonds
Series 2027
Net Debt Service Schedule

		Reserve Fund	**3,000,775.00**	
		Investment Rate	**2.00**	
Date	**Periodic Debt Service**	**Less Capitalized Interest**	**Less Reserve Fund Earnings**	**Net Annual Debt Service**
10/01/27				
10/01/28	2,997,800.00	-	(60,015.50)	2,937,784.50
10/01/29	2,996,800.00	-	(60,015.50)	2,936,784.50
10/01/30	2,999,225.00	-	(60,015.50)	2,939,209.50
10/01/31	2,999,850.00	-	(60,015.50)	2,939,834.50
10/01/32	2,998,675.00	-	(60,015.50)	2,938,659.50
10/01/33	2,995,700.00	-	(60,015.50)	2,935,684.50
10/01/34	2,995,925.00	-	(60,015.50)	2,935,909.50
10/01/35	2,999,125.00	-	(60,015.50)	2,939,109.50
10/01/36	3,000,075.00	-	(60,015.50)	2,940,059.50
10/01/37	2,998,775.00	-	(60,015.50)	2,938,759.50
10/01/38	3,000,225.00	-	(60,015.50)	2,940,209.50
10/01/39	2,999,200.00	-	(60,015.50)	2,939,184.50
10/01/40	3,000,700.00	-	(60,015.50)	2,940,684.50
10/01/41	2,999,500.00	-	(60,015.50)	2,939,484.50
10/01/42	2,995,600.00	-	(60,015.50)	2,935,584.50
10/01/43	2,999,000.00	-	(60,015.50)	2,938,984.50
10/01/44	2,999,250.00	-	(60,015.50)	2,939,234.50
10/01/45	2,996,350.00	-	(60,015.50)	2,936,334.50
10/01/46	3,000,300.00	-	(60,015.50)	2,940,284.50
10/01/47	2,995,650.00	-	(60,015.50)	2,935,634.50
10/01/48	2,997,625.00	-	(60,015.50)	2,937,609.50
10/01/49	3,000,775.00	-	(60,015.50)	2,940,759.50
10/01/50	2,999,875.00	-	(60,015.50)	2,939,859.50
10/01/51	2,999,925.00	-	(60,015.50)	2,939,909.50
10/01/52	2,995,700.00	-	(60,015.50)	2,935,684.50
10/01/53	2,997,200.00	-	(60,015.50)	2,937,184.50
10/01/54	2,998,975.00	-	(60,015.50)	2,938,959.50
10/01/55	2,995,800.00	-	(60,015.50)	2,935,784.50
10/01/56	2,997,675.00	-	(60,015.50)	2,937,659.50
10/01/57	2,999,150.00	-	(3,060,790.50)	(61,640.50)
Subtotal	**89,950,425.00**	**-**	**(4,801,240.00)**	**85,149,185.00**
Accrued	**-**	**-**		**-**
Total	**89,950,425.00**	**-**	**(4,801,240.00)**	**85,149,185.00**

ATTACHMENT C:

Description of Facilities and Development to Be Financed



ATTACHMENT C

Description of Facilities to be Financed

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are public facilities of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include the following:

> Public flood control facilities including, but not limited to, public flood risk reduction infrastructure associated with ensuring that the resulting levee system complies with the Urban Levee Design Criteria promulgated by the California Department of Water Resources and San Joaquin Area Flood Control Agency Resolution ("SJAFCA") No. 19-06 and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including but not limited to: the cost of engineering, planning, and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by the City of Lathrop, City of Manteca, City of Stockton, County of San Joaquin or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection, and acquisition of the authorized facilities.

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ATTACHMENT D:

Tax Increment Revenue Forecast—
Maximum Tax Rate Scenario

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Table 1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

	Cumulative Revenue (Fiscal Years 2021-22 through 2060-61)			
Item	Lathrop	Manteca [1]	Stockton	**Total**
Gross City and County Property Tax Revenue	**$1,544,565,674**	**$1,244,240,951**	**$737,774,390**	**$3,526,581,015**
Property Tax Revenue to City	$575,599,567	$487,483,443	$303,607,652	**$1,366,690,662**
Property Tax Revenue to County	$968,966,108	$756,757,507	$434,166,739	**$2,159,890,354**
EIFD Revenue	**$231,821,397**	**$224,258,877**	**$103,526,949**	**$559,607,223**
EIFD Revenue from City	$82,169,913	$82,146,438	$39,222,938	$203,539,289
Percentage of Gross Property Tax Revenue	14%	17%	13%	17%
EIFD Revenue from County	$149,651,484	$142,112,439	$64,304,011	$356,067,934
Percentage of Gross Property Tax Revenue	15%	19%	15%	20%
Net City and County Property Tax Revenue [2]	**$1,312,744,277**	**$1,019,982,074**	**$634,247,442**	**$2,966,973,793**
Property Tax Revenue to City [2]	$493,429,654	$405,337,005	$264,384,714	**$1,163,151,373**
Property Tax Revenue to County [2]	$819,314,623	$614,645,069	$369,862,728	**$1,803,822,420**

summ

Source: EPS.

[1] Represents non-redevelopment area parcels only.
[2] Estimated property tax revenue to jurisdictions are net of an assumed contribution to an EIFD.

Table 2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	**Total**
2021	$0	$0	$0	$0
2022	$0	$0	$0	$0
2023	$507,063	$268,832	$129,406	$905,301
2024	$954,579	$770,889	$273,414	$1,998,882
2025	$1,320,436	$1,184,477	$380,432	$2,885,345
2026	$1,726,942	$1,722,524	$460,687	$3,910,153
2027	$2,148,215	$2,154,898	$578,517	$4,881,630
2028	$2,603,821	$2,548,729	$711,980	$5,864,529
2029	$3,040,526	$2,944,633	$815,180	$6,800,338
2030	$3,469,486	$3,371,483	$922,655	$7,763,624
2031	$2,437,191	$2,562,318	$749,662	$5,749,170
2032	$2,648,163	$2,872,629	$830,425	$6,351,216
2033	$2,867,773	$3,196,666	$931,371	$6,995,811
2034	$3,091,242	$3,550,386	$1,080,423	$7,722,051
2035	$3,321,806	$3,921,291	$1,231,184	$8,474,281
2036	$3,546,328	$4,251,641	$1,389,027	$9,186,996
2037	$3,779,505	$4,563,940	$1,554,241	$9,897,686
2038	$3,987,207	$4,847,374	$1,727,126	$10,561,707
2039	$4,202,143	$5,075,316	$1,896,065	$11,173,524
2040	$4,424,561	$5,311,926	$2,063,967	$11,800,454
2041	$4,714,292	$5,550,122	$2,247,409	$12,511,823
2042	$5,018,420	$5,753,997	$2,439,008	$13,211,426
2043	$5,334,727	$5,964,465	$2,639,089	$13,938,281
2044	$5,663,669	$6,181,737	$2,849,226	$14,694,632
2045	$6,005,719	$6,406,033	$3,004,792	$15,416,544
2046	$6,361,368	$6,637,578	$3,166,135	$16,165,082
2047	$6,731,125	$6,876,606	$3,333,463	$16,941,194
2048	$7,115,515	$7,123,357	$3,501,982	$17,740,854
2049	$7,515,084	$7,378,079	$3,671,437	$18,564,599
2050	$7,930,396	$7,641,028	$3,846,916	$19,418,340
2051	$8,362,037	$7,912,469	$4,028,628	$20,303,134
2052	$8,806,820	$8,192,675	$4,218,489	$21,217,984
2053	$9,268,937	$8,481,928	$4,401,376	$22,152,240
2054	$9,749,028	$8,780,517	$4,590,447	$23,119,993
2055	$10,247,757	$9,088,743	$4,785,911	$24,122,411
2056	$10,765,808	$9,404,783	$4,987,979	$25,158,570
2057	$11,303,893	$9,708,420	$5,199,544	$26,211,858
2058	$11,862,747	$10,021,167	$5,402,077	$27,285,991
2059	$12,443,132	$10,343,296	$5,611,091	$28,397,519
2060	$13,045,837	$10,675,089	$5,826,792	$29,547,718
2061	$13,498,100	$11,016,836	$6,049,394	$30,564,330
Total	**$231,821,397**	**$224,258,877**	**$103,526,949**	**$559,607,223**

EIFD rev

Source: EPS.

[1] Includes both City and County EIFD revenue resulting from the tax increment of existing and new development following the base year of each jurisdiction.

Table 3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2020 $)

Impacts of EIFD from New Development Only

Jurisdiction / Item	Formula	Net Fiscal Impact by Fiscal Year Ending 2025	2030	2035	2040	2050	2060
EIFD Allocation [1]		*[1] [2]*	*20%*	*20%*	*20%*	*20%*	*20%*
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*a*	$152,452	$396,739	$1,231,389	$1,642,349	$2,950,210	$4,859,116
Discount Factor	*b*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*c = a / b*	$131,506	$295,211	$790,382	$909,329	$1,215,448	$1,489,595
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*d*	$264,000	$3,276,000	$4,303,000	$4,691,000	$1,568,000	($1,381,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***e = d - c***	**$132,494**	**$2,980,789**	**$3,512,618**	**$3,781,671**	**$352,552**	**($2,870,595)**
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*f*	$80,855	$219,499	$1,525,845	$2,046,328	$2,960,420	$4,148,657
Discount Factor	*g*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*h = f / g*	$69,746	$163,328	$979,382	$1,133,002	$1,219,654	$1,271,799
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*i*	($962,000)	$1,245,000	$3,225,000	$3,921,000	$4,777,000	$5,199,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***j - i - h***	**($1,031,746)**	**$1,081,672**	**$2,245,618**	**$2,787,998**	**$3,557,346**	**$3,927,201**
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*k*	$6,118	$13,783	$496,835	$831,909	$1,515,462	$2,270,002
Discount Factor	*l*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*m = k / l*	$5,277	$10,256	$318,899	$460,608	$624,350	$695,885
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*n*	($1,639,000)	($920,000)	($6,000)	$1,244,000	$3,367,000	$4,238,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***o - n - m***	**($1,644,277)**	**($930,256)**	**($324,899)**	**$783,392**	**$2,742,650**	**$3,542,115**
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*p*	$2,645,921	$7,129,499	$5,220,212	$7,279,868	$11,992,248	$18,269,943
Discount Factor	*q*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*r = p / q*	$2,282,394	$5,305,017	$3,350,656	$4,030,686	$4,940,647	$5,600,776
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*s*	$5,962,000	$12,508,000	$17,554,000	$20,498,000	$23,825,000	$25,709,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***t = s - r***	**$3,679,606**	**$7,202,983**	**$14,203,344**	**$16,467,314**	**$18,884,353**	**$20,108,224**

fiscal

Source: EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[3] The EIFD contribution omits EIFD revenue derived from growth of existing development and includes EIFD revenue derived from new development only.
[4] This analysis is an interim draft analysis. Fiscal surplus/deficit estimates are anticipated to change as additional edits are made to the Fiscal Impact Analyses completed for each jurisdiction.

Table 4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Analysis Assumptions

Item	Jurisdiction					
	Lathrop		Manteca		Stockton	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
Tax Increment [1]						
Existing City General Fund Property Tax Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	10.00%	10.00%	5.00%	5.00%	1.00%	1.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2030	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2033	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2044	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Existing County General Fund Property Tax Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	45.87%	45.87%	45.87%	45.87%	45.87%	45.87%
Percentage of County Tax Increment to EIFD beginning FY ending 2030	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2033	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2044	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Assessed Value per Dwelling Unit (2020$)						
Low Density Residential	$525,000	$525,000	$500,000	$500,000	$425,000	$425,000
High Density Residential	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Assessed Value per Nonresidential Building Sq. Ft. (2020$)						
Retail Commercial	$250	$250	$250	$250	$250	$250
Office Commercial	$250	$250	$250	$250	$250	$250
Industrial	$100	$100	$100	$100	$100	$100
AV Annual Growth						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

assumps

Source: The Gregory Group; San Joaquin County; Costar; Colliers, International; CBRE; San Joaquin County Auditor-Controller; LWA; EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each ATE. The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs.
[2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.
Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.
[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover.

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Table 5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	*Table 7*		*Table 6*	*Table 7*				
2021	$3,689,598	$0	$3,689,598	$6,162,942	$0	$6,162,942	$0	$0	$0
2022	$3,800,286	$0	$3,800,286	$6,347,830	$0	$6,347,830	$0	$0	$0
2023	$4,327,174	$0	$4,327,174	$6,877,190	$0	$6,877,190	$58,543	$448,520	$507,063
2024	$4,792,188	$0	$4,792,188	$7,344,385	$0	$7,344,385	$110,211	$844,367	$954,579
2025	$5,172,350	$0	$5,172,350	$7,726,330	$0	$7,726,330	$152,452	$1,167,984	$1,320,436
2026	$5,583,653	$4,968	$5,588,621	$8,139,562	$11,953	$8,151,516	$198,704	$1,528,238	$1,726,942
2027	$6,009,634	$10,235	$6,019,869	$8,567,542	$24,624	$8,592,165	$246,620	$1,901,595	$2,148,215
2028	$6,470,595	$15,812	$6,486,407	$9,030,664	$38,044	$9,068,708	$298,458	$2,305,363	$2,603,821
2029	$6,911,189	$21,716	$6,932,905	$9,473,325	$52,246	$9,525,572	$348,069	$2,692,457	$3,040,526
2030	$7,342,976	$27,959	$7,370,935	$9,907,137	$67,267	$9,974,405	$396,739	$3,072,747	$3,469,486
2031	$7,393,505	$30,718	$7,424,223	$12,349,786	$122,870	$12,472,656	$905,984	$1,531,207	$2,437,191
2032	$7,697,927	$36,912	$7,734,839	$12,858,279	$147,649	$13,005,928	$983,638	$1,664,525	$2,648,163
2033	$8,014,644	$43,451	$8,058,095	$13,387,310	$173,804	$13,561,114	$1,064,452	$1,803,321	$2,867,773
2034	$8,336,469	$50,349	$8,386,818	$13,924,871	$201,396	$14,126,266	$1,146,633	$1,944,609	$3,091,242
2035	$8,668,220	$57,621	$8,725,842	$14,479,013	$230,486	$14,709,499	$1,231,389	$2,090,417	$3,321,806
2036	$9,001,301	$59,350	$9,060,651	$15,035,377	$237,401	$15,272,777	$1,315,091	$2,231,237	$3,546,328
2037	$9,347,249	$61,131	$9,408,380	$15,613,233	$244,523	$15,857,756	$1,402,023	$2,377,482	$3,779,505
2038	$9,654,938	$62,965	$9,717,903	$16,127,184	$251,858	$16,379,042	$1,479,404	$2,507,803	$3,987,207
2039	$9,973,360	$64,854	$10,038,213	$16,659,062	$259,414	$16,918,476	$1,559,482	$2,642,661	$4,202,143
2040	$10,302,882	$66,799	$10,369,681	$17,209,481	$267,196	$17,476,677	$1,642,349	$2,782,212	$4,424,561
2041	$10,733,126	$68,803	$10,801,929	$17,928,142	$275,212	$18,203,354	$1,750,411	$2,963,881	$4,714,292
2042	$11,184,824	$70,867	$11,255,691	$18,682,638	$283,469	$18,966,106	$1,863,851	$3,154,569	$5,018,420
2043	$11,654,647	$72,993	$11,727,640	$19,467,410	$291,973	$19,759,383	$1,981,839	$3,352,888	$5,334,727
2044	$12,143,278	$75,183	$12,218,461	$20,283,597	$300,732	$20,584,329	$2,104,544	$3,559,125	$5,663,669
2045	$12,651,421	$77,438	$12,728,860	$21,132,378	$309,754	$21,442,132	$2,232,144	$3,773,575	$6,005,719
2046	$13,179,809	$79,762	$13,259,570	$22,014,972	$319,047	$22,334,019	$2,364,821	$3,996,547	$6,361,368
2047	$13,729,197	$82,154	$13,811,351	$22,932,646	$328,618	$23,261,264	$2,502,766	$4,228,359	$6,731,125
2048	$14,300,370	$84,619	$14,384,989	$23,886,709	$338,476	$24,225,186	$2,646,176	$4,469,339	$7,115,515
2049	$14,894,142	$87,158	$14,981,300	$24,878,520	$348,631	$25,227,151	$2,795,254	$4,719,830	$7,515,084
2050	$15,511,354	$89,772	$15,601,126	$25,909,483	$359,090	$26,268,573	$2,950,210	$4,980,186	$7,930,396
2051	$16,152,878	$92,466	$16,245,343	$26,981,057	$369,862	$27,350,919	$3,111,264	$5,250,772	$8,362,037
2052	$16,813,936	$95,240	$16,909,176	$28,085,260	$380,958	$28,466,218	$3,277,223	$5,529,597	$8,806,820
2053	$17,500,805	$98,097	$17,598,902	$29,232,575	$392,387	$29,624,962	$3,449,654	$5,819,283	$9,268,937
2054	$18,214,437	$101,040	$18,315,477	$30,424,594	$404,159	$30,828,753	$3,628,798	$6,120,231	$9,749,028
2055	$18,955,820	$104,071	$19,059,891	$31,662,968	$416,283	$32,079,252	$3,814,901	$6,432,855	$10,247,757
2056	$19,725,978	$107,193	$19,833,171	$32,949,405	$428,772	$33,378,177	$4,008,221	$6,757,587	$10,765,808
2057	$20,525,968	$110,409	$20,636,377	$34,285,675	$441,635	$34,727,310	$4,209,023	$7,094,870	$11,303,893
2058	$21,356,889	$113,721	$21,470,610	$35,673,608	$454,884	$36,128,492	$4,417,581	$7,445,166	$11,862,747
2059	$22,219,876	$117,133	$22,337,009	$37,115,103	$468,531	$37,583,634	$4,634,181	$7,808,951	$12,443,132
2060	$23,116,105	$120,647	$23,236,751	$38,612,124	$482,586	$39,094,711	$4,859,116	$8,186,720	$13,045,837
2061	$23,786,786	$124,266	$23,911,052	$39,732,401	$497,064	$40,229,465	$5,027,692	$8,470,409	$13,498,100
TOTAL	**$490,841,784**	**$2,587,870**	**$493,429,654**	**$809,091,770**	**$10,222,853**	**$819,314,623**	**$82,169,913**	**$149,651,484**	**$231,821,397**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Existing City Boundaries (Real $)

Lathrop Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*11.23%*	*d*	*e=c-d*	*f=b*18.76%*	*g*	*h=f-g*	*i=d+g*
2021	$3,285,629,232	$32,856,292	$3,689,598	$0	**$3,689,598**	$6,162,942	$0	**$6,162,942**	**$0**
2022	$3,384,198,109	$33,841,981	$3,800,286	$0	**$3,800,286**	$6,347,830	$0	**$6,347,830**	**$0**
2023	$3,905,532,003	$39,055,320	$4,385,718	$58,543	**$4,327,174**	$7,325,710	$448,520	**$6,877,190**	**$507,063**
2024	$4,365,643,245	$43,656,432	$4,902,400	$110,211	**$4,792,188**	$8,188,753	$844,367	**$7,344,385**	**$954,579**
2025	$4,741,797,337	$47,417,973	$5,324,802	$152,452	**$5,172,350**	$8,894,315	$1,167,984	**$7,726,330**	**$1,320,436**
2026	$5,148,763,973	$51,487,640	$5,781,805	$198,152	**$5,583,653**	$9,657,673	$1,518,110	**$8,139,562**	**$1,716,262**
2027	$5,570,254,018	$55,702,540	$6,255,117	$245,483	**$6,009,634**	$10,448,273	$1,880,731	**$8,567,542**	**$2,126,214**
2028	$6,026,354,958	$60,263,550	$6,767,296	$296,701	**$6,470,595**	$11,303,793	$2,273,129	**$9,030,664**	**$2,569,830**
2029	$6,462,303,917	$64,623,039	$7,256,845	$345,656	**$6,911,189**	$12,121,514	$2,648,189	**$9,473,325**	**$2,993,845**
2030	$6,889,538,634	$68,895,386	$7,736,608	$393,632	**$7,342,976**	$12,922,890	$3,015,752	**$9,907,137**	**$3,409,385**
2031	$7,383,952,317	$73,839,523	$8,291,810	$898,305	**$7,393,505**	$13,850,275	$1,500,489	**$12,349,786**	**$2,398,794**
2032	$7,722,816,475	$77,228,165	$8,672,338	$974,410	**$7,697,927**	$14,485,891	$1,627,612	**$12,858,279**	**$2,602,023**
2033	$8,075,366,926	$80,753,669	$9,068,234	$1,053,590	**$8,014,644**	$15,147,179	$1,759,870	**$13,387,310**	**$2,813,460**
2034	$8,433,602,373	$84,336,024	$9,470,515	$1,134,046	**$8,336,469**	$15,819,131	$1,894,260	**$13,924,871**	**$3,028,306**
2035	$8,802,887,679	$88,028,877	$9,885,204	$1,216,984	**$8,668,220**	$16,511,809	$2,032,796	**$14,479,013**	**$3,249,779**
2036	$9,173,652,934	$91,736,529	$10,301,555	$1,300,254	**$9,001,301**	$17,207,264	$2,171,887	**$15,035,377**	**$3,472,140**
2037	$9,558,741,506	$95,587,415	$10,733,990	$1,386,741	**$9,347,249**	$17,929,584	$2,316,351	**$15,613,233**	**$3,703,092**
2038	$9,901,242,319	$99,012,423	$11,118,601	$1,463,663	**$9,654,938**	$18,572,022	$2,444,838	**$16,127,184**	**$3,908,502**
2039	$10,255,690,313	$102,556,903	$11,516,629	$1,543,269	**$9,973,360**	$19,236,870	$2,577,808	**$16,659,062**	**$4,121,077**
2040	$10,622,494,068	$106,224,941	$11,928,531	$1,625,649	**$10,302,882**	$19,924,893	$2,715,413	**$17,209,481**	**$4,341,062**
2041	$11,101,416,110	$111,014,161	$12,466,336	$1,733,210	**$10,733,126**	$20,823,220	$2,895,078	**$17,928,142**	**$4,628,288**
2042	$11,604,218,379	$116,042,184	$13,030,958	$1,846,135	**$11,184,824**	$21,766,339	$3,083,702	**$18,682,638**	**$4,929,836**
2043	$12,127,197,510	$121,271,975	$13,618,238	$1,963,590	**$11,654,647**	$22,747,305	$3,279,895	**$19,467,410**	**$5,243,485**
2044	$12,671,111,592	$126,711,116	$14,229,026	$2,085,748	**$12,143,278**	$23,767,539	$3,483,942	**$20,283,597**	**$5,569,690**
2045	$13,236,746,041	$132,367,460	$14,864,205	$2,212,784	**$12,651,421**	$24,828,515	$3,696,137	**$21,132,378**	**$5,908,921**
2046	$13,824,914,557	$138,249,146	$15,524,689	$2,344,881	**$13,179,809**	$25,931,758	$3,916,786	**$22,014,972**	**$6,261,666**
2047	$14,436,460,113	$144,364,601	$16,211,424	$2,482,228	**$13,729,197**	$27,078,850	$4,146,204	**$22,932,646**	**$6,628,432**
2048	$15,072,255,978	$150,722,560	$16,925,391	$2,625,021	**$14,300,370**	$28,271,429	$4,384,720	**$23,886,709**	**$7,009,741**
2049	$15,733,206,782	$157,332,068	$17,667,606	$2,773,464	**$14,894,142**	$29,511,192	$4,632,672	**$24,878,520**	**$7,406,137**
2050	$16,420,249,603	$164,202,496	$18,439,121	$2,927,767	**$15,511,354**	$30,799,897	$4,890,413	**$25,909,483**	**$7,818,180**
2051	$17,134,355,108	$171,343,551	$19,241,026	$3,088,148	**$16,152,878**	$32,139,363	$5,158,307	**$26,981,057**	**$8,246,455**
2052	$17,870,205,389	$178,702,054	$20,067,349	$3,253,413	**$16,813,936**	$33,519,617	$5,434,357	**$28,085,260**	**$8,687,770**
2053	$18,634,785,769	$186,347,858	$20,925,935	$3,425,130	**$17,500,805**	$34,953,761	$5,721,186	**$29,232,575**	**$9,146,316**
2054	$19,429,157,786	$194,291,578	$21,817,975	$3,603,538	**$18,214,437**	$36,443,785	$6,019,191	**$30,424,594**	**$9,622,729**
2055	$20,254,420,817	$202,544,208	$22,744,704	$3,788,884	**$18,955,820**	$37,991,753	$6,328,785	**$31,662,968**	**$10,117,668**
2056	$21,111,713,387	$211,117,134	$23,707,401	$3,981,423	**$19,725,978**	$39,599,799	$6,650,394	**$32,949,405**	**$10,631,817**
2057	$22,002,214,534	$220,022,145	$24,707,389	$4,181,421	**$20,525,968**	$41,270,136	$6,984,461	**$34,285,675**	**$11,165,882**
2058	$22,927,145,207	$229,271,452	$25,746,040	$4,389,151	**$21,356,889**	$43,005,053	$7,331,445	**$35,673,608**	**$11,720,595**
2059	$23,887,769,727	$238,877,697	$26,824,774	$4,604,898	**$22,219,876**	$44,806,922	$7,691,818	**$37,115,103**	**$12,296,716**
2060	$24,885,397,288	$248,853,973	$27,945,059	$4,828,955	**$23,116,105**	$46,678,198	$8,066,074	**$38,612,124**	**$12,895,028**
2061	$25,631,959,206	$256,319,592	$28,783,411	$4,996,625	**$23,786,786**	$48,078,544	$8,346,143	**$39,732,401**	**$13,342,768**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Refer to Table A-2 for details.

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Table 7
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	**Net City**	County	County EIFD Amount [2]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*6.94%*	*d*	*e=c-d*	*f=b*27.75%*	*g*	*h=f-g*	*d+g*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2024	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2025	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2026	$7,956,388	$79,564	$5,520	$552	**$4,968**	$22,081	$10,128	**$11,953**	**$10,680**
2027	$16,390,159	$163,902	$11,372	$1,137	**$10,235**	$45,487	$20,863	**$24,624**	**$22,000**
2028	$25,322,795	$253,228	$17,569	$1,757	**$15,812**	$70,277	$32,234	**$38,044**	**$33,991**
2029	$34,776,639	$347,766	$24,129	$2,413	**$21,716**	$96,514	$44,268	**$52,246**	**$46,681**
2030	$44,774,923	$447,749	$31,066	$3,107	**$27,959**	$124,262	$56,995	**$67,267**	**$60,101**
2031	$55,341,805	$553,418	$38,397	$7,679	**$30,718**	$153,588	$30,718	**$122,870**	**$38,397**
2032	$66,502,402	$665,024	$46,140	$9,228	**$36,912**	$184,561	$36,912	**$147,649**	**$46,140**
2033	$78,282,827	$782,828	$54,314	$10,863	**$43,451**	$217,255	$43,451	**$173,804**	**$54,314**
2034	$90,710,226	$907,102	$62,936	$12,587	**$50,349**	$251,744	$50,349	**$201,396**	**$62,936**
2035	$103,812,814	$1,038,128	$72,027	$14,405	**$57,621**	$288,107	$57,621	**$230,486**	**$72,027**
2036	$106,927,199	$1,069,272	$74,188	$14,838	**$59,350**	$296,751	$59,350	**$237,401**	**$74,188**
2037	$110,135,015	$1,101,350	$76,413	$15,283	**$61,131**	$305,653	$61,131	**$244,523**	**$76,413**
2038	$113,439,065	$1,134,391	$78,706	$15,741	**$62,965**	$314,823	$62,965	**$251,858**	**$78,706**
2039	$116,842,237	$1,168,422	$81,067	$16,213	**$64,854**	$324,268	$64,854	**$259,414**	**$81,067**
2040	$120,347,504	$1,203,475	$83,499	$16,700	**$66,799**	$333,996	$66,799	**$267,196**	**$83,499**
2041	$123,957,929	$1,239,579	$86,004	$17,201	**$68,803**	$344,015	$68,803	**$275,212**	**$86,004**
2042	$127,676,667	$1,276,767	$88,584	$17,717	**$70,867**	$354,336	$70,867	**$283,469**	**$88,584**
2043	$131,506,967	$1,315,070	$91,241	$18,248	**$72,993**	$364,966	$72,993	**$291,973**	**$91,241**
2044	$135,452,176	$1,354,522	$93,979	$18,796	**$75,183**	$375,915	$75,183	**$300,732**	**$93,979**
2045	$139,515,742	$1,395,157	$96,798	$19,360	**$77,438**	$387,192	$77,438	**$309,754**	**$96,798**
2046	$143,701,214	$1,437,012	$99,702	$19,940	**$79,762**	$398,808	$79,762	**$319,047**	**$99,702**
2047	$148,012,250	$1,480,123	$102,693	$20,539	**$82,154**	$410,772	$82,154	**$328,618**	**$102,693**
2048	$152,452,618	$1,524,526	$105,774	$21,155	**$84,619**	$423,096	$84,619	**$338,476**	**$105,774**
2049	$157,026,196	$1,570,262	$108,947	$21,789	**$87,158**	$435,788	$87,158	**$348,631**	**$108,947**
2050	$161,736,982	$1,617,370	$112,216	$22,443	**$89,772**	$448,862	$89,772	**$359,090**	**$112,216**
2051	$166,589,092	$1,665,891	$115,582	$23,116	**$92,466**	$462,328	$92,466	**$369,862**	**$115,582**
2052	$171,586,764	$1,715,868	$119,049	$23,810	**$95,240**	$476,198	$95,240	**$380,958**	**$119,049**
2053	$176,734,367	$1,767,344	$122,621	$24,524	**$98,097**	$490,484	$98,097	**$392,387**	**$122,621**
2054	$182,036,398	$1,820,364	$126,300	$25,260	**$101,040**	$505,198	$101,040	**$404,159**	**$126,300**
2055	$187,497,490	$1,874,975	$130,089	$26,018	**$104,071**	$520,354	$104,071	**$416,283**	**$130,089**
2056	$193,122,415	$1,931,224	$133,991	$26,798	**$107,193**	$535,965	$107,193	**$428,772**	**$133,991**
2057	$198,916,087	$1,989,161	$138,011	$27,602	**$110,409**	$552,044	$110,409	**$441,635**	**$138,011**
2058	$204,883,570	$2,048,836	$142,151	$28,430	**$113,721**	$568,605	$113,721	**$454,884**	**$142,151**
2059	$211,030,077	$2,110,301	$146,416	$29,283	**$117,133**	$585,663	$117,133	**$468,531**	**$146,416**
2060	$217,360,979	$2,173,610	$150,808	$30,162	**$120,647**	$603,233	$120,647	**$482,586**	**$150,808**
2061	$223,881,809	$2,238,818	$155,333	$31,067	**$124,266**	$621,330	$124,266	**$497,064**	**$155,333**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] Refer to Table A-3 for details.

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Table 8
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Manteca (Real $)

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	*Table 10*		*Table 9*	*Table 10*				
2021	$1,545,190	$0	$1,545,190	$2,144,610	$0	$2,144,610	$0	$0	$0
2022	$1,591,546	$0	$1,591,546	$2,208,948	$0	$2,208,948	$0	$0	$0
2023	$1,872,151	$0	$1,872,151	$2,376,326	$0	$2,376,326	$19,577	$249,255	$268,832
2024	$2,488,437	$28,555	$2,516,992	$2,863,732	$65,085	$2,928,816	$53,516	$717,373	$770,889
2025	$2,977,611	$58,823	$3,036,434	$3,250,607	$134,075	$3,384,682	$80,855	$1,103,621	$1,184,477
2026	$3,634,077	$90,881	$3,724,959	$3,769,791	$207,145	$3,976,937	$117,093	$1,605,431	$1,722,524
2027	$4,139,196	$124,810	$4,264,006	$4,169,278	$284,480	$4,453,757	$145,464	$2,009,434	$2,154,898
2028	$4,585,619	$160,693	$4,746,312	$4,522,343	$366,268	$4,888,611	$170,849	$2,377,880	$2,548,729
2029	$5,029,311	$198,616	$5,227,927	$4,873,249	$452,707	$5,325,956	$196,197	$2,748,436	$2,944,633
2030	$5,509,972	$238,671	$5,748,643	$5,253,392	$544,003	$5,797,395	$223,603	$3,147,880	$3,371,483
2031	$5,296,920	$236,589	$5,533,509	$7,351,735	$946,356	$8,298,091	$1,008,331	$1,553,986	$2,562,318
2032	$5,738,077	$274,147	$6,012,225	$7,964,030	$1,096,590	$9,060,619	$1,128,010	$1,744,618	$2,872,629
2033	$6,195,581	$314,881	$6,510,462	$8,599,011	$1,259,522	$9,858,533	$1,252,569	$1,944,097	$3,196,666
2034	$6,675,641	$368,587	$7,044,228	$9,265,299	$1,474,347	$10,739,646	$1,386,011	$2,164,375	$3,550,386
2035	$7,178,334	$425,232	$7,603,566	$9,962,999	$1,700,928	$11,663,927	$1,525,845	$2,395,445	$3,921,291
2036	$7,606,671	$484,944	$8,091,615	$10,557,500	$1,939,777	$12,497,277	$1,647,858	$2,603,783	$4,251,641
2037	$7,998,072	$547,857	$8,545,928	$11,100,735	$2,191,426	$13,292,161	$1,761,436	$2,802,504	$4,563,940
2038	$8,334,130	$614,107	$8,948,237	$11,567,160	$2,456,428	$14,023,588	$1,862,013	$2,985,361	$4,847,374
2039	$8,677,378	$632,530	$9,309,909	$12,043,563	$2,530,121	$14,573,684	$1,952,431	$3,122,885	$5,075,316
2040	$9,033,990	$651,506	$9,685,497	$12,538,514	$2,606,025	$15,144,539	$2,046,328	$3,265,598	$5,311,926
2041	$9,392,065	$671,051	$10,063,117	$13,035,496	$2,684,206	$15,719,702	$2,140,733	$3,409,389	$5,550,122
2042	$9,691,423	$691,183	$10,382,605	$13,450,982	$2,764,732	$16,215,713	$2,220,605	$3,533,392	$5,753,997
2043	$10,000,558	$711,918	$10,712,477	$13,880,039	$2,847,674	$16,727,713	$2,303,073	$3,661,392	$5,964,465
2044	$10,319,790	$733,276	$11,053,066	$14,323,109	$2,933,104	$17,256,213	$2,388,220	$3,793,517	$6,181,737
2045	$10,649,445	$755,274	$11,404,719	$14,780,646	$3,021,097	$17,801,743	$2,476,134	$3,929,899	$6,406,033
2046	$10,989,861	$777,932	$11,767,794	$15,253,119	$3,111,730	$18,364,849	$2,566,902	$4,070,676	$6,637,578
2047	$11,341,389	$801,270	$12,142,659	$15,741,013	$3,205,082	$18,946,095	$2,660,619	$4,215,987	$6,876,606
2048	$11,704,386	$825,309	$12,529,695	$16,244,827	$3,301,234	$19,546,062	$2,757,378	$4,365,979	$7,123,357
2049	$12,079,227	$850,068	$12,929,295	$16,765,079	$3,400,271	$20,165,350	$2,857,278	$4,520,801	$7,378,079
2050	$12,466,294	$875,570	$13,341,864	$17,302,299	$3,502,279	$20,804,579	$2,960,420	$4,680,608	$7,641,028
2051	$12,865,984	$901,837	$13,767,821	$17,857,039	$3,607,348	$21,464,387	$3,066,909	$4,845,560	$7,912,469
2052	$13,278,705	$928,892	$14,207,597	$18,429,866	$3,715,568	$22,145,435	$3,176,853	$5,015,822	$8,192,675
2053	$13,704,881	$956,759	$14,661,640	$19,021,367	$3,827,035	$22,848,402	$3,290,364	$5,191,564	$8,481,928
2054	$14,144,946	$985,462	$15,130,408	$19,632,145	$3,941,846	$23,573,991	$3,407,556	$5,372,961	$8,780,517
2055	$14,599,351	$1,015,025	$15,614,376	$20,262,825	$4,060,102	$24,322,927	$3,528,548	$5,560,195	$9,088,743
2056	$15,064,987	$1,045,476	$16,110,463	$20,909,094	$4,181,905	$25,090,999	$3,652,570	$5,752,213	$9,404,783
2057	$15,507,936	$1,076,840	$16,584,776	$21,523,874	$4,307,362	$25,831,236	$3,771,148	$5,937,273	$9,708,420
2058	$15,964,173	$1,109,146	$17,073,318	$22,157,097	$4,436,583	$26,593,680	$3,893,283	$6,127,884	$10,021,167
2059	$16,434,097	$1,142,420	$17,576,517	$22,809,317	$4,569,680	$27,378,998	$4,019,083	$6,324,213	$10,343,296
2060	$16,918,118	$1,176,693	$18,094,811	$23,481,104	$4,706,771	$28,187,875	$4,148,657	$6,526,432	$10,675,089
2061	$17,416,661	$1,211,993	$18,628,654	$24,173,044	$4,847,974	$29,021,018	$4,282,117	$6,734,718	$11,016,836
TOTAL	**$380,642,182**	**$24,694,823**	**$405,337,005**	**$517,416,205**	**$97,228,864**	**$614,645,069**	**$82,146,438**	**$142,112,439**	**$224,258,877**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 9
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real $)

Manteca Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*14.30%*	*d*	*e=c-d*	*f=b*19.84%*	*g*	*h=f-g*	*d+g*
2021	$1,080,794,449	$10,807,944	$1,545,190	$0	**$1,545,190**	$2,144,610	$0	**$2,144,610**	**$0**
2022	$1,113,218,282	$11,132,183	$1,591,546	$0	**$1,591,546**	$2,208,948	$0	**$2,208,948**	**$0**
2023	$1,323,183,556	$13,231,836	$1,891,729	$19,577	**$1,872,151**	$2,625,580	$249,255	**$2,376,326**	**$268,832**
2024	$1,776,936,999	$17,769,370	$2,540,451	$52,013	**$2,488,437**	$3,525,959	$662,227	**$2,863,732**	**$714,241**
2025	$2,137,101,205	$21,371,012	$3,055,370	$77,759	**$2,977,611**	$4,240,629	$990,022	**$3,250,607**	**$1,067,781**
2026	$2,620,438,428	$26,204,384	$3,746,388	$112,310	**$3,634,077**	$5,199,711	$1,429,919	**$3,769,791**	**$1,542,229**
2027	$2,992,342,428	$29,923,424	$4,278,091	$138,895	**$4,139,196**	$5,937,676	$1,768,398	**$4,169,278**	**$1,907,294**
2028	$3,321,031,032	$33,210,310	$4,748,011	$162,391	**$4,585,619**	$6,589,890	$2,067,546	**$4,522,343**	**$2,229,938**
2029	$3,647,708,289	$36,477,083	$5,215,055	$185,744	**$5,029,311**	$7,238,112	$2,364,863	**$4,873,249**	**$2,550,607**
2030	$4,001,605,060	$40,016,051	$5,721,014	$211,041	**$5,509,972**	$7,940,346	$2,686,954	**$5,253,392**	**$2,897,995**
2031	$4,368,883,384	$43,688,834	$6,246,104	$949,184	**$5,296,920**	$8,669,133	$1,317,397	**$7,351,735**	**$2,266,581**
2032	$4,754,596,962	$47,545,970	$6,797,551	$1,059,473	**$5,738,077**	$9,434,501	$1,470,471	**$7,964,030**	**$2,529,944**
2033	$5,154,602,486	$51,546,025	$7,369,431	$1,173,849	**$6,195,581**	$10,228,228	$1,629,216	**$8,599,011**	**$2,803,066**
2034	$5,574,329,203	$55,743,292	$7,969,505	$1,293,864	**$6,675,641**	$11,061,087	$1,795,788	**$9,265,299**	**$3,089,653**
2035	$6,013,844,087	$60,138,441	$8,597,871	$1,419,537	**$7,178,334**	$11,933,212	$1,970,213	**$9,962,999**	**$3,389,751**
2036	$6,388,348,913	$63,883,489	$9,133,293	$1,526,622	**$7,606,671**	$12,676,339	$2,118,839	**$10,557,500**	**$3,645,460**
2037	$6,730,558,822	$67,305,588	$9,622,543	$1,624,472	**$7,998,072**	$13,355,382	$2,254,647	**$11,100,735**	**$3,879,119**
2038	$7,024,382,180	$70,243,822	$10,042,617	$1,708,486	**$8,334,130**	$13,938,413	$2,371,254	**$11,567,160**	**$4,079,740**
2039	$7,324,491,381	$73,244,914	$10,471,677	$1,794,298	**$8,677,378**	$14,533,917	$2,490,354	**$12,043,563**	**$4,284,653**
2040	$7,636,285,190	$76,362,852	$10,917,442	$1,883,452	**$9,033,990**	$15,152,606	$2,614,092	**$12,538,514**	**$4,497,544**
2041	$7,949,357,918	$79,493,579	$11,365,036	$1,972,970	**$9,392,065**	$15,773,834	$2,738,338	**$13,035,496**	**$4,711,308**
2042	$8,211,092,338	$82,110,923	$11,739,232	$2,047,810	**$9,691,423**	$16,293,191	$2,842,209	**$13,450,982**	**$4,890,019**
2043	$8,481,376,401	$84,813,764	$12,125,652	$2,125,093	**$10,000,558**	$16,829,513	$2,949,473	**$13,880,039**	**$5,074,567**
2044	$8,760,487,524	$87,604,875	$12,524,691	$2,204,901	**$10,319,790**	$17,383,350	$3,060,241	**$14,323,109**	**$5,265,142**
2045	$9,048,712,076	$90,487,121	$12,936,760	$2,287,315	**$10,649,445**	$17,955,271	$3,174,625	**$14,780,646**	**$5,461,940**
2046	$9,346,345,662	$93,463,457	$13,362,281	$2,372,419	**$10,989,861**	$18,545,863	$3,292,743	**$15,253,119**	**$5,665,163**
2047	$9,653,693,423	$96,536,934	$13,801,690	$2,460,301	**$11,341,389**	$19,155,730	$3,414,717	**$15,741,013**	**$5,875,018**
2048	$9,971,070,338	$99,710,703	$14,255,437	$2,551,051	**$11,704,386**	$19,785,498	$3,540,670	**$16,244,827**	**$6,091,721**
2049	$10,298,801,545	$102,988,015	$14,723,988	$2,644,761	**$12,079,227**	$20,435,812	$3,670,733	**$16,765,079**	**$6,315,494**
2050	$10,637,222,660	$106,372,227	$15,207,821	$2,741,527	**$12,466,294**	$21,107,338	$3,805,038	**$17,302,299**	**$6,546,566**
2051	$10,986,680,120	$109,866,801	$15,707,434	$2,841,450	**$12,865,984**	$21,800,763	$3,943,723	**$17,857,039**	**$6,785,173**
2052	$11,347,531,528	$113,475,315	$16,223,336	$2,944,630	**$13,278,705**	$22,516,797	$4,086,930	**$18,429,866**	**$7,031,560**
2053	$11,720,146,009	$117,201,460	$16,756,055	$3,051,174	**$13,704,881**	$23,256,172	$4,234,805	**$19,021,367**	**$7,285,979**
2054	$12,104,904,579	$121,049,046	$17,306,136	$3,161,190	**$14,144,946**	$24,019,645	$4,387,500	**$19,632,145**	**$7,548,690**
2055	$12,502,200,533	$125,022,005	$17,874,142	$3,274,792	**$14,599,351**	$24,807,995	$4,545,170	**$20,262,825**	**$7,819,961**
2056	$12,909,316,442	$129,093,164	$18,456,188	$3,391,201	**$15,064,987**	$25,615,831	$4,706,737	**$20,909,094**	**$8,097,938**
2057	$13,296,595,936	$132,965,959	$19,009,873	$3,501,938	**$15,507,936**	$26,384,306	$4,860,432	**$21,523,874**	**$8,362,370**
2058	$13,695,493,814	$136,954,938	$19,580,170	$3,615,997	**$15,964,173**	$27,175,835	$5,018,738	**$22,157,097**	**$8,634,735**
2059	$14,106,358,628	$141,063,586	$20,167,575	$3,733,478	**$16,434,097**	$27,991,110	$5,181,793	**$22,809,317**	**$8,915,271**
2060	$14,529,549,387	$145,295,494	$20,772,602	$3,854,484	**$16,918,118**	$28,830,844	$5,349,740	**$23,481,104**	**$9,204,223**
2061	$14,965,435,868	$149,654,359	$21,395,780	$3,979,119	**$17,416,661**	$29,695,769	$5,522,725	**$24,173,044**	**$9,501,844**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Refer to Table B-2 for details.

Table 10
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*6.63%*	*d*	*e=c-d*	*f=b*26.51%*	*g*	*h=f-g*	*d+g*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2024	$45,348,171	$453,482	$30,058	$1,503	**$28,555**	$120,230	$55,145	**$65,085**	**$56,648**
2025	$93,417,231	$934,172	$61,919	$3,096	**$58,823**	$247,674	$113,600	**$134,075**	**$116,696**
2026	$144,329,622	$1,443,296	$95,664	$4,783	**$90,881**	$382,657	$175,511	**$207,145**	**$180,295**
2027	$198,212,681	$1,982,127	$131,379	$6,569	**$124,810**	$525,516	$241,036	**$284,480**	**$247,605**
2028	$255,198,827	$2,551,988	$169,150	$8,458	**$160,693**	$676,601	$310,334	**$366,268**	**$318,791**
2029	$315,425,750	$3,154,258	$209,070	$10,453	**$198,616**	$836,279	$383,572	**$452,707**	**$394,026**
2030	$379,036,610	$3,790,366	$251,232	$12,562	**$238,671**	$1,004,929	$460,926	**$544,003**	**$473,488**
2031	$446,180,238	$4,461,802	$295,736	$59,147	**$236,589**	$1,182,945	$236,589	**$946,356**	**$295,736**
2032	$517,011,351	$5,170,114	$342,684	$68,537	**$274,147**	$1,370,737	$274,147	**$1,096,590**	**$342,684**
2033	$593,829,409	$5,938,294	$393,601	$78,720	**$314,881**	$1,574,403	$314,881	**$1,259,522**	**$393,601**
2034	$695,113,398	$6,951,134	$460,734	$92,147	**$368,587**	$1,842,934	$368,587	**$1,474,347**	**$460,734**
2035	$801,939,980	$8,019,400	$531,540	$106,308	**$425,232**	$2,126,160	$425,232	**$1,700,928**	**$531,540**
2036	$914,550,555	$9,145,506	$606,180	$121,236	**$484,944**	$2,424,721	$484,944	**$1,939,777**	**$606,180**
2037	$1,033,196,018	$10,331,960	$684,821	$136,964	**$547,857**	$2,739,283	$547,857	**$2,191,426**	**$684,821**
2038	$1,158,137,113	$11,581,371	$767,634	$153,527	**$614,107**	$3,070,535	$614,107	**$2,456,428**	**$767,634**
2039	$1,192,881,227	$11,928,812	$790,663	$158,133	**$632,530**	$3,162,651	$632,530	**$2,530,121**	**$790,663**
2040	$1,228,667,663	$12,286,677	$814,383	$162,877	**$651,506**	$3,257,531	$651,506	**$2,606,025**	**$814,383**
2041	$1,265,527,693	$12,655,277	$838,814	$167,763	**$671,051**	$3,355,257	$671,051	**$2,684,206**	**$838,814**
2042	$1,303,493,524	$13,034,935	$863,979	$172,796	**$691,183**	$3,455,915	$691,183	**$2,764,732**	**$863,979**
2043	$1,342,598,330	$13,425,983	$889,898	$177,980	**$711,918**	$3,559,592	$711,918	**$2,847,674**	**$889,898**
2044	$1,382,876,280	$13,828,763	$916,595	$183,319	**$733,276**	$3,666,380	$733,276	**$2,933,104**	**$916,595**
2045	$1,424,362,568	$14,243,626	$944,093	$188,819	**$755,274**	$3,776,371	$755,274	**$3,021,097**	**$944,093**
2046	$1,467,093,445	$14,670,934	$972,416	$194,483	**$777,932**	$3,889,662	$777,932	**$3,111,730**	**$972,416**
2047	$1,511,106,248	$15,111,062	$1,001,588	$200,318	**$801,270**	$4,006,352	$801,270	**$3,205,082**	**$1,001,588**
2048	$1,556,439,436	$15,564,394	$1,031,636	$206,327	**$825,309**	$4,126,543	$825,309	**$3,301,234**	**$1,031,636**
2049	$1,603,132,619	$16,031,326	$1,062,585	$212,517	**$850,068**	$4,250,339	$850,068	**$3,400,271**	**$1,062,585**
2050	$1,651,226,598	$16,512,266	$1,094,462	$218,892	**$875,570**	$4,377,849	$875,570	**$3,502,279**	**$1,094,462**
2051	$1,700,763,395	$17,007,634	$1,127,296	$225,459	**$901,837**	$4,509,185	$901,837	**$3,607,348**	**$1,127,296**
2052	$1,751,786,297	$17,517,863	$1,161,115	$232,223	**$928,892**	$4,644,460	$928,892	**$3,715,568**	**$1,161,115**
2053	$1,804,339,886	$18,043,399	$1,195,949	$239,190	**$956,759**	$4,783,794	$956,759	**$3,827,035**	**$1,195,949**
2054	$1,858,470,083	$18,584,701	$1,231,827	$246,365	**$985,462**	$4,927,308	$985,462	**$3,941,846**	**$1,231,827**
2055	$1,914,224,185	$19,142,242	$1,268,782	$253,756	**$1,015,025**	$5,075,127	$1,015,025	**$4,060,102**	**$1,268,782**
2056	$1,971,650,911	$19,716,509	$1,306,845	$261,369	**$1,045,476**	$5,227,381	$1,045,476	**$4,181,905**	**$1,306,845**
2057	$2,030,800,438	$20,308,004	$1,346,051	$269,210	**$1,076,840**	$5,384,202	$1,076,840	**$4,307,362**	**$1,346,051**
2058	$2,091,724,451	$20,917,245	$1,386,432	$277,286	**$1,109,146**	$5,545,728	$1,109,146	**$4,436,583**	**$1,386,432**
2059	$2,154,476,185	$21,544,762	$1,428,025	$285,605	**$1,142,420**	$5,712,100	$1,142,420	**$4,569,680**	**$1,428,025**
2060	$2,219,110,470	$22,191,105	$1,470,866	$294,173	**$1,176,693**	$5,883,463	$1,176,693	**$4,706,771**	**$1,470,866**
2061	$2,285,683,785	$22,856,838	$1,514,992	$302,998	**$1,211,993**	$6,059,967	$1,211,993	**$4,847,974**	**$1,514,992**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City recieves no property tax revenue for these TRAs.
[2] Refer to Table B-3 for details.

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Table 11
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Stockton (Real $)

Stockton
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	*Table 13*		*Table 12*	*Table 13*				
2021	$2,398,072	$0	$2,398,072	$2,950,394	$0	$2,950,394	$0	$0	$0
2022	$2,470,014	$0	$2,470,014	$3,038,906	$0	$3,038,906	$0	$0	$0
2023	$2,685,463	$2,374	$2,687,837	$3,183,848	$5,192	$3,189,040	$2,200	$127,206	$129,406
2024	$2,902,067	$12,224	$2,914,292	$3,329,567	$26,737	$3,356,304	$4,488	$268,927	$273,414
2025	$3,053,016	$22,664	$3,075,680	$3,431,116	$49,570	$3,480,687	$6,118	$374,315	$380,432
2026	$3,155,853	$33,719	$3,189,571	$3,500,299	$73,750	$3,574,049	$7,268	$453,419	$460,687
2027	$3,321,397	$45,416	$3,366,814	$3,611,667	$99,335	$3,711,003	$9,059	$569,458	$578,517
2028	$3,494,056	$63,289	$3,557,345	$3,727,822	$138,427	$3,866,249	$10,983	$700,996	$711,980
2029	$3,611,235	$82,193	$3,693,429	$3,806,654	$179,774	$3,986,428	$12,358	$802,822	$815,180
2030	$3,732,323	$102,175	$3,834,498	$3,888,114	$223,478	$4,111,592	$13,783	$908,872	$922,655
2031	$3,591,172	$99,621	$3,690,794	$4,418,289	$398,485	$4,816,775	$305,195	$444,467	$749,662
2032	$3,695,654	$117,626	$3,813,280	$4,546,835	$470,504	$5,017,339	$335,816	$494,608	$830,425
2033	$3,834,114	$136,621	$3,970,735	$4,717,185	$546,485	$5,263,670	$375,180	$556,191	$931,371
2034	$4,056,531	$156,651	$4,213,181	$4,990,828	$626,602	$5,617,431	$435,792	$644,631	$1,080,423
2035	$4,279,595	$177,759	$4,457,354	$5,265,269	$711,034	$5,976,303	$496,835	$734,349	$1,231,184
2036	$4,512,837	$199,992	$4,712,829	$5,552,232	$799,968	$6,352,200	$560,704	$828,323	$1,389,027
2037	$4,756,667	$223,400	$4,980,067	$5,852,220	$893,598	$6,745,818	$627,513	$926,728	$1,554,241
2038	$5,011,510	$248,032	$5,259,541	$6,165,758	$992,126	$7,157,884	$697,382	$1,029,744	$1,727,126
2039	$5,256,412	$273,940	$5,530,353	$6,467,066	$1,095,762	$7,562,828	$765,085	$1,130,980	$1,896,065
2040	$5,496,471	$301,181	$5,797,652	$6,762,415	$1,204,722	$7,967,138	$831,909	$1,232,058	$2,063,967
2041	$5,746,648	$336,339	$6,082,987	$7,070,212	$1,345,358	$8,415,570	$903,243	$1,344,166	$2,247,409
2042	$6,007,332	$373,337	$6,380,669	$7,390,938	$1,493,347	$8,884,285	$977,664	$1,461,345	$2,439,008
2043	$6,278,931	$412,251	$6,691,182	$7,725,090	$1,649,005	$9,374,095	$1,055,292	$1,583,797	$2,639,089
2044	$6,561,863	$454,155	$7,016,018	$8,073,187	$1,816,620	$9,889,808	$1,136,501	$1,712,725	$2,849,226
2045	$6,760,884	$489,831	$7,250,715	$8,318,047	$1,959,326	$10,277,372	$1,195,175	$1,809,617	$3,004,792
2046	$6,966,385	$527,240	$7,493,624	$8,570,879	$2,108,958	$10,679,837	$1,255,903	$1,910,233	$3,166,135
2047	$7,178,576	$566,451	$7,745,027	$8,831,942	$2,265,805	$11,097,747	$1,318,753	$2,014,710	$3,333,463
2048	$7,397,673	$603,535	$8,001,208	$9,101,501	$2,414,139	$11,515,641	$1,382,799	$2,119,184	$3,501,982
2049	$7,623,900	$638,187	$8,262,087	$9,379,833	$2,552,748	$11,932,581	$1,448,018	$2,223,419	$3,671,437
2050	$7,857,488	$674,375	$8,531,863	$9,667,220	$2,697,501	$12,364,721	$1,515,462	$2,331,454	$3,846,916
2051	$8,098,674	$712,160	$8,810,834	$9,963,956	$2,848,641	$12,812,597	$1,585,205	$2,443,423	$4,028,628
2052	$8,350,753	$751,606	$9,102,359	$10,274,094	$3,006,423	$13,280,517	$1,658,086	$2,560,403	$4,218,489
2053	$8,586,456	$792,777	$9,379,232	$10,564,083	$3,171,107	$13,735,190	$1,727,305	$2,674,071	$4,401,376
2054	$8,829,229	$835,742	$9,664,971	$10,862,772	$3,342,966	$14,205,739	$1,798,739	$2,791,708	$4,590,447
2055	$9,079,286	$880,571	$9,959,857	$11,170,422	$3,522,284	$14,692,706	$1,872,461	$2,913,450	$4,785,911
2056	$9,336,845	$927,338	$10,264,182	$11,487,301	$3,709,351	$15,196,652	$1,948,542	$3,039,437	$4,987,979
2057	$9,602,130	$978,256	$10,580,386	$11,813,687	$3,913,024	$15,726,711	$2,027,593	$3,171,951	$5,199,544
2058	$9,875,374	$1,018,398	$10,893,772	$12,149,864	$4,073,593	$16,223,457	$2,105,939	$3,296,138	$5,402,077
2059	$10,156,815	$1,060,069	$11,216,883	$12,496,127	$4,240,274	$16,736,401	$2,186,717	$3,424,374	$5,611,091
2060	$10,446,699	$1,103,323	$11,550,022	$12,852,777	$4,413,290	$17,266,067	$2,270,002	$3,556,790	$5,826,792
2061	$10,745,280	$1,148,218	$11,893,498	$13,220,127	$4,592,871	$17,812,998	$2,355,871	$3,693,523	$6,049,394
TOTAL	**$246,801,679**	**$17,583,034**	**$264,384,714**	**$300,190,546**	**$69,672,183**	**$369,862,728**	**$39,222,938**	**$64,304,011**	**$103,526,949**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 12
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Existing City Boundaries (Real $)

Stockton Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	**Net City**	County	County EIFD Amount [1]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*16.71%*	*d*	*e=c-d*	*f=b*20.56%*	*g*	*h=f-g*	*d+g*
2021	$1,435,013,097	$14,350,131	$2,398,072	$0	**$2,398,072**	$2,950,394	$0	**$2,950,394**	**$0**
2022	$1,478,063,490	$14,780,635	$2,470,014	$0	**$2,470,014**	$3,038,906	$0	**$3,038,906**	**$0**
2023	$1,608,291,217	$16,082,912	$2,687,639	$2,176	**$2,685,463**	$3,306,655	$122,807	**$3,183,848**	**$124,983**
2024	$1,739,217,044	$17,392,170	$2,906,432	$4,364	**$2,902,067**	$3,575,839	$246,273	**$3,329,567**	**$250,637**
2025	$1,830,457,715	$18,304,577	$3,058,905	$5,889	**$3,053,016**	$3,763,431	$332,314	**$3,431,116**	**$338,203**
2026	$1,892,616,910	$18,926,169	$3,162,780	$6,928	**$3,155,853**	$3,891,230	$390,932	**$3,500,299**	**$397,859**
2027	$1,992,679,813	$19,926,798	$3,329,997	$8,600	**$3,321,397**	$4,096,960	$485,293	**$3,611,667**	**$493,893**
2028	$2,097,043,135	$20,970,431	$3,504,400	$10,344	**$3,494,056**	$4,311,532	$583,709	**$3,727,822**	**$594,053**
2029	$2,167,871,742	$21,678,717	$3,622,763	$11,527	**$3,611,235**	$4,457,156	$650,502	**$3,806,654**	**$662,029**
2030	$2,241,062,727	$22,410,627	$3,745,073	$12,751	**$3,732,323**	$4,607,637	$719,522	**$3,888,114**	**$732,273**
2031	$2,316,694,086	$23,166,941	$3,871,462	$280,290	**$3,591,172**	$4,763,135	$344,846	**$4,418,289**	**$625,135**
2032	$2,394,846,370	$23,948,464	$4,002,064	$306,410	**$3,695,654**	$4,923,817	$376,982	**$4,546,835**	**$683,392**
2033	$2,498,414,941	$24,984,149	$4,175,139	$341,025	**$3,834,114**	$5,136,754	$419,570	**$4,717,185**	**$760,594**
2034	$2,664,783,613	$26,647,836	$4,453,160	$396,629	**$4,056,531**	$5,478,809	$487,981	**$4,990,828**	**$884,610**
2035	$2,831,636,745	$28,316,367	$4,731,990	$452,395	**$4,279,595**	$5,821,860	$556,591	**$5,265,269**	**$1,008,986**
2036	$3,006,102,761	$30,061,028	$5,023,543	$510,706	**$4,512,837**	$6,180,563	$628,331	**$5,552,232**	**$1,139,037**
2037	$3,188,488,264	$31,884,883	$5,328,330	$571,663	**$4,756,667**	$6,555,549	$703,328	**$5,852,220**	**$1,274,992**
2038	$3,379,111,404	$33,791,114	$5,646,884	$635,374	**$5,011,510**	$6,947,471	$781,713	**$6,165,758**	**$1,417,087**
2039	$3,562,299,423	$35,622,994	$5,953,012	$696,600	**$5,256,412**	$7,324,106	$857,040	**$6,467,066**	**$1,553,640**
2040	$3,741,864,383	$37,418,644	$6,253,086	$756,614	**$5,496,471**	$7,693,293	$930,877	**$6,762,415**	**$1,687,492**
2041	$3,928,997,171	$39,289,972	$6,565,806	$819,158	**$5,746,648**	$8,078,039	$1,007,826	**$7,070,212**	**$1,826,985**
2042	$4,123,990,249	$41,239,902	$6,891,662	$884,330	**$6,007,332**	$8,478,945	$1,088,008	**$7,390,938**	**$1,972,337**
2043	$4,327,146,813	$43,271,468	$7,231,160	$952,229	**$6,278,931**	$8,896,636	$1,171,546	**$7,725,090**	**$2,123,775**
2044	$4,538,781,180	$45,387,812	$7,584,825	$1,022,962	**$6,561,863**	$9,331,758	$1,258,570	**$8,073,187**	**$2,281,533**
2045	$4,687,649,579	$46,876,496	$7,833,601	$1,072,717	**$6,760,884**	$9,637,832	$1,319,785	**$8,318,047**	**$2,392,503**
2046	$4,841,365,178	$48,413,652	$8,090,478	$1,124,093	**$6,966,385**	$9,953,872	$1,382,993	**$8,570,879**	**$2,507,086**
2047	$5,000,084,829	$50,000,848	$8,355,717	$1,177,141	**$7,178,576**	$10,280,201	$1,448,259	**$8,831,942**	**$2,625,399**
2048	$5,163,970,430	$51,639,704	$8,629,588	$1,231,915	**$7,397,673**	$10,617,150	$1,515,649	**$9,101,501**	**$2,747,564**
2049	$5,333,189,091	$53,331,891	$8,912,372	$1,288,472	**$7,623,900**	$10,965,065	$1,585,232	**$9,379,833**	**$2,873,703**
2050	$5,507,913,298	$55,079,133	$9,204,356	$1,346,868	**$7,857,488**	$11,324,298	$1,657,078	**$9,667,220**	**$3,003,947**
2051	$5,688,321,088	$56,883,211	$9,505,838	$1,407,165	**$8,098,674**	$11,695,218	$1,731,262	**$9,963,956**	**$3,138,427**
2052	$5,876,877,546	$58,768,775	$9,820,938	$1,470,185	**$8,350,753**	$12,082,891	$1,808,797	**$10,274,094**	**$3,278,982**
2053	$6,053,183,872	$60,531,839	$10,115,566	$1,529,110	**$8,586,456**	$12,445,378	$1,881,294	**$10,564,083**	**$3,410,405**
2054	$6,234,779,388	$62,347,794	$10,419,033	$1,589,804	**$8,829,229**	$12,818,739	$1,955,967	**$10,862,772**	**$3,545,770**
2055	$6,421,822,770	$64,218,228	$10,731,604	$1,652,318	**$9,079,286**	$13,203,301	$2,032,879	**$11,170,422**	**$3,685,197**
2056	$6,614,477,453	$66,144,775	$11,053,552	$1,716,708	**$9,336,845**	$13,599,400	$2,112,099	**$11,487,301**	**$3,828,806**
2057	$6,812,911,777	$68,129,118	$11,385,159	$1,783,029	**$9,602,130**	$14,007,382	$2,193,695	**$11,813,687**	**$3,976,724**
2058	$7,017,299,130	$70,172,991	$11,726,713	$1,851,340	**$9,875,374**	$14,427,604	$2,277,739	**$12,149,864**	**$4,129,079**
2059	$7,227,818,104	$72,278,181	$12,078,515	$1,921,700	**$10,156,815**	$14,860,432	$2,364,305	**$12,496,127**	**$4,286,005**
2060	$7,444,652,647	$74,446,526	$12,440,870	$1,994,171	**$10,446,699**	$15,306,245	$2,453,468	**$12,852,777**	**$4,447,639**
2061	$7,667,992,226	$76,679,922	$12,814,096	$2,068,816	**$10,745,280**	$15,765,432	$2,545,305	**$13,220,127**	**$4,614,122**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Refer to Table C-2 for details.

Table 13
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	**Net City**	County	County EIFD Amount [2]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*7.23%*	*d*	*e=c-d*	*f=b*28.93%*	*g*	*h=f-g*	*e+h*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$3,315,313	$33,153	$2,398	$24	**$2,374**	$9,590	$4,399	**$5,192**	**$7,565**
2024	$17,073,859	$170,739	$12,348	$123	**$12,224**	$49,391	$22,654	**$26,737**	**$38,961**
2025	$31,654,935	$316,549	$22,893	$229	**$22,664**	$91,571	$42,000	**$49,570**	**$72,234**
2026	$47,095,509	$470,955	$34,059	$341	**$33,719**	$136,237	$62,487	**$73,750**	**$107,469**
2027	$63,434,028	$634,340	$45,875	$459	**$45,416**	$183,501	$84,166	**$99,335**	**$144,752**
2028	$88,397,184	$883,972	$63,928	$639	**$63,289**	$255,714	$117,287	**$138,427**	**$201,716**
2029	$114,801,039	$1,148,010	$83,024	$830	**$82,193**	$332,095	$152,320	**$179,774**	**$261,968**
2030	$142,709,567	$1,427,096	$103,207	$1,032	**$102,175**	$412,828	$189,350	**$223,478**	**$325,653**
2031	$172,189,286	$1,721,893	$124,527	$24,905	**$99,621**	$498,106	$99,621	**$398,485**	**$498,106**
2032	$203,309,350	$2,033,093	$147,033	$29,407	**$117,626**	$588,130	$117,626	**$470,504**	**$588,130**
2033	$236,141,647	$2,361,416	$170,777	$34,155	**$136,621**	$683,107	$136,621	**$546,485**	**$683,107**
2034	$270,760,903	$2,707,609	$195,813	$39,163	**$156,651**	$783,253	$156,651	**$626,602**	**$783,253**
2035	$307,244,788	$3,072,448	$222,198	$44,440	**$177,759**	$888,793	$177,759	**$711,034**	**$888,793**
2036	$345,674,021	$3,456,740	$249,990	$49,998	**$199,992**	$999,960	$199,992	**$799,968**	**$999,960**
2037	$386,132,487	$3,861,325	$279,249	$55,850	**$223,400**	$1,116,998	$223,400	**$893,598**	**$1,116,998**
2038	$428,707,355	$4,287,074	$310,039	$62,008	**$248,032**	$1,240,158	$248,032	**$992,126**	**$1,240,158**
2039	$473,489,195	$4,734,892	$342,426	$68,485	**$273,940**	$1,369,702	$273,940	**$1,095,762**	**$1,369,702**
2040	$520,572,110	$5,205,721	$376,476	$75,295	**$301,181**	$1,505,903	$301,181	**$1,204,722**	**$1,505,903**
2041	$581,342,054	$5,813,421	$420,424	$84,085	**$336,339**	$1,681,697	$336,339	**$1,345,358**	**$1,681,697**
2042	$645,289,680	$6,452,897	$466,671	$93,334	**$373,337**	$1,866,684	$373,337	**$1,493,347**	**$1,866,684**
2043	$712,550,955	$7,125,510	$515,314	$103,063	**$412,251**	$2,061,256	$412,251	**$1,649,005**	**$2,061,256**
2044	$784,979,233	$7,849,792	$567,694	$113,539	**$454,155**	$2,270,776	$454,155	**$1,816,620**	**$2,270,776**
2045	$846,643,499	$8,466,435	$612,289	$122,458	**$489,831**	$2,449,157	$489,831	**$1,959,326**	**$2,449,157**
2046	$911,301,141	$9,113,011	$659,049	$131,810	**$527,240**	$2,636,198	$527,240	**$2,108,958**	**$2,636,198**
2047	$979,076,261	$9,790,763	$708,064	$141,613	**$566,451**	$2,832,256	$566,451	**$2,265,805**	**$2,832,256**
2048	$1,043,172,849	$10,431,728	$754,418	$150,884	**$603,535**	$3,017,674	$603,535	**$2,414,139**	**$3,017,674**
2049	$1,103,067,131	$11,030,671	$797,734	$159,547	**$638,187**	$3,190,935	$638,187	**$2,552,748**	**$3,190,935**
2050	$1,165,616,213	$11,656,162	$842,969	$168,594	**$674,375**	$3,371,876	$674,375	**$2,697,501**	**$3,371,876**
2051	$1,230,925,481	$12,309,255	$890,200	$178,040	**$712,160**	$3,560,802	$712,160	**$2,848,641**	**$3,560,802**
2052	$1,299,104,249	$12,991,042	$939,507	$187,901	**$751,606**	$3,758,028	$751,606	**$3,006,423**	**$3,758,028**
2053	$1,370,265,911	$13,702,659	$990,971	$198,194	**$792,777**	$3,963,884	$792,777	**$3,171,107**	**$3,963,884**
2054	$1,444,528,079	$14,445,281	$1,044,677	$208,935	**$835,742**	$4,178,708	$835,742	**$3,342,966**	**$4,178,708**
2055	$1,522,012,738	$15,220,127	$1,100,714	$220,143	**$880,571**	$4,402,854	$880,571	**$3,522,284**	**$4,402,854**
2056	$1,602,846,401	$16,028,464	$1,159,172	$231,834	**$927,338**	$4,636,689	$927,338	**$3,709,351**	**$4,636,689**
2057	$1,690,855,577	$16,908,556	$1,222,820	$244,564	**$978,256**	$4,891,280	$978,256	**$3,913,024**	**$4,891,280**
2058	$1,760,238,911	$17,602,389	$1,272,998	$254,600	**$1,018,398**	$5,091,991	$1,018,398	**$4,073,593**	**$5,091,991**
2059	$1,832,263,475	$18,322,635	$1,325,086	$265,017	**$1,060,069**	$5,300,343	$1,060,069	**$4,240,274**	**$5,300,343**
2060	$1,907,025,298	$19,070,253	$1,379,153	$275,831	**$1,103,323**	$5,516,613	$1,103,323	**$4,413,290**	**$5,516,613**
2061	$1,984,623,793	$19,846,238	$1,435,272	$287,054	**$1,148,218**	$5,741,088	$1,148,218	**$4,592,871**	**$5,741,088**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] Refer to Table C-3 for details.

APPENDICES:

Appendix A: City of Lathrop EIFD Revenue-Estimating Tables

Appendix B: City of Manteca EIFD Revenue-Estimating Tables

Appendix C: City of Stockton EIFD Revenue-Estimating Tables

Appendix D: Supporting Tables for EIFD Revenue Analysis

APPENDIX A:

City of Lathrop EIFD
Revenue-Estimating Tables

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Table A-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	$0	$0	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	$0	$0	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	$58,543	$977,880	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	$110,211	$1,840,923	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	$152,452	$2,546,485	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$272,669,104	$5,156,720,361	$1,772,522,252	$17,725,223	$1,987,040	$198,704	$3,331,924	$1,528,238	**$1,726,942**
2026	$5,156,720,361	$154,701,611	$275,222,206	$5,586,644,177	$2,202,446,068	$22,024,461	$2,466,203	$246,620	$4,145,930	$1,901,595	**$2,148,215**
2027	$5,586,644,177	$167,599,325	$297,434,251	$6,051,677,753	$2,667,479,644	$26,674,796	$2,984,580	$298,458	$5,026,241	$2,305,363	**$2,603,821**
2028	$6,051,677,753	$181,550,333	$263,852,471	$6,497,080,556	$3,112,882,447	$31,128,824	$3,480,688	$348,069	$5,870,199	$2,692,457	**$3,040,526**
2029	$6,497,080,556	$194,912,417	$242,320,584	$6,934,313,557	$3,550,115,448	$35,501,154	$3,967,388	$396,739	$6,699,322	$3,072,747	**$3,469,486**
2030	$6,934,313,557	$208,029,407	$296,951,158	$7,439,294,122	$4,055,096,013	$40,550,960	$4,529,921	$905,984	$7,656,033	$1,531,207	**$2,437,191**
2031	$7,439,294,122	$223,178,824	$126,845,932	$7,789,318,877	$4,405,120,769	$44,051,208	$4,918,192	$983,638	$8,322,623	$1,664,525	**$2,648,163**
2032	$7,789,318,877	$233,679,566	$130,651,310	$8,153,649,753	$4,769,451,645	$47,694,516	$5,322,262	$1,064,452	$9,016,605	$1,803,321	**$2,867,773**
2033	$8,153,649,753	$244,609,493	$126,053,354	$8,524,312,599	$5,140,114,491	$51,401,145	$5,733,165	$1,146,633	$9,723,046	$1,944,609	**$3,091,242**
2034	$8,524,312,599	$255,729,378	$126,658,516	$8,906,700,493	$5,522,502,384	$55,225,024	$6,156,945	$1,231,389	$10,452,087	$2,090,417	**$3,321,806**
2035	$8,906,700,493	$267,201,015	$106,678,625	$9,280,580,133	$5,896,382,024	$58,963,820	$6,575,457	$1,315,091	$11,156,184	$2,231,237	**$3,546,328**
2036	$9,280,580,133	$278,417,404	$109,878,984	$9,668,876,521	$6,284,678,412	$62,846,784	$7,010,117	$1,402,023	$11,887,408	$2,377,482	**$3,779,505**
2037	$9,668,876,521	$290,066,296	$55,738,567	$10,014,681,384	$6,630,483,275	$66,304,833	$7,397,021	$1,479,404	$12,539,015	$2,507,803	**$3,987,207**
2038	$10,014,681,384	$300,440,442	$57,410,725	$10,372,532,550	$6,988,334,441	$69,883,344	$7,797,410	$1,559,482	$13,213,307	$2,642,661	**$4,202,143**
2039	$10,372,532,550	$311,175,976	$59,133,046	$10,742,841,573	$7,358,643,464	$73,586,435	$8,211,744	$1,642,349	$13,911,059	$2,782,212	**$4,424,561**
2040	$10,742,841,573	$322,285,247	$160,247,219	$11,225,374,039	$7,841,175,930	$78,411,759	$8,752,055	$1,750,411	$14,819,405	$2,963,881	**$4,714,292**
2041	$11,225,374,039	$336,761,221	$169,759,786	$11,731,895,046	$8,347,696,937	$83,476,969	$9,319,257	$1,863,851	$15,772,845	$3,154,569	**$5,018,420**
2042	$11,731,895,046	$351,956,851	$174,852,579	$12,258,704,477	$8,874,506,368	$88,745,064	$9,909,194	$1,981,839	$16,764,441	$3,352,888	**$5,334,727**
2043	$12,258,704,477	$367,761,134	$180,098,157	$12,806,563,768	$9,422,365,660	$94,223,657	$10,522,719	$2,104,544	$17,795,624	$3,559,125	**$5,663,669**
2044	$12,806,563,768	$384,196,913	$185,501,102	$13,376,261,783	$9,992,063,674	$99,920,637	$11,160,718	$2,232,144	$18,867,877	$3,773,575	**$6,005,719**
2045	$13,376,261,783	$401,287,853	$191,066,135	$13,968,615,771	$10,584,417,662	$105,844,177	$11,824,106	$2,364,821	$19,982,736	$3,996,547	**$6,361,368**
2046	$13,968,615,771	$419,058,473	$196,798,119	$14,584,472,363	$11,200,274,254	$112,002,743	$12,513,832	$2,502,766	$21,141,793	$4,228,359	**$6,731,125**
2047	$14,584,472,363	$437,534,171	$202,702,062	$15,224,708,596	$11,840,510,487	$118,405,105	$13,230,880	$2,646,176	$22,346,695	$4,469,339	**$7,115,515**
2048	$15,224,708,596	$456,741,258	$208,783,124	$15,890,232,978	$12,506,034,869	$125,060,349	$13,976,268	$2,795,254	$23,599,151	$4,719,830	**$7,515,084**
2049	$15,890,232,978	$476,706,989	$215,046,618	$16,581,986,585	$13,197,788,476	$131,977,885	$14,751,051	$2,950,210	$24,900,929	$4,980,186	**$7,930,396**
2050	$16,581,986,585	$497,459,598	$221,498,016	$17,300,944,199	$13,916,746,090	$139,167,461	$15,556,322	$3,111,264	$26,253,861	$5,250,772	**$8,362,037**
2051	$17,300,944,199	$519,028,326	$221,819,629	$18,041,792,154	$14,657,594,045	$146,575,940	$16,386,113	$3,277,223	$27,647,985	$5,529,597	**$8,806,820**
2052	$18,041,792,154	$541,253,765	$228,474,217	$18,811,520,136	$15,427,322,027	$154,273,220	$17,248,270	$3,449,654	$29,096,414	$5,819,283	**$9,268,937**
2053	$18,811,520,136	$564,345,604	$235,328,444	$19,611,194,184	$16,226,996,075	$162,269,961	$18,143,989	$3,628,798	$30,601,154	$6,120,231	**$9,749,028**
2054	$19,611,194,184	$588,335,826	$242,388,297	$20,441,918,307	$17,057,720,198	$170,577,202	$19,074,507	$3,814,901	$32,164,277	$6,432,855	**$10,247,757**
2055	$20,441,918,307	$613,257,549	$249,659,946	$21,304,835,802	$17,920,637,693	$179,206,377	$20,041,106	$4,008,221	$33,787,934	$6,757,587	**$10,765,808**
2056	$21,304,835,802	$639,145,074	$257,149,745	$22,201,130,621	$18,816,932,512	$188,169,325	$21,045,114	$4,209,023	$35,474,350	$7,094,870	**$11,303,893**
2057	$22,201,130,621	$666,033,919	$264,864,237	$23,132,028,777	$19,747,830,668	$197,478,307	$22,087,906	$4,417,581	$37,225,828	$7,445,166	**$11,862,747**
2058	$23,132,028,777	$693,960,863	$272,810,164	$24,098,799,804	$20,714,601,695	$207,146,017	$23,170,904	$4,634,181	$39,044,755	$7,808,951	**$12,443,132**
2059	$24,098,799,804	$722,963,994	$280,994,469	$25,102,758,267	$21,718,560,158	$217,185,602	$24,295,582	$4,859,116	$40,933,601	$8,186,720	**$13,045,837**
2060	$25,102,758,267	$753,082,748	$0	$25,855,841,015	$22,471,642,906	$224,716,429	$25,138,458	$5,027,692	$42,352,044	$8,470,409	**$13,498,100**
2061	$25,855,841,015	$775,675,230	$0	$26,631,516,246	$23,247,318,137	$232,473,181	$26,006,620	$5,201,324	$43,813,040	$8,762,608	**$13,963,932**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

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Table A-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real $

Lathrop
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*11.23%*	*h*	*i=g*h*	*j=f*18.76%*	*k*	*l=j*k*	*m=i+l*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	10%	$58,543	$977,880	46%	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	10%	$110,211	$1,840,923	46%	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	10%	$152,452	$2,546,485	46%	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$264,712,716	$5,148,763,973	$1,764,565,864	$17,645,659	$1,981,519	10%	$198,152	$3,309,843	46%	$1,518,110	**$1,716,262**
2026	$5,148,763,973	$154,462,919	$267,027,126	$5,570,254,018	$2,186,055,910	$21,860,559	$2,454,832	10%	$245,483	$4,100,443	46%	$1,880,731	**$2,126,214**
2027	$5,570,254,018	$167,107,621	$288,993,319	$6,026,354,958	$2,642,156,849	$26,421,568	$2,967,010	10%	$296,701	$4,955,964	46%	$2,273,129	**$2,569,830**
2028	$6,026,354,958	$180,790,649	$255,158,311	$6,462,303,917	$3,078,105,808	$30,781,058	$3,456,559	10%	$345,656	$5,773,685	46%	$2,648,189	**$2,993,845**
2029	$6,462,303,917	$193,869,118	$233,365,599	$6,889,538,634	$3,505,340,525	$35,053,405	$3,936,323	10%	$393,632	$6,575,060	46%	$3,015,752	**$3,409,385**
2030	$6,889,538,634	$206,686,159	$287,727,524	$7,383,952,317	$3,999,754,208	$39,997,542	$4,491,524	20%	$898,305	$7,502,445	20%	$1,500,489	**$2,398,794**
2031	$7,383,952,317	$221,518,570	$117,345,589	$7,722,816,475	$4,338,618,367	$43,386,184	$4,872,052	20%	$974,410	$8,138,061	20%	$1,627,612	**$2,602,023**
2032	$7,722,816,475	$231,684,494	$120,865,956	$8,075,366,926	$4,691,168,817	$46,911,688	$5,267,949	20%	$1,053,590	$8,799,349	20%	$1,759,870	**$2,813,460**
2033	$8,075,366,926	$242,261,008	$115,974,440	$8,433,602,373	$5,049,404,265	$50,494,043	$5,670,229	20%	$1,134,046	$9,471,301	20%	$1,894,260	**$3,028,306**
2034	$8,433,602,373	$253,008,071	$116,277,234	$8,802,887,679	$5,418,689,570	$54,186,896	$6,084,918	20%	$1,216,984	$10,163,979	20%	$2,032,796	**$3,249,779**
2035	$8,802,887,679	$264,086,630	$106,678,625	$9,173,652,934	$5,789,454,826	$57,894,548	$6,501,269	20%	$1,300,254	$10,859,434	20%	$2,171,887	**$3,472,140**
2036	$9,173,652,934	$275,209,588	$109,878,984	$9,558,741,506	$6,174,543,397	$61,745,434	$6,933,704	20%	$1,386,741	$11,581,754	20%	$2,316,351	**$3,703,092**
2037	$9,558,741,506	$286,762,245	$55,738,567	$9,901,242,319	$6,517,044,210	$65,170,442	$7,318,315	20%	$1,463,663	$12,224,192	20%	$2,444,838	**$3,908,502**
2038	$9,901,242,319	$297,037,270	$57,410,725	$10,255,690,313	$6,871,492,204	$68,714,922	$7,716,343	20%	$1,543,269	$12,889,040	20%	$2,577,808	**$4,121,077**
2039	$10,255,690,313	$307,670,709	$59,133,046	$10,622,494,068	$7,238,295,960	$72,382,960	$8,128,245	20%	$1,625,649	$13,577,063	20%	$2,715,413	**$4,341,062**
2040	$10,622,494,068	$318,674,822	$160,247,219	$11,101,416,110	$7,717,218,001	$77,172,180	$8,666,051	20%	$1,733,210	$14,475,390	20%	$2,895,078	**$4,628,288**
2041	$11,101,416,110	$333,042,483	$169,759,786	$11,604,218,379	$8,220,020,270	$82,200,203	$9,230,673	20%	$1,846,135	$15,418,510	20%	$3,083,702	**$4,929,836**
2042	$11,604,218,379	$348,126,551	$174,852,579	$12,127,197,510	$8,742,999,401	$87,429,994	$9,817,952	20%	$1,963,590	$16,399,475	20%	$3,279,895	**$5,243,485**
2043	$12,127,197,510	$363,815,925	$180,098,157	$12,671,111,592	$9,286,913,483	$92,869,135	$10,428,740	20%	$2,085,748	$17,419,709	20%	$3,483,942	**$5,569,690**
2044	$12,671,111,592	$380,133,348	$185,501,102	$13,236,746,041	$9,852,547,933	$98,525,479	$11,063,920	20%	$2,212,784	$18,480,685	20%	$3,696,137	**$5,908,921**
2045	$13,236,746,041	$397,102,381	$191,066,135	$13,824,914,557	$10,440,716,449	$104,407,164	$11,724,404	20%	$2,344,881	$19,583,928	20%	$3,916,786	**$6,261,666**
2046	$13,824,914,557	$414,747,437	$196,798,119	$14,436,460,113	$11,052,262,004	$110,522,620	$12,411,139	20%	$2,482,228	$20,731,020	20%	$4,146,204	**$6,628,432**
2047	$14,436,460,113	$433,093,803	$202,702,062	$15,072,255,978	$11,688,057,870	$116,880,579	$13,125,106	20%	$2,625,021	$21,923,599	20%	$4,384,720	**$7,009,741**
2048	$15,072,255,978	$452,167,679	$208,783,124	$15,733,206,782	$12,349,008,673	$123,490,087	$13,867,321	20%	$2,773,464	$23,163,362	20%	$4,632,672	**$7,406,137**
2049	$15,733,206,782	$471,996,203	$215,046,618	$16,420,249,603	$13,036,051,494	$130,360,515	$14,638,835	20%	$2,927,767	$24,452,067	20%	$4,890,413	**$7,818,180**
2050	$16,420,249,603	$492,607,488	$221,498,016	$17,134,355,108	$13,750,156,999	$137,501,570	$15,440,740	20%	$3,088,148	$25,791,533	20%	$5,158,307	**$8,246,455**
2051	$17,134,355,108	$514,030,653	$221,819,629	$17,870,205,389	$14,486,007,281	$144,860,073	$16,267,063	20%	$3,253,413	$27,171,787	20%	$5,434,357	**$8,687,770**
2052	$17,870,205,389	$536,106,162	$228,474,217	$18,634,785,769	$15,250,587,660	$152,505,877	$17,125,649	20%	$3,425,130	$28,605,931	20%	$5,721,186	**$9,146,316**
2053	$18,634,785,769	$559,043,573	$235,328,444	$19,429,157,786	$16,044,959,677	$160,449,597	$18,017,689	20%	$3,603,538	$30,095,955	20%	$6,019,191	**$9,622,729**
2054	$19,429,157,786	$582,874,734	$242,388,297	$20,254,420,817	$16,870,222,708	$168,702,227	$18,944,418	20%	$3,788,884	$31,643,923	20%	$6,328,785	**$10,117,668**
2055	$20,254,420,817	$607,632,624	$249,659,946	$21,111,713,387	$17,727,515,279	$177,275,153	$19,907,115	20%	$3,981,423	$33,251,969	20%	$6,650,394	**$10,631,817**
2056	$21,111,713,387	$633,351,402	$257,149,745	$22,002,214,534	$18,618,016,425	$186,180,164	$20,907,103	20%	$4,181,421	$34,922,306	20%	$6,984,461	**$11,165,882**
2057	$22,002,214,534	$660,066,436	$264,864,237	$22,927,145,207	$19,542,947,098	$195,429,471	$21,945,754	20%	$4,389,151	$36,657,223	20%	$7,331,445	**$11,720,595**
2058	$22,927,145,207	$687,814,356	$272,810,164	$23,887,769,727	$20,503,571,618	$205,035,716	$23,024,488	20%	$4,604,898	$38,459,092	20%	$7,691,818	**$12,296,716**
2059	$23,887,769,727	$716,633,092	$280,994,469	$24,885,397,288	$21,501,199,179	$215,011,992	$24,144,774	20%	$4,828,955	$40,330,368	20%	$8,066,074	**$12,895,028**
2060	$24,885,397,288	$746,561,919	$0	$25,631,959,206	$22,247,761,098	$222,477,611	$24,983,126	20%	$4,996,625	$41,730,714	20%	$8,346,143	**$13,342,768**
2061	$25,631,959,206	$768,958,776	$0	$26,400,917,983	$23,016,719,874	$230,167,199	$25,846,628	20%	$5,169,326	$43,173,070	20%	$8,634,614	**$13,803,940**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value

[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value

[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table A-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f^6.94%*	*h*	*i=g*h*	*j=f^27.75%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2023	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2024	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2025	$0	$0	$7,956,388	$7,956,388	$7,956,388	$79,564	$5,520	10%	$552	$22,081	46%	$10,128	**$10,680**
2026	$7,956,388	$238,692	$8,195,079	$16,390,159	$16,390,159	$163,902	$11,372	10%	$1,137	$45,487	46%	$20,863	**$22,000**
2027	$16,390,159	$491,705	$8,440,932	$25,322,795	$25,322,795	$253,228	$17,569	10%	$1,757	$70,277	46%	$32,234	**$33,991**
2028	$25,322,795	$759,684	$8,694,160	$34,776,639	$34,776,639	$347,766	$24,129	10%	$2,413	$96,514	46%	$44,268	**$46,681**
2029	$34,776,639	$1,043,299	$8,954,985	$44,774,923	$44,774,923	$447,749	$31,066	10%	$3,107	$124,262	46%	$56,995	**$60,101**
2030	$44,774,923	$1,343,248	$9,223,634	$55,341,805	$55,341,805	$553,418	$38,397	20%	$7,679	$153,588	20%	$30,718	**$38,397**
2031	$55,341,805	$1,660,254	$9,500,343	$66,502,402	$66,502,402	$665,024	$46,140	20%	$9,228	$184,561	20%	$36,912	**$46,140**
2032	$66,502,402	$1,995,072	$9,785,353	$78,282,827	$78,282,827	$782,828	$54,314	20%	$10,863	$217,255	20%	$43,451	**$54,314**
2033	$78,282,827	$2,348,485	$10,078,914	$90,710,226	$90,710,226	$907,102	$62,936	20%	$12,587	$251,744	20%	$50,349	**$62,936**
2034	$90,710,226	$2,721,307	$10,381,281	$103,812,814	$103,812,814	$1,038,128	$72,027	20%	$14,405	$288,107	20%	$57,621	**$72,027**
2035	$103,812,814	$3,114,384	$0	$106,927,199	$106,927,199	$1,069,272	$74,188	20%	$14,838	$296,751	20%	$59,350	**$74,188**
2036	$106,927,199	$3,207,816	$0	$110,135,015	$110,135,015	$1,101,350	$76,413	20%	$15,283	$305,653	20%	$61,131	**$76,413**
2037	$110,135,015	$3,304,050	$0	$113,439,065	$113,439,065	$1,134,391	$78,706	20%	$15,741	$314,823	20%	$62,965	**$78,706**
2038	$113,439,065	$3,403,172	$0	$116,842,237	$116,842,237	$1,168,422	$81,067	20%	$16,213	$324,268	20%	$64,854	**$81,067**
2039	$116,842,237	$3,505,267	$0	$120,347,504	$120,347,504	$1,203,475	$83,499	20%	$16,700	$333,996	20%	$66,799	**$83,499**
2040	$120,347,504	$3,610,425	$0	$123,957,929	$123,957,929	$1,239,579	$86,004	20%	$17,201	$344,015	20%	$68,803	**$86,004**
2041	$123,957,929	$3,718,738	$0	$127,676,667	$127,676,667	$1,276,767	$88,584	20%	$17,717	$354,336	20%	$70,867	**$88,584**
2042	$127,676,667	$3,830,300	$0	$131,506,967	$131,506,967	$1,315,070	$91,241	20%	$18,248	$364,966	20%	$72,993	**$91,241**
2043	$131,506,967	$3,945,209	$0	$135,452,176	$135,452,176	$1,354,522	$93,979	20%	$18,796	$375,915	20%	$75,183	**$93,979**
2044	$135,452,176	$4,063,565	$0	$139,515,742	$139,515,742	$1,395,157	$96,798	20%	$19,360	$387,192	20%	$77,438	**$96,798**
2045	$139,515,742	$4,185,472	$0	$143,701,214	$143,701,214	$1,437,012	$99,702	20%	$19,940	$398,808	20%	$79,762	**$99,702**
2046	$143,701,214	$4,311,036	$0	$148,012,250	$148,012,250	$1,480,123	$102,693	20%	$20,539	$410,772	20%	$82,154	**$102,693**
2047	$148,012,250	$4,440,368	$0	$152,452,618	$152,452,618	$1,524,526	$105,774	20%	$21,155	$423,096	20%	$84,619	**$105,774**
2048	$152,452,618	$4,573,579	$0	$157,026,196	$157,026,196	$1,570,262	$108,947	20%	$21,789	$435,788	20%	$87,158	**$108,947**
2049	$157,026,196	$4,710,786	$0	$161,736,982	$161,736,982	$1,617,370	$112,216	20%	$22,443	$448,862	20%	$89,772	**$112,216**
2050	$161,736,982	$4,852,109	$0	$166,589,092	$166,589,092	$1,665,891	$115,582	20%	$23,116	$462,328	20%	$92,466	**$115,582**
2051	$166,589,092	$4,997,673	$0	$171,586,764	$171,586,764	$1,715,868	$119,049	20%	$23,810	$476,198	20%	$95,240	**$119,049**
2052	$171,586,764	$5,147,603	$0	$176,734,367	$176,734,367	$1,767,344	$122,621	20%	$24,524	$490,484	20%	$98,097	**$122,621**
2053	$176,734,367	$5,302,031	$0	$182,036,398	$182,036,398	$1,820,364	$126,300	20%	$25,260	$505,198	20%	$101,040	**$126,300**
2054	$182,036,398	$5,461,092	$0	$187,497,490	$187,497,490	$1,874,975	$130,089	20%	$26,018	$520,354	20%	$104,071	**$130,089**
2055	$187,497,490	$5,624,925	$0	$193,122,415	$193,122,415	$1,931,224	$133,991	20%	$26,798	$535,965	20%	$107,193	**$133,991**
2056	$193,122,415	$5,793,672	$0	$198,916,087	$198,916,087	$1,989,161	$138,011	20%	$27,602	$552,044	20%	$110,409	**$138,011**
2057	$198,916,087	$5,967,483	$0	$204,883,570	$204,883,570	$2,048,836	$142,151	20%	$28,430	$568,605	20%	$113,721	**$142,151**
2058	$204,883,570	$6,146,507	$0	$211,030,077	$211,030,077	$2,110,301	$146,416	20%	$29,283	$585,663	20%	$117,133	**$146,416**
2059	$211,030,077	$6,330,902	$0	$217,360,979	$217,360,979	$2,173,610	$150,808	20%	$30,162	$603,233	20%	$120,647	**$150,808**
2060	$217,360,979	$6,520,829	$0	$223,881,809	$223,881,809	$2,238,818	$155,333	20%	$31,067	$621,330	20%	$124,266	**$155,333**
2061	$223,881,809	$6,716,454	$0	$230,598,263	$230,598,263	$2,305,983	$159,992	20%	$31,998	$639,970	20%	$127,994	**$159,992**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table A-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table A-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Existing City (2020 and Real $)

Lathrop
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$282,187,500	$12,800,000	**$294,987,500**	$32,767,650	$21,845,100	$46,109,007	**$100,721,757**	**$395,709,257**	1.061	**$419,807,951**
2023	$75,600,000	$36,800,000	**$112,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$313,843,514**	1.093	**$342,945,282**
2024	$0	$16,400,000	**$16,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$217,843,514**	1.126	**$245,184,795**
2025	$10,500,000	$16,400,000	**$26,900,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$228,343,514**	1.159	**$264,712,716**
2026	$10,500,000	$16,400,000	**$26,900,000**	$62,707,800	$41,805,200	$92,218,014	**$196,731,014**	**$223,631,014**	1.194	**$267,027,126**
2027	$10,500,000	$16,000,000	**$26,500,000**	$62,707,800	$41,805,200	$103,965,014	**$208,478,014**	**$234,978,014**	1.230	**$288,993,319**
2028	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$86,411,327	**$190,924,327**	**$201,424,327**	1.267	**$255,158,311**
2029	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$63,842,300	**$168,355,300**	**$178,855,300**	1.305	**$233,365,599**
2030	$10,500,000	$5,800,000	**$16,300,000**	$80,372,400	$53,581,600	$63,842,300	**$197,796,300**	**$214,096,300**	1.344	**$287,727,524**
2031	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.384	**$117,345,589**
2032	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.426	**$120,865,956**
2033	$10,500,000	$0	**$10,500,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$78,972,950**	1.469	**$115,974,440**
2034	$8,400,000	$0	**$8,400,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$76,872,950**	1.513	**$116,277,234**
2035	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.558	**$106,678,625**
2036	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.605	**$109,878,984**
2037	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.653	**$55,738,567**
2038	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.702	**$57,410,725**
2039	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.754	**$59,133,046**
2040	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	1.806	**$160,247,219**
2041	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.860	**$169,759,786**
2042	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.916	**$174,852,579**
2043	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.974	**$180,098,157**
2044	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.033	**$185,501,102**
2045	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.094	**$191,066,135**
2046	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.157	**$196,798,119**
2047	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.221	**$202,702,062**
2048	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.288	**$208,783,124**
2049	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.357	**$215,046,618**
2050	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.427	**$221,498,016**
2051	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.500	**$221,819,629**
2052	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.575	**$228,474,217**
2053	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.652	**$235,328,444**
2054	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.732	**$242,388,297**
2055	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.814	**$249,659,946**
2056	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.898	**$257,149,745**
2057	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.985	**$264,864,237**
2058	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.075	**$272,810,164**
2059	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.167	**$280,994,469**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table A-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table A-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2020 and Real $)

Lathrop Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.093	**$0**
2024	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.126	**$0**
2025	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.159	**$7,956,388**
2026	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.194	**$8,195,079**
2027	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.230	**$8,440,932**
2028	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.267	**$8,694,160**
2029	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.305	**$8,954,985**
2030	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.344	**$9,223,634**
2031	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.384	**$9,500,343**
2032	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.426	**$9,785,353**
2033	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.469	**$10,078,914**
2034	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.513	**$10,381,281**
2035	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.558	**$0**
2036	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.605	**$0**
2037	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.653	**$0**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table A-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Existing City

	Existing City						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**
2022	538	64	**602**	131,071	87,380	461,090	**679,541**
2023	144	184	**328**	262,141	174,761	922,180	**1,359,082**
2024	-	82	**82**	262,141	174,761	922,180	**1,359,082**
2025	20	82	**102**	262,141	174,761	922,180	**1,359,082**
2026	20	82	**102**	250,831	167,221	922,180	**1,340,232**
2027	20	80	**100**	250,831	167,221	1,039,650	**1,457,702**
2028	20	-	**20**	250,831	167,221	864,113	**1,282,165**
2029	20	-	**20**	250,831	167,221	638,423	**1,056,475**
2030	20	29	**49**	321,490	214,326	638,423	**1,174,239**
2031	20	29	**49**	80,935	53,956	347,502	**482,393**
2032	20	29	**49**	80,935	53,956	347,502	**482,393**
2033	20	-	**20**	80,935	53,956	347,502	**482,393**
2034	16	-	**16**	80,935	53,956	347,502	**482,393**
2035	-	-	**-**	80,935	53,956	347,502	**482,393**
2036	-	-	**-**	80,935	53,956	347,502	**482,393**
2037	-	-	**-**	80,935	53,956	-	**134,891**
2038	-	-	**-**	80,935	53,956	-	**134,891**
2039	-	-	**-**	80,935	53,956	-	**134,891**
2040	169	-	**169**	-	-	-	**-**
2041	169	-	**169**	6,070	4,047	-	**10,117**
2042	169	-	**169**	6,070	4,047	-	**10,117**
2043	169	-	**169**	6,070	4,047	-	**10,117**
2044	169	-	**169**	6,070	4,047	-	**10,117**
2045	169	-	**169**	6,070	4,047	-	**10,117**
2046	169	-	**169**	6,070	4,047	-	**10,117**
2047	169	-	**169**	6,070	4,047	-	**10,117**
2048	169	-	**169**	6,070	4,047	-	**10,117**
2049	169	-	**169**	6,070	4,047	-	**10,117**
2050	169	-	**169**	6,070	4,047	-	**10,117**
2051	169	-	**169**	-	-	-	**-**
2052	169	-	**169**	-	-	-	**-**
2053	169	-	**169**	-	-	-	**-**
2054	169	-	**169**	-	-	-	**-**
2055	169	-	**169**	-	-	-	**-**
2056	169	-	**169**	-	-	-	**-**
2057	169	-	**169**	-	-	-	**-**
2058	169	-	**169**	-	-	-	**-**
2059	169	-	**169**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**
Total	**4,258**	**661**	**4,919**	**3,031,422**	**2,020,948**	**9,415,432**	**14,467,802**

Source: San Joaquin County; City of Lathrop; LWA; EPS.

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Annexation Areas

Fiscal Year Ending	Annexation Area: Dwelling Units: Single Family Residential	Dwelling Units: Multifamily Residential	Dwelling Units: TOTAL	Building Square Feet: Retail	Building Square Feet: Office	Building Square Feet: Industrial	Building Square Feet: Total
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	27,453	-	-	**27,453**
2026	-	-	-	27,453	-	-	**27,453**
2027	-	-	-	27,453	-	-	**27,453**
2028	-	-	-	27,453	-	-	**27,453**
2029	-	-	-	27,453	-	-	**27,453**
2030	-	-	-	27,453	-	-	**27,453**
2031	-	-	-	27,453	-	-	**27,453**
2032	-	-	-	27,453	-	-	**27,453**
2033	-	-	-	27,453	-	-	**27,453**
2034	-	-	-	27,453	-	-	**27,453**
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**274,530**	**-**	**-**	**274,530**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

APPENDIX B:

City of Manteca EIFD
Revenue-Estimating Tables

Table B-1	Projected Tax Increment to EIFD—Manteca	D-21
Table B-2	Projected Tax Increment to EIFD—Manteca Existing City Boundaries	D-22
Table B-3	Projected Tax Increment to EIFD—Manteca Annexation Area	D-23
Table B-4	Assessed Value of New Development—Manteca Existing City	D-24
Table B-5	Assessed Value of New Development—Manteca Annexation Areas	D-25
Table B-6	Incremental Development Projections—Manteca	D-26

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Table B-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca (Real $)

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$209,965,274	$2,099,653	$391,544	$19,577	$543,435	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$459,406,107	$1,822,285,170	$709,066,887	$7,090,669	$1,070,324	$53,516	$1,564,044	$717,373	**$770,889**
2024	$1,822,285,170	$54,668,555	$353,564,711	$2,230,518,436	$1,117,300,154	$11,173,002	$1,617,104	$80,855	$2,406,158	$1,103,621	**$1,184,477**
2025	$2,230,518,436	$66,915,553	$467,334,061	$2,764,768,051	$1,651,549,768	$16,515,498	$2,341,868	$117,093	$3,500,222	$1,605,431	**$1,722,524**
2026	$2,764,768,051	$82,943,042	$342,844,017	$3,190,555,109	$2,077,336,827	$20,773,368	$2,909,286	$145,464	$4,381,046	$2,009,434	**$2,154,898**
2027	$3,190,555,109	$95,716,653	$289,958,096	$3,576,229,859	$2,463,011,576	$24,630,116	$3,416,977	$170,849	$5,184,345	$2,377,880	**$2,548,729**
2028	$3,576,229,859	$107,286,896	$279,617,285	$3,963,134,039	$2,849,915,757	$28,499,158	$3,923,940	$196,197	$5,992,246	$2,748,436	**$2,944,633**
2029	$3,963,134,039	$118,894,021	$298,613,609	$4,380,641,670	$3,267,423,387	$32,674,234	$4,472,061	$223,603	$6,863,129	$3,147,880	**$3,371,483**
2030	$4,380,641,670	$131,419,250	$303,002,702	$4,815,063,622	$3,701,845,339	$37,018,453	$5,041,656	$1,008,331	$7,769,932	$1,553,986	**$2,562,318**
2031	$4,815,063,622	$144,451,909	$312,092,783	$5,271,608,313	$4,158,390,031	$41,583,900	$5,640,051	$1,128,010	$8,723,092	$1,744,618	**$2,872,629**
2032	$5,271,608,313	$158,148,249	$318,675,333	$5,748,431,895	$4,635,213,613	$46,352,136	$6,262,847	$1,252,569	$9,720,485	$1,944,097	**$3,196,666**
2033	$5,748,431,895	$172,452,957	$348,557,750	$6,269,442,602	$5,156,224,319	$51,562,243	$6,930,054	$1,386,011	$10,821,876	$2,164,375	**$3,550,386**
2034	$6,269,442,602	$188,083,278	$358,258,187	$6,815,784,067	$5,702,565,785	$57,025,658	$7,629,227	$1,525,845	$11,977,227	$2,395,445	**$3,921,291**
2035	$6,815,784,067	$204,473,522	$282,641,879	$7,302,899,468	$6,189,681,185	$61,896,812	$8,239,289	$1,647,858	$13,018,914	$2,603,783	**$4,251,641**
2036	$7,302,899,468	$219,086,984	$241,768,389	$7,763,754,840	$6,650,536,558	$66,505,366	$8,807,180	$1,761,436	$14,012,520	$2,802,504	**$4,563,940**
2037	$7,763,754,840	$232,912,645	$185,851,807	$8,182,519,293	$7,069,301,010	$70,693,010	$9,310,066	$1,862,013	$14,926,803	$2,985,361	**$4,847,374**
2038	$8,182,519,293	$245,475,579	$89,377,736	$8,517,372,607	$7,404,154,325	$74,041,543	$9,762,155	$1,952,431	$15,614,423	$3,122,885	**$5,075,316**
2039	$8,517,372,607	$255,521,178	$92,059,068	$8,864,952,853	$7,751,734,571	$77,517,346	$10,231,640	$2,046,328	$16,327,992	$3,265,598	**$5,311,926**
2040	$8,864,952,853	$265,948,586	$83,984,172	$9,214,885,611	$8,101,667,329	$81,016,673	$10,703,666	$2,140,733	$17,046,945	$3,409,389	**$5,550,122**
2041	$9,214,885,611	$276,446,568	$23,253,682	$9,514,585,862	$8,401,367,579	$84,013,676	$11,103,026	$2,220,605	$17,666,960	$3,533,392	**$5,753,997**
2042	$9,514,585,862	$285,437,576	$23,951,293	$9,823,974,730	$8,710,756,448	$87,107,564	$11,515,365	$2,303,073	$18,306,959	$3,661,392	**$5,964,465**
2043	$9,823,974,730	$294,719,242	$24,669,831	$10,143,363,804	$9,030,145,521	$90,301,455	$11,941,102	$2,388,220	$18,967,584	$3,793,517	**$6,181,737**
2044	$10,143,363,804	$304,300,914	$25,409,926	$10,473,074,644	$9,359,856,362	$93,598,564	$12,380,668	$2,476,134	$19,649,497	$3,929,899	**$6,406,033**
2045	$10,473,074,644	$314,192,239	$26,172,224	$10,813,439,108	$9,700,220,825	$97,002,208	$12,834,512	$2,566,902	$20,353,380	$4,070,676	**$6,637,578**
2046	$10,813,439,108	$324,403,173	$26,957,391	$11,164,799,672	$10,051,581,389	$100,515,814	$13,303,093	$2,660,619	$21,079,937	$4,215,987	**$6,876,606**
2047	$11,164,799,672	$334,943,990	$27,766,113	$11,527,509,774	$10,414,291,492	$104,142,915	$13,786,888	$2,757,378	$21,829,895	$4,365,979	**$7,123,357**
2048	$11,527,509,774	$345,825,293	$28,599,096	$11,901,934,164	$10,788,715,881	$107,887,159	$14,286,388	$2,857,278	$22,604,005	$4,520,801	**$7,378,079**
2049	$11,901,934,164	$357,058,025	$29,457,069	$12,288,449,257	$11,175,230,975	$111,752,310	$14,802,099	$2,960,420	$23,403,041	$4,680,608	**$7,641,028**
2050	$12,288,449,257	$368,653,478	$30,340,781	$12,687,443,516	$11,574,225,233	$115,742,252	$15,334,545	$3,066,909	$24,227,802	$4,845,560	**$7,912,469**
2051	$12,687,443,516	$380,623,305	$31,251,004	$13,099,317,826	$11,986,099,543	$119,860,995	$15,884,266	$3,176,853	$25,079,111	$5,015,822	**$8,192,675**
2052	$13,099,317,826	$392,979,535	$32,188,534	$13,524,485,895	$12,411,267,612	$124,112,676	$16,451,819	$3,290,364	$25,957,820	$5,191,564	**$8,481,928**
2053	$13,524,485,895	$405,734,577	$33,154,190	$13,963,374,662	$12,850,156,380	$128,501,564	$17,037,779	$3,407,556	$26,864,807	$5,372,961	**$8,780,517**
2054	$13,963,374,662	$418,901,240	$34,148,816	$14,416,424,718	$13,303,206,436	$133,032,064	$17,642,740	$3,528,548	$27,800,977	$5,560,195	**$9,088,743**
2055	$14,416,424,718	$432,492,742	$32,049,893	$14,880,967,353	$13,767,749,071	$137,677,491	$18,262,849	$3,652,570	$28,761,067	$5,752,213	**$9,404,783**
2056	$14,880,967,353	$446,429,021	$0	$15,327,396,374	$14,214,178,091	$142,141,781	$18,855,740	$3,771,148	$29,686,363	$5,937,273	**$9,708,420**
2057	$15,327,396,374	$459,821,891	$0	$15,787,218,265	$14,673,999,983	$146,740,000	$19,466,417	$3,893,283	$30,639,418	$6,127,884	**$10,021,167**
2058	$15,787,218,265	$473,616,548	$0	$16,260,834,813	$15,147,616,530	$151,476,165	$20,095,415	$4,019,083	$31,621,065	$6,324,213	**$10,343,296**
2059	$16,260,834,813	$487,825,044	$0	$16,748,659,857	$15,635,441,575	$156,354,416	$20,743,283	$4,148,657	$32,632,161	$6,526,432	**$10,675,089**
2060	$16,748,659,857	$502,459,796	$0	$17,251,119,653	$16,137,901,371	$161,379,014	$21,410,587	$4,282,117	$33,673,591	$6,734,718	**$11,016,836**
2061	$17,251,119,653	$517,533,590	$0	$17,768,653,243	$16,655,434,960	$166,554,350	$22,097,911	$4,419,582	$34,746,263	$6,949,253	**$11,368,835**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table B-2 and Table B-3 for more details.

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Table B-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real $

Manteca
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*14.30%*	*h*	*i=g*h*	*j=f*19.84%*	*k*	*l=j*k*	*m=i+l*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$273,868,557	$2,738,686	$391,544	5%	$19,577	$543,435	46%	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$414,057,936	$1,776,936,999	$727,622,000	$7,276,220	$1,040,266	5%	$52,013	$1,443,813	46%	$662,227	**$714,241**
2024	$1,776,936,999	$53,308,110	$306,856,096	$2,137,101,205	$1,087,786,206	$10,877,862	$1,555,186	5%	$77,759	$2,158,484	46%	$990,022	**$1,067,781**
2025	$2,137,101,205	$64,113,036	$419,224,187	$2,620,438,428	$1,571,123,429	$15,711,234	$2,246,203	5%	$112,310	$3,117,565	46%	$1,429,919	**$1,542,229**
2026	$2,620,438,428	$78,613,153	$293,290,847	$2,992,342,428	$1,943,027,429	$19,430,274	$2,777,907	5%	$138,895	$3,855,530	46%	$1,768,398	**$1,907,294**
2027	$2,992,342,428	$89,770,273	$238,918,331	$3,321,031,032	$2,271,716,033	$22,717,160	$3,247,826	5%	$162,391	$4,507,744	46%	$2,067,546	**$2,229,938**
2028	$3,321,031,032	$99,630,931	$227,046,326	$3,647,708,289	$2,598,393,290	$25,983,933	$3,714,870	5%	$185,744	$5,155,967	46%	$2,364,863	**$2,550,607**
2029	$3,647,708,289	$109,431,249	$244,465,522	$4,001,605,060	$2,952,290,061	$29,522,901	$4,220,829	5%	$211,041	$5,858,200	46%	$2,686,954	**$2,897,995**
2030	$4,001,605,060	$120,048,152	$247,230,172	$4,368,883,384	$3,319,568,385	$33,195,684	$4,745,920	20%	$949,184	$6,586,987	20%	$1,317,397	**$2,266,581**
2031	$4,368,883,384	$131,066,502	$254,647,077	$4,754,596,962	$3,705,281,963	$37,052,820	$5,297,366	20%	$1,059,473	$7,352,355	20%	$1,470,471	**$2,529,944**
2032	$4,754,596,962	$142,637,909	$257,367,615	$5,154,602,486	$4,105,287,487	$41,052,875	$5,869,246	20%	$1,173,849	$8,146,082	20%	$1,629,216	**$2,803,066**
2033	$5,154,602,486	$154,638,075	$265,088,643	$5,574,329,203	$4,525,014,204	$45,250,142	$6,469,321	20%	$1,293,864	$8,978,942	20%	$1,795,788	**$3,089,653**
2034	$5,574,329,203	$167,229,876	$272,285,007	$6,013,844,087	$4,964,529,088	$49,645,291	$7,097,686	20%	$1,419,537	$9,851,067	20%	$1,970,213	**$3,389,751**
2035	$6,013,844,087	$180,415,323	$194,089,503	$6,388,348,913	$5,339,033,914	$53,390,339	$7,633,108	20%	$1,526,622	$10,594,193	20%	$2,118,839	**$3,645,460**
2036	$6,388,348,913	$191,650,467	$150,559,442	$6,730,558,822	$5,681,243,823	$56,812,438	$8,122,359	20%	$1,624,472	$11,273,237	20%	$2,254,647	**$3,879,119**
2037	$6,730,558,822	$201,916,765	$91,906,593	$7,024,382,180	$5,975,067,181	$59,750,672	$8,542,432	20%	$1,708,486	$11,856,268	20%	$2,371,254	**$4,079,740**
2038	$7,024,382,180	$210,731,465	$89,377,736	$7,324,491,381	$6,275,176,382	$62,751,764	$8,971,492	20%	$1,794,298	$12,451,772	20%	$2,490,354	**$4,284,653**
2039	$7,324,491,381	$219,734,741	$92,059,068	$7,636,285,190	$6,586,970,191	$65,869,702	$9,417,258	20%	$1,883,452	$13,070,461	20%	$2,614,092	**$4,497,544**
2040	$7,636,285,190	$229,088,556	$83,984,172	$7,949,357,918	$6,900,042,919	$69,000,429	$9,864,851	20%	$1,972,970	$13,691,688	20%	$2,738,338	**$4,711,308**
2041	$7,949,357,918	$238,480,738	$23,253,682	$8,211,092,338	$7,161,777,339	$71,617,773	$10,239,048	20%	$2,047,810	$14,211,045	20%	$2,842,209	**$4,890,019**
2042	$8,211,092,338	$246,332,770	$23,951,293	$8,481,376,401	$7,432,061,402	$74,320,614	$10,625,467	20%	$2,125,093	$14,747,367	20%	$2,949,473	**$5,074,567**
2043	$8,481,376,401	$254,441,292	$24,669,831	$8,760,487,524	$7,711,172,525	$77,111,725	$11,024,507	20%	$2,204,901	$15,301,205	20%	$3,060,241	**$5,265,142**
2044	$8,760,487,524	$262,814,626	$25,409,926	$9,048,712,076	$7,999,397,077	$79,993,971	$11,436,576	20%	$2,287,315	$15,873,126	20%	$3,174,625	**$5,461,940**
2045	$9,048,712,076	$271,461,362	$26,172,224	$9,346,345,662	$8,297,030,663	$82,970,307	$11,862,096	20%	$2,372,419	$16,463,717	20%	$3,292,743	**$5,665,163**
2046	$9,346,345,662	$280,390,370	$26,957,391	$9,653,693,423	$8,604,378,424	$86,043,784	$12,301,505	20%	$2,460,301	$17,073,584	20%	$3,414,717	**$5,875,018**
2047	$9,653,693,423	$289,610,803	$27,766,113	$9,971,070,338	$8,921,755,339	$89,217,553	$12,755,253	20%	$2,551,051	$17,703,352	20%	$3,540,670	**$6,091,721**
2048	$9,971,070,338	$299,132,110	$28,599,096	$10,298,801,545	$9,249,486,546	$92,494,865	$13,223,803	20%	$2,644,761	$18,353,666	20%	$3,670,733	**$6,315,494**
2049	$10,298,801,545	$308,964,046	$29,457,069	$10,637,222,660	$9,587,907,661	$95,879,077	$13,707,637	20%	$2,741,527	$19,025,192	20%	$3,805,038	**$6,546,566**
2050	$10,637,222,660	$319,116,680	$30,340,781	$10,986,680,120	$9,937,365,121	$99,373,651	$14,207,249	20%	$2,841,450	$19,718,617	20%	$3,943,723	**$6,785,173**
2051	$10,986,680,120	$329,600,404	$31,251,004	$11,347,531,528	$10,298,216,529	$102,982,165	$14,723,151	20%	$2,944,630	$20,434,651	20%	$4,086,930	**$7,031,560**
2052	$11,347,531,528	$340,425,946	$32,188,534	$11,720,146,009	$10,670,831,010	$106,708,310	$15,255,871	20%	$3,051,174	$21,174,026	20%	$4,234,805	**$7,285,979**
2053	$11,720,146,009	$351,604,380	$33,154,190	$12,104,904,579	$11,055,589,580	$110,555,896	$15,805,952	20%	$3,161,190	$21,937,499	20%	$4,387,500	**$7,548,690**
2054	$12,104,904,579	$363,147,137	$34,148,816	$12,502,200,533	$11,452,885,534	$114,528,855	$16,373,958	20%	$3,274,792	$22,725,849	20%	$4,545,170	**$7,819,961**
2055	$12,502,200,533	$375,066,016	$32,049,893	$12,909,316,442	$11,860,001,443	$118,600,014	$16,956,003	20%	$3,391,201	$23,533,686	20%	$4,706,737	**$8,097,938**
2056	$12,909,316,442	$387,279,493	$0	$13,296,595,936	$12,247,280,937	$122,472,809	$17,509,689	20%	$3,501,938	$24,302,161	20%	$4,860,432	**$8,362,370**
2057	$13,296,595,936	$398,897,878	$0	$13,695,493,814	$12,646,178,815	$126,461,788	$18,079,985	20%	$3,615,997	$25,093,690	20%	$5,018,738	**$8,634,735**
2058	$13,695,493,814	$410,864,814	$0	$14,106,358,628	$13,057,043,629	$130,570,436	$18,667,390	20%	$3,733,478	$25,908,965	20%	$5,181,793	**$8,915,271**
2059	$14,106,358,628	$423,190,759	$0	$14,529,549,387	$13,480,234,388	$134,802,344	$19,272,418	20%	$3,854,484	$26,748,698	20%	$5,349,740	**$9,204,223**
2060	$14,529,549,387	$435,886,482	$0	$14,965,435,868	$13,916,120,869	$139,161,209	$19,895,596	20%	$3,979,119	$27,613,623	20%	$5,522,725	**$9,501,844**
2061	$14,965,435,868	$448,963,076	$0	$15,414,398,945	$14,365,083,946	$143,650,839	$20,537,469	20%	$4,107,494	$28,504,496	20%	$5,700,899	**$9,808,393**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value

[2] See Table B-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value

[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table B-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*6.63%*	*h*	*i=g*h*	*j=f*26.51%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2023	$0	$0	$45,348,171	$45,348,171	$45,348,171	$453,482	$30,058	5%	$1,503	$120,230	46%	$55,145	**$56,648**
2024	$45,348,171	$1,360,445	$46,708,616	$93,417,231	$93,417,231	$934,172	$61,919	5%	$3,096	$247,674	46%	$113,600	**$116,696**
2025	$93,417,231	$2,802,517	$48,109,874	$144,329,622	$144,329,622	$1,443,296	$95,664	5%	$4,783	$382,657	46%	$175,511	**$180,295**
2026	$144,329,622	$4,329,889	$49,553,170	$198,212,681	$198,212,681	$1,982,127	$131,379	5%	$6,569	$525,516	46%	$241,036	**$247,605**
2027	$198,212,681	$5,946,380	$51,039,765	$255,198,827	$255,198,827	$2,551,988	$169,150	5%	$8,458	$676,601	46%	$310,334	**$318,791**
2028	$255,198,827	$7,655,965	$52,570,958	$315,425,750	$315,425,750	$3,154,258	$209,070	5%	$10,453	$836,279	46%	$383,572	**$394,026**
2029	$315,425,750	$9,462,773	$54,148,087	$379,036,610	$379,036,610	$3,790,366	$251,232	5%	$12,562	$1,004,929	46%	$460,926	**$473,488**
2030	$379,036,610	$11,371,098	$55,772,530	$446,180,238	$446,180,238	$4,461,802	$295,736	20%	$59,147	$1,182,945	20%	$236,589	**$295,736**
2031	$446,180,238	$13,385,407	$57,445,706	$517,011,351	$517,011,351	$5,170,114	$342,684	20%	$68,537	$1,370,737	20%	$274,147	**$342,684**
2032	$517,011,351	$15,510,341	$61,307,718	$593,829,409	$593,829,409	$5,938,294	$393,601	20%	$78,720	$1,574,403	20%	$314,881	**$393,601**
2033	$593,829,409	$17,814,882	$83,469,107	$695,113,398	$695,113,398	$6,951,134	$460,734	20%	$92,147	$1,842,934	20%	$368,587	**$460,734**
2034	$695,113,398	$20,853,402	$85,973,180	$801,939,980	$801,939,980	$8,019,400	$531,540	20%	$106,308	$2,126,160	20%	$425,232	**$531,540**
2035	$801,939,980	$24,058,199	$88,552,375	$914,550,555	$914,550,555	$9,145,506	$606,180	20%	$121,236	$2,424,721	20%	$484,944	**$606,180**
2036	$914,550,555	$27,436,517	$91,208,946	$1,033,196,018	$1,033,196,018	$10,331,960	$684,821	20%	$136,964	$2,739,283	20%	$547,857	**$684,821**
2037	$1,033,196,018	$30,995,881	$93,945,215	$1,158,137,113	$1,158,137,113	$11,581,371	$767,634	20%	$153,527	$3,070,535	20%	$614,107	**$767,634**
2038	$1,158,137,113	$34,744,113	$0	$1,192,881,227	$1,192,881,227	$11,928,812	$790,663	20%	$158,133	$3,162,651	20%	$632,530	**$790,663**
2039	$1,192,881,227	$35,786,437	$0	$1,228,667,663	$1,228,667,663	$12,286,677	$814,383	20%	$162,877	$3,257,531	20%	$651,506	**$814,383**
2040	$1,228,667,663	$36,860,030	$0	$1,265,527,693	$1,265,527,693	$12,655,277	$838,814	20%	$167,763	$3,355,257	20%	$671,051	**$838,814**
2041	$1,265,527,693	$37,965,831	$0	$1,303,493,524	$1,303,493,524	$13,034,935	$863,979	20%	$172,796	$3,455,915	20%	$691,183	**$863,979**
2042	$1,303,493,524	$39,104,806	$0	$1,342,598,330	$1,342,598,330	$13,425,983	$889,898	20%	$177,980	$3,559,592	20%	$711,918	**$889,898**
2043	$1,342,598,330	$40,277,950	$0	$1,382,876,280	$1,382,876,280	$13,828,763	$916,595	20%	$183,319	$3,666,380	20%	$733,276	**$916,595**
2044	$1,382,876,280	$41,486,288	$0	$1,424,362,568	$1,424,362,568	$14,243,626	$944,093	20%	$188,819	$3,776,371	20%	$755,274	**$944,093**
2045	$1,424,362,568	$42,730,877	$0	$1,467,093,445	$1,467,093,445	$14,670,934	$972,416	20%	$194,483	$3,889,662	20%	$777,932	**$972,416**
2046	$1,467,093,445	$44,012,803	$0	$1,511,106,248	$1,511,106,248	$15,111,062	$1,001,588	20%	$200,318	$4,006,352	20%	$801,270	**$1,001,588**
2047	$1,511,106,248	$45,333,187	$0	$1,556,439,436	$1,556,439,436	$15,564,394	$1,031,636	20%	$206,327	$4,126,543	20%	$825,309	**$1,031,636**
2048	$1,556,439,436	$46,693,183	$0	$1,603,132,619	$1,603,132,619	$16,031,326	$1,062,585	20%	$212,517	$4,250,339	20%	$850,068	**$1,062,585**
2049	$1,603,132,619	$48,093,979	$0	$1,651,226,598	$1,651,226,598	$16,512,266	$1,094,462	20%	$218,892	$4,377,849	20%	$875,570	**$1,094,462**
2050	$1,651,226,598	$49,536,798	$0	$1,700,763,395	$1,700,763,395	$17,007,634	$1,127,296	20%	$225,459	$4,509,185	20%	$901,837	**$1,127,296**
2051	$1,700,763,395	$51,022,902	$0	$1,751,786,297	$1,751,786,297	$17,517,863	$1,161,115	20%	$232,223	$4,644,460	20%	$928,892	**$1,161,115**
2052	$1,751,786,297	$52,553,589	$0	$1,804,339,886	$1,804,339,886	$18,043,399	$1,195,949	20%	$239,190	$4,783,794	20%	$956,759	**$1,195,949**
2053	$1,804,339,886	$54,130,197	$0	$1,858,470,083	$1,858,470,083	$18,584,701	$1,231,827	20%	$246,365	$4,927,308	20%	$985,462	**$1,231,827**
2054	$1,858,470,083	$55,754,102	$0	$1,914,224,185	$1,914,224,185	$19,142,242	$1,268,782	20%	$253,756	$5,075,127	20%	$1,015,025	**$1,268,782**
2055	$1,914,224,185	$57,426,726	$0	$1,971,650,911	$1,971,650,911	$19,716,509	$1,306,845	20%	$261,369	$5,227,381	20%	$1,045,476	**$1,306,845**
2056	$1,971,650,911	$59,149,527	$0	$2,030,800,438	$2,030,800,438	$20,308,004	$1,346,051	20%	$269,210	$5,384,202	20%	$1,076,840	**$1,346,051**
2057	$2,030,800,438	$60,924,013	$0	$2,091,724,451	$2,091,724,451	$20,917,245	$1,386,432	20%	$277,286	$5,545,728	20%	$1,109,146	**$1,386,432**
2058	$2,091,724,451	$62,751,734	$0	$2,154,476,185	$2,154,476,185	$21,544,762	$1,428,025	20%	$285,605	$5,712,100	20%	$1,142,420	**$1,428,025**
2059	$2,154,476,185	$64,634,286	$0	$2,219,110,470	$2,219,110,470	$22,191,105	$1,470,866	20%	$294,173	$5,883,463	20%	$1,176,693	**$1,470,866**
2060	$2,219,110,470	$66,573,314	$0	$2,285,683,785	$2,285,683,785	$22,856,838	$1,514,992	20%	$302,998	$6,059,967	20%	$1,211,993	**$1,514,992**
2061	$2,285,683,785	$68,570,514	$0	$2,354,254,298	$2,354,254,298	$23,542,543	$1,560,442	20%	$312,088	$6,241,766	20%	$1,248,353	**$1,560,442**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table B-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table B-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Existing City (2020 and Real $)

Manteca
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$82,375,000	$5,000,000	**$87,375,000**	$16,529,467	$4,132,367	$58,396,125	**$79,057,958**	**$166,432,958**	1.061	**$176,568,725**
2023	$187,250,000	$26,000,000	**$213,250,000**	$43,058,933	$10,764,733	$111,848,000	**$165,671,667**	**$378,921,667**	1.093	**$414,057,936**
2024	$99,000,000	$26,000,000	**$125,000,000**	$43,058,933	$10,764,733	$93,814,000	**$147,637,667**	**$272,637,667**	1.126	**$306,856,096**
2025	$160,000,000	$36,800,000	**$196,800,000**	$53,058,933	$13,264,733	$98,502,800	**$164,826,467**	**$361,626,467**	1.159	**$419,224,187**
2026	$139,000,000	$21,800,000	**$160,800,000**	$53,058,933	$13,264,733	$18,502,800	**$84,826,467**	**$245,626,467**	1.194	**$293,290,847**
2027	$109,000,000	$10,800,000	**$119,800,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$194,262,467**	1.230	**$238,918,331**
2028	$101,500,000	$10,800,000	**$112,300,000**	$49,794,933	$12,448,733	$4,688,800	**$66,932,467**	**$179,232,467**	1.267	**$227,046,326**
2029	$102,500,000	$10,400,000	**$112,900,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$187,362,467**	1.305	**$244,465,522**
2030	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.344	**$247,230,172**
2031	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.384	**$254,647,077**
2032	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.426	**$257,367,615**
2033	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.469	**$265,088,643**
2034	$109,000,000	$0	**$109,000,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,012,467**	1.513	**$272,285,007**
2035	$58,000,000	$0	**$58,000,000**	$53,262,933	$13,315,733	$0	**$66,578,667**	**$124,578,667**	1.558	**$194,089,503**
2036	$40,000,000	$0	**$40,000,000**	$43,058,933	$10,764,733	$0	**$53,823,667**	**$93,823,667**	1.605	**$150,559,442**
2037	$40,000,000	$0	**$40,000,000**	$12,484,000	$3,121,000	$0	**$15,605,000**	**$55,605,000**	1.653	**$91,906,593**
2038	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.702	**$89,377,736**
2039	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.754	**$92,059,068**
2040	$34,000,000	$0	**$34,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$46,500,000**	1.806	**$83,984,172**
2041	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.860	**$23,253,682**
2042	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.916	**$23,951,293**
2043	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.974	**$24,669,831**
2044	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.033	**$25,409,926**
2045	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.094	**$26,172,224**
2046	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.157	**$26,957,391**
2047	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.221	**$27,766,113**
2048	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$9,112,000	$2,278,000	$0	**$11,390,000**	**$11,390,000**	2.814	**$32,049,893**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table B-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Annexation Areas (2020 and Real $)

Manteca Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.093	**$45,348,171**
2024	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.126	**$46,708,616**
2025	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.159	**$48,109,874**
2026	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.194	**$49,553,170**
2027	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.230	**$51,039,765**
2028	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.267	**$52,570,958**
2029	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.305	**$54,148,087**
2030	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.344	**$55,772,530**
2031	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.384	**$57,445,706**
2032	$43,000,000	$0	**$43,000,000**	$0	$0	$0	**$0**	**$43,000,000**	1.426	**$61,307,718**
2033	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.469	**$83,469,107**
2034	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.513	**$85,973,180**
2035	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.558	**$88,552,375**
2036	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.605	**$91,208,946**
2037	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.653	**$93,945,215**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table B-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Manteca

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	165	25	**190**	66,118	16,529	583,961	**666,609**	-	-	**-**	-	-	-	**-**
2023	375	130	**505**	172,236	43,059	1,118,480	**1,333,775**	83	-	**83**	-	-	-	**-**
2024	198	130	**328**	172,236	43,059	938,140	**1,153,435**	83	-	**83**	-	-	-	**-**
2025	320	184	**504**	212,236	53,059	985,028	**1,250,323**	83	-	**83**	-	-	-	**-**
2026	278	109	**387**	212,236	53,059	185,028	**450,323**	83	-	**83**	-	-	-	**-**
2027	218	54	**272**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2028	203	54	**257**	199,180	49,795	46,888	**295,863**	83	-	**83**	-	-	-	**-**
2029	205	52	**257**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2030	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2031	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2032	219	-	**219**	212,236	53,059	46,888	**312,183**	86	-	**86**	-	-	-	**-**
2033	219	-	**219**	212,236	53,059	46,888	**312,183**	-	-	**-**	76,500	-	377,134	**453,634**
2034	218	-	**218**	212,236	53,059	46,888	**312,183**	-	-	**-**	76,500	-	377,134	**453,634**
2035	116	-	**116**	213,052	53,263	-	**266,315**	-	-	**-**	76,500	-	377,134	**453,634**
2036	80	-	**80**	172,236	43,059	-	**215,295**	-	-	**-**	76,500	-	377,134	**453,634**
2037	80	-	**80**	49,936	12,484	-	**62,420**	-	-	**-**	76,500	-	377,134	**453,634**
2038	80	-	**80**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2039	80	-	**80**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2040	68	-	**68**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2041	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2042	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2043	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2044	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2045	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2046	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2047	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2048	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2049	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2050	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2051	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2052	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2053	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2054	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2055	-	-	**-**	36,448	9,112	-	**45,560**	-	-	**-**	-	-	-	**-**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
Total	**3,559**	**738**	**4,297**	**3,715,722**	**928,931**	**4,185,741**	**8,830,394**	**833**	**-**	**833**	**382,500**	**-**	**1,885,670**	**2,268,170**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

APPENDIX C:

City of Stockton EIFD
Revenue-Estimating Tables

Table C-1	Projected Tax Increment to EIFD—Stockton	D-27
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Table C-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton (Real $)

Stockton
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,478,063,490	$44,341,905	$89,201,135	$1,611,606,530	$133,543,040	$1,335,430	$220,023	$2,200	$277,339	$127,206	**$129,406**
2023	$1,611,606,530	$48,348,196	$96,336,178	$1,756,290,904	$278,227,414	$2,782,274	$448,765	$4,488	$586,324	$268,927	**$273,414**
2024	$1,756,290,904	$52,688,727	$53,133,020	$1,862,112,651	$384,049,161	$3,840,492	$611,784	$6,118	$816,095	$374,315	**$380,432**
2025	$1,862,112,651	$55,863,380	$21,736,389	$1,939,712,419	$461,648,929	$4,616,489	$726,826	$7,268	$988,561	$453,419	**$460,687**
2026	$1,939,712,419	$58,191,373	$58,210,049	$2,056,113,841	$578,050,351	$5,780,504	$905,858	$9,059	$1,241,555	$569,458	**$578,517**
2027	$2,056,113,841	$61,683,415	$67,643,063	$2,185,440,319	$707,376,829	$7,073,768	$1,098,315	$10,983	$1,528,339	$700,996	**$711,980**
2028	$2,185,440,319	$65,563,210	$31,669,252	$2,282,672,781	$804,609,291	$8,046,093	$1,235,773	$12,358	$1,750,344	$802,822	**$815,180**
2029	$2,282,672,781	$68,480,183	$32,619,330	$2,383,772,294	$905,708,804	$9,057,088	$1,378,266	$13,783	$1,981,558	$908,872	**$922,655**
2030	$2,383,772,294	$71,513,169	$33,597,909	$2,488,883,372	$1,010,819,882	$10,108,199	$1,525,975	$305,195	$2,222,335	$444,467	**$749,662**
2031	$2,488,883,372	$74,666,501	$34,605,847	$2,598,155,720	$1,120,092,230	$11,200,922	$1,679,082	$335,816	$2,473,040	$494,608	**$830,425**
2032	$2,598,155,720	$77,944,672	$58,456,196	$2,734,556,588	$1,256,493,098	$12,564,931	$1,875,901	$375,180	$2,780,955	$556,191	**$931,371**
2033	$2,734,556,588	$82,036,698	$118,951,231	$2,935,544,516	$1,457,481,026	$14,574,810	$2,178,959	$435,792	$3,223,156	$644,631	**$1,080,423**
2034	$2,935,544,516	$88,066,335	$115,270,681	$3,138,881,533	$1,660,818,043	$16,608,180	$2,484,175	$496,835	$3,671,747	$734,349	**$1,231,184**
2035	$3,138,881,533	$94,166,446	$118,728,802	$3,351,776,781	$1,873,713,291	$18,737,133	$2,803,519	$560,704	$4,141,617	$828,323	**$1,389,027**
2036	$3,351,776,781	$100,553,303	$122,290,666	$3,574,620,751	$2,096,557,261	$20,965,573	$3,137,566	$627,513	$4,633,640	$926,728	**$1,554,241**
2037	$3,574,620,751	$107,238,623	$125,959,386	$3,807,818,759	$2,329,755,269	$23,297,553	$3,486,909	$697,382	$5,148,722	$1,029,744	**$1,727,126**
2038	$3,807,818,759	$114,234,563	$113,735,297	$4,035,788,618	$2,557,725,129	$25,577,251	$3,825,423	$765,085	$5,654,902	$1,130,980	**$1,896,065**
2039	$4,035,788,618	$121,073,659	$105,574,216	$4,262,436,493	$2,784,373,003	$27,843,730	$4,159,547	$831,909	$6,160,289	$1,232,058	**$2,063,967**
2040	$4,262,436,493	$127,873,095	$120,029,637	$4,510,339,225	$3,032,275,735	$30,322,757	$4,516,216	$903,243	$6,720,830	$1,344,166	**$2,247,409**
2041	$4,510,339,225	$135,310,177	$123,630,526	$4,769,279,928	$3,291,216,438	$32,912,164	$4,888,319	$977,664	$7,306,723	$1,461,345	**$2,439,008**
2042	$4,769,279,928	$143,078,398	$127,339,442	$5,039,697,768	$3,561,634,278	$35,616,343	$5,276,460	$1,055,292	$7,918,986	$1,583,797	**$2,639,089**
2043	$5,039,697,768	$151,190,933	$132,871,712	$5,323,760,413	$3,845,696,923	$38,456,969	$5,682,505	$1,136,501	$8,563,627	$1,712,725	**$2,849,226**
2044	$5,323,760,413	$159,712,812	$50,819,853	$5,534,293,078	$4,056,229,588	$40,562,296	$5,975,877	$1,195,175	$9,048,083	$1,809,617	**$3,004,792**
2045	$5,534,293,078	$166,028,792	$52,344,448	$5,752,666,319	$4,274,602,829	$42,746,028	$6,279,513	$1,255,903	$9,551,163	$1,910,233	**$3,166,135**
2046	$5,752,666,319	$172,579,990	$53,914,782	$5,979,161,090	$4,501,097,600	$45,010,976	$6,593,767	$1,318,753	$10,073,551	$2,014,710	**$3,333,463**
2047	$5,979,161,090	$179,374,833	$48,607,357	$6,207,143,279	$4,729,079,790	$47,290,798	$6,913,993	$1,382,799	$10,595,918	$2,119,184	**$3,501,982**
2048	$6,207,143,279	$186,214,298	$42,898,644	$6,436,256,222	$4,958,192,732	$49,581,927	$7,240,092	$1,448,018	$11,117,094	$2,223,419	**$3,671,437**
2049	$6,436,256,222	$193,087,687	$44,185,603	$6,673,529,512	$5,195,466,022	$51,954,660	$7,577,311	$1,515,462	$11,657,268	$2,331,454	**$3,846,916**
2050	$6,673,529,512	$200,205,885	$45,511,171	$6,919,246,568	$5,441,183,078	$54,411,831	$7,926,025	$1,585,205	$12,217,113	$2,443,423	**$4,028,628**
2051	$6,919,246,568	$207,577,397	$49,157,830	$7,175,981,795	$5,697,918,305	$56,979,183	$8,290,431	$1,658,086	$12,802,013	$2,560,403	**$4,218,489**
2052	$7,175,981,795	$215,279,454	$32,188,534	$7,423,449,783	$5,945,386,294	$59,453,863	$8,636,523	$1,727,305	$13,370,355	$2,674,071	**$4,401,376**
2053	$7,423,449,783	$222,703,494	$33,154,190	$7,679,307,467	$6,201,243,978	$62,012,440	$8,993,696	$1,798,739	$13,958,541	$2,791,708	**$4,590,447**
2054	$7,679,307,467	$230,379,224	$34,148,816	$7,943,835,508	$6,465,772,018	$64,657,720	$9,362,304	$1,872,461	$14,567,249	$2,913,450	**$4,785,911**
2055	$7,943,835,508	$238,315,065	$35,173,281	$8,217,323,854	$6,739,260,364	$67,392,604	$9,742,710	$1,948,542	$15,197,183	$3,039,437	**$4,987,979**
2056	$8,217,323,854	$246,519,716	$39,923,784	$8,503,767,353	$7,025,703,863	$70,257,039	$10,137,965	$2,027,593	$15,859,756	$3,171,951	**$5,199,544**
2057	$8,503,767,353	$255,113,021	$18,657,667	$8,777,538,040	$7,299,474,551	$72,994,746	$10,529,697	$2,105,939	$16,480,689	$3,296,138	**$5,402,077**
2058	$8,777,538,040	$263,326,141	$19,217,397	$9,060,081,578	$7,582,018,089	$75,820,181	$10,933,587	$2,186,717	$17,121,868	$3,424,374	**$5,611,091**
2059	$9,060,081,578	$271,802,447	$19,793,919	$9,351,677,944	$7,873,614,455	$78,736,145	$11,350,010	$2,270,002	$17,783,951	$3,556,790	**$5,826,792**
2060	$9,351,677,944	$280,550,338	$20,387,736	$9,652,616,019	$8,174,552,529	$81,745,525	$11,779,355	$2,355,871	$18,467,614	$3,693,523	**$6,049,394**
2061	$9,652,616,019	$289,578,481	$0	$9,942,194,500	$8,464,131,010	$84,641,310	$12,206,836	$2,441,367	$19,112,810	$3,822,562	**$6,263,929**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table C-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table C-2 and Table C-3 for more details.

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Table C-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real $

Stockton
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*16.71%*	*h*	*i=g*h*	*j=f*20.56%*	*k*	*l=j*k*	*m=i+l*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$1,478,063,490	$44,341,905	$85,885,823	$1,608,291,217	$130,227,727	$1,302,277	$217,626	1%	$2,176	$267,749	46%	$122,807	**$124,983**
2023	$1,608,291,217	$48,248,737	$82,677,091	$1,739,217,044	$261,153,555	$2,611,536	$436,418	1%	$4,364	$536,933	46%	$246,273	**$250,637**
2024	$1,739,217,044	$52,176,511	$39,064,160	$1,830,457,715	$352,394,226	$3,523,942	$588,891	1%	$5,889	$724,524	46%	$332,314	**$338,203**
2025	$1,830,457,715	$54,913,731	$7,245,463	$1,892,616,910	$414,553,420	$4,145,534	$692,766	1%	$6,928	$852,324	46%	$390,932	**$397,859**
2026	$1,892,616,910	$56,778,507	$43,284,396	$1,992,679,813	$514,616,323	$5,146,163	$859,983	1%	$8,600	$1,058,054	46%	$485,293	**$493,893**
2027	$1,992,679,813	$59,780,394	$44,582,928	$2,097,043,135	$618,979,645	$6,189,796	$1,034,386	1%	$10,344	$1,272,625	46%	$583,709	**$594,053**
2028	$2,097,043,135	$62,911,294	$7,917,313	$2,167,871,742	$689,808,252	$6,898,083	$1,152,749	1%	$11,527	$1,418,249	46%	$650,502	**$662,029**
2029	$2,167,871,742	$65,036,152	$8,154,832	$2,241,062,727	$762,999,237	$7,629,992	$1,275,059	1%	$12,751	$1,568,730	46%	$719,522	**$732,273**
2030	$2,241,062,727	$67,231,882	$8,399,477	$2,316,694,086	$838,630,596	$8,386,306	$1,401,448	20%	$280,290	$1,724,229	20%	$344,846	**$625,135**
2031	$2,316,694,086	$69,500,823	$8,651,462	$2,394,846,370	$916,782,880	$9,167,829	$1,532,050	20%	$306,410	$1,884,910	20%	$376,982	**$683,392**
2032	$2,394,846,370	$71,845,391	$31,723,180	$2,498,414,941	$1,020,351,451	$10,203,515	$1,705,125	20%	$341,025	$2,097,848	20%	$419,570	**$760,594**
2033	$2,498,414,941	$74,952,448	$91,416,224	$2,664,783,613	$1,186,720,123	$11,867,201	$1,983,146	20%	$396,629	$2,439,903	20%	$487,981	**$884,610**
2034	$2,664,783,613	$79,943,508	$86,909,624	$2,831,636,745	$1,353,573,255	$13,535,733	$2,261,977	20%	$452,395	$2,782,954	20%	$556,591	**$1,008,986**
2035	$2,831,636,745	$84,949,102	$89,516,913	$3,006,102,761	$1,528,039,271	$15,280,393	$2,553,529	20%	$510,706	$3,141,657	20%	$628,331	**$1,139,037**
2036	$3,006,102,761	$90,183,083	$92,202,420	$3,188,488,264	$1,710,424,774	$17,104,248	$2,858,316	20%	$571,663	$3,516,642	20%	$703,328	**$1,274,992**
2037	$3,188,488,264	$95,654,648	$94,968,493	$3,379,111,404	$1,901,047,914	$19,010,479	$3,176,870	20%	$635,374	$3,908,564	20%	$781,713	**$1,417,087**
2038	$3,379,111,404	$101,373,342	$81,814,677	$3,562,299,423	$2,084,235,933	$20,842,359	$3,482,998	20%	$696,600	$4,285,200	20%	$857,040	**$1,553,640**
2039	$3,562,299,423	$106,868,983	$72,695,977	$3,741,864,383	$2,263,800,893	$22,638,009	$3,783,072	20%	$756,614	$4,654,386	20%	$930,877	**$1,687,492**
2040	$3,741,864,383	$112,255,931	$74,876,857	$3,928,997,171	$2,450,933,681	$24,509,337	$4,095,792	20%	$819,158	$5,039,132	20%	$1,007,826	**$1,826,985**
2041	$3,928,997,171	$117,869,915	$77,123,162	$4,123,990,249	$2,645,926,759	$26,459,268	$4,421,648	20%	$884,330	$5,440,039	20%	$1,088,008	**$1,972,337**
2042	$4,123,990,249	$123,719,707	$79,436,857	$4,327,146,813	$2,849,083,323	$28,490,833	$4,761,146	20%	$952,229	$5,857,730	20%	$1,171,546	**$2,123,775**
2043	$4,327,146,813	$129,814,404	$81,819,963	$4,538,781,180	$3,060,717,690	$30,607,177	$5,114,811	20%	$1,022,962	$6,292,852	20%	$1,258,570	**$2,281,533**
2044	$4,538,781,180	$136,163,435	$12,704,963	$4,687,649,579	$3,209,586,089	$32,095,861	$5,363,587	20%	$1,072,717	$6,598,926	20%	$1,319,785	**$2,392,503**
2045	$4,687,649,579	$140,629,487	$13,086,112	$4,841,365,178	$3,363,301,688	$33,633,017	$5,620,464	20%	$1,124,093	$6,914,966	20%	$1,382,993	**$2,507,086**
2046	$4,841,365,178	$145,240,955	$13,478,695	$5,000,084,829	$3,522,021,339	$35,220,213	$5,885,703	20%	$1,177,141	$7,241,294	20%	$1,448,259	**$2,625,399**
2047	$5,000,084,829	$150,002,545	$13,883,056	$5,163,970,430	$3,685,906,940	$36,859,069	$6,159,574	20%	$1,231,915	$7,578,244	20%	$1,515,649	**$2,747,564**
2048	$5,163,970,430	$154,919,113	$14,299,548	$5,333,189,091	$3,855,125,601	$38,551,256	$6,442,358	20%	$1,288,472	$7,926,158	20%	$1,585,232	**$2,873,703**
2049	$5,333,189,091	$159,995,673	$14,728,534	$5,507,913,298	$4,029,849,808	$40,298,498	$6,734,342	20%	$1,346,868	$8,285,392	20%	$1,657,078	**$3,003,947**
2050	$5,507,913,298	$165,237,399	$15,170,390	$5,688,321,088	$4,210,257,598	$42,102,576	$7,035,824	20%	$1,407,165	$8,656,312	20%	$1,731,262	**$3,138,427**
2051	$5,688,321,088	$170,649,633	$17,906,825	$5,876,877,546	$4,398,814,056	$43,988,141	$7,350,924	20%	$1,470,185	$9,043,985	20%	$1,808,797	**$3,278,982**
2052	$5,876,877,546	$176,306,326	$0	$6,053,183,872	$4,575,120,382	$45,751,204	$7,645,552	20%	$1,529,110	$9,406,471	20%	$1,881,294	**$3,410,405**
2053	$6,053,183,872	$181,595,516	$0	$6,234,779,388	$4,756,715,898	$47,567,159	$7,949,019	20%	$1,589,804	$9,779,833	20%	$1,955,967	**$3,545,770**
2054	$6,234,779,388	$187,043,382	$0	$6,421,822,770	$4,943,759,280	$49,437,593	$8,261,590	20%	$1,652,318	$10,164,395	20%	$2,032,879	**$3,685,197**
2055	$6,421,822,770	$192,654,683	$0	$6,614,477,453	$5,136,413,963	$51,364,140	$8,583,538	20%	$1,716,708	$10,560,494	20%	$2,112,099	**$3,828,806**
2056	$6,614,477,453	$198,434,324	$0	$6,812,911,777	$5,334,848,287	$53,348,483	$8,915,145	20%	$1,783,029	$10,968,476	20%	$2,193,695	**$3,976,724**
2057	$6,812,911,777	$204,387,353	$0	$7,017,299,130	$5,539,235,640	$55,392,356	$9,256,699	20%	$1,851,340	$11,388,697	20%	$2,277,739	**$4,129,079**
2058	$7,017,299,130	$210,518,974	$0	$7,227,818,104	$5,749,754,614	$57,497,546	$9,608,501	20%	$1,921,700	$11,821,525	20%	$2,364,305	**$4,286,005**
2059	$7,227,818,104	$216,834,543	$0	$7,444,652,647	$5,966,589,157	$59,665,892	$9,970,856	20%	$1,994,171	$12,267,338	20%	$2,453,468	**$4,447,639**
2060	$7,444,652,647	$223,339,579	$0	$7,667,992,226	$6,189,928,736	$61,899,287	$10,344,082	20%	$2,068,816	$12,726,526	20%	$2,545,305	**$4,614,122**
2061	$7,667,992,226	$230,039,767	$0	$7,898,031,993	$6,419,968,503	$64,199,685	$10,728,505	20%	$2,145,701	$13,199,489	20%	$2,639,898	**$4,785,599**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table C-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*7.23%*	*h*	*i=g*h*	*j=f*28.93%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$0	$0	$3,315,313	$3,315,313	$3,315,313	$33,153	$2,398	1%	$24	$9,590	46%	$4,399	**$4,423**
2023	$3,315,313	$99,459	$13,659,088	$17,073,859	$17,073,859	$170,739	$12,348	1%	$123	$49,391	46%	$22,654	**$22,777**
2024	$17,073,859	$512,216	$14,068,860	$31,654,935	$31,654,935	$316,549	$22,893	1%	$229	$91,571	46%	$42,000	**$42,229**
2025	$31,654,935	$949,648	$14,490,926	$47,095,509	$47,095,509	$470,955	$34,059	1%	$341	$136,237	46%	$62,487	**$62,828**
2026	$47,095,509	$1,412,865	$14,925,654	$63,434,028	$63,434,028	$634,340	$45,875	1%	$459	$183,501	46%	$84,166	**$84,624**
2027	$63,434,028	$1,903,021	$23,060,135	$88,397,184	$88,397,184	$883,972	$63,928	1%	$639	$255,714	46%	$117,287	**$117,926**
2028	$88,397,184	$2,651,916	$23,751,939	$114,801,039	$114,801,039	$1,148,010	$83,024	1%	$830	$332,095	46%	$152,320	**$153,151**
2029	$114,801,039	$3,444,031	$24,464,497	$142,709,567	$142,709,567	$1,427,096	$103,207	1%	$1,032	$412,828	46%	$189,350	**$190,382**
2030	$142,709,567	$4,281,287	$25,198,432	$172,189,286	$172,189,286	$1,721,893	$124,527	20%	$24,905	$498,106	20%	$99,621	**$124,527**
2031	$172,189,286	$5,165,679	$25,954,385	$203,309,350	$203,309,350	$2,033,093	$147,033	20%	$29,407	$588,130	20%	$117,626	**$147,033**
2032	$203,309,350	$6,099,280	$26,733,017	$236,141,647	$236,141,647	$2,361,416	$170,777	20%	$34,155	$683,107	20%	$136,621	**$170,777**
2033	$236,141,647	$7,084,249	$27,535,007	$270,760,903	$270,760,903	$2,707,609	$195,813	20%	$39,163	$783,253	20%	$156,651	**$195,813**
2034	$270,760,903	$8,122,827	$28,361,057	$307,244,788	$307,244,788	$3,072,448	$222,198	20%	$44,440	$888,793	20%	$177,759	**$222,198**
2035	$307,244,788	$9,217,344	$29,211,889	$345,674,021	$345,674,021	$3,456,740	$249,990	20%	$49,998	$999,960	20%	$199,992	**$249,990**
2036	$345,674,021	$10,370,221	$30,088,246	$386,132,487	$386,132,487	$3,861,325	$279,249	20%	$55,850	$1,116,998	20%	$223,400	**$279,249**
2037	$386,132,487	$11,583,975	$30,990,893	$428,707,355	$428,707,355	$4,287,074	$310,039	20%	$62,008	$1,240,158	20%	$248,032	**$310,039**
2038	$428,707,355	$12,861,221	$31,920,620	$473,489,195	$473,489,195	$4,734,892	$342,426	20%	$68,485	$1,369,702	20%	$273,940	**$342,426**
2039	$473,489,195	$14,204,676	$32,878,238	$520,572,110	$520,572,110	$5,205,721	$376,476	20%	$75,295	$1,505,903	20%	$301,181	**$376,476**
2040	$520,572,110	$15,617,163	$45,152,781	$581,342,054	$581,342,054	$5,813,421	$420,424	20%	$84,085	$1,681,697	20%	$336,339	**$420,424**
2041	$581,342,054	$17,440,262	$46,507,364	$645,289,680	$645,289,680	$6,452,897	$466,671	20%	$93,334	$1,866,684	20%	$373,337	**$466,671**
2042	$645,289,680	$19,358,690	$47,902,585	$712,550,955	$712,550,955	$7,125,510	$515,314	20%	$103,063	$2,061,256	20%	$412,251	**$515,314**
2043	$712,550,955	$21,376,529	$51,051,749	$784,979,233	$784,979,233	$7,849,792	$567,694	20%	$113,539	$2,270,776	20%	$454,155	**$567,694**
2044	$784,979,233	$23,549,377	$38,114,889	$846,643,499	$846,643,499	$8,466,435	$612,289	20%	$122,458	$2,449,157	20%	$489,831	**$612,289**
2045	$846,643,499	$25,399,305	$39,258,336	$911,301,141	$911,301,141	$9,113,011	$659,049	20%	$131,810	$2,636,198	20%	$527,240	**$659,049**
2046	$911,301,141	$27,339,034	$40,436,086	$979,076,261	$979,076,261	$9,790,763	$708,064	20%	$141,613	$2,832,256	20%	$566,451	**$708,064**
2047	$979,076,261	$29,372,288	$34,724,300	$1,043,172,849	$1,043,172,849	$10,431,728	$754,418	20%	$150,884	$3,017,674	20%	$603,535	**$754,418**
2048	$1,043,172,849	$31,295,185	$28,599,096	$1,103,067,131	$1,103,067,131	$11,030,671	$797,734	20%	$159,547	$3,190,935	20%	$638,187	**$797,734**
2049	$1,103,067,131	$33,092,014	$29,457,069	$1,165,616,213	$1,165,616,213	$11,656,162	$842,969	20%	$168,594	$3,371,876	20%	$674,375	**$842,969**
2050	$1,165,616,213	$34,968,486	$30,340,781	$1,230,925,481	$1,230,925,481	$12,309,255	$890,200	20%	$178,040	$3,560,802	20%	$712,160	**$890,200**
2051	$1,230,925,481	$36,927,764	$31,251,004	$1,299,104,249	$1,299,104,249	$12,991,042	$939,507	20%	$187,901	$3,758,028	20%	$751,606	**$939,507**
2052	$1,299,104,249	$38,973,127	$32,188,534	$1,370,265,911	$1,370,265,911	$13,702,659	$990,971	20%	$198,194	$3,963,884	20%	$792,777	**$990,971**
2053	$1,370,265,911	$41,107,977	$33,154,190	$1,444,528,079	$1,444,528,079	$14,445,281	$1,044,677	20%	$208,935	$4,178,708	20%	$835,742	**$1,044,677**
2054	$1,444,528,079	$43,335,842	$34,148,816	$1,522,012,738	$1,522,012,738	$15,220,127	$1,100,714	20%	$220,143	$4,402,854	20%	$880,571	**$1,100,714**
2055	$1,522,012,738	$45,660,382	$35,173,281	$1,602,846,401	$1,602,846,401	$16,028,464	$1,159,172	20%	$231,834	$4,636,689	20%	$927,338	**$1,159,172**
2056	$1,602,846,401	$48,085,392	$39,923,784	$1,690,855,577	$1,690,855,577	$16,908,556	$1,222,820	20%	$244,564	$4,891,280	20%	$978,256	**$1,222,820**
2057	$1,690,855,577	$50,725,667	$18,657,667	$1,760,238,911	$1,760,238,911	$17,602,389	$1,272,998	20%	$254,600	$5,091,991	20%	$1,018,398	**$1,272,998**
2058	$1,760,238,911	$52,807,167	$19,217,397	$1,832,263,475	$1,832,263,475	$18,322,635	$1,325,086	20%	$265,017	$5,300,343	20%	$1,060,069	**$1,325,086**
2059	$1,832,263,475	$54,967,904	$19,793,919	$1,907,025,298	$1,907,025,298	$19,070,253	$1,379,153	20%	$275,831	$5,516,613	20%	$1,103,323	**$1,379,153**
2060	$1,907,025,298	$57,210,759	$20,387,736	$1,984,623,793	$1,984,623,793	$19,846,238	$1,435,272	20%	$287,054	$5,741,088	20%	$1,148,218	**$1,435,272**
2061	$1,984,623,793	$59,538,714	$0	$2,044,162,506	$2,044,162,506	$20,441,625	$1,478,330	20%	$295,666	$5,913,321	20%	$1,182,664	**$1,478,330**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.

[2] See Table C-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.

[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table C-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Existing City (2020 and Real $)

Stockton
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$17,000,000	$15,000,000	**$32,000,000**	$34,268,938	$14,686,688	$0	**$48,955,625**	**$80,955,625**	1.061	**$85,885,823**
2023	$34,000,000	$0	**$34,000,000**	$29,162,875	$12,498,375	$0	**$41,661,250**	**$75,661,250**	1.093	**$82,677,091**
2024	$28,458,000	$0	**$28,458,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$34,708,000**	1.126	**$39,064,160**
2025	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.159	**$7,245,463**
2026	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.194	**$43,284,396**
2027	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.230	**$44,582,928**
2028	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.267	**$7,917,313**
2029	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.305	**$8,154,832**
2030	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.344	**$8,399,477**
2031	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.384	**$8,651,462**
2032	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$22,250,000**	1.426	**$31,723,180**
2033	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$40,000,000	**$46,250,000**	**$62,250,000**	1.469	**$91,416,224**
2034	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.513	**$86,909,624**
2035	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.558	**$89,516,913**
2036	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.605	**$92,202,420**
2037	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.653	**$94,968,493**
2038	$0	$6,600,000	**$6,600,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$48,057,500**	1.702	**$81,814,677**
2039	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.754	**$72,695,977**
2040	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.806	**$74,876,857**
2041	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.860	**$77,123,162**
2042	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.916	**$79,436,857**
2043	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.974	**$81,819,963**
2044	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.033	**$12,704,963**
2045	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.094	**$13,086,112**
2046	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.157	**$13,478,695**
2047	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.221	**$13,883,056**
2048	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.288	**$14,299,548**
2049	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.357	**$14,728,534**
2050	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.427	**$15,170,390**
2051	$0	$0	**$0**	$5,013,750	$2,148,750	$0	**$7,162,500**	**$7,162,500**	2.500	**$17,906,825**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table C-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2020 and Real $)

Stockton Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$3,125,000	$0	$0	**$3,125,000**	**$3,125,000**	1.061	**$3,315,313**
2023	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.093	**$13,659,088**
2024	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.126	**$14,068,860**
2025	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.159	**$14,490,926**
2026	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.194	**$14,925,654**
2027	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.230	**$23,060,135**
2028	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.267	**$23,751,939**
2029	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.305	**$24,464,497**
2030	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.344	**$25,198,432**
2031	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.384	**$25,954,385**
2032	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.426	**$26,733,017**
2033	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.469	**$27,535,007**
2034	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.513	**$28,361,057**
2035	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.558	**$29,211,889**
2036	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.605	**$30,088,246**
2037	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.653	**$30,990,893**
2038	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.702	**$31,920,620**
2039	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.754	**$32,878,238**
2040	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.806	**$45,152,781**
2041	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.860	**$46,507,364**
2042	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.916	**$47,902,585**
2043	$0	$0	**$0**	$25,867,500	$0	$0	**$25,867,500**	**$25,867,500**	1.974	**$51,051,749**
2044	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.033	**$38,114,889**
2045	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.094	**$39,258,336**
2046	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.157	**$40,436,086**
2047	$0	$0	**$0**	$15,632,500	$0	$0	**$15,632,500**	**$15,632,500**	2.221	**$34,724,300**
2048	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.814	**$35,173,281**
2056	$0	$0	**$0**	$13,775,000	$0	$0	**$13,775,000**	**$13,775,000**	2.898	**$39,923,784**
2057	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	2.985	**$18,657,667**
2058	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.075	**$19,217,397**
2059	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.167	**$19,793,919**
2060	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.262	**$20,387,736**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table C-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Stockton

Stockton
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	40	75	**115**	137,076	58,747	-	**195,823**	-	-	**-**	12,500	-	-	**12,500**
2023	80	-	**80**	116,652	49,994	-	**166,645**	-	-	**-**	50,000	-	-	**50,000**
2024	67	-	**67**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2025	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2026	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2027	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2028	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2029	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2030	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2031	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2032	-	80	**80**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2033	-	80	**80**	17,500	7,500	400,000	**425,000**	-	-	**-**	75,000	-	-	**75,000**
2034	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2035	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2036	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2037	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2038	-	33	**33**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2039	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2040	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2041	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2042	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2043	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	103,470	-	-	**103,470**
2044	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2045	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2046	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2047	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	62,530	-	-	**62,530**
2048	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2049	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2050	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2051	-	-	**-**	20,055	8,595	-	**28,650**	-	-	**-**	50,000	-	-	**50,000**
2052	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2053	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2054	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2055	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	55,100	-	-	**55,100**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
Total	**187**	**888**	**1,075**	**746,282**	**319,835**	**3,920,750**	**4,986,868**	**-**	**-**	**-**	**2,433,600**	**-**	**-**	**2,433,600**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

APPENDIX D:

Supporting Tables for EIFD Revenue Analysis

Table D-1	Existing Land Use Assessed Value	D-33
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Table D-5	Preliminary Property Tax Allocations—City of Manteca Annexation Areas	D-37
Table D-6	Preliminary Property Tax Allocations—City of Stockton Annexation Area	D-38

Table D-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Existing Land Use Assessed Value (2020$)

Land Use	FY 2020-21 Assessed Value [1] Existing Land Value	Existing Land Improvement Value	**Total Existing Assessed Value**
City of Lathrop	$809,546,180	$2,380,385,113	**$3,189,931,293**
City of Manteca	$331,548,841	$717,766,158	**$1,049,314,999**
City of Stockton	$406,036,852	$987,179,747	**$1,393,216,599**
Unincorporated County [2]			
Lathrop Annexation Area	$32,967,236	$19,300,492	**$52,267,728**
Manteca Annexation Area	$6,897,128	$7,918,291	**$14,815,419**
Stockton Annexation Area	$87,605,502	$112,107,786	**$199,713,288**
Total Unincorporated County	**$127,469,866**	**$139,326,569**	**$266,796,435**

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Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

[1] Includes FY 2020-21 total assessed value for parcels by jurisdiction, as provided by the County Auditor-Controller. The identified parcels are contained within the Project boundary and may not align with Tax Rate Area (TRA) boundaries. Details regarding implementing the tax increment allocation by jurisdiction will be determined at the time of EIFD formation.

[2] Reflects the FY 2020-21 total assessed value for parcels that are located within the unincorporated county, as provided by the County Auditor-Controller. These parcels are anticipated to be developed between 2021-2060 and annex to a proximate jurisdiction.

Table D-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Estimated Annexation Assessed Value (2020 and Real $)

Jurisdiction / Project	Estimated Timing of Annexation (Fiscal Year Ending) [1]	Escalated Assessed Value of Annexed Parcels (2020$) [2]	Escalation Factor [3]	Escalated Assessed Value of Annexed Parcels (Real $)
City of Stockton	2022	$199,713,288	1.06	$211,875,827
City of Manteca	2023	$14,815,419	1.09	$16,189,208
City of Lathrop	2025	$52,267,728	1.16	$60,592,622
				av ann

Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.
[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction. Refer to Table D-1 for details.
[3] Assumes a 3 percent annual escalation factor.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2020-21

	2020-21 Gross Property Tax Revenue			Tax Allocation Percentage	
TRA [1]	City	County	Total	City	County
Lathrop					
TRA: 007-000	$82,442	$123,718	$678,334	12.15%	18.24%
TRA: 007-007	$289,047	$328,940	$2,318,678	12.47%	14.19%
TRA: 007-008	$467	$606	$3,950	11.82%	15.34%
TRA: 007-012	$39,102	$56,018	$313,134	12.49%	17.89%
TRA: 007-013	$119,036	$106,303	$661,636	17.99%	16.07%
TRA: 007-014	$1,063,665	$1,906,379	$9,853,335	10.79%	19.35%
TRA: 007-022	$85,551	$121,875	$689,323	12.41%	17.68%
TRA: 007-029	$4,350	$5,426	$37,038	11.75%	14.65%
TRA: 007-041	$88,366	$98,436	$578,696	15.27%	17.01%
TRA: 007-043	$288,792	$374,305	$2,209,023	13.07%	16.94%
TRA: 007-046	$989,152	$916,810	$5,653,075	17.50%	16.22%
TRA: 007-047	$7,017	$9,995	$56,190	12.49%	17.79%
TRA: 007-048	$189,204	$169,785	$1,065,719	17.75%	15.93%
TRA: 007-071	$802,914	$1,114,693	$6,188,351	12.97%	18.01%
TRA: 007-074	$5,570	$21,061	$102,361	5.44%	20.58%
TRA: 007-091	$181,972	$1,637,751	$6,961,184	2.61%	23.53%
TRA: 007-092	$21,321	$85,283	$414,996	5.14%	20.55%
TRA: 007-093	$272	$1,090	$5,930	4.59%	18.38%
TRA: 007-095	$0	$34,298	$129,149	0.00%	26.56%
Total Lathrop	**$4,258,238**	**$7,112,774**	**$37,920,102**	**11.23%**	**18.76%**
Manteca					
TRAs [2]					
TRA: 002-000	$6,133,116	$8,411,167	$42,568,079	14.41%	19.76%
TRA: 002-060	$111,410	$165,849	$836,788	13.31%	19.82%
TRA: 002-063	$193,705	$335,544	$1,515,697	12.78%	22.14%
TRA: 002-088	$172,456	$262,585	$1,318,366	13.08%	19.92%
Subtotal	**$6,610,686**	**$9,175,146**	**$46,238,929**	**14.30%**	**19.84%**
Total Manteca	**$6,610,686**	**$9,175,146**	**$46,238,929**		
Stockton					
TRA: 003-159	$136,444	$161,150	$799,722	17.06%	20.15%
TRA: 003-238	$2,038,727	$2,411,802	$11,974,116	17.03%	20.14%
TRA: 003-240	$123,480	$168,345	$720,887	17.13%	23.35%
TRA: 003-289	$96,770	$113,258	$564,075	17.16%	20.08%
TRA: 003-312	$6,487	$11,238	$46,985	13.81%	23.92%
TRA: 003-455	$5,051	$20,203	$89,318	5.65%	22.62%
TRA: 003-463	$25,521	$100,124	$333,024	7.66%	30.07%
TRA: 003-464	-$179	-$212	-$1,045	17.15%	20.25%
TRA: 003-479	$0	$0	$0	0.00%	0.00%
TRA: 003-481	$2,383	$9,531	$42,136	5.65%	22.62%
Total Stockton	**$2,434,684**	**$2,995,439**	**$14,569,218**	**16.71%**	**20.56%**
TOTAL	**$13,303,608**	**$19,283,358**	**$98,728,249**		

tra all

Source: San Joaquin County Assessor; San Joaquin County Auditor-Controller; EPS.

[1] For each city, includes all TRAs in the existing city boundary within the Mossdale Tract boundary. This differs from the allocations used in the individual City fiscal impact analyses because those analyses include only the allocation for TRAs with anticipated development.

[2] City of Manteca TRA's reflect only those TRAs within the Mossdale Tract boundary that are not included in a redevelopment area.

Table D-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Lathrop Annexation Area

City of Lathrop Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF 102-100	Existing Tax Rate Area (TRA) Post-ERAF 102-121	Adjusted Existing Base Revenue [1] 102-100	Adjusted Existing Base Revenue [1] 102-121	Property Tax Sharing Agreement [2]	Post Annexation Average Base Revenue	Post Annexation Average Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS. *tra lath*

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Lathrop dated November 2012 related to annexed areas to the City.

Table D-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Manteca Annexation Areas

City of Manteca Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

Table D-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Stockton Annexation Area

City of Stockton Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1] TRA 102-135	TRA 102-032	Gross Revenue (FY 2019-20) [1] TRA 102-135	TRA 102-032 [2]	Total	Property Tax Sharing Agreement [3]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on information provided by the Auditor-Controller's office, a negative gross revenue value is a result of base revenue transfers from the jurisdictional changes when the TRA was formed or other jurisdictional changes that may occur in the TRA since formation.
[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

ATTACHMENT E:

Tax Increment Revenue Forecast—
Variable Tax Rate Scenario

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Table 1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

Item	Cumulative Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop	Manteca [1]	Stockton	**Total**
Gross Property Tax Revenue	**$1,544,565,674**	**$1,244,240,951**	**$737,774,390**	**$3,526,581,015**
Property Tax Revenue to City	$575,599,567	$487,483,443	$303,607,652	**$1,366,690,662**
Property Tax Revenue to County	$968,966,108	$756,757,507	$434,166,739	**$2,159,890,354**
EIFD Revenue	**$79,533,446**	**$79,468,741**	**$32,951,135**	**$191,953,322**
EIFD Revenue from City	$25,515,558	$26,012,419	$11,430,371	$62,958,349
Percentage of Gross Property Tax Revenue	4%	5%	4%	5%
EIFD Revenue from County	$54,017,887	$53,456,322	$21,520,764	$128,994,973
Percentage of Gross Property Tax Revenue	6%	7%	5%	6%
Net Property Tax Revenue [2]	**$1,465,032,229**	**$1,164,772,210**	**$704,823,255**	**$3,334,627,694**
Property Tax Revenue to City [2]	$550,084,008	$461,471,024	$292,177,281	**$1,303,732,313**
Property Tax Revenue to County [2]	$914,948,220	$703,301,186	$412,645,975	**$2,030,895,381**

summ

Source: EPS.

[1] Represents non-redevelopment area parcels only.
[2] Estimated property tax revenue to jurisdictions are net of an assumed contribution to an EIFD.

Table 2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	**Total**
2021	$0	$0	$0	$0
2022	$0	$0	$0	$0
2023	$507,063	$268,832	$129,406	$905,301
2024	$954,579	$770,889	$273,414	$1,998,882
2025	$1,320,436	$1,184,477	$380,432	$2,885,345
2026	$1,726,942	$1,722,524	$460,687	$3,910,153
2027	$2,148,215	$2,154,898	$578,517	$4,881,630
2028	$2,603,821	$2,548,729	$711,980	$5,864,529
2029	$3,040,526	$2,944,633	$815,180	$6,800,338
2030	$3,469,486	$3,371,483	$922,655	$7,763,624
2031	$1,584,174	$1,665,506	$487,280	$3,736,961
2032	$1,721,306	$1,867,209	$539,776	$4,128,290
2033	$1,864,053	$2,077,833	$605,391	$4,547,277
2034	$1,468,340	$1,686,433	$513,201	$3,667,974
2035	$1,577,858	$1,862,613	$584,813	$4,025,284
2036	$1,684,506	$2,019,529	$659,788	$4,363,823
2037	$1,795,265	$2,167,871	$738,265	$4,701,401
2038	$1,893,923	$2,302,503	$820,385	$5,016,811
2039	$1,996,018	$2,410,775	$900,631	$5,307,424
2040	$2,101,666	$2,523,165	$980,384	$5,605,216
2041	$2,239,289	$2,636,308	$1,067,519	$5,943,116
2042	$2,383,750	$2,733,149	$1,158,529	$6,275,427
2043	$2,533,995	$2,833,121	$1,253,567	$6,620,684
2044	$2,690,243	$2,936,325	$1,353,383	$6,979,950
2045	$1,351,287	$1,441,357	$676,078	$3,468,722
2046	$1,431,308	$1,493,455	$712,380	$3,637,143
2047	$1,514,503	$1,547,236	$750,029	$3,811,769
2048	$1,600,991	$1,602,755	$787,946	$3,991,692
2049	$1,690,894	$1,660,068	$826,073	$4,177,035
2050	$1,784,339	$1,719,231	$865,556	$4,369,126
2051	$1,881,458	$1,780,306	$906,441	$4,568,205
2052	$1,981,534	$1,843,352	$949,160	$4,774,046
2053	$2,085,511	$1,908,434	$990,310	$4,984,254
2054	$2,193,531	$1,975,616	$1,032,851	$5,201,998
2055	$2,305,745	$2,044,967	$1,076,830	$5,427,542
2056	$2,422,307	$2,116,076	$1,122,295	$5,660,678
2057	$2,543,376	$2,184,395	$1,169,897	$5,897,668
2058	$2,669,118	$2,254,763	$1,215,467	$6,139,348
2059	$2,799,705	$2,327,242	$1,262,495	$6,389,442
2060	$2,935,313	$2,401,895	$1,311,028	$6,648,236
2061	$3,037,073	$2,478,788	$1,361,114	$6,876,974
Total	**$79,533,446**	**$79,468,741**	**$32,951,135**	**$191,953,322**

EIFD rev

Source: EPS.

[1] Includes both City and County EIFD revenue resulting from the tax increment of existing and new development following the base year of each jurisdiction.

Table 3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2020 $)

Impacts of EIFD from New Development Only

Jurisdiction / Item	Formula	Net Fiscal Impact by Fiscal Year Ending					
		2025	2030	2035	2040	2050	2060
EIFD Allocation [1]		*[1] [2]*	*13%*	*10%*	*10%*	*5%*	*5%*
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*a*	$152,452	$396,739	$584,910	$780,116	$663,797	$1,093,301
Discount Factor	*b*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*c = a / b*	$131,506	$295,211	$375,431	$431,931	$273,476	$335,159
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*d*	$264,000	$3,276,000	$4,303,000	$4,691,000	$1,568,000	($1,381,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***e = d - c***	**$132,494**	**$2,980,789**	**$3,927,569**	**$4,259,069**	**$1,294,524**	**($1,716,159)**
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*f*	$80,855	$219,499	$724,777	$972,006	$666,094	$933,448
Discount Factor	*g*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*h = f / g*	$69,746	$163,328	$465,206	$538,176	$274,422	$286,155
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*i*	($962,000)	$1,245,000	$3,225,000	$3,921,000	$4,777,000	$5,199,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***j - i - h***	**($1,031,746)**	**$1,081,672**	**$2,759,794**	**$3,382,824**	**$4,502,578**	**$4,912,845**
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*k*	$6,118	$13,783	$235,997	$395,157	$340,979	$510,750
Discount Factor	*l*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*m = k / l*	$5,277	$10,256	$151,477	$218,789	$140,479	$156,574
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*n*	($1,639,000)	($920,000)	($6,000)	$1,244,000	$3,367,000	$4,238,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***o - n - m***	**($1,644,277)**	**($930,256)**	**($157,477)**	**$1,025,211**	**$3,226,521**	**$4,081,426**
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*p*	$2,645,921	$7,129,499	$2,479,601	$3,457,937	$2,698,256	$4,110,737
Discount Factor	*q*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*r = p / q*	$2,282,394	$5,305,017	$1,591,561	$1,914,576	$1,111,646	$1,260,175
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*s*	$5,962,000	$12,508,000	$17,554,000	$20,498,000	$23,825,000	$25,709,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***t = s - r***	**$3,679,606**	**$7,202,983**	**$15,962,439**	**$18,583,424**	**$22,713,354**	**$24,448,825**

fiscal

Source: EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each affected taxing entity (ATE). The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] The EIFD contribution omits EIFD revenue derived from growth of existing development and includes EIFD revenue derived from new development only.

[4] This analysis is an interim draft analysis. Fiscal surplus/deficit estimates are anticipated to change as additional edits are made to the Fiscal Impact Analyses completed for each jurisdiction.

Table 4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Analysis Assumptions

Item	Jurisdiction					
	Lathrop		Manteca		Stockton	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
Tax Increment [1]						
Existing City General Fund Property Tax Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	10.00%	10.00%	5.00%	5.00%	1.00%	1.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2030	13.00%	13.00%	13.00%	13.00%	13.00%	13.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2033	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Percentage of City Tax Increment to EIFD beginning FY ending 2044	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Existing County General Fund Property Tax Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	45.87%	45.87%	45.87%	45.87%	45.87%	45.87%
Percentage of County Tax Increment to EIFD beginning FY ending 2030	13.00%	13.00%	13.00%	13.00%	13.00%	13.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2033	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Percentage of County Tax Increment to EIFD beginning FY ending 2044	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Assessed Value per Dwelling Unit (2020$)						
Low Density Residential	$525,000	$525,000	$500,000	$500,000	$425,000	$425,000
High Density Residential	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Assessed Value per Nonresidential Building Sq. Ft. (2020$)						
Retail Commercial	$250	$250	$250	$250	$250	$250
Office Commercial	$250	$250	$250	$250	$250	$250
Industrial	$100	$100	$100	$100	$100	$100
AV Annual Growth						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

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Source: The Gregory Group; San Joaquin County; Costar; Colliers, International; CBRE; San Joaquin County Auditor-Controller; LWA; EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change.
[2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.
Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.
[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover.

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Table 5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	*Table 7*		*Table 6*	*Table 7*				
2021	$3,689,598	$0	$3,689,598	$6,162,942	$0	$6,162,942	$0	$0	$0
2022	$3,800,286	$0	$3,800,286	$6,347,830	$0	$6,347,830	$0	$0	$0
2023	$4,327,174	$0	$4,327,174	$6,877,190	$0	$6,877,190	$58,543	$448,520	$507,063
2024	$4,792,188	$0	$4,792,188	$7,344,385	$0	$7,344,385	$110,211	$844,367	$954,579
2025	$5,172,350	$0	$5,172,350	$7,726,330	$0	$7,726,330	$152,452	$1,167,984	$1,320,436
2026	$5,583,653	$4,968	$5,588,621	$8,139,562	$11,953	$8,151,516	$198,704	$1,528,238	$1,726,942
2027	$6,009,634	$10,235	$6,019,869	$8,567,542	$24,624	$8,592,165	$246,620	$1,901,595	$2,148,215
2028	$6,470,595	$15,812	$6,486,407	$9,030,664	$38,044	$9,068,708	$298,458	$2,305,363	$2,603,821
2029	$6,911,189	$21,716	$6,932,905	$9,473,325	$52,246	$9,525,572	$348,069	$2,692,457	$3,040,526
2030	$7,342,976	$27,959	$7,370,935	$9,907,137	$67,267	$9,974,405	$396,739	$3,072,747	$3,469,486
2031	$7,707,912	$33,405	$7,741,317	$12,874,957	$133,621	$13,008,578	$588,890	$995,284	$1,584,174
2032	$8,038,971	$40,142	$8,079,113	$13,427,943	$160,568	$13,588,512	$639,365	$1,081,941	$1,721,306
2033	$8,383,401	$47,253	$8,430,654	$14,003,264	$189,012	$14,192,276	$691,894	$1,172,159	$1,864,053
2034	$8,931,843	$56,957	$8,988,800	$14,919,357	$227,829	$15,147,186	$544,651	$923,689	$1,468,340
2035	$9,307,136	$65,184	$9,372,321	$15,546,231	$260,737	$15,806,969	$584,910	$992,948	$1,577,858
2036	$9,683,934	$67,140	$9,751,074	$16,175,617	$268,559	$16,444,177	$624,668	$1,059,838	$1,684,506
2037	$10,075,288	$69,154	$10,144,442	$16,829,318	$276,616	$17,105,934	$665,961	$1,129,304	$1,795,265
2038	$10,423,361	$71,229	$10,494,590	$17,410,724	$284,915	$17,695,639	$702,717	$1,191,206	$1,893,923
2039	$10,783,576	$73,366	$10,856,941	$18,012,411	$293,462	$18,305,873	$740,754	$1,255,264	$1,996,018
2040	$11,156,348	$75,566	$11,231,914	$18,635,072	$302,266	$18,937,338	$780,116	$1,321,551	$2,101,666
2041	$11,643,062	$77,833	$11,720,895	$19,448,058	$311,334	$19,759,392	$831,445	$1,407,844	$2,239,289
2042	$12,154,044	$80,168	$12,234,213	$20,301,581	$320,674	$20,622,255	$885,329	$1,498,420	$2,383,750
2043	$12,685,532	$82,574	$12,768,106	$21,189,355	$330,294	$21,519,649	$941,373	$1,592,622	$2,533,995
2044	$13,238,296	$85,051	$13,323,346	$22,112,667	$340,203	$22,452,870	$999,658	$1,690,584	$2,690,243
2045	$14,366,329	$92,442	$14,458,771	$23,996,884	$369,769	$24,366,653	$502,232	$849,054	$1,351,287
2046	$14,997,091	$95,215	$15,092,307	$25,050,481	$380,862	$25,431,343	$532,085	$899,223	$1,431,308
2047	$15,652,923	$98,072	$15,750,995	$26,145,954	$392,288	$26,538,242	$563,122	$951,381	$1,514,503
2048	$16,334,762	$101,014	$16,435,776	$27,284,867	$404,056	$27,688,924	$595,390	$1,005,601	$1,600,991
2049	$17,043,577	$104,044	$17,147,621	$28,468,841	$416,178	$28,885,019	$628,932	$1,061,962	$1,690,894
2050	$17,780,373	$107,166	$17,887,539	$29,699,554	$428,663	$30,128,217	$663,797	$1,120,542	$1,784,339
2051	$18,546,193	$110,381	$18,656,573	$30,978,744	$441,523	$31,420,267	$700,034	$1,181,424	$1,881,458
2052	$19,335,331	$113,692	$19,449,023	$32,296,887	$454,769	$32,751,656	$737,375	$1,244,159	$1,981,534
2053	$20,155,280	$117,103	$20,272,383	$33,666,494	$468,412	$34,134,906	$776,172	$1,309,339	$2,085,511
2054	$21,007,179	$120,616	$21,127,795	$35,089,467	$482,464	$35,571,932	$816,479	$1,377,052	$2,193,531
2055	$21,892,205	$124,235	$22,016,440	$36,567,776	$496,938	$37,064,715	$858,353	$1,447,392	$2,305,745
2056	$22,811,581	$127,962	$22,939,542	$38,103,461	$511,846	$38,615,307	$901,850	$1,520,457	$2,422,307
2057	$23,766,569	$131,800	$23,898,370	$39,698,632	$527,202	$40,225,834	$947,030	$1,596,346	$2,543,376
2058	$24,758,481	$135,754	$24,894,236	$41,355,478	$543,018	$41,898,496	$993,956	$1,675,162	$2,669,118
2059	$25,788,672	$139,827	$25,928,499	$43,076,263	$559,308	$43,635,571	$1,042,691	$1,757,014	$2,799,705
2060	$26,858,545	$144,022	$27,002,567	$44,863,332	$576,088	$45,439,419	$1,093,301	$1,842,012	$2,935,313
2061	$27,659,171	$148,343	$27,807,513	$46,200,662	$593,370	$46,794,032	$1,131,231	$1,905,842	$3,037,073
TOTAL	**$547,066,607**	**$3,017,401**	**$550,084,008**	**$903,007,240**	**$11,940,980**	**$914,948,220**	**$25,515,558**	**$54,017,887**	**$79,533,446**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Existing City Boundaries (Real $)

Lathrop Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	**Net City**	County	County EIFD Amount [1]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*11.23%*	*d*	*e=c-d*	*f=b*18.76%*	*g*	*h=f-g*	*i=d+g*
2021	$3,285,629,232	$32,856,292	$3,689,598	$0	**$3,689,598**	$6,162,942	$0	**$6,162,942**	**$0**
2022	$3,384,198,109	$33,841,981	$3,800,286	$0	**$3,800,286**	$6,347,830	$0	**$6,347,830**	**$0**
2023	$3,905,532,003	$39,055,320	$4,385,718	$58,543	**$4,327,174**	$7,325,710	$448,520	**$6,877,190**	**$507,063**
2024	$4,365,643,245	$43,656,432	$4,902,400	$110,211	**$4,792,188**	$8,188,753	$844,367	**$7,344,385**	**$954,579**
2025	$4,741,797,337	$47,417,973	$5,324,802	$152,452	**$5,172,350**	$8,894,315	$1,167,984	**$7,726,330**	**$1,320,436**
2026	$5,148,763,973	$51,487,640	$5,781,805	$198,152	**$5,583,653**	$9,657,673	$1,518,110	**$8,139,562**	**$1,716,262**
2027	$5,570,254,018	$55,702,540	$6,255,117	$245,483	**$6,009,634**	$10,448,273	$1,880,731	**$8,567,542**	**$2,126,214**
2028	$6,026,354,958	$60,263,550	$6,767,296	$296,701	**$6,470,595**	$11,303,793	$2,273,129	**$9,030,664**	**$2,569,830**
2029	$6,462,303,917	$64,623,039	$7,256,845	$345,656	**$6,911,189**	$12,121,514	$2,648,189	**$9,473,325**	**$2,993,845**
2030	$6,889,538,634	$68,895,386	$7,736,608	$393,632	**$7,342,976**	$12,922,890	$3,015,752	**$9,907,137**	**$3,409,385**
2031	$7,383,952,317	$73,839,523	$8,291,810	$583,898	**$7,707,912**	$13,850,275	$975,318	**$12,874,957**	**$1,559,216**
2032	$7,722,816,475	$77,228,165	$8,672,338	$633,367	**$8,038,971**	$14,485,891	$1,057,948	**$13,427,943**	**$1,691,315**
2033	$8,075,366,926	$80,753,669	$9,068,234	$684,833	**$8,383,401**	$15,147,179	$1,143,915	**$14,003,264**	**$1,828,749**
2034	$8,433,602,373	$84,336,024	$9,470,515	$538,672	**$8,931,843**	$15,819,131	$899,774	**$14,919,357**	**$1,438,445**
2035	$8,802,887,679	$88,028,877	$9,885,204	$578,067	**$9,307,136**	$16,511,809	$965,578	**$15,546,231**	**$1,543,645**
2036	$9,173,652,934	$91,736,529	$10,301,555	$617,621	**$9,683,934**	$17,207,264	$1,031,646	**$16,175,617**	**$1,649,267**
2037	$9,558,741,506	$95,587,415	$10,733,990	$658,702	**$10,075,288**	$17,929,584	$1,100,267	**$16,829,318**	**$1,758,969**
2038	$9,901,242,319	$99,012,423	$11,118,601	$695,240	**$10,423,361**	$18,572,022	$1,161,298	**$17,410,724**	**$1,856,538**
2039	$10,255,690,313	$102,556,903	$11,516,629	$733,053	**$10,783,576**	$19,236,870	$1,224,459	**$18,012,411**	**$1,957,511**
2040	$10,622,494,068	$106,224,941	$11,928,531	$772,183	**$11,156,348**	$19,924,893	$1,289,821	**$18,635,072**	**$2,062,004**
2041	$11,101,416,110	$111,014,161	$12,466,336	$823,275	**$11,643,062**	$20,823,220	$1,375,162	**$19,448,058**	**$2,198,437**
2042	$11,604,218,379	$116,042,184	$13,030,958	$876,914	**$12,154,044**	$21,766,339	$1,464,758	**$20,301,581**	**$2,341,672**
2043	$12,127,197,510	$121,271,975	$13,618,238	$932,705	**$12,685,532**	$22,747,305	$1,557,950	**$21,189,355**	**$2,490,656**
2044	$12,671,111,592	$126,711,116	$14,229,026	$990,730	**$13,238,296**	$23,767,539	$1,654,872	**$22,112,667**	**$2,645,603**
2045	$13,236,746,041	$132,367,460	$14,864,205	$497,876	**$14,366,329**	$24,828,515	$831,631	**$23,996,884**	**$1,329,507**
2046	$13,824,914,557	$138,249,146	$15,524,689	$527,598	**$14,997,091**	$25,931,758	$881,277	**$25,050,481**	**$1,408,875**
2047	$14,436,460,113	$144,364,601	$16,211,424	$558,501	**$15,652,923**	$27,078,850	$932,896	**$26,145,954**	**$1,491,397**
2048	$15,072,255,978	$150,722,560	$16,925,391	$590,630	**$16,334,762**	$28,271,429	$986,562	**$27,284,867**	**$1,577,192**
2049	$15,733,206,782	$157,332,068	$17,667,606	$624,029	**$17,043,577**	$29,511,192	$1,042,351	**$28,468,841**	**$1,666,381**
2050	$16,420,249,603	$164,202,496	$18,439,121	$658,748	**$17,780,373**	$30,799,897	$1,100,343	**$29,699,554**	**$1,759,091**
2051	$17,134,355,108	$171,343,551	$19,241,026	$694,833	**$18,546,193**	$32,139,363	$1,160,619	**$30,978,744**	**$1,855,452**
2052	$17,870,205,389	$178,702,054	$20,067,349	$732,018	**$19,335,331**	$33,519,617	$1,222,730	**$32,296,887**	**$1,954,748**
2053	$18,634,785,769	$186,347,858	$20,925,935	$770,654	**$20,155,280**	$34,953,761	$1,287,267	**$33,666,494**	**$2,057,921**
2054	$19,429,157,786	$194,291,578	$21,817,975	$810,796	**$21,007,179**	$36,443,785	$1,354,318	**$35,089,467**	**$2,165,114**
2055	$20,254,420,817	$202,544,208	$22,744,704	$852,499	**$21,892,205**	$37,991,753	$1,423,977	**$36,567,776**	**$2,276,475**
2056	$21,111,713,387	$211,117,134	$23,707,401	$895,820	**$22,811,581**	$39,599,799	$1,496,339	**$38,103,461**	**$2,392,159**
2057	$22,002,214,534	$220,022,145	$24,707,389	$940,820	**$23,766,569**	$41,270,136	$1,571,504	**$39,698,632**	**$2,512,323**
2058	$22,927,145,207	$229,271,452	$25,746,040	$987,559	**$24,758,481**	$43,005,053	$1,649,575	**$41,355,478**	**$2,637,134**
2059	$23,887,769,727	$238,877,697	$26,824,774	$1,036,102	**$25,788,672**	$44,806,922	$1,730,659	**$43,076,263**	**$2,766,761**
2060	$24,885,397,288	$248,853,973	$27,945,059	$1,086,515	**$26,858,545**	$46,678,198	$1,814,867	**$44,863,332**	**$2,901,381**
2061	$25,631,959,206	$256,319,592	$28,783,411	$1,124,241	**$27,659,171**	$48,078,544	$1,877,882	**$46,200,662**	**$3,002,123**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Refer to Table A-2 for details.

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Table 7
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	**Net City**	County	County EIFD Amount [2]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*6.94%*	*d*	*e=c-d*	*f=b*27.75%*	*g*	*h=f-g*	*d+g*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2024	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2025	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2026	$7,956,388	$79,564	$5,520	$552	**$4,968**	$22,081	$10,128	**$11,953**	**$10,680**
2027	$16,390,159	$163,902	$11,372	$1,137	**$10,235**	$45,487	$20,863	**$24,624**	**$22,000**
2028	$25,322,795	$253,228	$17,569	$1,757	**$15,812**	$70,277	$32,234	**$38,044**	**$33,991**
2029	$34,776,639	$347,766	$24,129	$2,413	**$21,716**	$96,514	$44,268	**$52,246**	**$46,681**
2030	$44,774,923	$447,749	$31,066	$3,107	**$27,959**	$124,262	$56,995	**$67,267**	**$60,101**
2031	$55,341,805	$553,418	$38,397	$4,992	**$33,405**	$153,588	$19,966	**$133,621**	**$24,958**
2032	$66,502,402	$665,024	$46,140	$5,998	**$40,142**	$184,561	$23,993	**$160,568**	**$29,991**
2033	$78,282,827	$782,828	$54,314	$7,061	**$47,253**	$217,255	$28,243	**$189,012**	**$35,304**
2034	$90,710,226	$907,102	$62,936	$5,979	**$56,957**	$251,744	$23,916	**$227,829**	**$29,895**
2035	$103,812,814	$1,038,128	$72,027	$6,843	**$65,184**	$288,107	$27,370	**$260,737**	**$34,213**
2036	$106,927,199	$1,069,272	$74,188	$7,048	**$67,140**	$296,751	$28,191	**$268,559**	**$35,239**
2037	$110,135,015	$1,101,350	$76,413	$7,259	**$69,154**	$305,653	$29,037	**$276,616**	**$36,296**
2038	$113,439,065	$1,134,391	$78,706	$7,477	**$71,229**	$314,823	$29,908	**$284,915**	**$37,385**
2039	$116,842,237	$1,168,422	$81,067	$7,701	**$73,366**	$324,268	$30,805	**$293,462**	**$38,507**
2040	$120,347,504	$1,203,475	$83,499	$7,932	**$75,566**	$333,996	$31,730	**$302,266**	**$39,662**
2041	$123,957,929	$1,239,579	$86,004	$8,170	**$77,833**	$344,015	$32,681	**$311,334**	**$40,852**
2042	$127,676,667	$1,276,767	$88,584	$8,415	**$80,168**	$354,336	$33,662	**$320,674**	**$42,077**
2043	$131,506,967	$1,315,070	$91,241	$8,668	**$82,574**	$364,966	$34,672	**$330,294**	**$43,340**
2044	$135,452,176	$1,354,522	$93,979	$8,928	**$85,051**	$375,915	$35,712	**$340,203**	**$44,640**
2045	$139,515,742	$1,395,157	$96,798	$4,356	**$92,442**	$387,192	$17,424	**$369,769**	**$21,780**
2046	$143,701,214	$1,437,012	$99,702	$4,487	**$95,215**	$398,808	$17,946	**$380,862**	**$22,433**
2047	$148,012,250	$1,480,123	$102,693	$4,621	**$98,072**	$410,772	$18,485	**$392,288**	**$23,106**
2048	$152,452,618	$1,524,526	$105,774	$4,760	**$101,014**	$423,096	$19,039	**$404,056**	**$23,799**
2049	$157,026,196	$1,570,262	$108,947	$4,903	**$104,044**	$435,788	$19,610	**$416,178**	**$24,513**
2050	$161,736,982	$1,617,370	$112,216	$5,050	**$107,166**	$448,862	$20,199	**$428,663**	**$25,248**
2051	$166,589,092	$1,665,891	$115,582	$5,201	**$110,381**	$462,328	$20,805	**$441,523**	**$26,006**
2052	$171,586,764	$1,715,868	$119,049	$5,357	**$113,692**	$476,198	$21,429	**$454,769**	**$26,786**
2053	$176,734,367	$1,767,344	$122,621	$5,518	**$117,103**	$490,484	$22,072	**$468,412**	**$27,590**
2054	$182,036,398	$1,820,364	$126,300	$5,683	**$120,616**	$505,198	$22,734	**$482,464**	**$28,417**
2055	$187,497,490	$1,874,975	$130,089	$5,854	**$124,235**	$520,354	$23,416	**$496,938**	**$29,270**
2056	$193,122,415	$1,931,224	$133,991	$6,030	**$127,962**	$535,965	$24,118	**$511,846**	**$30,148**
2057	$198,916,087	$1,989,161	$138,011	$6,210	**$131,800**	$552,044	$24,842	**$527,202**	**$31,052**
2058	$204,883,570	$2,048,836	$142,151	$6,397	**$135,754**	$568,605	$25,587	**$543,018**	**$31,984**
2059	$211,030,077	$2,110,301	$146,416	$6,589	**$139,827**	$585,663	$26,355	**$559,308**	**$32,944**
2060	$217,360,979	$2,173,610	$150,808	$6,786	**$144,022**	$603,233	$27,145	**$576,088**	**$33,932**
2061	$223,881,809	$2,238,818	$155,333	$6,990	**$148,343**	$621,330	$27,960	**$593,370**	**$34,950**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] Refer to Table A-3 for details.

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Table 8
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Manteca (Real $)

Manteca
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	*Table 10*		*Table 9*	*Table 10*				
2021	$1,545,190	$0	$1,545,190	$2,144,610	$0	$2,144,610	$0	$0	$0
2022	$1,591,546	$0	$1,591,546	$2,208,948	$0	$2,208,948	$0	$0	$0
2023	$1,872,151	$0	$1,872,151	$2,376,326	$0	$2,376,326	$19,577	$249,255	$268,832
2024	$2,488,437	$28,555	$2,516,992	$2,863,732	$65,085	$2,928,816	$53,516	$717,373	$770,889
2025	$2,977,611	$58,823	$3,036,434	$3,250,607	$134,075	$3,384,682	$80,855	$1,103,621	$1,184,477
2026	$3,634,077	$90,881	$3,724,959	$3,769,791	$207,145	$3,976,937	$117,093	$1,605,431	$1,722,524
2027	$4,139,196	$124,810	$4,264,006	$4,169,278	$284,480	$4,453,757	$145,464	$2,009,434	$2,154,898
2028	$4,585,619	$160,693	$4,746,312	$4,522,343	$366,268	$4,888,611	$170,849	$2,377,880	$2,548,729
2029	$5,029,311	$198,616	$5,227,927	$4,873,249	$452,707	$5,325,956	$196,197	$2,748,436	$2,944,633
2030	$5,509,972	$238,671	$5,748,643	$5,253,392	$544,003	$5,797,395	$223,603	$3,147,880	$3,371,483
2031	$5,629,134	$257,290	$5,886,425	$7,812,824	$1,029,162	$8,841,986	$655,415	$1,010,091	$1,665,506
2032	$6,108,893	$298,135	$6,407,028	$8,478,694	$1,192,541	$9,671,236	$733,207	$1,134,002	$1,867,209
2033	$6,606,429	$342,433	$6,948,861	$9,169,237	$1,369,730	$10,538,967	$814,170	$1,263,663	$2,077,833
2034	$7,354,920	$416,964	$7,771,884	$10,208,088	$1,667,855	$11,875,943	$658,355	$1,028,078	$1,686,433
2035	$7,923,591	$481,044	$8,404,634	$10,997,361	$1,924,175	$12,921,536	$724,777	$1,137,837	$1,862,613
2036	$8,408,147	$548,593	$8,956,741	$11,669,890	$2,194,373	$13,864,263	$782,732	$1,236,797	$2,019,529
2037	$8,850,919	$619,763	$9,470,682	$12,284,425	$2,479,051	$14,763,476	$836,682	$1,331,189	$2,167,871
2038	$9,231,086	$694,709	$9,925,794	$12,812,068	$2,778,835	$15,590,902	$884,456	$1,418,046	$2,302,503
2039	$9,619,385	$715,550	$10,334,935	$13,350,999	$2,862,200	$16,213,198	$927,405	$1,483,370	$2,410,775
2040	$10,022,802	$737,016	$10,759,819	$13,910,913	$2,948,066	$16,858,978	$972,006	$1,551,159	$2,523,165
2041	$10,427,875	$759,127	$11,187,002	$14,473,123	$3,036,507	$17,509,631	$1,016,848	$1,619,460	$2,636,308
2042	$10,766,523	$781,901	$11,548,423	$14,943,141	$3,127,603	$18,070,744	$1,054,788	$1,678,361	$2,733,149
2043	$11,116,232	$805,358	$11,921,590	$15,428,513	$3,221,431	$18,649,944	$1,093,960	$1,739,161	$2,833,121
2044	$11,477,363	$829,518	$12,306,882	$15,929,736	$3,318,074	$19,247,810	$1,134,405	$1,801,921	$2,936,325
2045	$12,422,114	$901,609	$13,323,723	$17,240,981	$3,606,434	$20,847,415	$557,130	$884,227	$1,441,357
2046	$12,828,486	$928,657	$13,757,143	$17,804,996	$3,714,628	$21,519,623	$577,553	$915,902	$1,493,455
2047	$13,248,122	$956,517	$14,204,638	$18,387,419	$3,826,066	$22,213,485	$598,639	$948,597	$1,547,236
2048	$13,681,451	$985,212	$14,666,663	$18,988,847	$3,940,848	$22,929,695	$620,410	$982,345	$1,602,755
2049	$14,128,916	$1,014,768	$15,143,685	$19,609,897	$4,059,074	$23,668,971	$642,887	$1,017,180	$1,660,068
2050	$14,590,978	$1,045,212	$15,636,189	$20,251,204	$4,180,846	$24,432,050	$666,094	$1,053,137	$1,719,231
2051	$15,068,107	$1,076,568	$16,144,675	$20,913,425	$4,306,271	$25,219,696	$690,055	$1,090,251	$1,780,306
2052	$15,560,794	$1,108,865	$16,669,659	$21,597,237	$4,435,460	$26,032,697	$714,792	$1,128,560	$1,843,352
2053	$16,069,541	$1,142,131	$17,211,672	$22,303,341	$4,568,523	$26,871,864	$740,332	$1,168,102	$1,908,434
2054	$16,594,869	$1,176,395	$17,771,263	$23,032,457	$4,705,579	$27,738,036	$766,700	$1,208,916	$1,975,616
2055	$17,137,314	$1,211,687	$18,349,001	$23,785,332	$4,846,746	$28,632,078	$793,923	$1,251,044	$2,044,967
2056	$17,693,168	$1,248,037	$18,941,205	$24,556,815	$4,992,149	$29,548,964	$821,828	$1,294,248	$2,116,076
2057	$18,221,937	$1,285,478	$19,507,416	$25,290,709	$5,141,913	$30,432,622	$848,508	$1,335,886	$2,184,395
2058	$18,766,570	$1,324,043	$20,090,613	$26,046,619	$5,296,171	$31,342,790	$875,989	$1,378,774	$2,254,763
2059	$19,327,542	$1,363,764	$20,691,306	$26,825,207	$5,455,056	$32,280,263	$904,294	$1,422,948	$2,327,242
2060	$19,905,343	$1,404,677	$21,310,020	$27,627,152	$5,618,707	$33,245,860	$933,448	$1,468,447	$2,401,895
2061	$20,500,478	$1,446,817	$21,947,295	$28,453,156	$5,787,269	$34,240,425	$963,476	$1,515,312	$2,478,788
TOTAL	**$432,662,140**	**$28,808,884**	**$461,471,024**	**$589,616,081**	**$113,685,104**	**$703,301,186**	**$26,012,419**	**$53,456,322**	**$79,468,741**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 9
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real $)

Manteca Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*14.30%*	*d*	*e=c-d*	*f=b*19.84%*	*g*	*h=f-g*	*d+g*
2021	$1,080,794,449	$10,807,944	$1,545,190	$0	**$1,545,190**	$2,144,610	$0	**$2,144,610**	**$0**
2022	$1,113,218,282	$11,132,183	$1,591,546	$0	**$1,591,546**	$2,208,948	$0	**$2,208,948**	**$0**
2023	$1,323,183,556	$13,231,836	$1,891,729	$19,577	**$1,872,151**	$2,625,580	$249,255	**$2,376,326**	**$268,832**
2024	$1,776,936,999	$17,769,370	$2,540,451	$52,013	**$2,488,437**	$3,525,959	$662,227	**$2,863,732**	**$714,241**
2025	$2,137,101,205	$21,371,012	$3,055,370	$77,759	**$2,977,611**	$4,240,629	$990,022	**$3,250,607**	**$1,067,781**
2026	$2,620,438,428	$26,204,384	$3,746,388	$112,310	**$3,634,077**	$5,199,711	$1,429,919	**$3,769,791**	**$1,542,229**
2027	$2,992,342,428	$29,923,424	$4,278,091	$138,895	**$4,139,196**	$5,937,676	$1,768,398	**$4,169,278**	**$1,907,294**
2028	$3,321,031,032	$33,210,310	$4,748,011	$162,391	**$4,585,619**	$6,589,890	$2,067,546	**$4,522,343**	**$2,229,938**
2029	$3,647,708,289	$36,477,083	$5,215,055	$185,744	**$5,029,311**	$7,238,112	$2,364,863	**$4,873,249**	**$2,550,607**
2030	$4,001,605,060	$40,016,051	$5,721,014	$211,041	**$5,509,972**	$7,940,346	$2,686,954	**$5,253,392**	**$2,897,995**
2031	$4,368,883,384	$43,688,834	$6,246,104	$616,970	**$5,629,134**	$8,669,133	$856,308	**$7,812,824**	**$1,473,278**
2032	$4,754,596,962	$47,545,970	$6,797,551	$688,658	**$6,108,893**	$9,434,501	$955,806	**$8,478,694**	**$1,644,464**
2033	$5,154,602,486	$51,546,025	$7,369,431	$763,002	**$6,606,429**	$10,228,228	$1,058,991	**$9,169,237**	**$1,821,993**
2034	$5,574,329,203	$55,743,292	$7,969,505	$614,585	**$7,354,920**	$11,061,087	$852,999	**$10,208,088**	**$1,467,585**
2035	$6,013,844,087	$60,138,441	$8,597,871	$674,280	**$7,923,591**	$11,933,212	$935,851	**$10,997,361**	**$1,610,132**
2036	$6,388,348,913	$63,883,489	$9,133,293	$725,145	**$8,408,147**	$12,676,339	$1,006,448	**$11,669,890**	**$1,731,594**
2037	$6,730,558,822	$67,305,588	$9,622,543	$771,624	**$8,850,919**	$13,355,382	$1,070,958	**$12,284,425**	**$1,842,582**
2038	$7,024,382,180	$70,243,822	$10,042,617	$811,531	**$9,231,086**	$13,938,413	$1,126,345	**$12,812,068**	**$1,937,877**
2039	$7,324,491,381	$73,244,914	$10,471,677	$852,292	**$9,619,385**	$14,533,917	$1,182,918	**$13,350,999**	**$2,035,210**
2040	$7,636,285,190	$76,362,852	$10,917,442	$894,639	**$10,022,802**	$15,152,606	$1,241,694	**$13,910,913**	**$2,136,333**
2041	$7,949,357,918	$79,493,579	$11,365,036	$937,161	**$10,427,875**	$15,773,834	$1,300,710	**$14,473,123**	**$2,237,871**
2042	$8,211,092,338	$82,110,923	$11,739,232	$972,710	**$10,766,523**	$16,293,191	$1,350,049	**$14,943,141**	**$2,322,759**
2043	$8,481,376,401	$84,813,764	$12,125,652	$1,009,419	**$11,116,232**	$16,829,513	$1,401,000	**$15,428,513**	**$2,410,419**
2044	$8,760,487,524	$87,604,875	$12,524,691	$1,047,328	**$11,477,363**	$17,383,350	$1,453,614	**$15,929,736**	**$2,500,943**
2045	$9,048,712,076	$90,487,121	$12,936,760	$514,646	**$12,422,114**	$17,955,271	$714,291	**$17,240,981**	**$1,228,937**
2046	$9,346,345,662	$93,463,457	$13,362,281	$533,794	**$12,828,486**	$18,545,863	$740,867	**$17,804,996**	**$1,274,662**
2047	$9,653,693,423	$96,536,934	$13,801,690	$553,568	**$13,248,122**	$19,155,730	$768,311	**$18,387,419**	**$1,321,879**
2048	$9,971,070,338	$99,710,703	$14,255,437	$573,986	**$13,681,451**	$19,785,498	$796,651	**$18,988,847**	**$1,370,637**
2049	$10,298,801,545	$102,988,015	$14,723,988	$595,071	**$14,128,916**	$20,435,812	$825,915	**$19,609,897**	**$1,420,986**
2050	$10,637,222,660	$106,372,227	$15,207,821	$616,844	**$14,590,978**	$21,107,338	$856,134	**$20,251,204**	**$1,472,977**
2051	$10,986,680,120	$109,866,801	$15,707,434	$639,326	**$15,068,107**	$21,800,763	$887,338	**$20,913,425**	**$1,526,664**
2052	$11,347,531,528	$113,475,315	$16,223,336	$662,542	**$15,560,794**	$22,516,797	$919,559	**$21,597,237**	**$1,582,101**
2053	$11,720,146,009	$117,201,460	$16,756,055	$686,514	**$16,069,541**	$23,256,172	$952,831	**$22,303,341**	**$1,639,345**
2054	$12,104,904,579	$121,049,046	$17,306,136	$711,268	**$16,594,869**	$24,019,645	$987,187	**$23,032,457**	**$1,698,455**
2055	$12,502,200,533	$125,022,005	$17,874,142	$736,828	**$17,137,314**	$24,807,995	$1,022,663	**$23,785,332**	**$1,759,491**
2056	$12,909,316,442	$129,093,164	$18,456,188	$763,020	**$17,693,168**	$25,615,831	$1,059,016	**$24,556,815**	**$1,822,036**
2057	$13,296,595,936	$132,965,959	$19,009,873	$787,936	**$18,221,937**	$26,384,306	$1,093,597	**$25,290,709**	**$1,881,533**
2058	$13,695,493,814	$136,954,938	$19,580,170	$813,599	**$18,766,570**	$27,175,835	$1,129,216	**$26,046,619**	**$1,942,815**
2059	$14,106,358,628	$141,063,586	$20,167,575	$840,033	**$19,327,542**	$27,991,110	$1,165,903	**$26,825,207**	**$2,005,936**
2060	$14,529,549,387	$145,295,494	$20,772,602	$867,259	**$19,905,343**	$28,830,844	$1,203,691	**$27,627,152**	**$2,070,950**
2061	$14,965,435,868	$149,654,359	$21,395,780	$895,302	**$20,500,478**	$29,695,769	$1,242,613	**$28,453,156**	**$2,137,915**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Refer to Table B-2 for details.

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Table 10
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	**Net City**	County	County EIFD Amount [2]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*6.63%*	*d*	*e=c-d*	*f=b*26.51%*	*g*	*h=f-g*	*d+g*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2024	$45,348,171	$453,482	$30,058	$1,503	**$28,555**	$120,230	$55,145	**$65,085**	**$56,648**
2025	$93,417,231	$934,172	$61,919	$3,096	**$58,823**	$247,674	$113,600	**$134,075**	**$116,696**
2026	$144,329,622	$1,443,296	$95,664	$4,783	**$90,881**	$382,657	$175,511	**$207,145**	**$180,295**
2027	$198,212,681	$1,982,127	$131,379	$6,569	**$124,810**	$525,516	$241,036	**$284,480**	**$247,605**
2028	$255,198,827	$2,551,988	$169,150	$8,458	**$160,693**	$676,601	$310,334	**$366,268**	**$318,791**
2029	$315,425,750	$3,154,258	$209,070	$10,453	**$198,616**	$836,279	$383,572	**$452,707**	**$394,026**
2030	$379,036,610	$3,790,366	$251,232	$12,562	**$238,671**	$1,004,929	$460,926	**$544,003**	**$473,488**
2031	$446,180,238	$4,461,802	$295,736	$38,446	**$257,290**	$1,182,945	$153,783	**$1,029,162**	**$192,229**
2032	$517,011,351	$5,170,114	$342,684	$44,549	**$298,135**	$1,370,737	$178,196	**$1,192,541**	**$222,745**
2033	$593,829,409	$5,938,294	$393,601	$51,168	**$342,433**	$1,574,403	$204,672	**$1,369,730**	**$255,840**
2034	$695,113,398	$6,951,134	$460,734	$43,770	**$416,964**	$1,842,934	$175,079	**$1,667,855**	**$218,848**
2035	$801,939,980	$8,019,400	$531,540	$50,496	**$481,044**	$2,126,160	$201,985	**$1,924,175**	**$252,482**
2036	$914,550,555	$9,145,506	$606,180	$57,587	**$548,593**	$2,424,721	$230,349	**$2,194,373**	**$287,936**
2037	$1,033,196,018	$10,331,960	$684,821	$65,058	**$619,763**	$2,739,283	$260,232	**$2,479,051**	**$325,290**
2038	$1,158,137,113	$11,581,371	$767,634	$72,925	**$694,709**	$3,070,535	$291,701	**$2,778,835**	**$364,626**
2039	$1,192,881,227	$11,928,812	$790,663	$75,113	**$715,550**	$3,162,651	$300,452	**$2,862,200**	**$375,565**
2040	$1,228,667,663	$12,286,677	$814,383	$77,366	**$737,016**	$3,257,531	$309,465	**$2,948,066**	**$386,832**
2041	$1,265,527,693	$12,655,277	$838,814	$79,687	**$759,127**	$3,355,257	$318,749	**$3,036,507**	**$398,437**
2042	$1,303,493,524	$13,034,935	$863,979	$82,078	**$781,901**	$3,455,915	$328,312	**$3,127,603**	**$410,390**
2043	$1,342,598,330	$13,425,983	$889,898	$84,540	**$805,358**	$3,559,592	$338,161	**$3,221,431**	**$422,702**
2044	$1,382,876,280	$13,828,763	$916,595	$87,077	**$829,518**	$3,666,380	$348,306	**$3,318,074**	**$435,383**
2045	$1,424,362,568	$14,243,626	$944,093	$42,484	**$901,609**	$3,776,371	$169,937	**$3,606,434**	**$212,421**
2046	$1,467,093,445	$14,670,934	$972,416	$43,759	**$928,657**	$3,889,662	$175,035	**$3,714,628**	**$218,794**
2047	$1,511,106,248	$15,111,062	$1,001,588	$45,071	**$956,517**	$4,006,352	$180,286	**$3,826,066**	**$225,357**
2048	$1,556,439,436	$15,564,394	$1,031,636	$46,424	**$985,212**	$4,126,543	$185,694	**$3,940,848**	**$232,118**
2049	$1,603,132,619	$16,031,326	$1,062,585	$47,816	**$1,014,768**	$4,250,339	$191,265	**$4,059,074**	**$239,082**
2050	$1,651,226,598	$16,512,266	$1,094,462	$49,251	**$1,045,212**	$4,377,849	$197,003	**$4,180,846**	**$246,254**
2051	$1,700,763,395	$17,007,634	$1,127,296	$50,728	**$1,076,568**	$4,509,185	$202,913	**$4,306,271**	**$253,642**
2052	$1,751,786,297	$17,517,863	$1,161,115	$52,250	**$1,108,865**	$4,644,460	$209,001	**$4,435,460**	**$261,251**
2053	$1,804,339,886	$18,043,399	$1,195,949	$53,818	**$1,142,131**	$4,783,794	$215,271	**$4,568,523**	**$269,088**
2054	$1,858,470,083	$18,584,701	$1,231,827	$55,432	**$1,176,395**	$4,927,308	$221,729	**$4,705,579**	**$277,161**
2055	$1,914,224,185	$19,142,242	$1,268,782	$57,095	**$1,211,687**	$5,075,127	$228,381	**$4,846,746**	**$285,476**
2056	$1,971,650,911	$19,716,509	$1,306,845	$58,808	**$1,248,037**	$5,227,381	$235,232	**$4,992,149**	**$294,040**
2057	$2,030,800,438	$20,308,004	$1,346,051	$60,572	**$1,285,478**	$5,384,202	$242,289	**$5,141,913**	**$302,861**
2058	$2,091,724,451	$20,917,245	$1,386,432	$62,389	**$1,324,043**	$5,545,728	$249,558	**$5,296,171**	**$311,947**
2059	$2,154,476,185	$21,544,762	$1,428,025	$64,261	**$1,363,764**	$5,712,100	$257,045	**$5,455,056**	**$321,306**
2060	$2,219,110,470	$22,191,105	$1,470,866	$66,189	**$1,404,677**	$5,883,463	$264,756	**$5,618,707**	**$330,945**
2061	$2,285,683,785	$22,856,838	$1,514,992	$68,175	**$1,446,817**	$6,059,967	$272,699	**$5,787,269**	**$340,873**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City recieves no property tax revenue for these TRAs.
[2] Refer to Table B-3 for details.

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Table 11
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Stockton (Real $)

Stockton
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	*Table 13*		*Table 12*	*Table 13*				
2021	$2,398,072	$0	$2,398,072	$2,950,394	$0	$2,950,394	$0	$0	$0
2022	$2,470,014	$0	$2,470,014	$3,038,906	$0	$3,038,906	$0	$0	$0
2023	$2,685,463	$2,374	$2,687,837	$3,183,848	$5,192	$3,189,040	$2,200	$127,206	$129,406
2024	$2,902,067	$12,224	$2,914,292	$3,329,567	$26,737	$3,356,304	$4,488	$268,927	$273,414
2025	$3,053,016	$22,664	$3,075,680	$3,431,116	$49,570	$3,480,687	$6,118	$374,315	$380,432
2026	$3,155,853	$33,719	$3,189,571	$3,500,299	$73,750	$3,574,049	$7,268	$453,419	$460,687
2027	$3,321,397	$45,416	$3,366,814	$3,611,667	$99,335	$3,711,003	$9,059	$569,458	$578,517
2028	$3,494,056	$63,289	$3,557,345	$3,727,822	$138,427	$3,866,249	$10,983	$700,996	$711,980
2029	$3,611,235	$82,193	$3,693,429	$3,806,654	$179,774	$3,986,428	$12,358	$802,822	$815,180
2030	$3,732,323	$102,175	$3,834,498	$3,888,114	$223,478	$4,111,592	$13,783	$908,872	$922,655
2031	$3,689,274	$108,338	$3,797,612	$4,538,985	$433,353	$4,972,338	$198,377	$288,904	$487,280
2032	$3,802,897	$127,918	$3,930,815	$4,678,778	$511,673	$5,190,451	$218,281	$321,495	$539,776
2033	$3,953,472	$148,576	$4,102,048	$4,864,034	$594,303	$5,458,337	$243,867	$361,524	$605,391
2034	$4,264,761	$177,211	$4,441,972	$5,247,018	$708,844	$5,955,862	$207,001	$306,200	$513,201
2035	$4,517,103	$201,089	$4,718,192	$5,557,479	$804,358	$6,361,837	$235,997	$348,816	$584,813
2036	$4,780,958	$226,241	$5,007,199	$5,882,106	$904,964	$6,787,070	$266,334	$393,454	$659,788
2037	$5,056,790	$252,721	$5,309,511	$6,221,467	$1,010,883	$7,232,351	$298,069	$440,196	$738,265
2038	$5,345,081	$280,586	$5,625,667	$6,576,157	$1,122,343	$7,698,500	$331,256	$489,129	$820,385
2039	$5,622,127	$309,895	$5,932,022	$6,917,012	$1,239,580	$8,156,593	$363,415	$537,216	$900,631
2040	$5,893,694	$340,711	$6,234,404	$7,251,126	$1,362,842	$8,613,968	$395,157	$585,227	$980,384
2041	$6,176,706	$380,484	$6,557,190	$7,599,321	$1,521,936	$9,121,257	$429,041	$638,479	$1,067,519
2042	$6,471,605	$422,337	$6,893,942	$7,962,142	$1,689,349	$9,651,491	$464,390	$694,139	$1,158,529
2043	$6,778,851	$466,359	$7,245,210	$8,340,152	$1,865,437	$10,205,589	$501,264	$752,304	$1,253,567
2044	$7,098,918	$513,763	$7,612,681	$8,733,937	$2,055,052	$10,788,989	$539,838	$813,545	$1,353,383
2045	$7,592,240	$584,736	$8,176,976	$9,340,880	$2,338,945	$11,679,825	$268,914	$407,164	$676,078
2046	$7,837,557	$629,392	$8,466,949	$9,642,699	$2,517,569	$12,160,267	$282,578	$429,802	$712,380
2047	$8,090,860	$676,201	$8,767,061	$9,954,342	$2,704,805	$12,659,147	$296,719	$453,310	$750,029
2048	$8,352,407	$720,470	$9,072,877	$10,276,129	$2,881,879	$13,158,008	$311,130	$476,816	$787,946
2049	$8,622,466	$761,836	$9,384,302	$10,608,387	$3,047,343	$13,655,731	$325,804	$500,269	$826,073
2050	$8,901,311	$805,035	$9,706,346	$10,951,456	$3,220,142	$14,171,598	$340,979	$524,577	$865,556
2051	$9,189,226	$850,141	$10,039,368	$11,305,684	$3,400,566	$14,706,250	$356,671	$549,770	$906,441
2052	$9,490,146	$897,229	$10,387,376	$11,675,912	$3,588,917	$15,264,829	$373,069	$576,091	$949,160
2053	$9,771,516	$946,377	$10,717,893	$12,022,086	$3,785,509	$15,807,595	$388,644	$601,666	$990,310
2054	$10,061,327	$997,667	$11,058,994	$12,378,646	$3,990,666	$16,369,313	$404,716	$628,134	$1,032,851
2055	$10,359,832	$1,051,181	$11,411,014	$12,745,903	$4,204,726	$16,950,629	$421,304	$655,526	$1,076,830
2056	$10,667,293	$1,107,009	$11,774,302	$13,124,178	$4,428,038	$17,552,216	$438,422	$683,873	$1,122,295
2057	$10,983,977	$1,167,793	$12,151,770	$13,513,801	$4,671,173	$18,184,973	$456,208	$713,689	$1,169,897
2058	$11,310,162	$1,215,713	$12,525,875	$13,915,112	$4,862,852	$18,777,964	$473,836	$741,631	$1,215,467
2059	$11,646,132	$1,265,457	$12,911,589	$14,328,463	$5,061,827	$19,390,290	$492,011	$770,484	$1,262,495
2060	$11,992,182	$1,317,091	$13,309,273	$14,754,214	$5,268,365	$20,022,580	$510,750	$800,278	$1,311,028
2061	$12,348,613	$1,370,685	$13,719,298	$15,192,738	$5,482,739	$20,675,478	$530,071	$831,043	$1,361,114
TOTAL	**$271,492,983**	**$20,684,298**	**$292,177,281**	**$330,568,736**	**$82,077,239**	**$412,645,975**	**$11,430,371**	**$21,520,764**	**$32,951,135**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

Table 12
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Existing City Boundaries (Real $)

Stockton Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	**Net City**	County	County EIFD Amount [1]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*16.71%*	*d*	*e=c-d*	*f=b*20.56%*	*g*	*h=f-g*	*d+g*
2021	$1,435,013,097	$14,350,131	$2,398,072	$0	**$2,398,072**	$2,950,394	$0	**$2,950,394**	**$0**
2022	$1,478,063,490	$14,780,635	$2,470,014	$0	**$2,470,014**	$3,038,906	$0	**$3,038,906**	**$0**
2023	$1,608,291,217	$16,082,912	$2,687,639	$2,176	**$2,685,463**	$3,306,655	$122,807	**$3,183,848**	**$124,983**
2024	$1,739,217,044	$17,392,170	$2,906,432	$4,364	**$2,902,067**	$3,575,839	$246,273	**$3,329,567**	**$250,637**
2025	$1,830,457,715	$18,304,577	$3,058,905	$5,889	**$3,053,016**	$3,763,431	$332,314	**$3,431,116**	**$338,203**
2026	$1,892,616,910	$18,926,169	$3,162,780	$6,928	**$3,155,853**	$3,891,230	$390,932	**$3,500,299**	**$397,859**
2027	$1,992,679,813	$19,926,798	$3,329,997	$8,600	**$3,321,397**	$4,096,960	$485,293	**$3,611,667**	**$493,893**
2028	$2,097,043,135	$20,970,431	$3,504,400	$10,344	**$3,494,056**	$4,311,532	$583,709	**$3,727,822**	**$594,053**
2029	$2,167,871,742	$21,678,717	$3,622,763	$11,527	**$3,611,235**	$4,457,156	$650,502	**$3,806,654**	**$662,029**
2030	$2,241,062,727	$22,410,627	$3,745,073	$12,751	**$3,732,323**	$4,607,637	$719,522	**$3,888,114**	**$732,273**
2031	$2,316,694,086	$23,166,941	$3,871,462	$182,188	**$3,689,274**	$4,763,135	$224,150	**$4,538,985**	**$406,338**
2032	$2,394,846,370	$23,948,464	$4,002,064	$199,166	**$3,802,897**	$4,923,817	$245,038	**$4,678,778**	**$444,205**
2033	$2,498,414,941	$24,984,149	$4,175,139	$221,666	**$3,953,472**	$5,136,754	$272,720	**$4,864,034**	**$494,386**
2034	$2,664,783,613	$26,647,836	$4,453,160	$188,399	**$4,264,761**	$5,478,809	$231,791	**$5,247,018**	**$420,190**
2035	$2,831,636,745	$28,316,367	$4,731,990	$214,888	**$4,517,103**	$5,821,860	$264,381	**$5,557,479**	**$479,268**
2036	$3,006,102,761	$30,061,028	$5,023,543	$242,585	**$4,780,958**	$6,180,563	$298,457	**$5,882,106**	**$541,043**
2037	$3,188,488,264	$31,884,883	$5,328,330	$271,540	**$5,056,790**	$6,555,549	$334,081	**$6,221,467**	**$605,621**
2038	$3,379,111,404	$33,791,114	$5,646,884	$301,803	**$5,345,081**	$6,947,471	$371,314	**$6,576,157**	**$673,116**
2039	$3,562,299,423	$35,622,994	$5,953,012	$330,885	**$5,622,127**	$7,324,106	$407,094	**$6,917,012**	**$737,979**
2040	$3,741,864,383	$37,418,644	$6,253,086	$359,392	**$5,893,694**	$7,693,293	$442,167	**$7,251,126**	**$801,559**
2041	$3,928,997,171	$39,289,972	$6,565,806	$389,100	**$6,176,706**	$8,078,039	$478,718	**$7,599,321**	**$867,818**
2042	$4,123,990,249	$41,239,902	$6,891,662	$420,057	**$6,471,605**	$8,478,945	$516,804	**$7,962,142**	**$936,860**
2043	$4,327,146,813	$43,271,468	$7,231,160	$452,309	**$6,778,851**	$8,896,636	$556,484	**$8,340,152**	**$1,008,793**
2044	$4,538,781,180	$45,387,812	$7,584,825	$485,907	**$7,098,918**	$9,331,758	$597,821	**$8,733,937**	**$1,083,728**
2045	$4,687,649,579	$46,876,496	$7,833,601	$241,361	**$7,592,240**	$9,637,832	$296,952	**$9,340,880**	**$538,313**
2046	$4,841,365,178	$48,413,652	$8,090,478	$252,921	**$7,837,557**	$9,953,872	$311,173	**$9,642,699**	**$564,094**
2047	$5,000,084,829	$50,000,848	$8,355,717	$264,857	**$8,090,860**	$10,280,201	$325,858	**$9,954,342**	**$590,715**
2048	$5,163,970,430	$51,639,704	$8,629,588	$277,181	**$8,352,407**	$10,617,150	$341,021	**$10,276,129**	**$618,202**
2049	$5,333,189,091	$53,331,891	$8,912,372	$289,906	**$8,622,466**	$10,965,065	$356,677	**$10,608,387**	**$646,583**
2050	$5,507,913,298	$55,079,133	$9,204,356	$303,045	**$8,901,311**	$11,324,298	$372,843	**$10,951,456**	**$675,888**
2051	$5,688,321,088	$56,883,211	$9,505,838	$316,612	**$9,189,226**	$11,695,218	$389,534	**$11,305,684**	**$706,146**
2052	$5,876,877,546	$58,768,775	$9,820,938	$330,792	**$9,490,146**	$12,082,891	$406,979	**$11,675,912**	**$737,771**
2053	$6,053,183,872	$60,531,839	$10,115,566	$344,050	**$9,771,516**	$12,445,378	$423,291	**$12,022,086**	**$767,341**
2054	$6,234,779,388	$62,347,794	$10,419,033	$357,706	**$10,061,327**	$12,818,739	$440,092	**$12,378,646**	**$797,798**
2055	$6,421,822,770	$64,218,228	$10,731,604	$371,772	**$10,359,832**	$13,203,301	$457,398	**$12,745,903**	**$829,169**
2056	$6,614,477,453	$66,144,775	$11,053,552	$386,259	**$10,667,293**	$13,599,400	$475,222	**$13,124,178**	**$861,481**
2057	$6,812,911,777	$68,129,118	$11,385,159	$401,182	**$10,983,977**	$14,007,382	$493,581	**$13,513,801**	**$894,763**
2058	$7,017,299,130	$70,172,991	$11,726,713	$416,551	**$11,310,162**	$14,427,604	$512,491	**$13,915,112**	**$929,043**
2059	$7,227,818,104	$72,278,181	$12,078,515	$432,383	**$11,646,132**	$14,860,432	$531,969	**$14,328,463**	**$964,351**
2060	$7,444,652,647	$74,446,526	$12,440,870	$448,689	**$11,992,182**	$15,306,245	$552,030	**$14,754,214**	**$1,000,719**
2061	$7,667,992,226	$76,679,922	$12,814,096	$465,484	**$12,348,613**	$15,765,432	$572,694	**$15,192,738**	**$1,038,177**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Refer to Table C-2 for details.

Table 13
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*7.23%*	*d*	*e=c-d*	*f=b*28.93%*	*g*	*h=f-g*	*e+h*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$3,315,313	$33,153	$2,398	$24	**$2,374**	$9,590	$4,399	**$5,192**	**$7,565**
2024	$17,073,859	$170,739	$12,348	$123	**$12,224**	$49,391	$22,654	**$26,737**	**$38,961**
2025	$31,654,935	$316,549	$22,893	$229	**$22,664**	$91,571	$42,000	**$49,570**	**$72,234**
2026	$47,095,509	$470,955	$34,059	$341	**$33,719**	$136,237	$62,487	**$73,750**	**$107,469**
2027	$63,434,028	$634,340	$45,875	$459	**$45,416**	$183,501	$84,166	**$99,335**	**$144,752**
2028	$88,397,184	$883,972	$63,928	$639	**$63,289**	$255,714	$117,287	**$138,427**	**$201,716**
2029	$114,801,039	$1,148,010	$83,024	$830	**$82,193**	$332,095	$152,320	**$179,774**	**$261,968**
2030	$142,709,567	$1,427,096	$103,207	$1,032	**$102,175**	$412,828	$189,350	**$223,478**	**$325,653**
2031	$172,189,286	$1,721,893	$124,527	$16,188	**$108,338**	$498,106	$64,754	**$433,353**	**$541,691**
2032	$203,309,350	$2,033,093	$147,033	$19,114	**$127,918**	$588,130	$76,457	**$511,673**	**$639,591**
2033	$236,141,647	$2,361,416	$170,777	$22,201	**$148,576**	$683,107	$88,804	**$594,303**	**$742,879**
2034	$270,760,903	$2,707,609	$195,813	$18,602	**$177,211**	$783,253	$74,409	**$708,844**	**$886,055**
2035	$307,244,788	$3,072,448	$222,198	$21,109	**$201,089**	$888,793	$84,435	**$804,358**	**$1,005,447**
2036	$345,674,021	$3,456,740	$249,990	$23,749	**$226,241**	$999,960	$94,996	**$904,964**	**$1,131,205**
2037	$386,132,487	$3,861,325	$279,249	$26,529	**$252,721**	$1,116,998	$106,115	**$1,010,883**	**$1,263,604**
2038	$428,707,355	$4,287,074	$310,039	$29,454	**$280,586**	$1,240,158	$117,815	**$1,122,343**	**$1,402,929**
2039	$473,489,195	$4,734,892	$342,426	$32,530	**$309,895**	$1,369,702	$130,122	**$1,239,580**	**$1,549,475**
2040	$520,572,110	$5,205,721	$376,476	$35,765	**$340,711**	$1,505,903	$143,061	**$1,362,842**	**$1,703,553**
2041	$581,342,054	$5,813,421	$420,424	$39,940	**$380,484**	$1,681,697	$159,761	**$1,521,936**	**$1,902,420**
2042	$645,289,680	$6,452,897	$466,671	$44,334	**$422,337**	$1,866,684	$177,335	**$1,689,349**	**$2,111,686**
2043	$712,550,955	$7,125,510	$515,314	$48,955	**$466,359**	$2,061,256	$195,819	**$1,865,437**	**$2,331,796**
2044	$784,979,233	$7,849,792	$567,694	$53,931	**$513,763**	$2,270,776	$215,724	**$2,055,052**	**$2,568,815**
2045	$846,643,499	$8,466,435	$612,289	$27,553	**$584,736**	$2,449,157	$110,212	**$2,338,945**	**$2,923,681**
2046	$911,301,141	$9,113,011	$659,049	$29,657	**$629,392**	$2,636,198	$118,629	**$2,517,569**	**$3,146,961**
2047	$979,076,261	$9,790,763	$708,064	$31,863	**$676,201**	$2,832,256	$127,452	**$2,704,805**	**$3,381,006**
2048	$1,043,172,849	$10,431,728	$754,418	$33,949	**$720,470**	$3,017,674	$135,795	**$2,881,879**	**$3,602,348**
2049	$1,103,067,131	$11,030,671	$797,734	$35,898	**$761,836**	$3,190,935	$143,592	**$3,047,343**	**$3,809,179**
2050	$1,165,616,213	$11,656,162	$842,969	$37,934	**$805,035**	$3,371,876	$151,734	**$3,220,142**	**$4,025,177**
2051	$1,230,925,481	$12,309,255	$890,200	$40,059	**$850,141**	$3,560,802	$160,236	**$3,400,566**	**$4,250,707**
2052	$1,299,104,249	$12,991,042	$939,507	$42,278	**$897,229**	$3,758,028	$169,111	**$3,588,917**	**$4,486,146**
2053	$1,370,265,911	$13,702,659	$990,971	$44,594	**$946,377**	$3,963,884	$178,375	**$3,785,509**	**$4,731,886**
2054	$1,444,528,079	$14,445,281	$1,044,677	$47,010	**$997,667**	$4,178,708	$188,042	**$3,990,666**	**$4,988,333**
2055	$1,522,012,738	$15,220,127	$1,100,714	$49,532	**$1,051,181**	$4,402,854	$198,128	**$4,204,726**	**$5,255,907**
2056	$1,602,846,401	$16,028,464	$1,159,172	$52,163	**$1,107,009**	$4,636,689	$208,651	**$4,428,038**	**$5,535,047**
2057	$1,690,855,577	$16,908,556	$1,222,820	$55,027	**$1,167,793**	$4,891,280	$220,108	**$4,671,173**	**$5,838,966**
2058	$1,760,238,911	$17,602,389	$1,272,998	$57,285	**$1,215,713**	$5,091,991	$229,140	**$4,862,852**	**$6,078,565**
2059	$1,832,263,475	$18,322,635	$1,325,086	$59,629	**$1,265,457**	$5,300,343	$238,515	**$5,061,827**	**$6,327,284**
2060	$1,907,025,298	$19,070,253	$1,379,153	$62,062	**$1,317,091**	$5,516,613	$248,248	**$5,268,365**	**$6,585,456**
2061	$1,984,623,793	$19,846,238	$1,435,272	$64,587	**$1,370,685**	$5,741,088	$258,349	**$5,482,739**	**$6,853,424**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] Refer to Table C-3 for details.

APPENDICES:

Appendix A: City of Lathrop EIFD Revenue-Estimating Tables

Appendix B: City of Manteca EIFD Revenue-Estimating Tables

Appendix C: City of Stockton EIFD Revenue-Estimating Tables

Appendix D: Supporting Tables for EIFD Revenue Analysis

APPENDIX A:

City of Lathrop EIFD
Revenue-Estimating Tables

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Table A-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	$0	$0	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	$0	$0	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	$58,543	$977,880	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	$110,211	$1,840,923	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	$152,452	$2,546,485	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$272,669,104	$5,156,720,361	$1,772,522,252	$17,725,223	$1,987,040	$198,704	$3,331,924	$1,528,238	**$1,726,942**
2026	$5,156,720,361	$154,701,611	$275,222,206	$5,586,644,177	$2,202,446,068	$22,024,461	$2,466,203	$246,620	$4,145,930	$1,901,595	**$2,148,215**
2027	$5,586,644,177	$167,599,325	$297,434,251	$6,051,677,753	$2,667,479,644	$26,674,796	$2,984,580	$298,458	$5,026,241	$2,305,363	**$2,603,821**
2028	$6,051,677,753	$181,550,333	$263,852,471	$6,497,080,556	$3,112,882,447	$31,128,824	$3,480,688	$348,069	$5,870,199	$2,692,457	**$3,040,526**
2029	$6,497,080,556	$194,912,417	$242,320,584	$6,934,313,557	$3,550,115,448	$35,501,154	$3,967,388	$396,739	$6,699,322	$3,072,747	**$3,469,486**
2030	$6,934,313,557	$208,029,407	$296,951,158	$7,439,294,122	$4,055,096,013	$40,550,960	$4,529,921	$588,890	$7,656,033	$995,284	**$1,584,174**
2031	$7,439,294,122	$223,178,824	$126,845,932	$7,789,318,877	$4,405,120,769	$44,051,208	$4,918,192	$639,365	$8,322,623	$1,081,941	**$1,721,306**
2032	$7,789,318,877	$233,679,566	$130,651,310	$8,153,649,753	$4,769,451,645	$47,694,516	$5,322,262	$691,894	$9,016,605	$1,172,159	**$1,864,053**
2033	$8,153,649,753	$244,609,493	$126,053,354	$8,524,312,599	$5,140,114,491	$51,401,145	$5,733,165	$544,651	$9,723,046	$923,689	**$1,468,340**
2034	$8,524,312,599	$255,729,378	$126,658,516	$8,906,700,493	$5,522,502,384	$55,225,024	$6,156,945	$584,910	$10,452,087	$992,948	**$1,577,858**
2035	$8,906,700,493	$267,201,015	$106,678,625	$9,280,580,133	$5,896,382,024	$58,963,820	$6,575,457	$624,668	$11,156,184	$1,059,838	**$1,684,506**
2036	$9,280,580,133	$278,417,404	$109,878,984	$9,668,876,521	$6,284,678,412	$62,846,784	$7,010,117	$665,961	$11,887,408	$1,129,304	**$1,795,265**
2037	$9,668,876,521	$290,066,296	$55,738,567	$10,014,681,384	$6,630,483,275	$66,304,833	$7,397,021	$702,717	$12,539,015	$1,191,206	**$1,893,923**
2038	$10,014,681,384	$300,440,442	$57,410,725	$10,372,532,550	$6,988,334,441	$69,883,344	$7,797,410	$740,754	$13,213,307	$1,255,264	**$1,996,018**
2039	$10,372,532,550	$311,175,976	$59,133,046	$10,742,841,573	$7,358,643,464	$73,586,435	$8,211,744	$780,116	$13,911,059	$1,321,551	**$2,101,666**
2040	$10,742,841,573	$322,285,247	$160,247,219	$11,225,374,039	$7,841,175,930	$78,411,759	$8,752,055	$831,445	$14,819,405	$1,407,844	**$2,239,289**
2041	$11,225,374,039	$336,761,221	$169,759,786	$11,731,895,046	$8,347,696,937	$83,476,969	$9,319,257	$885,329	$15,772,845	$1,498,420	**$2,383,750**
2042	$11,731,895,046	$351,956,851	$174,852,579	$12,258,704,477	$8,874,506,368	$88,745,064	$9,909,194	$941,373	$16,764,441	$1,592,622	**$2,533,995**
2043	$12,258,704,477	$367,761,134	$180,098,157	$12,806,563,768	$9,422,365,660	$94,223,657	$10,522,719	$999,658	$17,795,624	$1,690,584	**$2,690,243**
2044	$12,806,563,768	$384,196,913	$185,501,102	$13,376,261,783	$9,992,063,674	$99,920,637	$11,160,718	$502,232	$18,867,877	$849,054	**$1,351,287**
2045	$13,376,261,783	$401,287,853	$191,066,135	$13,968,615,771	$10,584,417,662	$105,844,177	$11,824,106	$532,085	$19,982,736	$899,223	**$1,431,308**
2046	$13,968,615,771	$419,058,473	$196,798,119	$14,584,472,363	$11,200,274,254	$112,002,743	$12,513,832	$563,122	$21,141,793	$951,381	**$1,514,503**
2047	$14,584,472,363	$437,534,171	$202,702,062	$15,224,708,596	$11,840,510,487	$118,405,105	$13,230,880	$595,390	$22,346,695	$1,005,601	**$1,600,991**
2048	$15,224,708,596	$456,741,258	$208,783,124	$15,890,232,978	$12,506,034,869	$125,060,349	$13,976,268	$628,932	$23,599,151	$1,061,962	**$1,690,894**
2049	$15,890,232,978	$476,706,989	$215,046,618	$16,581,986,585	$13,197,788,476	$131,977,885	$14,751,051	$663,797	$24,900,929	$1,120,542	**$1,784,339**
2050	$16,581,986,585	$497,459,598	$221,498,016	$17,300,944,199	$13,916,746,090	$139,167,461	$15,556,322	$700,034	$26,253,861	$1,181,424	**$1,881,458**
2051	$17,300,944,199	$519,028,326	$221,819,629	$18,041,792,154	$14,657,594,045	$146,575,940	$16,386,113	$737,375	$27,647,985	$1,244,159	**$1,981,534**
2052	$18,041,792,154	$541,253,765	$228,474,217	$18,811,520,136	$15,427,322,027	$154,273,220	$17,248,270	$776,172	$29,096,414	$1,309,339	**$2,085,511**
2053	$18,811,520,136	$564,345,604	$235,328,444	$19,611,194,184	$16,226,996,075	$162,269,961	$18,143,989	$816,479	$30,601,154	$1,377,052	**$2,193,531**
2054	$19,611,194,184	$588,335,826	$242,388,297	$20,441,918,307	$17,057,720,198	$170,577,202	$19,074,507	$858,353	$32,164,277	$1,447,392	**$2,305,745**
2055	$20,441,918,307	$613,257,549	$249,659,946	$21,304,835,802	$17,920,637,693	$179,206,377	$20,041,106	$901,850	$33,787,934	$1,520,457	**$2,422,307**
2056	$21,304,835,802	$639,145,074	$257,149,745	$22,201,130,621	$18,816,932,512	$188,169,325	$21,045,114	$947,030	$35,474,350	$1,596,346	**$2,543,376**
2057	$22,201,130,621	$666,033,919	$264,864,237	$23,132,028,777	$19,747,830,668	$197,478,307	$22,087,906	$993,956	$37,225,828	$1,675,162	**$2,669,118**
2058	$23,132,028,777	$693,960,863	$272,810,164	$24,098,799,804	$20,714,601,695	$207,146,017	$23,170,904	$1,042,691	$39,044,755	$1,757,014	**$2,799,705**
2059	$24,098,799,804	$722,963,994	$280,994,469	$25,102,758,267	$21,718,560,158	$217,185,602	$24,295,582	$1,093,301	$40,933,601	$1,842,012	**$2,935,313**
2060	$25,102,758,267	$753,082,748	$0	$25,855,841,015	$22,471,642,906	$224,716,429	$25,138,458	$1,131,231	$42,352,044	$1,905,842	**$3,037,073**
2061	$25,855,841,015	$775,675,230	$0	$26,631,516,246	$23,247,318,137	$232,473,181	$26,006,620	$1,170,298	$43,813,040	$1,971,587	**$3,141,885**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

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Table A-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real $

Lathrop
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*11.23%*	*h*	*i=g*h*	*j=f*18.76%*	*k*	*l=j*k*	*m=i+l*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	10%	$58,543	$977,880	46%	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	10%	$110,211	$1,840,923	46%	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	10%	$152,452	$2,546,485	46%	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$264,712,716	$5,148,763,973	$1,764,565,864	$17,645,659	$1,981,519	10%	$198,152	$3,309,843	46%	$1,518,110	**$1,716,262**
2026	$5,148,763,973	$154,462,919	$267,027,126	$5,570,254,018	$2,186,055,910	$21,860,559	$2,454,832	10%	$245,483	$4,100,443	46%	$1,880,731	**$2,126,214**
2027	$5,570,254,018	$167,107,621	$288,993,319	$6,026,354,958	$2,642,156,849	$26,421,568	$2,967,010	10%	$296,701	$4,955,964	46%	$2,273,129	**$2,569,830**
2028	$6,026,354,958	$180,790,649	$255,158,311	$6,462,303,917	$3,078,105,808	$30,781,058	$3,456,559	10%	$345,656	$5,773,685	46%	$2,648,189	**$2,993,845**
2029	$6,462,303,917	$193,869,118	$233,365,599	$6,889,538,634	$3,505,340,525	$35,053,405	$3,936,323	10%	$393,632	$6,575,060	46%	$3,015,752	**$3,409,385**
2030	$6,889,538,634	$206,686,159	$287,727,524	$7,383,952,317	$3,999,754,208	$39,997,542	$4,491,524	13%	$583,898	$7,502,445	13%	$975,318	**$1,559,216**
2031	$7,383,952,317	$221,518,570	$117,345,589	$7,722,816,475	$4,338,618,367	$43,386,184	$4,872,052	13%	$633,367	$8,138,061	13%	$1,057,948	**$1,691,315**
2032	$7,722,816,475	$231,684,494	$120,865,956	$8,075,366,926	$4,691,168,817	$46,911,688	$5,267,949	13%	$684,833	$8,799,349	13%	$1,143,915	**$1,828,749**
2033	$8,075,366,926	$242,261,008	$115,974,440	$8,433,602,373	$5,049,404,265	$50,494,043	$5,670,229	10%	$538,672	$9,471,301	10%	$899,774	**$1,438,445**
2034	$8,433,602,373	$253,008,071	$116,277,234	$8,802,887,679	$5,418,689,570	$54,186,896	$6,084,918	10%	$578,067	$10,163,979	10%	$965,578	**$1,543,645**
2035	$8,802,887,679	$264,086,630	$106,678,625	$9,173,652,934	$5,789,454,826	$57,894,548	$6,501,269	10%	$617,621	$10,859,434	10%	$1,031,646	**$1,649,267**
2036	$9,173,652,934	$275,209,588	$109,878,984	$9,558,741,506	$6,174,543,397	$61,745,434	$6,933,704	10%	$658,702	$11,581,754	10%	$1,100,267	**$1,758,969**
2037	$9,558,741,506	$286,762,245	$55,738,567	$9,901,242,319	$6,517,044,210	$65,170,442	$7,318,315	10%	$695,240	$12,224,192	10%	$1,161,298	**$1,856,538**
2038	$9,901,242,319	$297,037,270	$57,410,725	$10,255,690,313	$6,871,492,204	$68,714,922	$7,716,343	10%	$733,053	$12,889,040	10%	$1,224,459	**$1,957,511**
2039	$10,255,690,313	$307,670,709	$59,133,046	$10,622,494,068	$7,238,295,960	$72,382,960	$8,128,245	10%	$772,183	$13,577,063	10%	$1,289,821	**$2,062,004**
2040	$10,622,494,068	$318,674,822	$160,247,219	$11,101,416,110	$7,717,218,001	$77,172,180	$8,666,051	10%	$823,275	$14,475,390	10%	$1,375,162	**$2,198,437**
2041	$11,101,416,110	$333,042,483	$169,759,786	$11,604,218,379	$8,220,020,270	$82,200,203	$9,230,673	10%	$876,914	$15,418,510	10%	$1,464,758	**$2,341,672**
2042	$11,604,218,379	$348,126,551	$174,852,579	$12,127,197,510	$8,742,999,401	$87,429,994	$9,817,952	10%	$932,705	$16,399,475	10%	$1,557,950	**$2,490,656**
2043	$12,127,197,510	$363,815,925	$180,098,157	$12,671,111,592	$9,286,913,483	$92,869,135	$10,428,740	10%	$990,730	$17,419,709	10%	$1,654,872	**$2,645,603**
2044	$12,671,111,592	$380,133,348	$185,501,102	$13,236,746,041	$9,852,547,933	$98,525,479	$11,063,920	5%	$497,876	$18,480,685	5%	$831,631	**$1,329,507**
2045	$13,236,746,041	$397,102,381	$191,066,135	$13,824,914,557	$10,440,716,449	$104,407,164	$11,724,404	5%	$527,598	$19,583,928	5%	$881,277	**$1,408,875**
2046	$13,824,914,557	$414,747,437	$196,798,119	$14,436,460,113	$11,052,262,004	$110,522,620	$12,411,139	5%	$558,501	$20,731,020	5%	$932,896	**$1,491,397**
2047	$14,436,460,113	$433,093,803	$202,702,062	$15,072,255,978	$11,688,057,870	$116,880,579	$13,125,106	5%	$590,630	$21,923,599	5%	$986,562	**$1,577,192**
2048	$15,072,255,978	$452,167,679	$208,783,124	$15,733,206,782	$12,349,008,673	$123,490,087	$13,867,321	5%	$624,029	$23,163,362	5%	$1,042,351	**$1,666,381**
2049	$15,733,206,782	$471,996,203	$215,046,618	$16,420,249,603	$13,036,051,494	$130,360,515	$14,638,835	5%	$658,748	$24,452,067	5%	$1,100,343	**$1,759,091**
2050	$16,420,249,603	$492,607,488	$221,498,016	$17,134,355,108	$13,750,156,999	$137,501,570	$15,440,740	5%	$694,833	$25,791,533	5%	$1,160,619	**$1,855,452**
2051	$17,134,355,108	$514,030,653	$221,819,629	$17,870,205,389	$14,486,007,281	$144,860,073	$16,267,063	5%	$732,018	$27,171,787	5%	$1,222,730	**$1,954,748**
2052	$17,870,205,389	$536,106,162	$228,474,217	$18,634,785,769	$15,250,587,660	$152,505,877	$17,125,649	5%	$770,654	$28,605,931	5%	$1,287,267	**$2,057,921**
2053	$18,634,785,769	$559,043,573	$235,328,444	$19,429,157,786	$16,044,959,677	$160,449,597	$18,017,689	5%	$810,796	$30,095,955	5%	$1,354,318	**$2,165,114**
2054	$19,429,157,786	$582,874,734	$242,388,297	$20,254,420,817	$16,870,222,708	$168,702,227	$18,944,418	5%	$852,499	$31,643,923	5%	$1,423,977	**$2,276,475**
2055	$20,254,420,817	$607,632,624	$249,659,946	$21,111,713,387	$17,727,515,279	$177,275,153	$19,907,115	5%	$895,820	$33,251,969	5%	$1,496,339	**$2,392,159**
2056	$21,111,713,387	$633,351,402	$257,149,745	$22,002,214,534	$18,618,016,425	$186,180,164	$20,907,103	5%	$940,820	$34,922,306	5%	$1,571,504	**$2,512,323**
2057	$22,002,214,534	$660,066,436	$264,864,237	$22,927,145,207	$19,542,947,098	$195,429,471	$21,945,754	5%	$987,559	$36,657,223	5%	$1,649,575	**$2,637,134**
2058	$22,927,145,207	$687,814,356	$272,810,164	$23,887,769,727	$20,503,571,618	$205,035,716	$23,024,488	5%	$1,036,102	$38,459,092	5%	$1,730,659	**$2,766,761**
2059	$23,887,769,727	$716,633,092	$280,994,469	$24,885,397,288	$21,501,199,179	$215,011,992	$24,144,774	5%	$1,086,515	$40,330,368	5%	$1,814,867	**$2,901,381**
2060	$24,885,397,288	$746,561,919	$0	$25,631,959,206	$22,247,761,098	$222,477,611	$24,983,126	5%	$1,124,241	$41,730,714	5%	$1,877,882	**$3,002,123**
2061	$25,631,959,206	$768,958,776	$0	$26,400,917,983	$23,016,719,874	$230,167,199	$25,846,628	5%	$1,163,098	$43,173,070	5%	$1,942,788	**$3,105,886**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table A-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f^6.94%*	*h*	*i=g*h*	*j=f^27.75%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2023	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2024	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2025	$0	$0	$7,956,388	$7,956,388	$7,956,388	$79,564	$5,520	10%	$552	$22,081	46%	$10,128	**$10,680**
2026	$7,956,388	$238,692	$8,195,079	$16,390,159	$16,390,159	$163,902	$11,372	10%	$1,137	$45,487	46%	$20,863	**$22,000**
2027	$16,390,159	$491,705	$8,440,932	$25,322,795	$25,322,795	$253,228	$17,569	10%	$1,757	$70,277	46%	$32,234	**$33,991**
2028	$25,322,795	$759,684	$8,694,160	$34,776,639	$34,776,639	$347,766	$24,129	10%	$2,413	$96,514	46%	$44,268	**$46,681**
2029	$34,776,639	$1,043,299	$8,954,985	$44,774,923	$44,774,923	$447,749	$31,066	10%	$3,107	$124,262	46%	$56,995	**$60,101**
2030	$44,774,923	$1,343,248	$9,223,634	$55,341,805	$55,341,805	$553,418	$38,397	13%	$4,992	$153,588	13%	$19,966	**$24,958**
2031	$55,341,805	$1,660,254	$9,500,343	$66,502,402	$66,502,402	$665,024	$46,140	13%	$5,998	$184,561	13%	$23,993	**$29,991**
2032	$66,502,402	$1,995,072	$9,785,353	$78,282,827	$78,282,827	$782,828	$54,314	13%	$7,061	$217,255	13%	$28,243	**$35,304**
2033	$78,282,827	$2,348,485	$10,078,914	$90,710,226	$90,710,226	$907,102	$62,936	10%	$5,979	$251,744	10%	$23,916	**$29,895**
2034	$90,710,226	$2,721,307	$10,381,281	$103,812,814	$103,812,814	$1,038,128	$72,027	10%	$6,843	$288,107	10%	$27,370	**$34,213**
2035	$103,812,814	$3,114,384	$0	$106,927,199	$106,927,199	$1,069,272	$74,188	10%	$7,048	$296,751	10%	$28,191	**$35,239**
2036	$106,927,199	$3,207,816	$0	$110,135,015	$110,135,015	$1,101,350	$76,413	10%	$7,259	$305,653	10%	$29,037	**$36,296**
2037	$110,135,015	$3,304,050	$0	$113,439,065	$113,439,065	$1,134,391	$78,706	10%	$7,477	$314,823	10%	$29,908	**$37,385**
2038	$113,439,065	$3,403,172	$0	$116,842,237	$116,842,237	$1,168,422	$81,067	10%	$7,701	$324,268	10%	$30,805	**$38,507**
2039	$116,842,237	$3,505,267	$0	$120,347,504	$120,347,504	$1,203,475	$83,499	10%	$7,932	$333,996	10%	$31,730	**$39,662**
2040	$120,347,504	$3,610,425	$0	$123,957,929	$123,957,929	$1,239,579	$86,004	10%	$8,170	$344,015	10%	$32,681	**$40,852**
2041	$123,957,929	$3,718,738	$0	$127,676,667	$127,676,667	$1,276,767	$88,584	10%	$8,415	$354,336	10%	$33,662	**$42,077**
2042	$127,676,667	$3,830,300	$0	$131,506,967	$131,506,967	$1,315,070	$91,241	10%	$8,668	$364,966	10%	$34,672	**$43,340**
2043	$131,506,967	$3,945,209	$0	$135,452,176	$135,452,176	$1,354,522	$93,979	10%	$8,928	$375,915	10%	$35,712	**$44,640**
2044	$135,452,176	$4,063,565	$0	$139,515,742	$139,515,742	$1,395,157	$96,798	5%	$4,356	$387,192	5%	$17,424	**$21,780**
2045	$139,515,742	$4,185,472	$0	$143,701,214	$143,701,214	$1,437,012	$99,702	5%	$4,487	$398,808	5%	$17,946	**$22,433**
2046	$143,701,214	$4,311,036	$0	$148,012,250	$148,012,250	$1,480,123	$102,693	5%	$4,621	$410,772	5%	$18,485	**$23,106**
2047	$148,012,250	$4,440,368	$0	$152,452,618	$152,452,618	$1,524,526	$105,774	5%	$4,760	$423,096	5%	$19,039	**$23,799**
2048	$152,452,618	$4,573,579	$0	$157,026,196	$157,026,196	$1,570,262	$108,947	5%	$4,903	$435,788	5%	$19,610	**$24,513**
2049	$157,026,196	$4,710,786	$0	$161,736,982	$161,736,982	$1,617,370	$112,216	5%	$5,050	$448,862	5%	$20,199	**$25,248**
2050	$161,736,982	$4,852,109	$0	$166,589,092	$166,589,092	$1,665,891	$115,582	5%	$5,201	$462,328	5%	$20,805	**$26,006**
2051	$166,589,092	$4,997,673	$0	$171,586,764	$171,586,764	$1,715,868	$119,049	5%	$5,357	$476,198	5%	$21,429	**$26,786**
2052	$171,586,764	$5,147,603	$0	$176,734,367	$176,734,367	$1,767,344	$122,621	5%	$5,518	$490,484	5%	$22,072	**$27,590**
2053	$176,734,367	$5,302,031	$0	$182,036,398	$182,036,398	$1,820,364	$126,300	5%	$5,683	$505,198	5%	$22,734	**$28,417**
2054	$182,036,398	$5,461,092	$0	$187,497,490	$187,497,490	$1,874,975	$130,089	5%	$5,854	$520,354	5%	$23,416	**$29,270**
2055	$187,497,490	$5,624,925	$0	$193,122,415	$193,122,415	$1,931,224	$133,991	5%	$6,030	$535,965	5%	$24,118	**$30,148**
2056	$193,122,415	$5,793,672	$0	$198,916,087	$198,916,087	$1,989,161	$138,011	5%	$6,210	$552,044	5%	$24,842	**$31,052**
2057	$198,916,087	$5,967,483	$0	$204,883,570	$204,883,570	$2,048,836	$142,151	5%	$6,397	$568,605	5%	$25,587	**$31,984**
2058	$204,883,570	$6,146,507	$0	$211,030,077	$211,030,077	$2,110,301	$146,416	5%	$6,589	$585,663	5%	$26,355	**$32,944**
2059	$211,030,077	$6,330,902	$0	$217,360,979	$217,360,979	$2,173,610	$150,808	5%	$6,786	$603,233	5%	$27,145	**$33,932**
2060	$217,360,979	$6,520,829	$0	$223,881,809	$223,881,809	$2,238,818	$155,333	5%	$6,990	$621,330	5%	$27,960	**$34,950**
2061	$223,881,809	$6,716,454	$0	$230,598,263	$230,598,263	$2,305,983	$159,992	5%	$7,200	$639,970	5%	$28,799	**$35,998**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table A-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table A-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Existing City (2020 and Real $)

Lathrop
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$282,187,500	$12,800,000	**$294,987,500**	$32,767,650	$21,845,100	$46,109,007	**$100,721,757**	**$395,709,257**	1.061	**$419,807,951**
2023	$75,600,000	$36,800,000	**$112,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$313,843,514**	1.093	**$342,945,282**
2024	$0	$16,400,000	**$16,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$217,843,514**	1.126	**$245,184,795**
2025	$10,500,000	$16,400,000	**$26,900,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$228,343,514**	1.159	**$264,712,716**
2026	$10,500,000	$16,400,000	**$26,900,000**	$62,707,800	$41,805,200	$92,218,014	**$196,731,014**	**$223,631,014**	1.194	**$267,027,126**
2027	$10,500,000	$16,000,000	**$26,500,000**	$62,707,800	$41,805,200	$103,965,014	**$208,478,014**	**$234,978,014**	1.230	**$288,993,319**
2028	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$86,411,327	**$190,924,327**	**$201,424,327**	1.267	**$255,158,311**
2029	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$63,842,300	**$168,355,300**	**$178,855,300**	1.305	**$233,365,599**
2030	$10,500,000	$5,800,000	**$16,300,000**	$80,372,400	$53,581,600	$63,842,300	**$197,796,300**	**$214,096,300**	1.344	**$287,727,524**
2031	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.384	**$117,345,589**
2032	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.426	**$120,865,956**
2033	$10,500,000	$0	**$10,500,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$78,972,950**	1.469	**$115,974,440**
2034	$8,400,000	$0	**$8,400,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$76,872,950**	1.513	**$116,277,234**
2035	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.558	**$106,678,625**
2036	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.605	**$109,878,984**
2037	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.653	**$55,738,567**
2038	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.702	**$57,410,725**
2039	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.754	**$59,133,046**
2040	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	1.806	**$160,247,219**
2041	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.860	**$169,759,786**
2042	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.916	**$174,852,579**
2043	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.974	**$180,098,157**
2044	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.033	**$185,501,102**
2045	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.094	**$191,066,135**
2046	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.157	**$196,798,119**
2047	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.221	**$202,702,062**
2048	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.288	**$208,783,124**
2049	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.357	**$215,046,618**
2050	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.427	**$221,498,016**
2051	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.500	**$221,819,629**
2052	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.575	**$228,474,217**
2053	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.652	**$235,328,444**
2054	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.732	**$242,388,297**
2055	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.814	**$249,659,946**
2056	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.898	**$257,149,745**
2057	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.985	**$264,864,237**
2058	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.075	**$272,810,164**
2059	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.167	**$280,994,469**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table A-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table A-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2020 and Real $)

Lathrop Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.093	**$0**
2024	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.126	**$0**
2025	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.159	**$7,956,388**
2026	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.194	**$8,195,079**
2027	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.230	**$8,440,932**
2028	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.267	**$8,694,160**
2029	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.305	**$8,954,985**
2030	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.344	**$9,223,634**
2031	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.384	**$9,500,343**
2032	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.426	**$9,785,353**
2033	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.469	**$10,078,914**
2034	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.513	**$10,381,281**
2035	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.558	**$0**
2036	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.605	**$0**
2037	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.653	**$0**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table A-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Existing City

	Existing City						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**
2022	538	64	**602**	131,071	87,380	461,090	**679,541**
2023	144	184	**328**	262,141	174,761	922,180	**1,359,082**
2024	-	82	**82**	262,141	174,761	922,180	**1,359,082**
2025	20	82	**102**	262,141	174,761	922,180	**1,359,082**
2026	20	82	**102**	250,831	167,221	922,180	**1,340,232**
2027	20	80	**100**	250,831	167,221	1,039,650	**1,457,702**
2028	20	-	**20**	250,831	167,221	864,113	**1,282,165**
2029	20	-	**20**	250,831	167,221	638,423	**1,056,475**
2030	20	29	**49**	321,490	214,326	638,423	**1,174,239**
2031	20	29	**49**	80,935	53,956	347,502	**482,393**
2032	20	29	**49**	80,935	53,956	347,502	**482,393**
2033	20	-	**20**	80,935	53,956	347,502	**482,393**
2034	16	-	**16**	80,935	53,956	347,502	**482,393**
2035	-	-	**-**	80,935	53,956	347,502	**482,393**
2036	-	-	**-**	80,935	53,956	347,502	**482,393**
2037	-	-	**-**	80,935	53,956	-	**134,891**
2038	-	-	**-**	80,935	53,956	-	**134,891**
2039	-	-	**-**	80,935	53,956	-	**134,891**
2040	169	-	**169**	-	-	-	**-**
2041	169	-	**169**	6,070	4,047	-	**10,117**
2042	169	-	**169**	6,070	4,047	-	**10,117**
2043	169	-	**169**	6,070	4,047	-	**10,117**
2044	169	-	**169**	6,070	4,047	-	**10,117**
2045	169	-	**169**	6,070	4,047	-	**10,117**
2046	169	-	**169**	6,070	4,047	-	**10,117**
2047	169	-	**169**	6,070	4,047	-	**10,117**
2048	169	-	**169**	6,070	4,047	-	**10,117**
2049	169	-	**169**	6,070	4,047	-	**10,117**
2050	169	-	**169**	6,070	4,047	-	**10,117**
2051	169	-	**169**	-	-	-	**-**
2052	169	-	**169**	-	-	-	**-**
2053	169	-	**169**	-	-	-	**-**
2054	169	-	**169**	-	-	-	**-**
2055	169	-	**169**	-	-	-	**-**
2056	169	-	**169**	-	-	-	**-**
2057	169	-	**169**	-	-	-	**-**
2058	169	-	**169**	-	-	-	**-**
2059	169	-	**169**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**
Total	**4,258**	**661**	**4,919**	**3,031,422**	**2,020,948**	**9,415,432**	**14,467,802**

Source: San Joaquin County; City of Lathrop; LWA; EPS.

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Annexation Areas

Fiscal Year Ending	Annexation Area: Dwelling Units: Single Family Residential	Dwelling Units: Multifamily Residential	Dwelling Units: TOTAL	Building Square Feet: Retail	Building Square Feet: Office	Building Square Feet: Industrial	Building Square Feet: Total
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	27,453	-	-	**27,453**
2026	-	-	-	27,453	-	-	**27,453**
2027	-	-	-	27,453	-	-	**27,453**
2028	-	-	-	27,453	-	-	**27,453**
2029	-	-	-	27,453	-	-	**27,453**
2030	-	-	-	27,453	-	-	**27,453**
2031	-	-	-	27,453	-	-	**27,453**
2032	-	-	-	27,453	-	-	**27,453**
2033	-	-	-	27,453	-	-	**27,453**
2034	-	-	-	27,453	-	-	**27,453**
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**274,530**	**-**	**-**	**274,530**

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

APPENDIX B:

City of Manteca EIFD
Revenue-Estimating Tables

Table B-1	Projected Tax Increment to EIFD—Manteca	E-21
Table B-2	Projected Tax Increment to EIFD—Manteca Existing City Boundaries	E-22
Table B-3	Projected Tax Increment to EIFD—Manteca Annexation Area	E-23
Table B-4	Assessed Value of New Development—Manteca Existing City	E-24
Table B-5	Assessed Value of New Development—Manteca Annexation Areas	E-25
Table B-6	Incremental Development Projections—Manteca	E-26

Table B-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca (Real $)

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$209,965,274	$2,099,653	$391,544	$19,577	$543,435	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$459,406,107	$1,822,285,170	$709,066,887	$7,090,669	$1,070,324	$53,516	$1,564,044	$717,373	**$770,889**
2024	$1,822,285,170	$54,668,555	$353,564,711	$2,230,518,436	$1,117,300,154	$11,173,002	$1,617,104	$80,855	$2,406,158	$1,103,621	**$1,184,477**
2025	$2,230,518,436	$66,915,553	$467,334,061	$2,764,768,051	$1,651,549,768	$16,515,498	$2,341,868	$117,093	$3,500,222	$1,605,431	**$1,722,524**
2026	$2,764,768,051	$82,943,042	$342,844,017	$3,190,555,109	$2,077,336,827	$20,773,368	$2,909,286	$145,464	$4,381,046	$2,009,434	**$2,154,898**
2027	$3,190,555,109	$95,716,653	$289,958,096	$3,576,229,859	$2,463,011,576	$24,630,116	$3,416,977	$170,849	$5,184,345	$2,377,880	**$2,548,729**
2028	$3,576,229,859	$107,286,896	$279,617,285	$3,963,134,039	$2,849,915,757	$28,499,158	$3,923,940	$196,197	$5,992,246	$2,748,436	**$2,944,633**
2029	$3,963,134,039	$118,894,021	$298,613,609	$4,380,641,670	$3,267,423,387	$32,674,234	$4,472,061	$223,603	$6,863,129	$3,147,880	**$3,371,483**
2030	$4,380,641,670	$131,419,250	$303,002,702	$4,815,063,622	$3,701,845,339	$37,018,453	$5,041,656	$655,415	$7,769,932	$1,010,091	**$1,665,506**
2031	$4,815,063,622	$144,451,909	$312,092,783	$5,271,608,313	$4,158,390,031	$41,583,900	$5,640,051	$733,207	$8,723,092	$1,134,002	**$1,867,209**
2032	$5,271,608,313	$158,148,249	$318,675,333	$5,748,431,895	$4,635,213,613	$46,352,136	$6,262,847	$814,170	$9,720,485	$1,263,663	**$2,077,833**
2033	$5,748,431,895	$172,452,957	$348,557,750	$6,269,442,602	$5,156,224,319	$51,562,243	$6,930,054	$658,355	$10,821,876	$1,028,078	**$1,686,433**
2034	$6,269,442,602	$188,083,278	$358,258,187	$6,815,784,067	$5,702,565,785	$57,025,658	$7,629,227	$724,777	$11,977,227	$1,137,837	**$1,862,613**
2035	$6,815,784,067	$204,473,522	$282,641,879	$7,302,899,468	$6,189,681,185	$61,896,812	$8,239,289	$782,732	$13,018,914	$1,236,797	**$2,019,529**
2036	$7,302,899,468	$219,086,984	$241,768,389	$7,763,754,840	$6,650,536,558	$66,505,366	$8,807,180	$836,682	$14,012,520	$1,331,189	**$2,167,871**
2037	$7,763,754,840	$232,912,645	$185,851,807	$8,182,519,293	$7,069,301,010	$70,693,010	$9,310,066	$884,456	$14,926,803	$1,418,046	**$2,302,503**
2038	$8,182,519,293	$245,475,579	$89,377,736	$8,517,372,607	$7,404,154,325	$74,041,543	$9,762,155	$927,405	$15,614,423	$1,483,370	**$2,410,775**
2039	$8,517,372,607	$255,521,178	$92,059,068	$8,864,952,853	$7,751,734,571	$77,517,346	$10,231,640	$972,006	$16,327,992	$1,551,159	**$2,523,165**
2040	$8,864,952,853	$265,948,586	$83,984,172	$9,214,885,611	$8,101,667,329	$81,016,673	$10,703,666	$1,016,848	$17,046,945	$1,619,460	**$2,636,308**
2041	$9,214,885,611	$276,446,568	$23,253,682	$9,514,585,862	$8,401,367,579	$84,013,676	$11,103,026	$1,054,788	$17,666,960	$1,678,361	**$2,733,149**
2042	$9,514,585,862	$285,437,576	$23,951,293	$9,823,974,730	$8,710,756,448	$87,107,564	$11,515,365	$1,093,960	$18,306,959	$1,739,161	**$2,833,121**
2043	$9,823,974,730	$294,719,242	$24,669,831	$10,143,363,804	$9,030,145,521	$90,301,455	$11,941,102	$1,134,405	$18,967,584	$1,801,921	**$2,936,325**
2044	$10,143,363,804	$304,300,914	$25,409,926	$10,473,074,644	$9,359,856,362	$93,598,564	$12,380,668	$557,130	$19,649,497	$884,227	**$1,441,357**
2045	$10,473,074,644	$314,192,239	$26,172,224	$10,813,439,108	$9,700,220,825	$97,002,208	$12,834,512	$577,553	$20,353,380	$915,902	**$1,493,455**
2046	$10,813,439,108	$324,403,173	$26,957,391	$11,164,799,672	$10,051,581,389	$100,515,814	$13,303,093	$598,639	$21,079,937	$948,597	**$1,547,236**
2047	$11,164,799,672	$334,943,990	$27,766,113	$11,527,509,774	$10,414,291,492	$104,142,915	$13,786,888	$620,410	$21,829,895	$982,345	**$1,602,755**
2048	$11,527,509,774	$345,825,293	$28,599,096	$11,901,934,164	$10,788,715,881	$107,887,159	$14,286,388	$642,887	$22,604,005	$1,017,180	**$1,660,068**
2049	$11,901,934,164	$357,058,025	$29,457,069	$12,288,449,257	$11,175,230,975	$111,752,310	$14,802,099	$666,094	$23,403,041	$1,053,137	**$1,719,231**
2050	$12,288,449,257	$368,653,478	$30,340,781	$12,687,443,516	$11,574,225,233	$115,742,252	$15,334,545	$690,055	$24,227,802	$1,090,251	**$1,780,306**
2051	$12,687,443,516	$380,623,305	$31,251,004	$13,099,317,826	$11,986,099,543	$119,860,995	$15,884,266	$714,792	$25,079,111	$1,128,560	**$1,843,352**
2052	$13,099,317,826	$392,979,535	$32,188,534	$13,524,485,895	$12,411,267,612	$124,112,676	$16,451,819	$740,332	$25,957,820	$1,168,102	**$1,908,434**
2053	$13,524,485,895	$405,734,577	$33,154,190	$13,963,374,662	$12,850,156,380	$128,501,564	$17,037,779	$766,700	$26,864,807	$1,208,916	**$1,975,616**
2054	$13,963,374,662	$418,901,240	$34,148,816	$14,416,424,718	$13,303,206,436	$133,032,064	$17,642,740	$793,923	$27,800,977	$1,251,044	**$2,044,967**
2055	$14,416,424,718	$432,492,742	$32,049,893	$14,880,967,353	$13,767,749,071	$137,677,491	$18,262,849	$821,828	$28,761,067	$1,294,248	**$2,116,076**
2056	$14,880,967,353	$446,429,021	$0	$15,327,396,374	$14,214,178,091	$142,141,781	$18,855,740	$848,508	$29,686,363	$1,335,886	**$2,184,395**
2057	$15,327,396,374	$459,821,891	$0	$15,787,218,265	$14,673,999,983	$146,740,000	$19,466,417	$875,989	$30,639,418	$1,378,774	**$2,254,763**
2058	$15,787,218,265	$473,616,548	$0	$16,260,834,813	$15,147,616,530	$151,476,165	$20,095,415	$904,294	$31,621,065	$1,422,948	**$2,327,242**
2059	$16,260,834,813	$487,825,044	$0	$16,748,659,857	$15,635,441,575	$156,354,416	$20,743,283	$933,448	$32,632,161	$1,468,447	**$2,401,895**
2060	$16,748,659,857	$502,459,796	$0	$17,251,119,653	$16,137,901,371	$161,379,014	$21,410,587	$963,476	$33,673,591	$1,515,312	**$2,478,788**
2061	$17,251,119,653	$517,533,590	$0	$17,768,653,243	$16,655,434,960	$166,554,350	$22,097,911	$994,406	$34,746,263	$1,563,582	**$2,557,988**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table B-2 and Table B-3 for more details.

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Table B-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real $

Manteca
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*14.30%*	*h*	*i=g*h*	*j=f*19.84%*	*k*	*l=j*k*	*m=i+l*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$273,868,557	$2,738,686	$391,544	5%	$19,577	$543,435	46%	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$414,057,936	$1,776,936,999	$727,622,000	$7,276,220	$1,040,266	5%	$52,013	$1,443,813	46%	$662,227	**$714,241**
2024	$1,776,936,999	$53,308,110	$306,856,096	$2,137,101,205	$1,087,786,206	$10,877,862	$1,555,186	5%	$77,759	$2,158,484	46%	$990,022	**$1,067,781**
2025	$2,137,101,205	$64,113,036	$419,224,187	$2,620,438,428	$1,571,123,429	$15,711,234	$2,246,203	5%	$112,310	$3,117,565	46%	$1,429,919	**$1,542,229**
2026	$2,620,438,428	$78,613,153	$293,290,847	$2,992,342,428	$1,943,027,429	$19,430,274	$2,777,907	5%	$138,895	$3,855,530	46%	$1,768,398	**$1,907,294**
2027	$2,992,342,428	$89,770,273	$238,918,331	$3,321,031,032	$2,271,716,033	$22,717,160	$3,247,826	5%	$162,391	$4,507,744	46%	$2,067,546	**$2,229,938**
2028	$3,321,031,032	$99,630,931	$227,046,326	$3,647,708,289	$2,598,393,290	$25,983,933	$3,714,870	5%	$185,744	$5,155,967	46%	$2,364,863	**$2,550,607**
2029	$3,647,708,289	$109,431,249	$244,465,522	$4,001,605,060	$2,952,290,061	$29,522,901	$4,220,829	5%	$211,041	$5,858,200	46%	$2,686,954	**$2,897,995**
2030	$4,001,605,060	$120,048,152	$247,230,172	$4,368,883,384	$3,319,568,385	$33,195,684	$4,745,920	13%	$616,970	$6,586,987	13%	$856,308	**$1,473,278**
2031	$4,368,883,384	$131,066,502	$254,647,077	$4,754,596,962	$3,705,281,963	$37,052,820	$5,297,366	13%	$688,658	$7,352,355	13%	$955,806	**$1,644,464**
2032	$4,754,596,962	$142,637,909	$257,367,615	$5,154,602,486	$4,105,287,487	$41,052,875	$5,869,246	13%	$763,002	$8,146,082	13%	$1,058,991	**$1,821,993**
2033	$5,154,602,486	$154,638,075	$265,088,643	$5,574,329,203	$4,525,014,204	$45,250,142	$6,469,321	10%	$614,585	$8,978,942	10%	$852,999	**$1,467,585**
2034	$5,574,329,203	$167,229,876	$272,285,007	$6,013,844,087	$4,964,529,088	$49,645,291	$7,097,686	10%	$674,280	$9,851,067	10%	$935,851	**$1,610,132**
2035	$6,013,844,087	$180,415,323	$194,089,503	$6,388,348,913	$5,339,033,914	$53,390,339	$7,633,108	10%	$725,145	$10,594,193	10%	$1,006,448	**$1,731,594**
2036	$6,388,348,913	$191,650,467	$150,559,442	$6,730,558,822	$5,681,243,823	$56,812,438	$8,122,359	10%	$771,624	$11,273,237	10%	$1,070,958	**$1,842,582**
2037	$6,730,558,822	$201,916,765	$91,906,593	$7,024,382,180	$5,975,067,181	$59,750,672	$8,542,432	10%	$811,531	$11,856,268	10%	$1,126,345	**$1,937,877**
2038	$7,024,382,180	$210,731,465	$89,377,736	$7,324,491,381	$6,275,176,382	$62,751,764	$8,971,492	10%	$852,292	$12,451,772	10%	$1,182,918	**$2,035,210**
2039	$7,324,491,381	$219,734,741	$92,059,068	$7,636,285,190	$6,586,970,191	$65,869,702	$9,417,258	10%	$894,639	$13,070,461	10%	$1,241,694	**$2,136,333**
2040	$7,636,285,190	$229,088,556	$83,984,172	$7,949,357,918	$6,900,042,919	$69,000,429	$9,864,851	10%	$937,161	$13,691,688	10%	$1,300,710	**$2,237,871**
2041	$7,949,357,918	$238,480,738	$23,253,682	$8,211,092,338	$7,161,777,339	$71,617,773	$10,239,048	10%	$972,710	$14,211,045	10%	$1,350,049	**$2,322,759**
2042	$8,211,092,338	$246,332,770	$23,951,293	$8,481,376,401	$7,432,061,402	$74,320,614	$10,625,467	10%	$1,009,419	$14,747,367	10%	$1,401,000	**$2,410,419**
2043	$8,481,376,401	$254,441,292	$24,669,831	$8,760,487,524	$7,711,172,525	$77,111,725	$11,024,507	10%	$1,047,328	$15,301,205	10%	$1,453,614	**$2,500,943**
2044	$8,760,487,524	$262,814,626	$25,409,926	$9,048,712,076	$7,999,397,077	$79,993,971	$11,436,576	5%	$514,646	$15,873,126	5%	$714,291	**$1,228,937**
2045	$9,048,712,076	$271,461,362	$26,172,224	$9,346,345,662	$8,297,030,663	$82,970,307	$11,862,096	5%	$533,794	$16,463,717	5%	$740,867	**$1,274,662**
2046	$9,346,345,662	$280,390,370	$26,957,391	$9,653,693,423	$8,604,378,424	$86,043,784	$12,301,505	5%	$553,568	$17,073,584	5%	$768,311	**$1,321,879**
2047	$9,653,693,423	$289,610,803	$27,766,113	$9,971,070,338	$8,921,755,339	$89,217,553	$12,755,253	5%	$573,986	$17,703,352	5%	$796,651	**$1,370,637**
2048	$9,971,070,338	$299,132,110	$28,599,096	$10,298,801,545	$9,249,486,546	$92,494,865	$13,223,803	5%	$595,071	$18,353,666	5%	$825,915	**$1,420,986**
2049	$10,298,801,545	$308,964,046	$29,457,069	$10,637,222,660	$9,587,907,661	$95,879,077	$13,707,637	5%	$616,844	$19,025,192	5%	$856,134	**$1,472,977**
2050	$10,637,222,660	$319,116,680	$30,340,781	$10,986,680,120	$9,937,365,121	$99,373,651	$14,207,249	5%	$639,326	$19,718,617	5%	$887,338	**$1,526,664**
2051	$10,986,680,120	$329,600,404	$31,251,004	$11,347,531,528	$10,298,216,529	$102,982,165	$14,723,151	5%	$662,542	$20,434,651	5%	$919,559	**$1,582,101**
2052	$11,347,531,528	$340,425,946	$32,188,534	$11,720,146,009	$10,670,831,010	$106,708,310	$15,255,871	5%	$686,514	$21,174,026	5%	$952,831	**$1,639,345**
2053	$11,720,146,009	$351,604,380	$33,154,190	$12,104,904,579	$11,055,589,580	$110,555,896	$15,805,952	5%	$711,268	$21,937,499	5%	$987,187	**$1,698,455**
2054	$12,104,904,579	$363,147,137	$34,148,816	$12,502,200,533	$11,452,885,534	$114,528,855	$16,373,958	5%	$736,828	$22,725,849	5%	$1,022,663	**$1,759,491**
2055	$12,502,200,533	$375,066,016	$32,049,893	$12,909,316,442	$11,860,001,443	$118,600,014	$16,956,003	5%	$763,020	$23,533,686	5%	$1,059,016	**$1,822,036**
2056	$12,909,316,442	$387,279,493	$0	$13,296,595,936	$12,247,280,937	$122,472,809	$17,509,689	5%	$787,936	$24,302,161	5%	$1,093,597	**$1,881,533**
2057	$13,296,595,936	$398,897,878	$0	$13,695,493,814	$12,646,178,815	$126,461,788	$18,079,985	5%	$813,599	$25,093,690	5%	$1,129,216	**$1,942,815**
2058	$13,695,493,814	$410,864,814	$0	$14,106,358,628	$13,057,043,629	$130,570,436	$18,667,390	5%	$840,033	$25,908,965	5%	$1,165,903	**$2,005,936**
2059	$14,106,358,628	$423,190,759	$0	$14,529,549,387	$13,480,234,388	$134,802,344	$19,272,418	5%	$867,259	$26,748,698	5%	$1,203,691	**$2,070,950**
2060	$14,529,549,387	$435,886,482	$0	$14,965,435,868	$13,916,120,869	$139,161,209	$19,895,596	5%	$895,302	$27,613,623	5%	$1,242,613	**$2,137,915**
2061	$14,965,435,868	$448,963,076	$0	$15,414,398,945	$14,365,083,946	$143,650,839	$20,537,469	5%	$924,186	$28,504,496	5%	$1,282,702	**$2,206,888**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value

[2] See Table B-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value

[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table B-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f^6.63%*	*h*	*i=g*h*	*j=f^26.51%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2023	$0	$0	$45,348,171	$45,348,171	$45,348,171	$453,482	$30,058	5%	$1,503	$120,230	46%	$55,145	**$56,648**
2024	$45,348,171	$1,360,445	$46,708,616	$93,417,231	$93,417,231	$934,172	$61,919	5%	$3,096	$247,674	46%	$113,600	**$116,696**
2025	$93,417,231	$2,802,517	$48,109,874	$144,329,622	$144,329,622	$1,443,296	$95,664	5%	$4,783	$382,657	46%	$175,511	**$180,295**
2026	$144,329,622	$4,329,889	$49,553,170	$198,212,681	$198,212,681	$1,982,127	$131,379	5%	$6,569	$525,516	46%	$241,036	**$247,605**
2027	$198,212,681	$5,946,380	$51,039,765	$255,198,827	$255,198,827	$2,551,988	$169,150	5%	$8,458	$676,601	46%	$310,334	**$318,791**
2028	$255,198,827	$7,655,965	$52,570,958	$315,425,750	$315,425,750	$3,154,258	$209,070	5%	$10,453	$836,279	46%	$383,572	**$394,026**
2029	$315,425,750	$9,462,773	$54,148,087	$379,036,610	$379,036,610	$3,790,366	$251,232	5%	$12,562	$1,004,929	46%	$460,926	**$473,488**
2030	$379,036,610	$11,371,098	$55,772,530	$446,180,238	$446,180,238	$4,461,802	$295,736	13%	$38,446	$1,182,945	13%	$153,783	**$192,229**
2031	$446,180,238	$13,385,407	$57,445,706	$517,011,351	$517,011,351	$5,170,114	$342,684	13%	$44,549	$1,370,737	13%	$178,196	**$222,745**
2032	$517,011,351	$15,510,341	$61,307,718	$593,829,409	$593,829,409	$5,938,294	$393,601	13%	$51,168	$1,574,403	13%	$204,672	**$255,840**
2033	$593,829,409	$17,814,882	$83,469,107	$695,113,398	$695,113,398	$6,951,134	$460,734	10%	$43,770	$1,842,934	10%	$175,079	**$218,848**
2034	$695,113,398	$20,853,402	$85,973,180	$801,939,980	$801,939,980	$8,019,400	$531,540	10%	$50,496	$2,126,160	10%	$201,985	**$252,482**
2035	$801,939,980	$24,058,199	$88,552,375	$914,550,555	$914,550,555	$9,145,506	$606,180	10%	$57,587	$2,424,721	10%	$230,349	**$287,936**
2036	$914,550,555	$27,436,517	$91,208,946	$1,033,196,018	$1,033,196,018	$10,331,960	$684,821	10%	$65,058	$2,739,283	10%	$260,232	**$325,290**
2037	$1,033,196,018	$30,995,881	$93,945,215	$1,158,137,113	$1,158,137,113	$11,581,371	$767,634	10%	$72,925	$3,070,535	10%	$291,701	**$364,626**
2038	$1,158,137,113	$34,744,113	$0	$1,192,881,227	$1,192,881,227	$11,928,812	$790,663	10%	$75,113	$3,162,651	10%	$300,452	**$375,565**
2039	$1,192,881,227	$35,786,437	$0	$1,228,667,663	$1,228,667,663	$12,286,677	$814,383	10%	$77,366	$3,257,531	10%	$309,465	**$386,832**
2040	$1,228,667,663	$36,860,030	$0	$1,265,527,693	$1,265,527,693	$12,655,277	$838,814	10%	$79,687	$3,355,257	10%	$318,749	**$398,437**
2041	$1,265,527,693	$37,965,831	$0	$1,303,493,524	$1,303,493,524	$13,034,935	$863,979	10%	$82,078	$3,455,915	10%	$328,312	**$410,390**
2042	$1,303,493,524	$39,104,806	$0	$1,342,598,330	$1,342,598,330	$13,425,983	$889,898	10%	$84,540	$3,559,592	10%	$338,161	**$422,702**
2043	$1,342,598,330	$40,277,950	$0	$1,382,876,280	$1,382,876,280	$13,828,763	$916,595	10%	$87,077	$3,666,380	10%	$348,306	**$435,383**
2044	$1,382,876,280	$41,486,288	$0	$1,424,362,568	$1,424,362,568	$14,243,626	$944,093	5%	$42,484	$3,776,371	5%	$169,937	**$212,421**
2045	$1,424,362,568	$42,730,877	$0	$1,467,093,445	$1,467,093,445	$14,670,934	$972,416	5%	$43,759	$3,889,662	5%	$175,035	**$218,794**
2046	$1,467,093,445	$44,012,803	$0	$1,511,106,248	$1,511,106,248	$15,111,062	$1,001,588	5%	$45,071	$4,006,352	5%	$180,286	**$225,357**
2047	$1,511,106,248	$45,333,187	$0	$1,556,439,436	$1,556,439,436	$15,564,394	$1,031,636	5%	$46,424	$4,126,543	5%	$185,694	**$232,118**
2048	$1,556,439,436	$46,693,183	$0	$1,603,132,619	$1,603,132,619	$16,031,326	$1,062,585	5%	$47,816	$4,250,339	5%	$191,265	**$239,082**
2049	$1,603,132,619	$48,093,979	$0	$1,651,226,598	$1,651,226,598	$16,512,266	$1,094,462	5%	$49,251	$4,377,849	5%	$197,003	**$246,254**
2050	$1,651,226,598	$49,536,798	$0	$1,700,763,395	$1,700,763,395	$17,007,634	$1,127,296	5%	$50,728	$4,509,185	5%	$202,913	**$253,642**
2051	$1,700,763,395	$51,022,902	$0	$1,751,786,297	$1,751,786,297	$17,517,863	$1,161,115	5%	$52,250	$4,644,460	5%	$209,001	**$261,251**
2052	$1,751,786,297	$52,553,589	$0	$1,804,339,886	$1,804,339,886	$18,043,399	$1,195,949	5%	$53,818	$4,783,794	5%	$215,271	**$269,088**
2053	$1,804,339,886	$54,130,197	$0	$1,858,470,083	$1,858,470,083	$18,584,701	$1,231,827	5%	$55,432	$4,927,308	5%	$221,729	**$277,161**
2054	$1,858,470,083	$55,754,102	$0	$1,914,224,185	$1,914,224,185	$19,142,242	$1,268,782	5%	$57,095	$5,075,127	5%	$228,381	**$285,476**
2055	$1,914,224,185	$57,426,726	$0	$1,971,650,911	$1,971,650,911	$19,716,509	$1,306,845	5%	$58,808	$5,227,381	5%	$235,232	**$294,040**
2056	$1,971,650,911	$59,149,527	$0	$2,030,800,438	$2,030,800,438	$20,308,004	$1,346,051	5%	$60,572	$5,384,202	5%	$242,289	**$302,861**
2057	$2,030,800,438	$60,924,013	$0	$2,091,724,451	$2,091,724,451	$20,917,245	$1,386,432	5%	$62,389	$5,545,728	5%	$249,558	**$311,947**
2058	$2,091,724,451	$62,751,734	$0	$2,154,476,185	$2,154,476,185	$21,544,762	$1,428,025	5%	$64,261	$5,712,100	5%	$257,045	**$321,306**
2059	$2,154,476,185	$64,634,286	$0	$2,219,110,470	$2,219,110,470	$22,191,105	$1,470,866	5%	$66,189	$5,883,463	5%	$264,756	**$330,945**
2060	$2,219,110,470	$66,573,314	$0	$2,285,683,785	$2,285,683,785	$22,856,838	$1,514,992	5%	$68,175	$6,059,967	5%	$272,699	**$340,873**
2061	$2,285,683,785	$68,570,514	$0	$2,354,254,298	$2,354,254,298	$23,542,543	$1,560,442	5%	$70,220	$6,241,766	5%	$280,879	**$351,099**
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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table B-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table B-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Existing City (2020 and Real $)

Manteca
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$82,375,000	$5,000,000	**$87,375,000**	$16,529,467	$4,132,367	$58,396,125	**$79,057,958**	**$166,432,958**	1.061	**$176,568,725**
2023	$187,250,000	$26,000,000	**$213,250,000**	$43,058,933	$10,764,733	$111,848,000	**$165,671,667**	**$378,921,667**	1.093	**$414,057,936**
2024	$99,000,000	$26,000,000	**$125,000,000**	$43,058,933	$10,764,733	$93,814,000	**$147,637,667**	**$272,637,667**	1.126	**$306,856,096**
2025	$160,000,000	$36,800,000	**$196,800,000**	$53,058,933	$13,264,733	$98,502,800	**$164,826,467**	**$361,626,467**	1.159	**$419,224,187**
2026	$139,000,000	$21,800,000	**$160,800,000**	$53,058,933	$13,264,733	$18,502,800	**$84,826,467**	**$245,626,467**	1.194	**$293,290,847**
2027	$109,000,000	$10,800,000	**$119,800,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$194,262,467**	1.230	**$238,918,331**
2028	$101,500,000	$10,800,000	**$112,300,000**	$49,794,933	$12,448,733	$4,688,800	**$66,932,467**	**$179,232,467**	1.267	**$227,046,326**
2029	$102,500,000	$10,400,000	**$112,900,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$187,362,467**	1.305	**$244,465,522**
2030	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.344	**$247,230,172**
2031	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.384	**$254,647,077**
2032	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.426	**$257,367,615**
2033	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.469	**$265,088,643**
2034	$109,000,000	$0	**$109,000,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,012,467**	1.513	**$272,285,007**
2035	$58,000,000	$0	**$58,000,000**	$53,262,933	$13,315,733	$0	**$66,578,667**	**$124,578,667**	1.558	**$194,089,503**
2036	$40,000,000	$0	**$40,000,000**	$43,058,933	$10,764,733	$0	**$53,823,667**	**$93,823,667**	1.605	**$150,559,442**
2037	$40,000,000	$0	**$40,000,000**	$12,484,000	$3,121,000	$0	**$15,605,000**	**$55,605,000**	1.653	**$91,906,593**
2038	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.702	**$89,377,736**
2039	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.754	**$92,059,068**
2040	$34,000,000	$0	**$34,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$46,500,000**	1.806	**$83,984,172**
2041	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.860	**$23,253,682**
2042	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.916	**$23,951,293**
2043	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.974	**$24,669,831**
2044	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.033	**$25,409,926**
2045	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.094	**$26,172,224**
2046	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.157	**$26,957,391**
2047	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.221	**$27,766,113**
2048	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$9,112,000	$2,278,000	$0	**$11,390,000**	**$11,390,000**	2.814	**$32,049,893**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table B-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Annexation Areas (2020 and Real $)

Manteca Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.093	**$45,348,171**
2024	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.126	**$46,708,616**
2025	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.159	**$48,109,874**
2026	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.194	**$49,553,170**
2027	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.230	**$51,039,765**
2028	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.267	**$52,570,958**
2029	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.305	**$54,148,087**
2030	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.344	**$55,772,530**
2031	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.384	**$57,445,706**
2032	$43,000,000	$0	**$43,000,000**	$0	$0	$0	**$0**	**$43,000,000**	1.426	**$61,307,718**
2033	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.469	**$83,469,107**
2034	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.513	**$85,973,180**
2035	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.558	**$88,552,375**
2036	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.605	**$91,208,946**
2037	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.653	**$93,945,215**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table B-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Manteca

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	165	25	**190**	66,118	16,529	583,961	**666,609**	-	-	**-**	-	-	-	**-**
2023	375	130	**505**	172,236	43,059	1,118,480	**1,333,775**	83	-	**83**	-	-	-	**-**
2024	198	130	**328**	172,236	43,059	938,140	**1,153,435**	83	-	**83**	-	-	-	**-**
2025	320	184	**504**	212,236	53,059	985,028	**1,250,323**	83	-	**83**	-	-	-	**-**
2026	278	109	**387**	212,236	53,059	185,028	**450,323**	83	-	**83**	-	-	-	**-**
2027	218	54	**272**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2028	203	54	**257**	199,180	49,795	46,888	**295,863**	83	-	**83**	-	-	-	**-**
2029	205	52	**257**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2030	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2031	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	**-**
2032	219	-	**219**	212,236	53,059	46,888	**312,183**	86	-	**86**	-	-	-	**-**
2033	219	-	**219**	212,236	53,059	46,888	**312,183**	-	-	**-**	76,500	-	377,134	**453,634**
2034	218	-	**218**	212,236	53,059	46,888	**312,183**	-	-	**-**	76,500	-	377,134	**453,634**
2035	116	-	**116**	213,052	53,263	-	**266,315**	-	-	**-**	76,500	-	377,134	**453,634**
2036	80	-	**80**	172,236	43,059	-	**215,295**	-	-	**-**	76,500	-	377,134	**453,634**
2037	80	-	**80**	49,936	12,484	-	**62,420**	-	-	**-**	76,500	-	377,134	**453,634**
2038	80	-	**80**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2039	80	-	**80**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2040	68	-	**68**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2041	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2042	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2043	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2044	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2045	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2046	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2047	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2048	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2049	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2050	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2051	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2052	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2053	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2054	-	-	**-**	40,000	10,000	-	**50,000**	-	-	**-**	-	-	-	**-**
2055	-	-	**-**	36,448	9,112	-	**45,560**	-	-	**-**	-	-	-	**-**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
Total	**3,559**	**738**	**4,297**	**3,715,722**	**928,931**	**4,185,741**	**8,830,394**	**833**	**-**	**833**	**382,500**	**-**	**1,885,670**	**2,268,170**

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Source: San Joaquin County; City of Manteca; LWA; EPS.

APPENDIX C:

City of Stockton EIFD
Revenue-Estimating Tables

Table C-1	Projected Tax Increment to EIFD—Stockton	E-27
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Table C-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton (Real $)

Stockton
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,478,063,490	$44,341,905	$89,201,135	$1,611,606,530	$133,543,040	$1,335,430	$220,023	$2,200	$277,339	$127,206	**$129,406**
2023	$1,611,606,530	$48,348,196	$96,336,178	$1,756,290,904	$278,227,414	$2,782,274	$448,765	$4,488	$586,324	$268,927	**$273,414**
2024	$1,756,290,904	$52,688,727	$53,133,020	$1,862,112,651	$384,049,161	$3,840,492	$611,784	$6,118	$816,095	$374,315	**$380,432**
2025	$1,862,112,651	$55,863,380	$21,736,389	$1,939,712,419	$461,648,929	$4,616,489	$726,826	$7,268	$988,561	$453,419	**$460,687**
2026	$1,939,712,419	$58,191,373	$58,210,049	$2,056,113,841	$578,050,351	$5,780,504	$905,858	$9,059	$1,241,555	$569,458	**$578,517**
2027	$2,056,113,841	$61,683,415	$67,643,063	$2,185,440,319	$707,376,829	$7,073,768	$1,098,315	$10,983	$1,528,339	$700,996	**$711,980**
2028	$2,185,440,319	$65,563,210	$31,669,252	$2,282,672,781	$804,609,291	$8,046,093	$1,235,773	$12,358	$1,750,344	$802,822	**$815,180**
2029	$2,282,672,781	$68,480,183	$32,619,330	$2,383,772,294	$905,708,804	$9,057,088	$1,378,266	$13,783	$1,981,558	$908,872	**$922,655**
2030	$2,383,772,294	$71,513,169	$33,597,909	$2,488,883,372	$1,010,819,882	$10,108,199	$1,525,975	$198,377	$2,222,335	$288,904	**$487,280**
2031	$2,488,883,372	$74,666,501	$34,605,847	$2,598,155,720	$1,120,092,230	$11,200,922	$1,679,082	$218,281	$2,473,040	$321,495	**$539,776**
2032	$2,598,155,720	$77,944,672	$58,456,196	$2,734,556,588	$1,256,493,098	$12,564,931	$1,875,901	$243,867	$2,780,955	$361,524	**$605,391**
2033	$2,734,556,588	$82,036,698	$118,951,231	$2,935,544,516	$1,457,481,026	$14,574,810	$2,178,959	$207,001	$3,223,156	$306,200	**$513,201**
2034	$2,935,544,516	$88,066,335	$115,270,681	$3,138,881,533	$1,660,818,043	$16,608,180	$2,484,175	$235,997	$3,671,747	$348,816	**$584,813**
2035	$3,138,881,533	$94,166,446	$118,728,802	$3,351,776,781	$1,873,713,291	$18,737,133	$2,803,519	$266,334	$4,141,617	$393,454	**$659,788**
2036	$3,351,776,781	$100,553,303	$122,290,666	$3,574,620,751	$2,096,557,261	$20,965,573	$3,137,566	$298,069	$4,633,640	$440,196	**$738,265**
2037	$3,574,620,751	$107,238,623	$125,959,386	$3,807,818,759	$2,329,755,269	$23,297,553	$3,486,909	$331,256	$5,148,722	$489,129	**$820,385**
2038	$3,807,818,759	$114,234,563	$113,735,297	$4,035,788,618	$2,557,725,129	$25,577,251	$3,825,423	$363,415	$5,654,902	$537,216	**$900,631**
2039	$4,035,788,618	$121,073,659	$105,574,216	$4,262,436,493	$2,784,373,003	$27,843,730	$4,159,547	$395,157	$6,160,289	$585,227	**$980,384**
2040	$4,262,436,493	$127,873,095	$120,029,637	$4,510,339,225	$3,032,275,735	$30,322,757	$4,516,216	$429,041	$6,720,830	$638,479	**$1,067,519**
2041	$4,510,339,225	$135,310,177	$123,630,526	$4,769,279,928	$3,291,216,438	$32,912,164	$4,888,319	$464,390	$7,306,723	$694,139	**$1,158,529**
2042	$4,769,279,928	$143,078,398	$127,339,442	$5,039,697,768	$3,561,634,278	$35,616,343	$5,276,460	$501,264	$7,918,986	$752,304	**$1,253,567**
2043	$5,039,697,768	$151,190,933	$132,871,712	$5,323,760,413	$3,845,696,923	$38,456,969	$5,682,505	$539,838	$8,563,627	$813,545	**$1,353,383**
2044	$5,323,760,413	$159,712,812	$50,819,853	$5,534,293,078	$4,056,229,588	$40,562,296	$5,975,877	$268,914	$9,048,083	$407,164	**$676,078**
2045	$5,534,293,078	$166,028,792	$52,344,448	$5,752,666,319	$4,274,602,829	$42,746,028	$6,279,513	$282,578	$9,551,163	$429,802	**$712,380**
2046	$5,752,666,319	$172,579,990	$53,914,782	$5,979,161,090	$4,501,097,600	$45,010,976	$6,593,767	$296,719	$10,073,551	$453,310	**$750,029**
2047	$5,979,161,090	$179,374,833	$48,607,357	$6,207,143,279	$4,729,079,790	$47,290,798	$6,913,993	$311,130	$10,595,918	$476,816	**$787,946**
2048	$6,207,143,279	$186,214,298	$42,898,644	$6,436,256,222	$4,958,192,732	$49,581,927	$7,240,092	$325,804	$11,117,094	$500,269	**$826,073**
2049	$6,436,256,222	$193,087,687	$44,185,603	$6,673,529,512	$5,195,466,022	$51,954,660	$7,577,311	$340,979	$11,657,268	$524,577	**$865,556**
2050	$6,673,529,512	$200,205,885	$45,511,171	$6,919,246,568	$5,441,183,078	$54,411,831	$7,926,025	$356,671	$12,217,113	$549,770	**$906,441**
2051	$6,919,246,568	$207,577,397	$49,157,830	$7,175,981,795	$5,697,918,305	$56,979,183	$8,290,431	$373,069	$12,802,013	$576,091	**$949,160**
2052	$7,175,981,795	$215,279,454	$32,188,534	$7,423,449,783	$5,945,386,294	$59,453,863	$8,636,523	$388,644	$13,370,355	$601,666	**$990,310**
2053	$7,423,449,783	$222,703,494	$33,154,190	$7,679,307,467	$6,201,243,978	$62,012,440	$8,993,696	$404,716	$13,958,541	$628,134	**$1,032,851**
2054	$7,679,307,467	$230,379,224	$34,148,816	$7,943,835,508	$6,465,772,018	$64,657,720	$9,362,304	$421,304	$14,567,249	$655,526	**$1,076,830**
2055	$7,943,835,508	$238,315,065	$35,173,281	$8,217,323,854	$6,739,260,364	$67,392,604	$9,742,710	$438,422	$15,197,183	$683,873	**$1,122,295**
2056	$8,217,323,854	$246,519,716	$39,923,784	$8,503,767,353	$7,025,703,863	$70,257,039	$10,137,965	$456,208	$15,859,756	$713,689	**$1,169,897**
2057	$8,503,767,353	$255,113,021	$18,657,667	$8,777,538,040	$7,299,474,551	$72,994,746	$10,529,697	$473,836	$16,480,689	$741,631	**$1,215,467**
2058	$8,777,538,040	$263,326,141	$19,217,397	$9,060,081,578	$7,582,018,089	$75,820,181	$10,933,587	$492,011	$17,121,868	$770,484	**$1,262,495**
2059	$9,060,081,578	$271,802,447	$19,793,919	$9,351,677,944	$7,873,614,455	$78,736,145	$11,350,010	$510,750	$17,783,951	$800,278	**$1,311,028**
2060	$9,351,677,944	$280,550,338	$20,387,736	$9,652,616,019	$8,174,552,529	$81,745,525	$11,779,355	$530,071	$18,467,614	$831,043	**$1,361,114**
2061	$9,652,616,019	$289,578,481	$0	$9,942,194,500	$8,464,131,010	$84,641,310	$12,206,836	$549,308	$19,112,810	$860,076	**$1,409,384**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table C-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table C-2 and Table C-3 for more details.

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Table C-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real $

Stockton
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*16.71%*	*h*	*i=g*h*	*j=f*20.56%*	*k*	*l=j*k*	*m=i+l*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$1,478,063,490	$44,341,905	$85,885,823	$1,608,291,217	$130,227,727	$1,302,277	$217,626	1%	$2,176	$267,749	46%	$122,807	**$124,983**
2023	$1,608,291,217	$48,248,737	$82,677,091	$1,739,217,044	$261,153,555	$2,611,536	$436,418	1%	$4,364	$536,933	46%	$246,273	**$250,637**
2024	$1,739,217,044	$52,176,511	$39,064,160	$1,830,457,715	$352,394,226	$3,523,942	$588,891	1%	$5,889	$724,524	46%	$332,314	**$338,203**
2025	$1,830,457,715	$54,913,731	$7,245,463	$1,892,616,910	$414,553,420	$4,145,534	$692,766	1%	$6,928	$852,324	46%	$390,932	**$397,859**
2026	$1,892,616,910	$56,778,507	$43,284,396	$1,992,679,813	$514,616,323	$5,146,163	$859,983	1%	$8,600	$1,058,054	46%	$485,293	**$493,893**
2027	$1,992,679,813	$59,780,394	$44,582,928	$2,097,043,135	$618,979,645	$6,189,796	$1,034,386	1%	$10,344	$1,272,625	46%	$583,709	**$594,053**
2028	$2,097,043,135	$62,911,294	$7,917,313	$2,167,871,742	$689,808,252	$6,898,083	$1,152,749	1%	$11,527	$1,418,249	46%	$650,502	**$662,029**
2029	$2,167,871,742	$65,036,152	$8,154,832	$2,241,062,727	$762,999,237	$7,629,992	$1,275,059	1%	$12,751	$1,568,730	46%	$719,522	**$732,273**
2030	$2,241,062,727	$67,231,882	$8,399,477	$2,316,694,086	$838,630,596	$8,386,306	$1,401,448	13%	$182,188	$1,724,229	13%	$224,150	**$406,338**
2031	$2,316,694,086	$69,500,823	$8,651,462	$2,394,846,370	$916,782,880	$9,167,829	$1,532,050	13%	$199,166	$1,884,910	13%	$245,038	**$444,205**
2032	$2,394,846,370	$71,845,391	$31,723,180	$2,498,414,941	$1,020,351,451	$10,203,515	$1,705,125	13%	$221,666	$2,097,848	13%	$272,720	**$494,386**
2033	$2,498,414,941	$74,952,448	$91,416,224	$2,664,783,613	$1,186,720,123	$11,867,201	$1,983,146	10%	$188,399	$2,439,903	10%	$231,791	**$420,190**
2034	$2,664,783,613	$79,943,508	$86,909,624	$2,831,636,745	$1,353,573,255	$13,535,733	$2,261,977	10%	$214,888	$2,782,954	10%	$264,381	**$479,268**
2035	$2,831,636,745	$84,949,102	$89,516,913	$3,006,102,761	$1,528,039,271	$15,280,393	$2,553,529	10%	$242,585	$3,141,657	10%	$298,457	**$541,043**
2036	$3,006,102,761	$90,183,083	$92,202,420	$3,188,488,264	$1,710,424,774	$17,104,248	$2,858,316	10%	$271,540	$3,516,642	10%	$334,081	**$605,621**
2037	$3,188,488,264	$95,654,648	$94,968,493	$3,379,111,404	$1,901,047,914	$19,010,479	$3,176,870	10%	$301,803	$3,908,564	10%	$371,314	**$673,116**
2038	$3,379,111,404	$101,373,342	$81,814,677	$3,562,299,423	$2,084,235,933	$20,842,359	$3,482,998	10%	$330,885	$4,285,200	10%	$407,094	**$737,979**
2039	$3,562,299,423	$106,868,983	$72,695,977	$3,741,864,383	$2,263,800,893	$22,638,009	$3,783,072	10%	$359,392	$4,654,386	10%	$442,167	**$801,559**
2040	$3,741,864,383	$112,255,931	$74,876,857	$3,928,997,171	$2,450,933,681	$24,509,337	$4,095,792	10%	$389,100	$5,039,132	10%	$478,718	**$867,818**
2041	$3,928,997,171	$117,869,915	$77,123,162	$4,123,990,249	$2,645,926,759	$26,459,268	$4,421,648	10%	$420,057	$5,440,039	10%	$516,804	**$936,860**
2042	$4,123,990,249	$123,719,707	$79,436,857	$4,327,146,813	$2,849,083,323	$28,490,833	$4,761,146	10%	$452,309	$5,857,730	10%	$556,484	**$1,008,793**
2043	$4,327,146,813	$129,814,404	$81,819,963	$4,538,781,180	$3,060,717,690	$30,607,177	$5,114,811	10%	$485,907	$6,292,852	10%	$597,821	**$1,083,728**
2044	$4,538,781,180	$136,163,435	$12,704,963	$4,687,649,579	$3,209,586,089	$32,095,861	$5,363,587	5%	$241,361	$6,598,926	5%	$296,952	**$538,313**
2045	$4,687,649,579	$140,629,487	$13,086,112	$4,841,365,178	$3,363,301,688	$33,633,017	$5,620,464	5%	$252,921	$6,914,966	5%	$311,173	**$564,094**
2046	$4,841,365,178	$145,240,955	$13,478,695	$5,000,084,829	$3,522,021,339	$35,220,213	$5,885,703	5%	$264,857	$7,241,294	5%	$325,858	**$590,715**
2047	$5,000,084,829	$150,002,545	$13,883,056	$5,163,970,430	$3,685,906,940	$36,859,069	$6,159,574	5%	$277,181	$7,578,244	5%	$341,021	**$618,202**
2048	$5,163,970,430	$154,919,113	$14,299,548	$5,333,189,091	$3,855,125,601	$38,551,256	$6,442,358	5%	$289,906	$7,926,158	5%	$356,677	**$646,583**
2049	$5,333,189,091	$159,995,673	$14,728,534	$5,507,913,298	$4,029,849,808	$40,298,498	$6,734,342	5%	$303,045	$8,285,392	5%	$372,843	**$675,888**
2050	$5,507,913,298	$165,237,399	$15,170,390	$5,688,321,088	$4,210,257,598	$42,102,576	$7,035,824	5%	$316,612	$8,656,312	5%	$389,534	**$706,146**
2051	$5,688,321,088	$170,649,633	$17,906,825	$5,876,877,546	$4,398,814,056	$43,988,141	$7,350,924	5%	$330,792	$9,043,985	5%	$406,979	**$737,771**
2052	$5,876,877,546	$176,306,326	$0	$6,053,183,872	$4,575,120,382	$45,751,204	$7,645,552	5%	$344,050	$9,406,471	5%	$423,291	**$767,341**
2053	$6,053,183,872	$181,595,516	$0	$6,234,779,388	$4,756,715,898	$47,567,159	$7,949,019	5%	$357,706	$9,779,833	5%	$440,092	**$797,798**
2054	$6,234,779,388	$187,043,382	$0	$6,421,822,770	$4,943,759,280	$49,437,593	$8,261,590	5%	$371,772	$10,164,395	5%	$457,398	**$829,169**
2055	$6,421,822,770	$192,654,683	$0	$6,614,477,453	$5,136,413,963	$51,364,140	$8,583,538	5%	$386,259	$10,560,494	5%	$475,222	**$861,481**
2056	$6,614,477,453	$198,434,324	$0	$6,812,911,777	$5,334,848,287	$53,348,483	$8,915,145	5%	$401,182	$10,968,476	5%	$493,581	**$894,763**
2057	$6,812,911,777	$204,387,353	$0	$7,017,299,130	$5,539,235,640	$55,392,356	$9,256,699	5%	$416,551	$11,388,697	5%	$512,491	**$929,043**
2058	$7,017,299,130	$210,518,974	$0	$7,227,818,104	$5,749,754,614	$57,497,546	$9,608,501	5%	$432,383	$11,821,525	5%	$531,969	**$964,351**
2059	$7,227,818,104	$216,834,543	$0	$7,444,652,647	$5,966,589,157	$59,665,892	$9,970,856	5%	$448,689	$12,267,338	5%	$552,030	**$1,000,719**
2060	$7,444,652,647	$223,339,579	$0	$7,667,992,226	$6,189,928,736	$61,899,287	$10,344,082	5%	$465,484	$12,726,526	5%	$572,694	**$1,038,177**
2061	$7,667,992,226	$230,039,767	$0	$7,898,031,993	$6,419,968,503	$64,199,685	$10,728,505	5%	$482,783	$13,199,489	5%	$593,977	**$1,076,760**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table C-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	**Total EIFD**
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*7.23%*	*h*	*i=g*h*	*j=f*28.93%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$0	$0	$3,315,313	$3,315,313	$3,315,313	$33,153	$2,398	1%	$24	$9,590	46%	$4,399	**$4,423**
2023	$3,315,313	$99,459	$13,659,088	$17,073,859	$17,073,859	$170,739	$12,348	1%	$123	$49,391	46%	$22,654	**$22,777**
2024	$17,073,859	$512,216	$14,068,860	$31,654,935	$31,654,935	$316,549	$22,893	1%	$229	$91,571	46%	$42,000	**$42,229**
2025	$31,654,935	$949,648	$14,490,926	$47,095,509	$47,095,509	$470,955	$34,059	1%	$341	$136,237	46%	$62,487	**$62,828**
2026	$47,095,509	$1,412,865	$14,925,654	$63,434,028	$63,434,028	$634,340	$45,875	1%	$459	$183,501	46%	$84,166	**$84,624**
2027	$63,434,028	$1,903,021	$23,060,135	$88,397,184	$88,397,184	$883,972	$63,928	1%	$639	$255,714	46%	$117,287	**$117,926**
2028	$88,397,184	$2,651,916	$23,751,939	$114,801,039	$114,801,039	$1,148,010	$83,024	1%	$830	$332,095	46%	$152,320	**$153,151**
2029	$114,801,039	$3,444,031	$24,464,497	$142,709,567	$142,709,567	$1,427,096	$103,207	1%	$1,032	$412,828	46%	$189,350	**$190,382**
2030	$142,709,567	$4,281,287	$25,198,432	$172,189,286	$172,189,286	$1,721,893	$124,527	13%	$16,188	$498,106	13%	$64,754	**$80,942**
2031	$172,189,286	$5,165,679	$25,954,385	$203,309,350	$203,309,350	$2,033,093	$147,033	13%	$19,114	$588,130	13%	$76,457	**$95,571**
2032	$203,309,350	$6,099,280	$26,733,017	$236,141,647	$236,141,647	$2,361,416	$170,777	13%	$22,201	$683,107	13%	$88,804	**$111,005**
2033	$236,141,647	$7,084,249	$27,535,007	$270,760,903	$270,760,903	$2,707,609	$195,813	10%	$18,602	$783,253	10%	$74,409	**$93,011**
2034	$270,760,903	$8,122,827	$28,361,057	$307,244,788	$307,244,788	$3,072,448	$222,198	10%	$21,109	$888,793	10%	$84,435	**$105,544**
2035	$307,244,788	$9,217,344	$29,211,889	$345,674,021	$345,674,021	$3,456,740	$249,990	10%	$23,749	$999,960	10%	$94,996	**$118,745**
2036	$345,674,021	$10,370,221	$30,088,246	$386,132,487	$386,132,487	$3,861,325	$279,249	10%	$26,529	$1,116,998	10%	$106,115	**$132,644**
2037	$386,132,487	$11,583,975	$30,990,893	$428,707,355	$428,707,355	$4,287,074	$310,039	10%	$29,454	$1,240,158	10%	$117,815	**$147,269**
2038	$428,707,355	$12,861,221	$31,920,620	$473,489,195	$473,489,195	$4,734,892	$342,426	10%	$32,530	$1,369,702	10%	$130,122	**$162,652**
2039	$473,489,195	$14,204,676	$32,878,238	$520,572,110	$520,572,110	$5,205,721	$376,476	10%	$35,765	$1,505,903	10%	$143,061	**$178,826**
2040	$520,572,110	$15,617,163	$45,152,781	$581,342,054	$581,342,054	$5,813,421	$420,424	10%	$39,940	$1,681,697	10%	$159,761	**$199,702**
2041	$581,342,054	$17,440,262	$46,507,364	$645,289,680	$645,289,680	$6,452,897	$466,671	10%	$44,334	$1,866,684	10%	$177,335	**$221,669**
2042	$645,289,680	$19,358,690	$47,902,585	$712,550,955	$712,550,955	$7,125,510	$515,314	10%	$48,955	$2,061,256	10%	$195,819	**$244,774**
2043	$712,550,955	$21,376,529	$51,051,749	$784,979,233	$784,979,233	$7,849,792	$567,694	10%	$53,931	$2,270,776	10%	$215,724	**$269,655**
2044	$784,979,233	$23,549,377	$38,114,889	$846,643,499	$846,643,499	$8,466,435	$612,289	5%	$27,553	$2,449,157	5%	$110,212	**$137,765**
2045	$846,643,499	$25,399,305	$39,258,336	$911,301,141	$911,301,141	$9,113,011	$659,049	5%	$29,657	$2,636,198	5%	$118,629	**$148,286**
2046	$911,301,141	$27,339,034	$40,436,086	$979,076,261	$979,076,261	$9,790,763	$708,064	5%	$31,863	$2,832,256	5%	$127,452	**$159,314**
2047	$979,076,261	$29,372,288	$34,724,300	$1,043,172,849	$1,043,172,849	$10,431,728	$754,418	5%	$33,949	$3,017,674	5%	$135,795	**$169,744**
2048	$1,043,172,849	$31,295,185	$28,599,096	$1,103,067,131	$1,103,067,131	$11,030,671	$797,734	5%	$35,898	$3,190,935	5%	$143,592	**$179,490**
2049	$1,103,067,131	$33,092,014	$29,457,069	$1,165,616,213	$1,165,616,213	$11,656,162	$842,969	5%	$37,934	$3,371,876	5%	$151,734	**$189,668**
2050	$1,165,616,213	$34,968,486	$30,340,781	$1,230,925,481	$1,230,925,481	$12,309,255	$890,200	5%	$40,059	$3,560,802	5%	$160,236	**$200,295**
2051	$1,230,925,481	$36,927,764	$31,251,004	$1,299,104,249	$1,299,104,249	$12,991,042	$939,507	5%	$42,278	$3,758,028	5%	$169,111	**$211,389**
2052	$1,299,104,249	$38,973,127	$32,188,534	$1,370,265,911	$1,370,265,911	$13,702,659	$990,971	5%	$44,594	$3,963,884	5%	$178,375	**$222,968**
2053	$1,370,265,911	$41,107,977	$33,154,190	$1,444,528,079	$1,444,528,079	$14,445,281	$1,044,677	5%	$47,010	$4,178,708	5%	$188,042	**$235,052**
2054	$1,444,528,079	$43,335,842	$34,148,816	$1,522,012,738	$1,522,012,738	$15,220,127	$1,100,714	5%	$49,532	$4,402,854	5%	$198,128	**$247,661**
2055	$1,522,012,738	$45,660,382	$35,173,281	$1,602,846,401	$1,602,846,401	$16,028,464	$1,159,172	5%	$52,163	$4,636,689	5%	$208,651	**$260,814**
2056	$1,602,846,401	$48,085,392	$39,923,784	$1,690,855,577	$1,690,855,577	$16,908,556	$1,222,820	5%	$55,027	$4,891,280	5%	$220,108	**$275,135**
2057	$1,690,855,577	$50,725,667	$18,657,667	$1,760,238,911	$1,760,238,911	$17,602,389	$1,272,998	5%	$57,285	$5,091,991	5%	$229,140	**$286,425**
2058	$1,760,238,911	$52,807,167	$19,217,397	$1,832,263,475	$1,832,263,475	$18,322,635	$1,325,086	5%	$59,629	$5,300,343	5%	$238,515	**$298,144**
2059	$1,832,263,475	$54,967,904	$19,793,919	$1,907,025,298	$1,907,025,298	$19,070,253	$1,379,153	5%	$62,062	$5,516,613	5%	$248,248	**$310,309**
2060	$1,907,025,298	$57,210,759	$20,387,736	$1,984,623,793	$1,984,623,793	$19,846,238	$1,435,272	5%	$64,587	$5,741,088	5%	$258,349	**$322,936**
2061	$1,984,623,793	$59,538,714	$0	$2,044,162,506	$2,044,162,506	$20,441,625	$1,478,330	5%	$66,525	$5,913,321	5%	$266,099	**$332,624**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.

[2] See Table C-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.

[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table C-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Existing City (2020 and Real $)

Stockton
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$17,000,000	$15,000,000	**$32,000,000**	$34,268,938	$14,686,688	$0	**$48,955,625**	**$80,955,625**	1.061	**$85,885,823**
2023	$34,000,000	$0	**$34,000,000**	$29,162,875	$12,498,375	$0	**$41,661,250**	**$75,661,250**	1.093	**$82,677,091**
2024	$28,458,000	$0	**$28,458,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$34,708,000**	1.126	**$39,064,160**
2025	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.159	**$7,245,463**
2026	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.194	**$43,284,396**
2027	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.230	**$44,582,928**
2028	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.267	**$7,917,313**
2029	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.305	**$8,154,832**
2030	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.344	**$8,399,477**
2031	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.384	**$8,651,462**
2032	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$22,250,000**	1.426	**$31,723,180**
2033	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$40,000,000	**$46,250,000**	**$62,250,000**	1.469	**$91,416,224**
2034	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.513	**$86,909,624**
2035	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.558	**$89,516,913**
2036	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.605	**$92,202,420**
2037	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.653	**$94,968,493**
2038	$0	$6,600,000	**$6,600,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$48,057,500**	1.702	**$81,814,677**
2039	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.754	**$72,695,977**
2040	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.806	**$74,876,857**
2041	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.860	**$77,123,162**
2042	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.916	**$79,436,857**
2043	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.974	**$81,819,963**
2044	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.033	**$12,704,963**
2045	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.094	**$13,086,112**
2046	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.157	**$13,478,695**
2047	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.221	**$13,883,056**
2048	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.288	**$14,299,548**
2049	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.357	**$14,728,534**
2050	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.427	**$15,170,390**
2051	$0	$0	**$0**	$5,013,750	$2,148,750	$0	**$7,162,500**	**$7,162,500**	2.500	**$17,906,825**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table C-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2020 and Real $)

Stockton Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]									
	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$3,125,000	$0	$0	**$3,125,000**	**$3,125,000**	1.061	**$3,315,313**
2023	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.093	**$13,659,088**
2024	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.126	**$14,068,860**
2025	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.159	**$14,490,926**
2026	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.194	**$14,925,654**
2027	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.230	**$23,060,135**
2028	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.267	**$23,751,939**
2029	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.305	**$24,464,497**
2030	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.344	**$25,198,432**
2031	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.384	**$25,954,385**
2032	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.426	**$26,733,017**
2033	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.469	**$27,535,007**
2034	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.513	**$28,361,057**
2035	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.558	**$29,211,889**
2036	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.605	**$30,088,246**
2037	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.653	**$30,990,893**
2038	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.702	**$31,920,620**
2039	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.754	**$32,878,238**
2040	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.806	**$45,152,781**
2041	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.860	**$46,507,364**
2042	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.916	**$47,902,585**
2043	$0	$0	**$0**	$25,867,500	$0	$0	**$25,867,500**	**$25,867,500**	1.974	**$51,051,749**
2044	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.033	**$38,114,889**
2045	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.094	**$39,258,336**
2046	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.157	**$40,436,086**
2047	$0	$0	**$0**	$15,632,500	$0	$0	**$15,632,500**	**$15,632,500**	2.221	**$34,724,300**
2048	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.814	**$35,173,281**
2056	$0	$0	**$0**	$13,775,000	$0	$0	**$13,775,000**	**$13,775,000**	2.898	**$39,923,784**
2057	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	2.985	**$18,657,667**
2058	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.075	**$19,217,397**
2059	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.167	**$19,793,919**
2060	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.262	**$20,387,736**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table C-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Stockton

Stockton
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	40	75	**115**	137,076	58,747	-	**195,823**	-	-	**-**	12,500	-	-	**12,500**
2023	80	-	**80**	116,652	49,994	-	**166,645**	-	-	**-**	50,000	-	-	**50,000**
2024	67	-	**67**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2025	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2026	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2027	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2028	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2029	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2030	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2031	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2032	-	80	**80**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2033	-	80	**80**	17,500	7,500	400,000	**425,000**	-	-	**-**	75,000	-	-	**75,000**
2034	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2035	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2036	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2037	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2038	-	33	**33**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2039	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2040	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2041	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2042	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2043	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	103,470	-	-	**103,470**
2044	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2045	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2046	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2047	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	62,530	-	-	**62,530**
2048	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2049	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2050	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2051	-	-	**-**	20,055	8,595	-	**28,650**	-	-	**-**	50,000	-	-	**50,000**
2052	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2053	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2054	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2055	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	55,100	-	-	**55,100**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
Total	**187**	**888**	**1,075**	**746,282**	**319,835**	**3,920,750**	**4,986,868**	**-**	**-**	**-**	**2,433,600**	**-**	**-**	**2,433,600**

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Source: San Joaquin County; City of Stockton; LWA; EPS.

APPENDIX D:

Supporting Tables for EIFD Revenue Analysis

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Table D-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Existing Land Use Assessed Value (2020$)

Land Use	FY 2020-21 Assessed Value [1] Existing Land Value	Existing Land Improvement Value	**Total Existing Assessed Value**
City of Lathrop	$809,546,180	$2,380,385,113	**$3,189,931,293**
City of Manteca	$331,548,841	$717,766,158	**$1,049,314,999**
City of Stockton	$406,036,852	$987,179,747	**$1,393,216,599**
Unincorporated County [2]			
Lathrop Annexation Area	$32,967,236	$19,300,492	**$52,267,728**
Manteca Annexation Area	$6,897,128	$7,918,291	**$14,815,419**
Stockton Annexation Area	$87,605,502	$112,107,786	**$199,713,288**
Total Unincorporated County	**$127,469,866**	**$139,326,569**	**$266,796,435**

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Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

[1] Includes FY 2020-21 total assessed value for parcels by jurisdiction, as provided by the County Auditor-Controller. The identified parcels are contained within the Project boundary and may not align with Tax Rate Area (TRA) boundaries. Details regarding implementing the tax increment allocation by jurisdiction will be determined at the time of EIFD formation.

[2] Reflects the FY 2020-21 total assessed value for parcels that are located within the unincorporated county, as provided by the County Auditor-Controller. These parcels are anticipated to be developed between 2021-2060 and annex to a proximate jurisdiction.

Table D-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Estimated Annexation Assessed Value (2020 and Real $)

Jurisdiction / Project	Estimated Timing of Annexation (Fiscal Year Ending) [1]	Escalated Assessed Value of Annexed Parcels (2020$) [2]	Escalation Factor [3]	Escalated Assessed Value of Annexed Parcels (Real $)
City of Stockton	2022	$199,713,288	1.06	$211,875,827
City of Manteca	2023	$14,815,419	1.09	$16,189,208
City of Lathrop	2025	$52,267,728	1.16	$60,592,622
				av ann

Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.
[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction. Refer to Table D-1 for details.
[3] Assumes a 3 percent annual escalation factor.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2020-21

	2020-21 Gross Property Tax Revenue			Tax Allocation Percentage	
TRA [1]	City	County	Total	City	County
Lathrop					
TRA: 007-000	$82,442	$123,718	$678,334	12.15%	18.24%
TRA: 007-007	$289,047	$328,940	$2,318,678	12.47%	14.19%
TRA: 007-008	$467	$606	$3,950	11.82%	15.34%
TRA: 007-012	$39,102	$56,018	$313,134	12.49%	17.89%
TRA: 007-013	$119,036	$106,303	$661,636	17.99%	16.07%
TRA: 007-014	$1,063,665	$1,906,379	$9,853,335	10.79%	19.35%
TRA: 007-022	$85,551	$121,875	$689,323	12.41%	17.68%
TRA: 007-029	$4,350	$5,426	$37,038	11.75%	14.65%
TRA: 007-041	$88,366	$98,436	$578,696	15.27%	17.01%
TRA: 007-043	$288,792	$374,305	$2,209,023	13.07%	16.94%
TRA: 007-046	$989,152	$916,810	$5,653,075	17.50%	16.22%
TRA: 007-047	$7,017	$9,995	$56,190	12.49%	17.79%
TRA: 007-048	$189,204	$169,785	$1,065,719	17.75%	15.93%
TRA: 007-071	$802,914	$1,114,693	$6,188,351	12.97%	18.01%
TRA: 007-074	$5,570	$21,061	$102,361	5.44%	20.58%
TRA: 007-091	$181,972	$1,637,751	$6,961,184	2.61%	23.53%
TRA: 007-092	$21,321	$85,283	$414,996	5.14%	20.55%
TRA: 007-093	$272	$1,090	$5,930	4.59%	18.38%
TRA: 007-095	$0	$34,298	$129,149	0.00%	26.56%
Total Lathrop	**$4,258,238**	**$7,112,774**	**$37,920,102**	**11.23%**	**18.76%**
Manteca					
TRAs [2]					
TRA: 002-000	$6,133,116	$8,411,167	$42,568,079	14.41%	19.76%
TRA: 002-060	$111,410	$165,849	$836,788	13.31%	19.82%
TRA: 002-063	$193,705	$335,544	$1,515,697	12.78%	22.14%
TRA: 002-088	$172,456	$262,585	$1,318,366	13.08%	19.92%
Subtotal	**$6,610,686**	**$9,175,146**	**$46,238,929**	**14.30%**	**19.84%**
Total Manteca	**$6,610,686**	**$9,175,146**	**$46,238,929**		
Stockton					
TRA: 003-159	$136,444	$161,150	$799,722	17.06%	20.15%
TRA: 003-238	$2,038,727	$2,411,802	$11,974,116	17.03%	20.14%
TRA: 003-240	$123,480	$168,345	$720,887	17.13%	23.35%
TRA: 003-289	$96,770	$113,258	$564,075	17.16%	20.08%
TRA: 003-312	$6,487	$11,238	$46,985	13.81%	23.92%
TRA: 003-455	$5,051	$20,203	$89,318	5.65%	22.62%
TRA: 003-463	$25,521	$100,124	$333,024	7.66%	30.07%
TRA: 003-464	-$179	-$212	-$1,045	17.15%	20.25%
TRA: 003-479	$0	$0	$0	0.00%	0.00%
TRA: 003-481	$2,383	$9,531	$42,136	5.65%	22.62%
Total Stockton	**$2,434,684**	**$2,995,439**	**$14,569,218**	**16.71%**	**20.56%**
TOTAL	**$13,303,608**	**$19,283,358**	**$98,728,249**		

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Source: San Joaquin County Assessor; San Joaquin County Auditor-Controller; EPS.

[1] For each city, includes all TRAs in the existing city boundary within the Mossdale Tract boundary. This differs from the allocations used in the individual City fiscal impact analyses because those analyses include only the allocation for TRAs with anticipated development.

[2] City of Manteca TRA's reflect only those TRAs within the Mossdale Tract boundary that are not included in a redevelopment area.

Table D-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Lathrop Annexation Area

City of Lathrop Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF 102-100	Existing Tax Rate Area (TRA) Post-ERAF 102-121	Adjusted Existing Base Revenue [1] 102-100	Adjusted Existing Base Revenue [1] 102-121	Property Tax Sharing Agreement [2]	Post Annexation Average Base Revenue	Post Annexation Average Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS.

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[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Lathrop dated November 2012 related to annexed areas to the City.

Table D-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Manteca Annexation Areas

City of Manteca Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

Table D-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Stockton Annexation Area

City of Stockton Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1] TRA 102-135	TRA 102-032	Gross Revenue (FY 2019-20) [1] TRA 102-135	TRA 102-032 [2]	Total	Property Tax Sharing Agreement [3]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on information provided by the Auditor-Controller's office, a negative gross revenue value is a result of base revenue transfers from the jurisdictional changes when the TRA was formed or other jurisdictional changes that may occur in the TRA since formation.
[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

ATTACHMENT F:

Lathrop Fiscal Impact Analysis

List of Tables

Table 1 Summary of Annual Surplus/Deficits..... F-1

Table 2 Estimated Annual Revenues and Expenditures F-2

Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Summary of Annual Surplus/Deficits (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,356,000	$9,517,000	$11,412,000	$12,590,000	$14,715,000	$16,450,000
Annual General Fund Expenditures	$4,092,000	$6,241,000	$7,109,000	$7,899,000	$13,147,000	$17,831,000
Net General Fund Surplus/(Deficit)	**$264,000**	**$3,276,000**	**$4,303,000**	**$4,691,000**	**$1,568,000**	**($1,381,000)**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,774,200**	**$3,709,000**	**$4,038,900**	**$711,000**	**($2,417,400)**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,949,800**	**$4,020,800**	**$4,381,300**	**$1,375,200**	**($1,614,200)**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Revenues and Expenditures (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
General Fund						
Annual General Fund Revenues						
Property Tax	$1,302,600	$2,508,900	$2,970,200	$3,260,300	$4,285,100	$5,181,800
Property Tax in Lieu of VLF	$524,200	$1,014,400	$1,204,400	$1,320,900	$1,732,300	$2,092,400
Property Transfer Tax	$51,600	$84,500	$98,300	$109,900	$180,400	$243,200
Sales and Use Tax	$2,173,900	$5,370,000	$6,510,000	$7,203,900	$7,536,100	$7,699,700
Transient Occupancy Tax	$98,000	$174,100	$203,100	$224,200	$316,500	$397,800
Franchise Tax	$149,700	$265,900	$310,200	$342,500	$483,400	$607,600
Licenses and Permits	$38,800	$69,000	$80,500	$88,900	$125,500	$157,700
Fines	$17,100	$30,400	$35,400	$39,100	$55,300	$69,400
Total Annual General Fund Revenues	**$4,355,900**	**$9,517,200**	**$11,412,100**	**$12,589,700**	**$14,714,600**	**$16,449,600**
Annual General Fund Expenditures						
General Government	$376,800	$669,400	$780,700	$862,000	$1,216,800	$1,529,200
Human Resources	$65,900	$117,200	$136,600	$150,900	$213,000	$267,700
Central Services	$175,400	$311,700	$363,500	$401,400	$566,600	$712,100
Finance and Information Technology	$626,100	$1,112,400	$1,297,300	$1,432,400	$2,022,100	$2,541,200
Animal Services	$66,800	$118,700	$138,500	$152,900	$215,800	$271,200
Community Development	$423,200	$751,800	$876,800	$968,200	$1,366,700	$1,717,600
Culture and Recreation	$242,300	$300,700	$329,400	$369,800	$773,700	$1,137,200
Police Services (Non-Contract)	$147,900	$183,600	$201,100	$225,800	$472,400	$694,400
Police Services (Contract)	$1,532,200	$1,902,000	$2,083,300	$2,339,200	$4,893,700	$7,193,000
Public Works	$435,400	$773,600	$902,200	$996,200	$1,406,300	$1,767,400
Total Annual General Fund Expenditures	**$4,092,000**	**$6,241,100**	**$7,109,400**	**$7,898,800**	**$13,147,100**	**$17,831,000**
EIFD Contribution [2]						
Maximum Tax Rate	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Variable Tax Rate	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**$263,900**	**$3,276,100**	**$4,302,700**	**$4,690,900**	**$1,567,500**	**($1,381,400)**
Net of EIFD Allocation - Maximum Tax	**$133,600**	**$2,774,300**	**$3,708,700**	**$4,038,800**	**$710,500**	**($2,417,800)**
Net of EIFD Allocation - Variable Tax	**$133,600**	**$2,949,900**	**$4,020,500**	**$4,381,200**	**$1,374,700**	**($1,614,600)**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
General Assumptions

	City of Lathrop
Item	**Assumption**
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Lathrop	
Population [3]	26,833
Employees [4]	10,200
City of Lathrop Persons Served [5]	**31,933**

gen assumps

Source: California Department of Finance; City of Lathrop; Lathrop-Manteca Fire District; EPS.

[1] Reflects the City of Lathrop Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 9,090 jobs in Lathrop, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Defined as total City population plus half of total employees within the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Land Use

City of Lathrop

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	917,494	-	2,242,309	-	2,646,982	-	2,970,720	-	3,031,422	-	3,031,422
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,756,788**	**-**	**11,067,601**	**-**	**13,479,566**	**-**	**14,366,632**	**-**	**14,467,802**	**-**	**14,467,802**
Total All Land Uses	**1,114**	**4,756,788**	**1,405**	**11,067,601**	**1,539**	**13,479,566**	**1,708**	**14,366,632**	**3,398**	**14,467,802**	**4,919**	**14,467,802**
Development Projections in Annexation Area [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	27,453	-	164,718	-	274,530	-	274,530	-	274,530	-	274,530
Subtotal Nonresidential	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total All Land Uses	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total City of Lathrop Development Projections												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	944,947	-	2,407,027	-	2,921,512	-	3,245,250	-	3,305,952	-	3,305,952
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,784,241**	**-**	**11,232,319**	**-**	**13,754,096**	**-**	**14,641,162**	**-**	**14,742,332**	**-**	**14,742,332**
Total All Land Uses	**1,114**	**4,784,241**	**1,405**	**11,232,319**	**1,539**	**13,754,096**	**1,708**	**14,641,162**	**3,398**	**14,742,332**	**4,919**	**14,742,332**

land use

Source: City of Lathrop; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Central Lathrop, Mossdale Landing, South Lathrop, Lathrop Gateway, Crossroads, Historic/East Lathrop, and Sharpe Depot.

[3] Includes development projections in the South Lathrop Specific Plan.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Occupied Dwelling Units and Building Square Footage

City of Lathrop

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	659	753	825	984	2,572	4,002
High Density Residential	6.0%	387	567	621	621	621	621
Subtotal Residential		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	848,682	2,074,135	2,448,458	2,747,916	2,804,065	2,804,065
Office Commercial	7.5%	565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial	7.5%	2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Subtotal Nonresidential		**4,400,028**	**10,237,531**	**12,468,599**	**13,289,135**	**13,382,717**	**13,382,717**
Development Projections in Annexation Area							
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	25,394	152,364	253,940	253,940	253,940	253,940
Subtotal Nonresidential		**25,394**	**152,364**	**253,940**	**253,940**	**253,940**	**253,940**
Total City of Lathrop Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	659	753	825	984	2,572	4,002
High Density Residential	6.0%	387	567	621	621	621	621
Subtotal Residential		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	874,076	2,226,500	2,702,398	3,001,856	3,058,006	3,058,006
Office Commercial	7.5%	565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial	7.5%	2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Subtotal Nonresidential		**4,425,422**	**10,389,895**	**12,722,539**	**13,543,075**	**13,636,657**	**13,636,657**

occupied

Source: California Department of Finance; City of Lathrop; San Joaquin County; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Estimated Population and Employees

City of Lathrop

Land Use	Assumption [1]	Estimated Population/Employees					
		2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	2,176	2,486	2,722	3,246	8,489	13,207
High Density Residential	2.50	968	1,417	1,553	1,553	1,553	1,553
Subtotal Residential		**3,144**	**3,903**	**4,275**	**4,800**	**10,042**	**14,760**
Total Resident Population		**3,144**	**3,903**	**4,275**	**4,800**	**10,042**	**14,760**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	2,185	5,566	6,756	7,505	7,645	7,645
Office Commercial	400	1,414	3,457	4,081	4,580	4,673	4,673
Industrial	2,000	1,493	3,390	4,194	4,355	4,355	4,355
Subtotal Nonresidential		**5,092**	**12,413**	**15,031**	**16,439**	**16,673**	**16,673**
Total Employee Population		**5,092**	**12,413**	**15,031**	**16,439**	**16,673**	**16,673**
Project Persons Served		**5,690**	**10,110**	**11,791**	**13,019**	**18,379**	**23,097**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Land Use Assumptions

City of Lathrop

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons Per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Owner-Occupied Residential				
Low Density Residential	$525,000	14.3%	6.0%	3.30
Renter Occupied Residential				
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

lu assum

Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

Table B-1	Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget	F-8
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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget (2020$)

City of Lathrop

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenues	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Tax	Case Study	Table B-3	$4,800,000	-	$4,800,000	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$2,000,000	-	$2,000,000	N/A	-
Property Transfer Tax [3]	Case Study	Table B-4	$0	-	$0	N/A	-
Sales and Use Tax	Case Study	Table B-5	$4,000,000	-	$4,000,000	N/A	-
Prop. 172 Public Safety Sales Tax [4]	[4]	-	$0	-	$0	N/A	-
Transient Occupancy Tax	Persons Served	-	$550,000	-	$550,000	31,933	$17.22
Franchise Tax	Persons Served	-	$840,000	-	$840,000	31,933	$26.31
Licenses and Permits	Persons Served	-	$218,006	-	$218,006	31,933	$6.83
Intergovernmental Revenue	[5]	-	$335,000	-	$335,000	N/A	-
Current Service Charges	[6]	-	$710,320	($710,320)	$0	N/A	-
Fines	Persons Served	-	$96,000	-	$96,000	31,933	$3.01
Use of Money and Property	[5]	-	$190,900	-	$190,900	N/A	-
Other	[5]	-	$995,370	-	$995,370	N/A	-
Indirect Cost/Transfer In	[5]	-	$5,349,840	-	$5,349,840	N/A	-
Subtotal General Fund Revenues			**$20,085,436**	**($710,320)**	**$19,375,116**		

rev pro

Source: City of Lathrop FY 2019-21 Adopted Budget and Budget Amendments (Dated March 4, 2021); EPS.

[1] Based on amended Fiscal Year 2020-21 Budgeted General Fund revenues as provided by City staff, current as of March, 2021.
[2] Refer to Table A-1 for details.
[3] City Property Transfer Tax revenues are included in the Property Tax total.
[4] Cities that did not receive property tax or exist in 1980 are ineligible for Proposition 172 revenues. The City of Lathrop incorporated in 1989 and is therefore ineligible to receive Proposition 172 revenue.
[5] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.
[6] This revenue source is dedicated to and directly offsets costs as shown in Table C-1.

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Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Project Revenues by Phase (2020$)

City of Lathrop

Revenues	Source	Cumulative Estimated Annual Revenues					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund							
Property Tax	Table B-3	$1,302,600	$2,508,900	$2,970,200	$3,260,300	$4,285,100	$5,181,800
Property Tax in Lieu of VLF	Table B-3	$524,200	$1,014,400	$1,204,400	$1,320,900	$1,732,300	$2,092,400
Property Transfer Tax	Table B-4	$51,600	$84,500	$98,300	$109,900	$180,400	$243,200
Sales and Use Tax	Table B-5	$2,173,900	$5,370,000	$6,510,000	$7,203,900	$7,536,100	$7,699,700
Transient Occupancy Tax	-	$98,000	$174,100	$203,100	$224,200	$316,500	$397,800
Franchise Tax	-	$149,700	$265,900	$310,200	$342,500	$483,400	$607,600
Licenses and Permits	-	$38,800	$69,000	$80,500	$88,900	$125,500	$157,700
Fines	-	$17,100	$30,400	$35,400	$39,100	$55,300	$69,400
Total Annual General Fund Revenues		**$4,355,900**	**$9,517,200**	**$11,412,100**	**$12,589,700**	**$14,714,600**	**$16,449,600**
Less EIFD Contribution		($130,260)	($501,772)	($594,039)	($652,066)	($857,014)	($1,036,354)
Net General Fund Revenues		**$4,225,640**	**$9,015,428**	**$10,818,061**	**$11,937,634**	**$13,857,586**	**$15,413,246**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($130,260)	($501,772)	($594,039)	($652,066)	($857,014)	($1,036,354)
Net General Fund Revenues		**$4,095,380**	**$8,513,657**	**$10,224,021**	**$11,285,568**	**$13,000,573**	**$14,376,891**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($130,260)	($326,152)	($282,169)	($309,731)	($192,828)	($233,180)
Net General Fund Revenues		**$4,095,380**	**$8,689,277**	**$10,535,892**	**$11,627,903**	**$13,664,758**	**$15,180,066**

rev

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Property Tax Revenues (2020$)

City of Lathrop

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$1,155,739,800	$2,208,724,755	$2,602,589,505	$2,860,955,705	$3,773,498,205	$4,572,023,205
Assessed Value of New Development in Annexation Area		*b*	$6,863,250	$41,179,500	$68,632,500	$68,632,500	$68,632,500	$68,632,500
Total Assessed Value		***c = a + b***	**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$11,557,398	$22,087,248	$26,025,895	$28,609,557	$37,734,982	$45,720,232
Property Tax Revenue in Annexation Area		*e = b * 1.00%*	$68,633	$411,795	$686,325	$686,325	$686,325	$686,325
Total Property Tax Revenue		***f = d + e***	**$11,626,031**	**$22,499,043**	**$26,712,220**	**$29,295,882**	**$38,421,307**	**$46,406,557**
Estimated Property Tax Allocation								
Estimated Property Tax Allocation in Current City Limits [1]								
City of Lathrop General Fund	11.2295%	*g = d * 11.23%*	$1,297,838	$2,480,288	$2,922,578	$3,212,711	$4,237,450	$5,134,154
Other Agencies/ERAF	88.7705%	*h = d * 88.77%*	$10,259,560	$19,606,960	$23,103,317	$25,396,847	$33,497,532	$40,586,078
Property Tax Allocation in Annexation Area [2]								
City of Lathrop General Fund	6.9381%	*i = e * 6.94%*	$4,762	$28,571	$47,618	$47,618	$47,618	$47,618
Other Agencies/ERAF	93.0619%	*j = e * 93.06%*	$63,871	$383,224	$638,707	$638,707	$638,707	$638,707
Total City of Lathrop General Fund Property Tax		***k = g + i***	**$1,302,600**	**$2,508,859**	**$2,970,196**	**$3,260,329**	**$4,285,068**	**$5,181,772**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	10.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$130,260	$501,772	$594,039	$652,066	$857,014	$1,036,354
Net City General Fund Property Tax		***n - k - m***	**$1,172,340**	**$2,007,087**	**$2,376,157**	**$2,608,263**	**$3,428,055**	**$4,145,418**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	10.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$130,260	$326,152	$282,169	$309,731	$192,828	$233,180
Net City General Fund Property Tax		***n - k - m***	**$1,172,340**	**$2,182,707**	**$2,688,028**	**$2,950,598**	**$4,092,240**	**$4,948,592**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Property Tax Revenues (2020$)

City of Lathrop

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404
Total Assessed Value of Project		*m*	$1,162,603,050	$2,249,904,255	$2,671,222,005	$2,929,588,205	$3,842,130,705	$4,640,655,705
Total Assessed Value		*n = l + m*	**$5,598,401,454**	**$6,685,702,659**	**$7,107,020,409**	**$7,365,386,609**	**$8,277,929,109**	**$9,076,454,109**
Percent Change in AV		*o = m / l*	26.21%	50.72%	60.22%	66.04%	86.62%	104.62%
Property Tax In-Lieu of VLF [5]	**$2,000,000**	***p = o * $2,000,000***	**$524,191**	**$1,014,430**	**$1,204,393**	**$1,320,884**	**$1,732,329**	**$2,092,365**

prop tax

Source: City of Lathrop; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City General Fund for all TRAs within the 200-year flood plain that are within the boundaries of the City of Lathrop. TRAs include: 007-000, 007-007, 007-008, 007-012, 007-013, 007-014, 007-022, 007-029, 007-041, 007-043, 007-046, 007-047, 007-048, 007-049, 007-071, 007-074, 007-091, 007-092, 007-093, and 007-095.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Lathrop FY 2020-21 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Real Property Transfer Tax (2020$)

City of Lathrop

Item	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Owner-Occupied Residential		$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
Renter-Occupied Residential		$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Nonresidential		$711,915,550	$1,708,516,755	$2,078,334,505	$2,247,975,705	$2,273,268,205	$2,273,268,205
Total Assessed Value		**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**
Turnover Rate							
Owner-Occupied Residential	14.30%						
Renter-Occupied Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Owner-Occupied Residential		$28,966	$33,095	$36,233	$43,211	$112,994	$175,797
Renter-Occupied Residential		$3,036	$4,444	$4,872	$4,872	$4,872	$4,872
Nonresidential		$19,578	$46,984	$57,154	$61,819	$62,515	$62,515
Total Annual Transfer Tax Revenue		**$51,580**	**$84,523**	**$98,259**	**$109,902**	**$180,380**	**$243,184**

transfer

Source: San Joaquin County Auditor Assessor; City of Lathrop; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Lathrop

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue					
			2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$23,862,923	$35,879,306	$40,846,091	$45,671,517	$78,967,069	$108,705,661
Annual Taxable Sales from Onsite Commercial Uses	*b*		$193,525,754	$501,119,932	$610,149,049	$674,720,431	$674,646,037	$661,263,670
Annual Taxable Sales from New Development	*c = a + b*		**$217,388,677**	**$536,999,238**	**$650,995,140**	**$720,391,948**	**$753,613,106**	**$769,969,332**
Annual Sales Tax Revenue [1]								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$2,173,887	$5,369,992	$6,509,951	$7,203,919	$7,536,131	$7,699,693
City of Lathrop Prop 172 Public Safety Sales Tax Revenue [2]	*f = d * 0.0000%*	0.0000%	-	-	-	-	-	-

sales

Source: City of Lathrop; California State Board of Equalization; EPS.

[1] This analysis excludes Measure C sales tax revenues. Approved by voters in November 2012, Measure C enacts a permanent one percent "general purpose tax" rate to generate revenue that may be used by the City to pay for general City operations and programs, including public safety provided by the City or through contract with entities such as the County Sheriff Department and Lathrop Manteca Fire District.
[2] Cities that did not receive property tax or incorporate by 1980 are ineligible for Proposition 172 revenues. The City of Lathrop incorporated in 1989 and is therefore ineligible to receive Proposition 172 revenue.

Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Lathrop

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Owner-Occupied Residential		659	753	825	984	2,572	4,002
Renter-Occupied Residential		387	567	621	621	621	621
Total Residential Development		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$26,000	$17,144,660	$19,588,660	$21,446,100	$25,576,460	$66,880,060	$104,053,300
High Density Residential	$15,000	$5,809,200	$8,502,300	$9,320,100	$9,320,100	$9,320,100	$9,320,100
Total Taxable Retail Expenditures		**$22,953,860**	**$28,090,960**	**$30,766,200**	**$34,896,560**	**$76,200,160**	**$113,373,400**
Estimated Citywide Capture from New Households [2]	**80%**	**$18,363,088**	**$22,472,768**	**$24,612,960**	**$27,917,248**	**$60,960,128**	**$90,698,720**
Estimated Taxable Sales inside Project Area	50%	$9,181,544	$11,236,384	$12,306,480	$13,958,624	$30,480,064	$45,349,360
Estimated Taxable Sales outside Project Area	50%	$9,181,544	$11,236,384	$12,306,480	$13,958,624	$30,480,064	$45,349,360
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	5,092	12,413	15,031	16,439	16,673	16,673
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$6,110,928**	**$14,896,153**	**$18,036,812**	**$19,726,966**	**$20,007,712**	**$20,007,712**
Estimated Citywide Capture from New Employees [2]	**90%**	**$5,499,835**	**$13,406,538**	**$16,233,131**	**$17,754,269**	**$18,006,941**	**$18,006,941**
Estimated Taxable Sales inside Project Area	70%	$3,849,884	$9,384,576	$11,363,191	$12,427,988	$12,604,859	$12,604,859
Estimated Taxable Sales outside Project Area	30%	$1,649,950	$4,021,961	$4,869,939	$5,326,281	$5,402,082	$5,402,082
Total Annual Taxable Sales from Market Support		**$23,862,923**	**$35,879,306**	**$40,846,091**	**$45,671,517**	**$78,967,069**	**$108,705,661**
Taxable City Sales inside Project Area		$13,031,428	$20,620,960	$23,669,671	$26,386,612	$43,084,923	$57,954,219
Taxable City Sales outside Project Area		$10,831,494	$15,258,345	$17,176,419	$19,284,905	$35,882,146	$50,751,442

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Lathrop; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Lathrop.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Lathrop

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		874,076	2,226,500	2,702,398	3,001,856	3,058,006	3,058,006
Total		**874,076**	**2,226,500**	**2,702,398**	**3,001,856**	**3,058,006**	**3,058,006**
Annual Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$209,778,278	$534,359,905	$648,575,575	$720,445,500	$733,921,344	$733,921,344
Total		**$209,778,278**	**$534,359,905**	**$648,575,575**	**$720,445,500**	**$733,921,344**	**$733,921,344**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$13,031,428	$20,620,960	$23,669,671	$26,386,612	$43,084,923	$57,954,219
Annual Sales Less Market Support		**$196,746,850**	**$513,738,945**	**$624,905,904**	**$694,058,888**	**$690,836,421**	**$675,967,125**
	Shift from Existing Retail						
Less Shift of Sales from Existing Retail to the Project [3]	10%	$20,977,828	$53,435,991	$64,857,558	$72,044,550	$69,083,642	$67,596,713
Total Taxable Sales from Retail Commercial Uses		**$175,769,022**	**$460,302,954**	**$560,048,346**	**$622,014,338**	**$621,752,779**	**$608,370,413**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial		2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Total		**3,551,346**	**8,163,396**	**10,020,141**	**10,541,219**	**10,578,652**	**10,578,652**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$2,828,940	$6,913,785	$8,161,527	$9,159,720	$9,346,885	$9,346,885
Industrial	$5	$14,927,791	$33,903,193	$41,939,176	$43,546,373	$43,546,373	$43,546,373
Total		**$17,756,732**	**$40,816,978**	**$50,100,703**	**$52,706,093**	**$52,893,258**	**$52,893,258**
Total Taxable Sales from Nonretail Commercial Development		**$17,756,732**	**$40,816,978**	**$50,100,703**	**$52,706,093**	**$52,893,258**	**$52,893,258**
Total Nonresidential Taxable Sales		**$193,525,754**	**$501,119,932**	**$610,149,049**	**$674,720,431**	**$674,646,037**	**$661,263,670**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] Commercial taxable sales assumptions based on an analysis of data from ULI's Dollars & Cents of Shopping Centers: 2008 and escalated to current dollars. Industrial taxable sales per square foot based on research of industrial development, this analysis includes a conservative taxable sales per square foot assumption representing onsite business-to-business sales activity.

[2] Estimated in Table B-5A.

[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget F-16

Table C-2 Estimated Annual General Fund Expenditures F-17

Table C-3 Estimated Annual Police Expenditures F-18

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget (2020$)

City of Lathrop

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	Net FY 2020-21 Avg. Cost
General Fund [3]								
General Government	Persons Served	$2,153,257	($39,000)	$2,114,257	31,933	$66.21	100%	$66.21
Human Resources	Persons Served	$370,064	-	$370,064	31,933	$11.59	100%	$11.59
Central Services	Persons Served	$984,529	-	$984,529	31,933	$30.83	100%	$30.83
Finance and Information Technology	Persons Served	$3,548,550	($35,100)	$3,513,450	31,933	$110.03	100%	$110.03
Animal Services	Persons Served	$376,487	($1,500)	$374,987	31,933	$11.74	100%	$11.74
Community Development	Persons Served	$2,433,677	($59,000)	$2,374,677	31,933	$74.36	100%	$74.36
Parks and Recreation	Per Capita	$2,352,679	($285,300)	$2,067,379	26,833	$77.05	100%	$77.05
Police Services (Non-Contract) [4]	Per Capita	$1,284,634	($22,289)	$1,262,345	26,833	$47.04	100%	$47.04
Police Services (Contract) [4]	Case Study	$9,436,505	-	$9,436,505	NA	NA	100%	NA
Public Works	Persons Served							
City Hall [5]	Persons Served	$495,704	($6,066)	$489,638	31,933	$15.33	100%	$15.33
Administration [5] [6]	Persons Served	$1,329,646	($6,066)	$1,323,580	31,933	$41.45	100%	$41.45
Utility Engineering [5]	Persons Served	$246,545	($6,066)	$240,479	31,933	$7.53	100%	$7.53
Building Maintenance [5]	Persons Served	$395,882	($6,066)	$389,816	31,933	$12.21	100%	$12.21
Code Compliance [6]	Persons Served	$0	($6,000)	($6,000)	31,933	$0.00	100%	$0.00
Total Public Works		**$2,467,777**	**($30,264)**	**$2,437,513**		**$76.52**		**$76.52**
Other [6]	[7]	$1,000,000	-	$1,000,000	NA	-	-	-
Subtotal Annual General Fund Expenditures		**$26,408,159**	**($472,453)**	**$25,935,706**				
Transfer Out	[7]	$217,921	-	$217,921	NA	-	-	-
Total Annual General Fund Expenditures		**$26,626,080**	**($472,453)**	**$26,153,627**				

exp

Source: City of Lathrop FY 2019-21 Adopted Budget and Budget Amendments (Dated March 4, 2021); EPS.

[1] Based on amended Fiscal Year 2020-21 Budgeted General Fund expenditures as provided by City staff, current as of March 4, 2021.

[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.

[3] With the exception of Police expenditures, this analysis estimates impacts of proposed development on City General Fund expenditures only. Fire services are provided to the City by the Lathrop Manteca Fire District and are excluded from this analysis.

[4] Police costs include expenditures allocated to the General Fund, COPS, Mossdale, and Measure C.

[5] Offsetting Revenues for Public Works categories of City Hall, Administration, Utility Engineering, and Building Maintenance totals $24,264 as provided by City Staff. As the allocation of these revenues is not available at this time, it is assumed that the revenue is divided evenly between these four categories.

[6] Amended Fiscal Year 2020-21 Public Works Administration expenditures include Code Compliance

[6] Includes capital replacement and pension stability.

[7] This expenditure category is not expected to be affected by the project and not evaluated as part of this analysis.

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Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual General Fund Expenditures (2020$)

City of Lathrop

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government	$376,761	$669,377	$780,652	$861,988	$1,216,826	$1,529,210
Human Resources	$65,946	$117,163	$136,640	$150,876	$212,984	$267,662
Central Services	$175,443	$311,703	$363,520	$401,395	$566,630	$712,095
Finance and Information Technology	$626,098	$1,112,363	$1,297,279	$1,432,442	$2,022,109	$2,541,226
Animal Services	$66,823	$118,721	$138,457	$152,883	$215,818	$271,222
Community Development	$423,168	$751,826	$876,807	$968,162	$1,366,707	$1,717,568
Culture and Recreation	$242,253	$300,734	$329,400	$369,790	$773,695	$1,137,210
Police Services (Non-Contract)	$147,920	$183,629	$201,132	$225,794	$472,420	$694,382
Police Services (Contract)	$1,532,158	$1,902,039	$2,083,325	$2,339,172	$4,893,743	$7,192,954
Public Works	$435,435	$773,620	$902,224	$996,226	$1,406,324	$1,767,356
Total Annual General Fund Expenditures	**$4,092,005**	**$6,241,176**	**$7,109,435**	**$7,898,728**	**$13,147,256**	**$17,830,887**

exp est

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.

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Table C-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Police Expenditures (2020$)

City of Lathrop

Expenditure Category	Assumption / Source	Estimated Annual Police Expenditure					
		2025	2030	2035	2040	2050	Buildout (2060)
Estimated Project Residents	Table A-4	3,144	3,903	4,275	4,800	10,042	14,760
Estimated Annual Police Staffing Required for Development							
Officers Required per 1,000 Residents [1]	1.5 Officers						
Officers Required to Serve Project Development		**5**	**6**	**6**	**7**	**15**	**22**
Estimated Annual Police Expenditures							
Annual Operating Expenditures per Officer [2]	$324,885						
Estimated Annual Police Expenditures		**$1,532,158**	**$1,902,039**	**$2,083,325**	**$2,339,172**	**$4,893,743**	**$7,192,954**

police

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

[1] Based on information provided by the City, Citywide level of service standard for police services is 1.5 officers per 1,000 residents.
[2] Based on information provided by the City, current as of June 2020.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area F-19

Table D-2 Cumulative Assessed Valuation F-20

Table D-3 Estimated Average Annual Household Income F-21

Table D-4 Total and Taxable Retail Sales per Square Feet.....F-22

Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Preliminary Property Tax Allocations for Annexation Area

City of Lathrop

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]: 102-100	102-121	Adjusted Existing Base Revenue [1] 102-100	102-121	Property Tax Sharing Agreement [2]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Lathrop dated November 2012 related to annexed areas to the City.

Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Assessed Valuation (2020$)

City of Lathrop

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$525,000	$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
High Density Residential	$200,000	$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Subtotal Residential		**$450,687,500**	**$541,387,500**	**$592,887,500**	**$681,612,500**	**$1,568,862,500**	**$2,367,387,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$229,373,550	$560,577,150	$661,745,400	$742,680,000	$757,855,500	$757,855,500
Office Commercial	$250	$152,915,700	$373,718,100	$441,163,600	$495,120,000	$505,237,000	$505,237,000.00
Industrial	$100	$322,763,050	$733,042,005	$906,793,005	$941,543,205	$941,543,205	$941,543,205
Subtotal Nonresidential		**$705,052,300**	**$1,667,337,255**	**$2,009,702,005**	**$2,179,343,205**	**$2,204,635,705**	**$2,204,635,705**
Total All Land Uses		**$1,155,739,800**	**$2,208,724,755**	**$2,602,589,505**	**$2,860,955,705**	**$3,773,498,205**	**$4,572,023,205**
Development Projections in Annexation Area							
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$6,863,250	$41,179,500	$68,632,500	$68,632,500	$68,632,500	$68,632,500
Subtotal Nonresidential		**$6,863,250**	**$41,179,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**
Total All Land Uses		**$6,863,250**	**$41,179,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**
Total City of Lathrop Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$525,000	$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
High Density Residential	$200,000	$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Subtotal Residential		**$82,400,000**	**$120,600,000**	**$132,200,000**	**$132,200,000**	**$132,200,000**	**$132,200,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$236,236,800	$601,756,650	$730,377,900	$811,312,500	$826,488,000	$826,488,000
Office Commercial	$250	$152,915,700	$373,718,100	$441,163,600	$495,120,000	$505,237,000	$505,237,000
Industrial	$100	$322,763,050	$733,042,005	$906,793,005	$941,543,205	$941,543,205	$941,543,205
Subtotal Nonresidential		**$711,915,550**	**$1,708,516,755**	**$2,078,334,505**	**$2,247,975,705**	**$2,273,268,205**	**$2,273,268,205**
Total All Land Uses		**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Average Annual Household Income (2020$)

City of Lathrop

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percent of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$525,000	$39,356	$112,000	23%	$26,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; The Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for owner-occupied units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar and an average size of 1,000 square feet.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Total and Taxable Retail Sales per Square Feet (2020$)

Item	Original Data [see Note]	Escalated Data (2020$) [1]	Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
			Neighborhood		Community		Regional	
			% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

ATTACHMENT G:

Manteca Fiscal Impact Analysis

List of Tables

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Table 2 Estimated Annual Revenues and Expenditures G-2

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Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Summary of Annual Surplus/Deficits (2020$)

City of Manteca

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,922,000	$10,196,000	$15,653,000	$17,714,000	$18,846,000	$19,403,000
Annual General Fund Expenditures	$5,884,000	$8,951,000	$12,428,000	$13,793,000	$14,069,000	$14,204,000
Net General Fund Surplus/(Deficit)	**($962,000)**	**$1,245,000**	**$3,225,000**	**$3,921,000**	**$4,777,000**	**$5,199,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$578,700**	**$2,282,000**	**$2,876,900**	**$3,697,100**	**$4,101,600**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$811,900**	**$2,777,100**	**$3,425,000**	**$4,534,000**	**$4,952,100**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Revenues and Expenditures (2020$)

City of Manteca

Item	Estimated Annual Revenues / Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues						
Property Taxes	$1,777,900	$3,331,400	$4,715,100	$5,220,700	$5,399,400	$5,487,100
Property Tax In-Lieu of Vehicle License Fees	$1,024,500	$1,956,100	$2,815,000	$3,137,400	$3,234,600	$3,282,300
Real Property Transfer Tax	$71,200	$144,000	$204,000	$225,300	$228,800	$230,500
Sales and Use Taxes	$1,621,400	$3,996,700	$6,814,500	$7,893,500	$8,702,000	$9,099,000
Public Safety Sales and Use Tax	$46,900	$115,600	$197,000	$228,200	$251,600	$263,100
Transient Occupancy Tax	$115,200	$197,600	$275,000	$305,700	$312,100	$315,300
Licenses and Permits	-	-	-	-	-	-
Business Licenses	$72,300	$124,100	$172,700	$191,900	$195,900	$197,900
Franchise Fees	$192,600	$330,600	$460,000	$511,200	$522,000	$527,300
Total General Fund Revenue	**$4,922,000**	**$10,196,100**	**$15,653,300**	**$17,713,900**	**$18,846,400**	**$19,402,500**
Annual General Fund Expenditures						
General Government						
Legislation and Policy	$170,100	$291,900	$406,200	$451,400	$460,900	$465,600
Legal Services	$99,800	$171,200	$238,200	$264,700	$270,300	$273,100
City Administration	$86,800	$149,000	$207,300	$230,400	$235,300	$237,600
Public Works Administration	$16,700	$28,700	$40,000	$44,400	$45,400	$45,800
Non Departmental	$995,200	$1,707,800	$2,376,400	$2,641,000	$2,696,700	$2,724,100
Human Resources	$178,200	$305,800	$425,600	$473,000	$482,900	$487,800
Fiscal and Revenue Management	$96,600	$165,700	$230,600	$256,300	$261,700	$264,400
Economic and Community Development	$79,300	$136,100	$189,400	$210,500	$215,000	$217,200
Fleet Maintenance	$48,800	$83,800	$116,600	$129,600	$132,400	$133,700
Subtotal General Government	**$1,771,500**	**$3,040,000**	**$4,230,300**	**$4,701,300**	**$4,800,600**	**$4,849,300**
Public Safety						
Police Protection	$2,015,500	$3,458,800	$4,812,900	$5,348,900	$5,461,700	$5,517,100
Animal Services	$21,400	$36,800	$51,200	$56,900	$58,100	$58,700
Fire Protection	$1,700,000	$1,692,300	$2,354,800	$2,617,000	$2,672,200	$2,699,300
Subtotal Public Safety	**$3,736,900**	**$5,187,900**	**$7,218,900**	**$8,022,800**	**$8,192,000**	**$8,275,100**
Parks, Recreation, and Community Services						
Parks Maintenance	$181,200	$368,100	$492,600	$534,200	$534,200	$534,200
Library	$8,200	$16,700	$22,400	$24,200	$24,200	$24,200
Recreational and Senior Services	$61,500	$125,000	$167,300	$181,400	$181,400	$181,400
Subtotal Parks, Recreation, and Community Svcs	**$250,900**	**$509,800**	**$682,300**	**$739,800**	**$739,800**	**$739,800**
Public Utilities						
Storm Drainage	$72,800	$124,900	$173,800	$193,100	$197,200	$199,200
Subtotal Public Utilities	**$72,800**	**$124,900**	**$173,800**	**$193,100**	**$197,200**	**$199,200**
Transportation						
Streets	$51,400	$88,200	$122,700	$136,400	$139,300	$140,700
Subtotal Transportation	**$51,400**	**$88,200**	**$122,700**	**$136,400**	**$139,300**	**$140,700**
Total General Fund Expenditures	**$5,883,500**	**$8,950,800**	**$12,428,000**	**$13,793,400**	**$14,068,900**	**$14,204,100**
EIFD Contribution [2]						
Maximum Tax Rate	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Variable Tax Rate	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**($961,500)**	**$1,245,300**	**$3,225,300**	**$3,920,500**	**$4,777,500**	**$5,198,400**
Net of EIFD Allocation - Maximum Tax	**($1,050,400)**	**$579,000**	**$2,282,300**	**$2,876,400**	**$3,697,600**	**$4,101,000**
Net of EIFD Allocation - Variable Tax	**($1,050,400)**	**$812,200**	**$2,777,400**	**$3,424,500**	**$4,534,500**	**$4,951,500**

detsum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-2 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
General Assumptions

Item	City of Manteca Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Manteca	
Population [3]	84,800
Employees [4]	21,000
City of Manteca Persons Served [5]	**95,300**

gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the City of Manteca Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 18,767 jobs in Manteca, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Land Use Projections

City of Manteca

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,057	-	2,180	-	3,171	-	3,559	-	3,559	-	3,559	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,526**	-	**2,918**	-	**3,909**	-	**4,297**	-	**4,297**	-	**4,297**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	2,777,102	-	3,119,274	-	3,519,274	-	3,715,722
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	4,185,741	-	4,185,741	-	4,185,741	-	4,185,741
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**7,657,119**	**-**	**8,084,834**	**-**	**8,584,834**	**-**	**8,830,394**
Total All Land Uses	**1,526**	**4,404,141**	**2,918**	**6,128,274**	**3,909**	**7,657,119**	**4,297**	**8,084,834**	**4,297**	**8,584,834**	**4,297**	**8,830,394**
Development Projections in Annexation Areas [3]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	-	**691**	-	**860**	-	**860**	-	**860**	-	**860**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	-	-	-	-	229,500	-	382,500	-	382,500	-	382,500
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**-**	**-**	**-**	**-**	**1,360,902**	**-**	**2,268,170**	**-**	**2,268,170**	**-**	**2,268,170**
Total All Land Uses	**276**	**-**	**691**	**-**	**860**	**1,360,902**	**860**	**2,268,170**	**860**	**2,268,170**	**860**	**2,268,170**
Total City of Manteca Development Projections												
Residential Land Uses [4]												
Low Density Residential	1,333	-	2,871	-	4,031	-	4,419	-	4,419	-	4,419	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,802**	-	**3,609**	-	**4,769**	-	**5,157**	-	**5,157**	-	**5,157**	-
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	3,006,602	-	3,501,774	-	3,901,774	-	4,098,222
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	5,317,143	-	6,071,411	-	6,071,411	-	6,071,411
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**9,018,021**	**-**	**10,353,004**	**-**	**10,853,004**	**-**	**11,098,564**
Total All Land Uses	**1,802**	**4,404,141**	**3,609**	**6,128,274**	**4,769**	**9,018,021**	**5,157**	**10,353,004**	**5,157**	**10,853,004**	**5,157**	**11,098,564**

lu

Source: City of Manteca; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in railroad Industrial Area, Center Point South, Telles and Willson, Villa Ticino West, Yosemite Greens, Kiper, Alma Apartments, Yosemite/Fishback, Family Entertainment Zone, Embarcadero, Airport/Daniels, Highway 120, Oakwood Trails, Denali, Sundance, The Trails of Manteca, Cerri, Terra Ranch, Wackerly, Lewis Estates, and Oleander.

[3] Includes development projections in the Manteca Annexation Area, and Oakwood Shores.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Occupied Dwelling Units and Building Square Footage

City of Manteca

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	994	2,049	2,981	3,346	3,346	3,346
High Density Residential	6.0%	441	694	694	694	694	694
Subtotal Residential Land Uses		**1,435**	**2,743**	**3,675**	**4,039**	**4,039**	**4,039**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	576,113	1,576,263	2,568,820	2,885,329	3,255,329	3,437,043
Office Commercial	7.5%	144,028	394,066	642,205	721,332	813,832	859,261
Industrial	7.5%	3,353,689	3,698,325	3,871,811	3,871,811	3,871,811	3,871,811
Subtotal Nonresidential		**4,073,830**	**5,668,653**	**7,082,835**	**7,478,471**	**7,940,971**	**8,168,114**
Development Projections in Annexation Areas							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	259	649	808	808	808	808
Subtotal Residential Land Uses		**259**	**649**	**808**	**808**	**808**	**808**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	-	-	212,288	353,813	353,813	353,813
Industrial	7.5%	-	-	1,046,547	1,744,245	1,744,245	1,744,245
Subtotal Nonresidential		**-**	**-**	**1,258,834**	**2,098,057**	**2,098,057**	**2,098,057**
Total City of Manteca Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	1,253	2,699	3,789	4,154	4,154	4,154
High Density Residential	6.0%	441	694	694	694	694	694
Subtotal Residential Land Uses		**1,694**	**3,392**	**4,483**	**4,848**	**4,848**	**4,848**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	576,113	1,576,263	2,781,107	3,239,141	3,609,141	3,790,855
Office Commercial	7.5%	144,028	394,066	642,205	721,332	813,832	859,261
Industrial	7.5%	3,353,689	3,698,325	4,918,358	5,616,055	5,616,055	5,616,055
Subtotal Nonresidential		**4,073,830**	**5,668,653**	**8,341,670**	**9,576,529**	**10,039,029**	**10,266,172**

occupied

Source: California Department of Finance; City of Manteca; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Estimated Population and Employees

City of Manteca

Land Use	Assumption [1]	Estimated Population/Employees					
		2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	4,135	8,906	12,504	13,708	13,708	13,708
High Density Residential	2.50	1,102	1,734	1,734	1,734	1,734	1,734
Subtotal Residential Land Uses		**5,237**	**10,640**	**14,238**	**15,442**	**15,442**	**15,442**
Total Resident Population		**5,237**	**10,640**	**14,238**	**15,442**	**15,442**	**15,442**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	1,440	3,941	6,953	8,098	9,023	9,477
Office Commercial	400	360	985	1,606	1,803	2,035	2,148
Industrial	2,000	8,384	9,246	12,296	14,040	14,040	14,040
Subtotal Nonresidential		**10,185**	**14,172**	**20,854**	**23,941**	**25,098**	**25,665**
Total Employee Population		**10,185**	**14,172**	**20,854**	**23,941**	**25,098**	**25,665**
Project Persons Served		**10,329**	**17,726**	**24,666**	**27,413**	**27,991**	**28,275**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Land Use Assumptions

City of Manteca

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Owner-Occupied Residential				
Low Density Residential	$500,000	14.3%	6.0%	3.30
Renter-Occupied Residential				
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

lu assum

Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Revenue-Estimating Procedures Based on City of Manteca FY 2020-21 Budget (2020$)

City of Manteca

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenues	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Taxes	Case Study	Table B-3	$10,600,345	-	$10,600,345	NA	-
Property Tax In-Lieu of Vehicle License Fees	Case Study	Table B-3	$7,228,240	-	$7,228,240	NA	-
Real Property Transfer Tax	Case Study	Table B-4	$678,590	-	$678,590	NA	-
Sales and Use Taxes	Case Study	Table B-5	$11,770,857	-	$11,770,857	NA	-
Public Safety Sales and Use Tax	Case Study	Table B-5	$340,315	-	$340,315	NA	-
Transient Occupancy Tax	Persons Served	-	$1,062,469	-	$1,062,469	95,300	$11.15
Licenses and Permits	Persons Served	-	$252,635	($252,635)	-	95,300	-
Business Licenses	Persons Served	-	$667,000	-	$667,000	95,300	$7.00
Franchise Fees	Persons Served	-	$1,777,125	-	$1,777,125	95,300	$18.65
Excise Tax	[3]	-	$450,000	-	$450,000	NA	-
Intergovernmental	[3]	-	$1,746,492	($295,000)	$1,451,492	NA	-
Charges for Services	[3]	-	$8,699,849	($4,940,845)	$3,759,004	NA	-
Fines and Forfeitures	Persons Served	-	$304,980	($304,980)	$0	95,300	-
Use of Money & Property	[3]	-	$920,000	-	$920,000	NA	-
All Other Revenue	[3]	-	$57,650	-	$57,650	NA	-
Total General Fund Revenues			**$46,556,547**	**($5,793,460)**	**$40,763,087**		
Fund Reserves			$8,315,434				
Total General Fund Revenues (Incl. Reserves)			**$54,871,981**				

rev pro

Source: City of Manteca FY 2020-21 Final Budget including Midyear Budget Amendments (Current as of March 10, 2021); EPS.

[1] Includes midyear budget amendments as provided by City staff, current as of March 10, 2021.
[2] Refer to Table A-1 for details.
[3] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.

Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual General Fund Revenues (2020$)

City of Manteca

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded)					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Taxes	Table B-3	$1,777,900	$3,331,400	$4,715,100	$5,220,700	$5,399,400	$5,487,100
Property Tax In-Lieu of Vehicle License Fees	Table B-3	$1,024,500	$1,956,100	$2,815,000	$3,137,400	$3,234,600	$3,282,300
Real Property Transfer Tax	Table B-4	$71,200	$144,000	$204,000	$225,300	$228,800	$230,500
Sales and Use Taxes	Table B-5	$1,621,400	$3,996,700	$6,814,500	$7,893,500	$8,702,000	$9,099,000
Public Safety Sales and Use Tax	Table B-5	$46,900	$115,600	$197,000	$228,200	$251,600	$263,100
Transient Occupancy Tax	-	$115,200	$197,600	$275,000	$305,700	$312,100	$315,300
Licenses and Permits	-	-	-	-	-	-	-
Business Licenses	-	$72,300	$124,100	$172,700	$191,900	$195,900	$197,900
Franchise Fees	-	$192,600	$330,600	$460,000	$511,200	$522,000	$527,300
Fines and Forfeitures	-	-	-	-	-	-	-
Total General Fund Revenue		**$4,922,000**	**$10,196,100**	**$15,653,300**	**$17,713,900**	**$18,846,400**	**$19,402,500**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($88,893)	($666,284)	($943,014)	($1,044,130)	($1,079,872)	($1,097,426)
Net General Fund Revenues		**$4,833,107**	**$9,529,816**	**$14,710,286**	**$16,669,770**	**$17,766,528**	**$18,305,074**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($88,893)	($433,084)	($447,932)	($495,962)	($242,971)	($246,921)
Net General Fund Revenues		**$4,833,107**	**$9,763,016**	**$15,205,368**	**$17,217,938**	**$18,603,429**	**$19,155,579**

rev

Source: City of Manteca FY 2020-21 Adopted Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Property Tax Revenues (2020$)

City of Manteca

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$1,179,618,758	$2,170,065,092	$3,019,643,625	$3,320,572,292	$3,445,572,292	$3,506,962,292
Assessed Value of New Development in Annexation Area		*b*	$137,875,000	$345,375,000	$600,390,200	$714,067,000	$714,067,000	$714,067,000
Total Assessed Value		***c = a + b***	**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$11,796,188	$21,700,651	$30,196,436	$33,205,723	$34,455,723	$35,069,623
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$1,378,750	$3,453,750	$6,003,902	$7,140,670	$7,140,670	$7,140,670
Total Property Tax Revenue		***f = d + e***	**$13,174,938**	**$25,154,401**	**$36,200,338**	**$40,346,393**	**$41,596,393**	**$42,210,293**
Estimated Property Tax Allocation								
Property Tax Allocation in Current City Limits [1]								
City of Manteca General Fund	14.2968%	*g = d * 14.30%*	$1,686,477	$3,102,498	$4,317,123	$4,747,355	$4,926,065	$5,013,833
Other Agencies/ERAF	85.7032%	*h = d * 85.70%*	$10,109,711	$18,598,153	$25,879,313	$28,458,368	$29,529,658	$30,055,790
Property Tax Allocation in Annexation Areas [2]								
City of Manteca General Fund	6.6282%	*i = e * 6.63%*	$91,386	$228,921	$397,949	$473,296	$473,296	$473,296
Other Agencies/ERAF	93.3718%	*j = e * 93.37%*	$1,287,364	$3,224,829	$5,605,953	$6,667,374	$6,667,374	$6,667,374
Total City of Manteca General Fund Property Tax		***k = g + i***	**$1,777,863**	**$3,331,419**	**$4,715,072**	**$5,220,651**	**$5,399,361**	**$5,487,129**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	5.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$88,893	$666,284	$943,014	$1,044,130	$1,079,872	$1,097,426
Net City General Fund Property Tax		***n - k - m***	**$1,688,970**	**$2,665,135**	**$3,772,058**	**$4,176,521**	**$4,319,489**	**$4,389,703**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	5.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$88,893	$433,084	$447,932	$495,962	$242,971	$246,921
Net City General Fund Property Tax		***n - k - m***	**$1,688,970**	**$2,898,334**	**$4,267,141**	**$4,724,689**	**$5,156,390**	**$5,240,208**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Property Tax Revenues (2020$)

City of Manteca

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393
Total Assessed Value of Project		*m*	$1,317,493,758	$2,515,440,092	$3,620,033,825	$4,034,639,292	$4,159,639,292	$4,221,029,292
Total Assessed Value		*n = l + m*	**$10,612,850,151**	**$11,810,796,485**	**$12,915,390,218**	**$13,329,995,685**	**$13,454,995,685**	**$13,516,385,685**
Percent Change in AV		*o = m / l*	14.17%	27.06%	38.94%	43.40%	44.75%	45.41%
Property Tax In-Lieu of VLF [5]	**$7,228,240**	***p = o * $7,228,240***	**$1,024,507**	**$1,956,052**	**$2,815,005**	**$3,137,410**	**$3,234,612**	**$3,282,350**

prop tax

Source: City of Manteca; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City's General Fund for all TRAs within the 200-year flood plain that are within the City's boundary and not included in a redevelopment area. TRAs located in Project boundary include: 002-000, 002-005, 002-006, 002-055, 002-057, 002-058, 002-060, 002-063, 002-064, 002-074, 002-076, 002-078, 002-080, 002-087, and 002-088. Project TRAs not included in the redevelopment area include: 002-000, 002-060, 002-063, and 002-088.
[2] Reflects the estimated property tax allocation to the City's General Fund of TRAs anticipated to annex into the City of Manteca within the boundary of the flood basin. Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2019-20. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Manteca FY 2019-20 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Real Property Transfer Tax (2020$)

City of Manteca

Description	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Low Density Residential		$666,500,000	$1,435,500,000	$2,015,500,000	$2,209,500,000	$2,209,500,000	$2,209,500,000
High Density Residential		$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Nonresidential		$557,193,758	$932,340,092	$1,456,933,825	$1,677,539,292	$1,802,539,292	$1,863,929,292
Total Assessed Value		**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**
Turnover Rate							
Low Density Residential	14.30%						
High Density Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Low Density Residential		$52,420	$112,902	$158,519	$173,777	$173,777	$173,777
High Density Residential		$3,457	$5,439	$5,439	$5,439	$5,439	$5,439
Nonresidential		$15,323	$25,639	$40,066	$46,132	$49,570	$51,258
Total Annual Transfer Tax Revenue		**$71,200**	**$143,980**	**$204,024**	**$225,349**	**$228,786**	**$230,474**

transfer

Source: City of Manteca; San Joaquin County Auditor-Controller; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

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Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Manteca

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$40,347,645	$75,445,812	$103,598,636	$113,935,379	$115,184,129	$115,797,415
Annual Taxable Sales from Onsite Commercial Uses	*b*		$121,792,711	$324,229,106	$577,848,534	$675,416,296	$755,012,084	$794,103,167
Annual Taxable Sales from New Development	*c = a + b*		**$162,140,356**	**$399,674,918**	**$681,447,170**	**$789,351,675**	**$870,196,213**	**$909,900,582**
Annual Sales Tax Revenue								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$1,621,404	$3,996,749	$6,814,472	$7,893,517	$8,701,962	$9,099,006
City of Manteca Prop 172 Public Safety Sales Tax Revenue [1]	*e = d * 2.8912%*	2.8912%	$46,877	$115,553	$197,018	$228,215	$251,588	$263,067

sales

Source: City of Manteca; California State Board of Equalization; EPS.

[1] Calculated as the ratio of Proposition 172 Public Safety Tax revenue to total sales tax revenue based on the FY 2020-21 Budget. Any variation in the relationship between Proposition 172 Public Safety Tax revenue and total sales tax revenue affecting the estimate of this revenue source is estimated to be nominal.

Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Manteca

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		1,253	2,699	3,789	4,154	4,154	4,154
High Density Residential		441	694	694	694	694	694
Total Residential Development		**1,694**	**3,392**	**4,483**	**4,848**	**4,848**	**4,848**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$30,072,480	$64,769,760	$90,939,360	$99,692,640	$99,692,640	$99,692,640
High Density Residential	$15,000	$6,612,900	$10,405,800	$10,405,800	$10,405,800	$10,405,800	$10,405,800
Total Taxable Retail Expenditures		**$36,685,380**	**$75,175,560**	**$101,345,160**	**$110,098,440**	**$110,098,440**	**$110,098,440**
Estimated Citywide Capture from New Households [2]	**80%**	**$29,348,304**	**$60,140,448**	**$81,076,128**	**$88,078,752**	**$88,078,752**	**$88,078,752**
Estimated Taxable Sales inside Project Area	50%	$14,674,152	$30,070,224	$40,538,064	$44,039,376	$44,039,376	$44,039,376
Estimated Taxable Sales outside Project Area	50%	$14,674,152	$30,070,224	$40,538,064	$44,039,376	$44,039,376	$44,039,376
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	10,185	14,172	20,854	23,941	25,098	25,665
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$12,221,490**	**$17,005,960**	**$25,025,009**	**$28,729,586**	**$30,117,086**	**$30,798,515**
Estimated Citywide Capture from New Employees [2]	**90%**	**$10,999,341**	**$15,305,364**	**$22,522,508**	**$25,856,627**	**$27,105,377**	**$27,718,663**
Estimated Taxable Sales inside Project Area	70%	$7,699,539	$10,713,755	$15,765,756	$18,099,639	$18,973,764	$19,403,064
Estimated Taxable Sales outside Project Area	30%	$3,299,802	$4,591,609	$6,756,752	$7,756,988	$8,131,613	$8,315,599
Total Annual Taxable Sales from Market Support		**$40,347,645**	**$75,445,812**	**$103,598,636**	**$113,935,379**	**$115,184,129**	**$115,797,415**
Taxable City Sales inside Project Area		$22,373,691	$40,783,979	$56,303,820	$62,139,015	$63,013,140	$63,442,440
Taxable City Sales outside Project Area		$17,973,954	$34,661,833	$47,294,816	$51,796,364	$52,170,989	$52,354,975

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Manteca; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Manteca.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Manteca

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		576,113	1,576,263	2,781,107	3,239,141	3,609,141	3,790,855
Total		**576,113**	**1,576,263**	**2,781,107**	**3,239,141**	**3,609,141**	**3,790,855**
Total Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$138,267,165	$378,303,037	$667,465,733	$777,393,858	$866,193,858	$909,805,314
Total		**$138,267,165**	**$378,303,037**	**$667,465,733**	**$777,393,858**	**$866,193,858**	**$909,805,314**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$22,373,691	$40,783,979	$56,303,820	$62,139,015	$63,013,140	$63,442,440
Annual Sales Less Market Support		**$115,893,474**	**$337,519,058**	**$611,161,913**	**$715,254,843**	**$803,180,718**	**$846,362,873**
	Shift from Existing Retail						
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	10%	$11,589,347	$33,751,906	$61,116,191	$71,525,484	$80,318,072	$84,636,287
Total Taxable Sales from Retail Commercial Uses		**$104,304,127**	**$303,767,152**	**$550,045,722**	**$643,729,358**	**$722,862,646**	**$761,726,586**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		144,028	394,066	642,205	721,332	813,832	859,261
Industrial		3,353,689	3,698,325	4,918,358	5,616,055	5,616,055	5,616,055
Total		**3,497,717**	**4,092,391**	**5,560,562**	**6,337,388**	**6,429,888**	**6,475,316**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$720,141	$1,970,328	$3,211,025	$3,606,661	$4,069,161	$4,296,304
Industrial	$5	$16,768,443	$18,491,625	$24,591,788	$28,080,277	$28,080,277	$28,080,277
Total		**$17,488,584**	**$20,461,954**	**$27,802,812**	**$31,686,938**	**$32,149,438**	**$32,376,581**
Total Taxable Sales from Nonretail Commercial Development		**$17,488,584**	**$20,461,954**	**$27,802,812**	**$31,686,938**	**$32,149,438**	**$32,376,581**
Total Taxable Sales from Onsite Commercial Uses		**$121,792,711**	**$324,229,106**	**$577,848,534**	**$675,416,296**	**$755,012,084**	**$794,103,167**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget G-16

Table C-2 Estimated Annual General Fund Expenditures G-17

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Expenditure-Estimating Procedures Based on City of Manteca FY 2020-21 Budget (2020$)

City of Manteca

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	Net FY 2019-20 Avg. Cost
General Fund Expenditures								
General Government								
Legislation and Policy	Persons Served	$1,569,362	-	$1,569,362	95,300	$16.47	100%	$16.47
Legal Services	Persons Served	$920,326	-	$920,326	95,300	$9.66	100%	$9.66
City Administration	Persons Served	$1,276,411	($475,458)	$800,953	95,300	$8.40	100%	$8.40
Public Works Administration	Persons Served	$1,709,398	($1,554,893)	$154,505	95,300	$1.62	100%	$1.62
Non Departmental	Persons Served	$9,181,518	-	$9,181,518	95,300	$96.34	100%	$96.34
Human Resources	Persons Served	$1,644,221	-	$1,644,221	95,300	$17.25	100%	$17.25
Fiscal and Revenue Management	Persons Served	$1,713,751	($822,631)	$891,120	95,300	$9.35	100%	$9.35
Economic and Community Development	Persons Served	$365,978	-	$365,978	95,300	$3.84	200%	$7.68
Fleet Maintenance	Persons Served	$450,675	-	$450,675	95,300	$4.73	100%	$4.73
Subtotal General Government		**$18,831,640**	**($2,852,981)**	**$15,978,659**				
Public Safety								
Police Protection [3]	Persons Served	$19,436,258	($840,780)	$18,595,478	95,300	$195.13	100%	$195.13
Animal Services	Persons Served	$450,319	($252,635)	$197,684	95,300	$2.07	100%	$2.07
Fire Protection [3] [4]	Persons Served	$10,890,170	($1,792,064)	$9,098,106	95,300	$95.47	100%	$95.47
Subtotal Public Safety		**$30,776,747**	**($2,885,479)**	**$27,891,268**				
Parks, Recreation, and Community Services								
Parks Maintenance	Per Capita	$2,988,546	($55,000)	$2,933,546	84,800	$34.59	100%	$34.59
Library	Per Capita	$133,160	-	$133,160	84,800	$1.57	100%	$1.57
Recreational and Senior Services	Per Capita	$996,298	-	$996,298	84,800	$11.75	100%	$11.75
Subtotal Parks, Recreation, and Community Svcs		**$4,118,004**	**($55,000)**	**$4,063,004**				
Public Utilities								
Storm Drainage	Persons Served	$671,420	-	$671,420	95,300	$7.05	100%	$7.05
Subtotal Public Utilities		**$671,420**	**-**	**$671,420**				
Transportation								
Streets	Persons Served	$474,170	-	$474,170	95,300	$4.98	100%	$4.98
Subtotal Transportation		**$474,170**	**-**	**$474,170**				
Total General Fund Expenditures		**$54,871,981**	**($5,793,460)**	**$49,078,521**				

exp

Source: City of Manteca FY 2020-21 Final Budget including Midyear Budget Amendments (Current as of March 10, 2021); EPS.

[1] Includes midyear budget amendments as provided by City staff, current as of March 10, 2021.
[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.
[3] Police and Fire protection expenditures included reflect only City General Fund Police expenditures and excludes any Measure M funded expenditures (Fund 320) for one-time capital expenditures included in the public safety endowment fund (Fund 330).
[4] It is anticipated that Project development would result in the need for an additional fire station to serve the Project area to the south of the City prior to development of the first phase of the Project, based on information provided by the Fire Chief. This ongoing operations of a new fire station in the initial phase of Project development (2020 - 2025).

Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual General Fund Expenditures (2020$)

City of Manteca

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government						
Legislation and Policy	$170,100	$291,904	$406,182	$451,421	$460,942	$465,617
Legal Services	$99,753	$171,182	$238,199	$264,728	$270,311	$273,053
City Administration	$86,814	$148,979	$207,303	$230,391	$235,250	$237,636
Public Works Administration	$16,747	$28,738	$39,989	$44,443	$45,380	$45,840
Non Departmental	$995,169	$1,707,778	$2,376,361	$2,641,030	$2,696,729	$2,724,083
Human Resources	$178,214	$305,828	$425,557	$472,954	$482,929	$487,827
Fiscal and Revenue Management	$96,587	$165,750	$230,640	$256,328	$261,733	$264,388
Economic and Community Development	$79,335	$136,145	$189,445	$210,544	$214,985	$217,166
Fleet Maintenance	$48,848	$83,826	$116,644	$129,635	$132,369	$133,712
Subtotal General Government	**$1,771,567**	**$3,040,130**	**$4,230,319**	**$4,701,475**	**$4,800,628**	**$4,849,324**
Public Safety						
Police Protection	$2,015,532	$3,458,790	$4,812,882	$5,348,922	$5,461,729	$5,517,131
Animal Services	$21,427	$36,770	$51,165	$56,863	$58,062	$58,651
Fire Protection [2]	$1,700,000	$1,692,263	$2,354,772	$2,617,037	$2,672,230	$2,699,336
Subtotal Public Safety	**$3,736,959**	**$5,187,822**	**$7,218,819**	**$8,022,822**	**$8,192,021**	**$8,275,118**
Parks, Recreation, and Community Services						
Parks Maintenance	$181,171	$368,082	$492,561	$534,197	$534,197	$534,197
Library	$8,224	$16,708	$22,358	$24,248	$24,248	$24,248
Recreational and Senior Services	$61,530	$125,009	$167,285	$181,425	$181,425	$181,425
Subtotal Parks, Recreation, and Community Svcs	**$250,925**	**$509,799**	**$682,204**	**$739,871**	**$739,871**	**$739,871**
Public Utilities						
Storm Drainage	$72,774	$124,885	$173,777	$193,132	$197,205	$199,205
Subtotal Public Utilities	**$72,774**	**$124,885**	**$173,777**	**$193,132**	**$197,205**	**$199,205**
Transportation						
Streets	$51,394	$88,196	$122,725	$136,393	$139,270	$140,682
Subtotal Transportation	**$51,394**	**$88,196**	**$122,725**	**$136,393**	**$139,270**	**$140,682**
Total Annual General Fund Expenditures	**$5,883,619**	**$8,950,832**	**$12,427,844**	**$13,793,693**	**$14,068,994**	**$14,204,200**

exp est

Source: City of Manteca FY 2020-21 Adopted Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.

[2] Based on information provided by the Fire Chief, it is anticipated that an additional fire station would be required to service Project development south of the City. Staffing for an additional Fire station would consist of Three Fire Captains, Three Fire engineers, Three Firefighters and two Firefighter floaters. It is estimated that staffing and operations of this station would result in annual expenditures equalling $1,700,000 annually, based on information provided by the Manteca Fire Department. The ongoing annual operational costs of a new fires station is included in the initial phase of the development. It is assumed that this cost is captured in the annual expenditures calculated using the multiplier method for all remaining phases.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

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Table D-2 Cumulative Assessed Valuation G-19

Table D-3 Estimated Average Annual Household Income G-20

Table D-4 Total and Taxable Retail Sales per Square Feet..... G-21

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Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Preliminary Property Tax Allocations for Annexation Areas

City of Manteca

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Assessed Valuation (2020$)

City of Manteca

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$528,625,000	$1,090,125,000	$1,585,625,000	$1,779,625,000	$1,779,625,000	$1,779,625,000
High Density Residential	$200,000	$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Subtotal Residential		**$622,425,000**	**$1,237,725,000**	**$1,733,225,000**	**$1,927,225,000**	**$1,927,225,000**	**$1,927,225,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$155,706,267	$426,016,933	$694,275,600	$779,818,533	$879,818,533	$928,930,533
Office Commercial	$250	$38,926,567	$106,504,233	$173,568,900	$194,954,633	$219,954,633	$232,232,633
Industrial	$100	$362,560,925	$399,818,925	$418,574,125	$418,574,125	$418,574,125	$418,574,125
Subtotal Nonresidential		**$557,193,758**	**$932,340,092**	**$1,286,418,625**	**$1,393,347,292**	**$1,518,347,292**	**$1,579,737,292**
Total All Land Uses		**$1,179,618,758**	**$2,170,065,092**	**$3,019,643,625**	**$3,320,572,292**	**$3,445,572,292**	**$3,506,962,292**
Development Projections in Annexation Areas							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$137,875,000	$345,375,000	$429,875,000	$429,875,000	$429,875,000	$429,875,000
Subtotal Residential		**$137,875,000**	**$345,375,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	-	-	$57,375,000	$95,625,000	$95,625,000	$95,625,000
Industrial	$100	-	-	$113,140,200	$188,567,000	$188,567,000	$188,567,000
Subtotal Nonresidential		**-**	**-**	**$170,515,200**	**$284,192,000**	**$284,192,000**	**$284,192,000**
Total All Land Uses		**$137,875,000**	**$345,375,000**	**$600,390,200**	**$714,067,000**	**$714,067,000**	**$714,067,000**
Total City of Manteca Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$666,500,000	$1,435,500,000	$2,015,500,000	$2,209,500,000	$2,209,500,000	$2,209,500,000
High Density Residential	$200,000	$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Subtotal Residential		**$760,300,000**	**$1,583,100,000**	**$2,163,100,000**	**$2,357,100,000**	**$2,357,100,000**	**$2,357,100,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$155,706,267	$426,016,933	$751,650,600	$875,443,533	$975,443,533	$1,024,555,533
Office Commercial	$250	$38,926,567	$106,504,233	$173,568,900	$194,954,633	$219,954,633	$232,232,633
Industrial	$100	$362,560,925	$399,818,925	$531,714,325	$607,141,125	$607,141,125	$607,141,125
Subtotal Nonresidential		**$557,193,758**	**$932,340,092**	**$1,456,933,825**	**$1,677,539,292**	**$1,802,539,292**	**$1,863,929,292**
Total All Land Uses		**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Average Annual Household Income (2020$)

City of Manteca

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percentage of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$500,000	$35,767	$102,000	23%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for residential units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar, September 2019 with an average unit size of 1,000 square feet.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Total and Taxable Retail Sales per Square Feet (2020$)

Item	Original Data [see Note]	Escalated Data (2019$) [1]	Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
			Neighborhood		Community		Regional	
			% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

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ATTACHMENT H:

Stockton Fiscal Impact Analysis

List of Tables

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Table 2 Estimated Annual Revenues and Expenditures H-2

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Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Summary of Annual Surplus/Deficits (2020$)

City of Stockton

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$1,352,000	$2,886,000	$4,905,000	$7,103,000	$10,075,000	$11,239,000
Annual General Fund Expenditures	$2,988,000	$3,708,000	$4,730,000	$5,582,000	$6,348,000	$6,624,000
Net General Fund Surplus/(Deficit)	**($1,639,000)**	**($920,000)**	**($6,000)**	**$1,244,000**	**$3,367,000**	**$4,238,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($1,018,700)**	**($187,000)**	**$966,400**	**$3,006,400**	**$3,860,300**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($984,200)**	**($92,000)**	**$1,112,100**	**$3,285,900**	**$4,153,000**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Revenues and Expenditures (2020$)

City of Stockton

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues						
Property Tax	$277,700	$493,500	$905,000	$1,388,200	$1,803,100	$1,888,400
Property Tax in Lieu of VLF	$196,300	$381,800	$692,400	$1,051,200	$1,417,800	$1,530,300
Property Transfer Tax	$9,400	$14,900	$23,700	$33,600	$43,300	$46,300
Sales and Use Tax	$657,400	$1,556,300	$2,559,600	$3,636,900	$5,530,500	$6,384,400
Prop. 172 Public Safety Sales Tax	$24,400	$57,700	$94,900	$134,800	$205,000	$236,600
Utility User Taxes	$103,000	$211,200	$348,000	$474,600	$594,500	$637,800
Franchise Taxes	$44,600	$91,400	$150,600	$205,500	$257,400	$276,100
Transient Occupancy Tax	$8,200	$16,800	$27,700	$37,800	$47,300	$50,800
Business License Tax	$29,900	$61,200	$100,900	$137,500	$172,300	$184,800
Licenses and Permits	$600	$1,300	$2,100	$2,900	$3,600	$3,900
Total Annual General Fund Revenue	**$1,351,500**	**$2,886,100**	**$4,904,900**	**$7,103,000**	**$10,074,800**	**$11,239,400**
Annual General Fund Expenditures						
General Government Administration	$52,800	$108,200	$178,200	$243,100	$304,500	$326,700
Police Services	$404,000	$828,100	$1,364,300	$1,860,600	$2,330,700	$2,500,300
Fire Services	$136,500	$279,700	$460,800	$628,500	$787,300	$844,600
Fire Station Expenditures	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000
Public Works	$50,200	$103,000	$169,600	$231,300	$289,800	$310,900
Economic Development	$4,100	$8,500	$13,900	$19,000	$23,800	$25,500
Office of Violence Prevention	$6,200	$12,700	$20,900	$28,500	$35,700	$38,300
Library and Recreation (prior to 2034)	$17,900	$34,600	-	-	-	-
Library and Recreation (2034 and beyond)	-	-	$171,600	$206,800	$206,800	$206,800
Entertainment Venues	$11,400	$22,000	$33,200	$40,100	$40,100	$40,100
Downtown Marina	$700	$1,400	$2,100	$2,500	$2,500	$2,500
Golf Courses	$1,300	$4,200	$7,000	$9,500	$11,900	$12,800
Development Services	$2,500	$5,200	$8,500	$11,600	$14,500	$15,600
Total Annual General Fund Expenditures	**$2,987,600**	**$3,707,600**	**$4,730,100**	**$5,581,500**	**$6,347,600**	**$6,624,100**
EIFD Contribution [2]						
Maximum Tax Rate	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Variable Tax Rate	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**($1,636,100)**	**($821,500)**	**$174,800**	**$1,521,500**	**$3,727,200**	**$4,615,300**
Net of EIFD Allocation - Maximum Tax	**($1,638,900)**	**($920,200)**	**($6,200)**	**$1,243,900**	**$3,366,600**	**$4,237,600**
Net of EIFD Allocation - Variable Tax	**($1,638,900)**	**($885,700)**	**$88,800**	**$1,389,600**	**$3,646,100**	**$4,530,300**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
General Assumptions

Item	City of Stockton Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Stockton	
Population [3]	318,522
Employees [4]	123,000
City of Stockton Persons Served [5]	**380,022**

gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the City of Stockton Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 109,746 jobs in Stockton, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Land Use Projections

City of Stockton

Land Use	Cumulative Dwelling Units/Building Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	151,652	-	239,152	-	326,652	-	414,152	-	589,152	-	609,207
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**216,645**	**-**	**341,645**	**-**	**1,570,795**	**-**	**3,456,170**	**-**	**4,762,395**	**-**	**4,791,045**
Total All Land Uses	**262**	**216,645**	**562**	**341,645**	**882**	**1,570,795**	**1,075**	**3,456,170**	**1,075**	**4,762,395**	**1,075**	**4,791,045**
Development Projections in Annexation Areas [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	162,500	-	512,500	-	887,500	-	1,287,500	-	2,028,500	-	2,433,600
Subtotal Nonresidential	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total All Land Uses	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total City of Stockton Development Projections												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	314,152	-	751,652	-	1,214,152	-	1,701,652	-	2,617,652	-	3,042,807
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**379,145**	**-**	**854,145**	**-**	**2,458,295**	**-**	**4,743,670**	**-**	**6,790,895**	**-**	**7,224,645**
Total All Land Uses	**262**	**379,145**	**562**	**854,145**	**882**	**2,458,295**	**1,075**	**4,743,670**	**1,075**	**6,790,895**	**1,075**	**7,224,645**

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Source: City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Weston Ranch and the South Airport Area.

[3] Includes development projections in the future Stockton Annexation Area.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Occupied Dwelling Units and Building Square Footage

City of Stockton

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	176	176	176	176	176	176
High Density Residential	6.0%	71	353	653	835	835	835
Subtotal Residential Land Uses		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	140,278	221,215	302,153	383,090	544,965	563,516
Office Commercial	7.5%	60,119	94,806	129,494	164,181	233,556	241,507
Industrial	7.5%	-	-	1,021,339	2,649,686	3,626,694	3,626,694
Subtotal Nonresidential		**200,397**	**316,022**	**1,452,985**	**3,196,957**	**4,405,215**	**4,431,717**
Development Projections in Annexation Areas							
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	150,313	474,063	820,938	1,190,938	1,876,363	2,251,080
Subtotal Nonresidential		**150,313**	**474,063**	**820,938**	**1,190,938**	**1,876,363**	**2,251,080**
Total City of Stockton Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	176	176	176	176	176	176
High Density Residential	6.0%	71	353	653	835	835	835
Subtotal Residential Land Uses		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	290,590	695,278	1,123,090	1,574,028	2,421,328	2,814,596
Office Commercial	7.5%	60,119	94,806	129,494	164,181	233,556	241,507
Industrial	7.5%	-	-	1,021,339	2,649,686	3,626,694	3,626,694
Subtotal Nonresidential		**350,709**	**790,084**	**2,273,923**	**4,387,895**	**6,281,578**	**6,682,797**

occupied

Source: California Department of Finance; City of Stockton; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Estimated Population and Employees

City of Stockton

Land Use	Assumption [1]	Estimated Population/Employees					
		2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	580	580	580	580	580	580
High Density Residential	2.50	176	881	1,633	2,087	2,087	2,087
Subtotal Residential Land Uses		**756**	**1,461**	**2,213**	**2,667**	**2,667**	**2,667**
Total Resident Population		**756**	**1,461**	**2,213**	**2,667**	**2,667**	**2,667**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	726	1,738	2,808	3,935	6,053	7,036
Office Commercial	400	150	237	324	410	584	604
Industrial	2,000	0	0	511	1,325	1,813	1,813
Subtotal Nonresidential		**877**	**1,975**	**3,642**	**5,670**	**8,451**	**9,454**
Total Employee Population		**877**	**1,975**	**3,642**	**5,670**	**8,451**	**9,454**
Project Persons Served		**1,195**	**2,449**	**4,034**	**5,502**	**6,892**	**7,394**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Land Use Assumptions

City of Stockton

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons Per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			*PPH*
Low Density Residential	$425,000	14.3%	6.0%	3.30
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			*Sq. Ft. per Emp.*
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

lu assum

Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q3 2018 through Q2 2019). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential (low density) assumed to turn over once every 7 years and renter-occupied (high density) residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

Table B-1	Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget	H-8
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Table B-3	Estimated Annual Property Tax Revenues (2 pages)	H-10
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Table B-5A	Estimated Annual Taxable Sales from Proposed Development, Market Support Method	H-14
Table B-5B	Estimated Annual Taxable Sales from Onsite Nonresidential	H-15

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Revenue-Estimating Procedures Based on City of Stockton FY 2020-21 Budget (2020$)

City of Stockton

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues	Offsetting Revenue	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [1]	Revenue Multiplier
General Fund Revenues							
Taxes							
Property Tax	Case Study	Table B-3	$37,023,000	-	$37,023,000	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$25,626,000	-	$25,626,000	N/A	-
Property Transfer Tax	Case Study	Table B-4	$780,000	-	$780,000	N/A	-
Sales and Use Tax	Case Study	Table B-5	$43,229,000	-	$43,229,000	N/A	-
Measure A Transaction Tax	[2]	-	$28,472,000	-	$28,472,000	N/A	-
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	$1,602,000	-	$1,602,000	N/A	-
Utility User Taxes	Persons Served	-	$32,780,000	-	$32,780,000	380,022	$86.26
Franchise Taxes	Persons Served	-	$14,191,000	-	$14,191,000	380,022	$37.34
Transient Occupancy Tax	Persons Served	-	$2,609,000	-	$2,609,000	380,022	$6.87
Business License Tax	Persons Served	-	$9,500,000	-	$9,500,000	380,022	$25.00
Total Taxes			**$195,812,000**	**-**	**$195,812,000**	N/A	-
Licenses and Permits	Persons Served	-	$530,735	($329,550)	$201,185	380,022	$0.53
Intergovernmental Revenue	[3]	-	$3,106,730	($85,000)	$3,021,730	N/A	-
Charges for Services	[4]	-	$9,033,455	($8,976,275)	$57,180	N/A	-
Uses of Money and Property	[3]	-	$6,111,582	($378,804)	$5,732,778	N/A	-
Sale of Fixed Assets	[3]	-	$100,000	-	$100,000	N/A	-
Fines and Forfeitures	[4]	-	$1,057,657	($843,655)	$214,002	N/A	-
Reimbursements/Other Revenue	[3]	-	$7,330,167	($2,079,215)	$5,250,952	N/A	-
Subtotal General Fund Revenue			**$223,082,326**	**($12,692,499)**	**$210,389,827**		
Transfers In	[3]	-	$368,000	-	$368,000	N/A	-
Total General Fund Revenue			**$223,450,326**	**($12,692,499)**	**$210,757,827**		

rev

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Refer to Table A-1.
[2] Measure A is a 0.75% transaction and use tax approved by voters in November 2013 and is set to expire in 2024 or sooner if certain conditions are met. As it is unknown if Measure A will be extended beyond the initial 10 year period, it has been excluded from this analysis.
[3] These revenue sources are not anticipated to be impacted by development included in this analysis.
[4] Based on the City of Stockton Fiscal Year 2020-21 Approved Annual Budget, these revenue categories are fully offset by expenditures as shown on Table C-1.

Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual General Fund Revenues (2020$)

City of Stockton

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded)					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Tax	Table B-3	$277,700	$493,500	$905,000	$1,388,200	$1,803,100	$1,888,400
Property Tax in Lieu of VLF	Table B-3	$196,300	$381,800	$692,400	$1,051,200	$1,417,800	$1,530,300
Property Transfer Tax	Table B-4	$9,400	$14,900	$23,700	$33,600	$43,300	$46,300
Sales and Use Tax	Table B-5	$657,400	$1,556,300	$2,559,600	$3,636,900	$5,530,500	$6,384,400
Prop. 172 Public Safety Sales Tax	Table B-5	$24,400	$57,700	$94,900	$134,800	$205,000	$236,600
Utility User Taxes	-	$103,000	$211,200	$348,000	$474,600	$594,500	$637,800
Franchise Taxes	-	$44,600	$91,400	$150,600	$205,500	$257,400	$276,100
Transient Occupancy Tax	-	$8,200	$16,800	$27,700	$37,800	$47,300	$50,800
Business License Tax	-	$29,900	$61,200	$100,900	$137,500	$172,300	$184,800
Licenses and Permits	-	$600	$1,300	$2,100	$2,900	$3,600	$3,900
Total General Fund Revenue		**$1,351,500**	**$2,886,100**	**$4,904,900**	**$7,103,000**	**$10,074,800**	**$11,239,400**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($2,777)	($98,702)	($181,000)	($277,645)	($360,630)	($377,672)
Net General Fund Revenues		**$1,348,723**	**$2,787,398**	**$4,723,900**	**$6,825,355**	**$9,714,170**	**$10,861,728**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($2,777)	($64,156)	($85,975)	($131,881)	($81,142)	($84,976)
Net General Fund Revenues		**$1,348,723**	**$2,821,944**	**$4,818,925**	**$6,971,119**	**$9,993,658**	**$11,154,424**

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Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Property Tax Revenues (2020$)

City of Stockton

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$148,619,250	$239,869,250	$445,534,250	$691,421,750	$859,544,250	$866,706,750
Assessed Value of New Development in Annexation Area		*b*	$40,625,000	$128,125,000	$221,875,000	$321,875,000	$507,125,000	$608,400,000
Total Assessed Value		***c = a + b***	**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$1,486,193	$2,398,693	$4,455,343	$6,914,218	$8,595,443	$8,667,068
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$406,250	$1,281,250	$2,218,750	$3,218,750	$5,071,250	$6,084,000
Total Property Tax Revenue		***f = d + e***	**$1,892,443**	**$3,679,943**	**$6,674,093**	**$10,132,968**	**$13,666,693**	**$14,751,068**
Estimated Property Tax Allocation								
Property Tax Allocation in Current City Limits [1]								
City of Stockton General Fund	16.7111%	*g = d * 16.71%*	$248,360	$400,849	$744,539	$1,155,445	$1,436,397	$1,448,367
Other Agencies/ERAF	83.2889%	*h = d * 83.29%*	$1,237,833	$1,997,843	$3,710,804	$5,758,772	$7,159,045	$7,218,701
Property Tax Allocation in Annexation Areas [2]								
City of Stockton General Fund	7.2320%	*i = e * 7.23%*	$29,380	$92,659	$160,459	$232,779	$366,751	$439,992
Other Agencies/ERAF	92.7680%	*j = e * 92.77%*	$376,870	$1,188,591	$2,058,291	$2,985,971	$4,704,499	$5,644,008
Total City of Stockton General Fund Property Tax		***k = g + i***	**$277,740**	**$493,509**	**$904,998**	**$1,388,224**	**$1,803,148**	**$1,888,359**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	1.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$2,777	$98,702	$181,000	$277,645	$360,630	$377,672
Net City General Fund Property Tax		***n - k - m***	**$274,962**	**$394,807**	**$723,998**	**$1,110,579**	**$1,442,518**	**$1,510,687**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	1.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$2,777	$64,156	$85,975	$131,881	$81,142	$84,976
Net City General Fund Property Tax		***n - k - m***	**$274,962**	**$429,352**	**$819,023**	**$1,256,343**	**$1,722,006**	**$1,803,383**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Property Tax Revenues (2020$)

City of Stockton

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559
Total Assessed Value of Project		*m*	$189,244,250	$367,994,250	$667,409,250	$1,013,296,750	$1,366,669,250	$1,475,106,750
Total Assessed Value		*n = l + m*	**$24,890,539,809**	**$25,069,289,809**	**$25,368,704,809**	**$25,714,592,309**	**$26,067,964,809**	**$26,176,402,309**
Percent Change in AV		*o = m / l*	0.77%	1.49%	2.70%	4.10%	5.53%	5.97%
Property Tax In-Lieu of VLF [5]	**$25,626,000**	***p = o * $25,626,000***	**$196,329**	**$381,770**	**$692,394**	**$1,051,230**	**$1,417,831**	**$1,530,328**

prop tax

Source: City of Stockton; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City's General Fund for all TRAs within the 200-year flood plain that are within the City's boundary. TRAs include: 003-159, 003-206, 003-238, 003,240, 003-289, 003-312, 003-455, 003-463, 003-464, 003-479, and 003-481.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Stockton FY 2020-21 Annual Budget. Refer to Table B-1 for details.

Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Real Property Transfer Tax (2020$)

City of Stockton

Description	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Low Density Residential		$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential		$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Nonresidential		$94,786,250	$213,536,250	$448,951,250	$756,238,750	$1,109,611,250	$1,218,048,750
Total Assessed Value		**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**
Turnover Rate							
Low Density Residential	14.30%						
High Density Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Low Density Residential		$6,249	$6,249	$6,249	$6,249	$6,249	$6,249
High Density Residential		$553	$2,764	$5,122	$6,545	$6,545	$6,545
Nonresidential		$2,607	$5,872	$12,346	$20,797	$30,514	$33,496
Total Annual Transfer Tax Revenue		**$9,409**	**$14,885**	**$23,718**	**$33,590**	**$43,308**	**$46,290**

transfer

Source: City of Stockton; San Joaquin County Auditor-Controller; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1000 * Rate per $1,000 of Assessed Value * Turnover rate.

Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Stockton

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$5,167,169	$9,737,481	$15,147,354	$19,514,889	$22,517,496	$23,600,786
Annual Taxable Sales from Onsite Commercial Uses	*b*		$60,572,394	$145,888,155	$240,817,294	$344,175,286	$530,532,359	$614,835,607
Annual Taxable Sales from New Development	*c = a + b*		**$65,739,563**	**$155,625,636**	**$255,964,648**	**$363,690,175**	**$553,049,855**	**$638,436,394**
Annual Sales Tax Revenue								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$657,396	$1,556,256	$2,559,646	$3,636,902	$5,530,499	$6,384,364
City of Stockton Prop 172 Public Safety Sales Tax Revenue [1]	*e = d * 3.7058%*	3.7058%	$24,362	$57,672	$94,857	$134,778	$204,952	$236,595

sales

Source: City of Stockton; California State Board of Equalization; EPS.

[1] Calculated as the ratio of Proposition 172 Public Safety Tax revenue to total sales tax revenue based on the FY 2020-21 Budget. Any variation in the relationship between Proposition 172 Public Safety Tax revenue and total sales tax revenue affecting the estimate of this revenue source is estimated to be nominal.

Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Stockton

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		176	176	176	176	176	176
High Density Residential		71	353	653	835	835	835
Total Residential Development		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$4,217,818	$4,217,818	$4,217,818	$4,217,818	$4,217,818	$4,217,818
High Density Residential	$15,000	$1,057,500	$5,287,500	$9,799,500	$12,520,800	$12,520,800	$12,520,800
Total Taxable Retail Expenditures		**$5,275,318**	**$9,505,318**	**$14,017,318**	**$16,738,618**	**$16,738,618**	**$16,738,618**
Estimated Citywide Capture from New Households [2]	**80%**	**$4,220,254**	**$7,604,254**	**$11,213,854**	**$13,390,894**	**$13,390,894**	**$13,390,894**
Estimated Taxable Sales inside Project Area	50%	$2,110,127	$3,802,127	$5,606,927	$6,695,447	$6,695,447	$6,695,447
Estimated Taxable Sales outside Project Area	50%	$2,110,127	$3,802,127	$5,606,927	$6,695,447	$6,695,447	$6,695,447
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	877	1,975	3,642	5,670	8,451	9,454
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$1,052,127**	**$2,370,252**	**$4,370,556**	**$6,804,439**	**$10,140,669**	**$11,344,325**
Estimated Citywide Capture from New Employees [2]	**90%**	**$946,915**	**$2,133,227**	**$3,933,500**	**$6,123,995**	**$9,126,602**	**$10,209,892**
Estimated Taxable Sales inside Project Area	70%	$662,840	$1,493,259	$2,753,450	$4,286,796	$6,388,621	$7,146,925
Estimated Taxable Sales outside Project Area	30%	$284,074	$639,968	$1,180,050	$1,837,198	$2,737,981	$3,062,968
Total Annual Taxable Sales from Market Support		**$5,167,169**	**$9,737,481**	**$15,147,354**	**$19,514,889**	**$22,517,496**	**$23,600,786**
Taxable City Sales inside Project Area		$2,772,967	$5,295,386	$8,360,377	$10,982,243	$13,084,068	$13,842,372
Taxable City Sales outside Project Area		$2,394,201	$4,442,095	$6,786,977	$8,532,646	$9,433,428	$9,758,415

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Stockton; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Stockton.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Stockton

Item	Annual Taxable Sales per Sq. Ft. [1] / Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		290,590	695,278	1,123,090	1,574,028	2,421,328	2,814,596
Total		**290,590**	**695,278**	**1,123,090**	**1,574,028**	**2,421,328**	**2,814,596**
Total Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$69,741,633	$166,866,633	$269,541,633	$377,766,633	$581,118,633	$675,503,043
Total		**$69,741,633**	**$166,866,633**	**$269,541,633**	**$377,766,633**	**$581,118,633**	**$675,503,043**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$2,772,967	$5,295,386	$8,360,377	$10,982,243	$13,084,068	$13,842,372
Annual Sales Less Market Support		**$66,968,666**	**$161,571,247**	**$261,181,256**	**$366,784,390**	**$568,034,565**	**$661,660,671**
	Shift from Existing Retail						
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	10%	$6,696,867	$16,157,125	$26,118,126	$36,678,439	$56,803,456	$66,166,067
Total Taxable Sales from Retail Commercial Uses		**$60,271,799**	**$145,414,122**	**$235,063,130**	**$330,105,951**	**$511,231,108**	**$595,494,604**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		$60,119	$94,806	$129,494	$164,181	$233,556	$241,507
Industrial		-	-	$1,021,339	$2,649,686	$3,626,694	$3,626,694
Total		**$60,119**	**$94,806**	**$1,150,833**	**$2,813,867**	**$3,860,250**	**$3,868,201**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$300,595	$474,032	$647,470	$820,907	$1,167,782	$1,207,534
Industrial	$5	-	-	$5,106,694	$13,248,428	$18,133,469	$18,133,469
Total		**$300,595**	**$474,032**	**$5,754,164**	**$14,069,336**	**$19,301,251**	**$19,341,003**
Total Taxable Sales from Nonretail Commercial Development		**$300,595**	**$474,032**	**$5,754,164**	**$14,069,336**	**$19,301,251**	**$19,341,003**
Total Taxable Sales from Onsite Commercial Uses		**$60,572,394**	**$145,888,155**	**$240,817,294**	**$344,175,286**	**$530,532,359**	**$614,835,607**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to the Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget H-16

Table C-2 Estimated Annual General Fund Expenditures H-17

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Expenditure-Estimating Procedures Based on City of Stockton FY 2020-21 Budget (2020$)

City of Stockton

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	FY 2020-21 Avg. Cost
General Fund								
General Government Administration	Persons Served	$16,978,158	($187,500)	$16,790,658	380,022	$44.18	100%	$44.18
Police Services	Persons Served	$136,160,466	($7,648,853)	$128,511,613	380,022	$338.17	100%	$338.17
Fire Services	Persons Served	$48,088,874	($4,678,487)	$43,410,387	380,022	$114.23	100%	$114.23
Fire Station Expenditures [3]	Case Study	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Works	Persons Served	$16,015,900	($37,355)	$15,978,545	380,022	$42.05	100%	$42.05
Economic Development	Persons Served	$1,452,575	($140,304)	$1,312,271	380,022	$3.45	100%	$3.45
Office of Violence Prevention	Persons Served	$1,967,245	-	$1,967,245	380,022	$5.18	100%	$5.18
Library and Recreation (prior to 2034) [4]	Per Capita	$7,550,000	-	$7,550,000	318,522	$23.70	100%	$23.70
Library and Recreation (2034 and beyond) [4]	Per Capita	$24,697,929	-	$24,697,929	318,522	$77.54	100%	$77.54
Entertainment Venues	Per Capita	$4,785,000	-	$4,785,000	318,522	$15.02	100%	$15.02
Downtown Marina	Per Capita	$297,000	-	$297,000	318,522	$0.93	100%	$0.93
Golf Courses	Per Capita	$550,000	-	$550,000	318,522	$1.73	100%	$1.73
Grant Match	[5]	$100,000	-	$100,000	N/A	-	100%	-
Development Services	Persons Served	$800,000	-	$800,000	380,022	$2.11	100%	$2.11
Low and Moderate Income Housing	[5]	-	-	-	N/A	-	100%	-
Radio and Retirement ISF	[5]	$5,250,000	-	$5,250,000	N/A	-	100%	-
Subtotal Annual General Fund Expenditures		**$264,693,147**	**($12,692,499)**	**$252,000,648**				
Debt Service	[5]	$1,837,175	-	$1,837,175	N/A	-	100%	-
Contingency	[5]	$2,000,000	-	$2,000,000	N/A	-	100%	-
Total Annual General Fund Expenditures		**$268,530,322**	**($12,692,499)**	**$255,837,823**				
Available Balance	[6]	($45,079,996)		($45,079,996)				

exp

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; City of Stockton; EPS.

[1] Represents the approved FY 2020-21 budgeted expenditures.

[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.

[3] Based on conversations with the Fire Chief it is anticipated that an additional fire station would be required to serve the anticipated development south of the City. The annual operating costs related to the operation of the additional fire station have been included as an additional annual expenditure in all phases of development.

[4] Under current budget conditions, Library and Recreation funding includes support from Sales Tax Measure M. This sales tax measure is expected to expire in 2034 and is not anticipated to be renewed. As a result all Library and Recreation expenditures currently funded through Measure M are expected to be absorbed by the City General Fund beginning in 2034.

[5] This expenditure category is not expected to be affected by the project and not evaluated as part of this analysis.

[6] Available Balance reflects surplus annual General Fund Revenues beyond those required to fund all annual General Fund Expenditures.

Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual General Fund Expenditures (2020$)

City of Stockton

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government Administration	$52,781	$108,196	$178,247	$243,094	$304,513	$326,672
Police Services	$403,972	$828,110	$1,364,263	$1,860,582	$2,330,670	$2,500,269
Fire Services	$136,459	$279,730	$460,839	$628,493	$787,285	$844,575
Fire Station Expenditures [2]	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000
Public Works	$50,228	$102,963	$169,626	$231,336	$289,785	$310,872
Economic Development	$4,125	$8,456	$13,931	$18,999	$23,799	$25,531
Office of Violence Prevention	$6,184	$12,677	$20,884	$28,482	$35,678	$38,274
Library and Recreation (prior to 2034) [3]	$17,924	$34,635	-	-	-	-
Library and Recreation (2034 and beyond) [3]	-	-	$171,610	$206,778	$206,778	$206,778
Entertainment Venues	$11,360	$21,951	$33,248	$40,061	$40,061	$40,061
Downtown Marina	$705	$1,362	$2,064	$2,487	$2,487	$2,487
Golf Courses	$1,306	$4,228	$6,966	$9,500	$11,901	$12,767
Development Services	$2,515	$5,155	$8,493	$11,582	$14,509	$15,564
Total Annual General Fund Expenditures	**$2,987,559**	**$3,707,464**	**$4,730,170**	**$5,581,394**	**$6,347,464**	**$6,623,849**

exp est

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.
[2] Based on conversations with the Fire Chief it is anticipated that an additional fire station would be required to serve the anticipated development south of the City. This analysis assumes the required station will be developed and staffed within the first phase of development. Based on information provided by the Fire Chief, current as of July 2020, the additional station would require nine additional firefighters to staff an engine and company for a total annual expenditure increase of $2,300,000. The fire station expenditures have been included in this analysis in addition to the per persons served multiplier expenditures.
[3] Under current budget conditions, Library and Recreation funding includes support from Sales Tax Measure M. This sales tax measure is expected to expire in 2034 and is not anticipated to be renewed. As a result, all Library and Recreation expenditures currently funded through Measure M are expected to be absorbed by the City General Fund beginning in 2034.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area H-18

Table D-2 Cumulative Assessed Valuation H-19

Table D-3 Estimated Average Annual Household Income H-20

Table D-4 Total and Taxable Retail Sales per Square Feet..... H-21

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Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Preliminary Property Tax Allocations for Annexation Area

City of Stockton

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average Base Revenue	Post Annexation Average Post-ERAF Distribution
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032	Total			
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Assessed Valuation (2020$)

City of Stockton

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$425,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential	$200,000	$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Subtotal Residential		**$94,458,000**	**$154,458,000**	**$218,458,000**	**$257,058,000**	**$257,058,000**	**$257,058,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$37,912,875	$59,787,875	$81,662,875	$103,537,875	$147,287,875	$152,301,625
Office Commercial	$250	$16,248,375	$25,623,375	$34,998,375	$44,373,375	$63,123,375	$65,272,125
Industrial	$100	-	-	$110,415,000	$286,452,500	$392,075,000	$392,075,000
Subtotal Nonresidential		**$54,161,250**	**$85,411,250**	**$227,076,250**	**$434,363,750**	**$602,486,250**	**$609,648,750**
Total All Land Uses		**$148,619,250**	**$239,869,250**	**$445,534,250**	**$691,421,750**	**$859,544,250**	**$866,706,750**
Development Projections in Annexation Areas							
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$40,625,000	$128,125,000	$221,875,000	$321,875,000	$507,125,000	$608,400,000
Subtotal Nonresidential		**$40,625,000**	**$128,125,000**	**$221,875,000**	**$321,875,000**	**$507,125,000**	**$608,400,000**
Total All Land Uses		**$40,625,000**	**$128,125,000**	**$221,875,000**	**$321,875,000**	**$507,125,000**	**$608,400,000**
Total City of Stockton Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$425,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential	$200,000	$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Subtotal Residential		**$94,458,000**	**$154,458,000**	**$218,458,000**	**$257,058,000**	**$257,058,000**	**$257,058,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$78,537,875	$187,912,875	$303,537,875	$425,412,875	$654,412,875	$760,701,625
Office Commercial	$250	$16,248,375	$25,623,375	$34,998,375	$44,373,375	$63,123,375	$65,272,125
Industrial	$100	-	-	$110,415,000	$286,452,500	$392,075,000	$392,075,000
Subtotal Nonresidential		**$94,786,250**	**$213,536,250**	**$448,951,250**	**$756,238,750**	**$1,109,611,250**	**$1,218,048,750**
Total All Land Uses		**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Average Annual Household Income (2020$)

City of Stockton

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percent of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$425,000	$32,202	$92,000	26%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for residential units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar, September 2019 with an average unit size of 1,000 square feet.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Total and Taxable Retail Sales per Square Feet (2020$)

Item	Original Data [see Note]	Escalated Data (2020$) [1]	Total Retail Sales per Square Foot: Total Retail Sales by Shopping Center Type: Neighborhood % [2]	Neighborhood No.	Community % [2]	Community No.	Regional % [2]	Regional No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

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ATTACHMENT I:

San Joaquin County Fiscal Impact Analysis

List of Tables

Table 1 Summary of Annual Surplus/Deficits.....I-1

Table 2 Estimated Annual Revenues and Expenditures I-2

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San Joaquin County

Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Summary of Annual Surplus/Deficits (2020$)

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$10,131,000	$20,394,000	$28,056,000	$32,359,000	$37,918,000	$41,536,000
Annual General Fund Expenditures	$4,169,000	$7,886,000	$10,502,000	$11,861,000	$14,093,000	$15,827,000
Net General Fund Surplus/(Deficit)	**$5,962,000**	**$12,508,000**	**$17,554,000**	**$20,498,000**	**$23,825,000**	**$25,709,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$10,502,700**	**$14,835,700**	**$17,381,700**	**$20,165,400**	**$21,671,100**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$11,204,600**	**$16,262,800**	**$19,017,800**	**$23,001,600**	**$24,800,500**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Revenues and Expenditures (2020$)

San Joaquin County

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues (Prior to EIFD Contribution)						
Property Tax (without EIFD Contribution)	$5,213,700	$10,026,300	$13,591,500	$15,581,500	$18,298,200	$20,189,600
Property Tax in Lieu of VLF	$3,002,700	$5,774,400	$7,827,600	$8,973,700	$10,538,300	$11,627,600
Property Transfer Tax	$132,200	$243,400	$326,000	$368,800	$452,500	$519,900
Prop. 172 Public Safety Sales Tax	$1,704,100	$4,200,700	$6,111,600	$7,210,000	$8,362,500	$8,899,800
Licenses, Permits, and Franchise	$45,300	$86,900	$116,200	$131,800	$155,700	$173,700
Motor Vehicle License Fee	$6,000	$10,500	$13,600	$15,100	$18,500	$21,600
Fines, Forfeitures and Penalties	$26,900	$51,700	$69,100	$78,400	$92,600	$103,300
Total General Fund Revenue	**$10,130,900**	**$20,393,900**	**$28,055,600**	**$32,359,300**	**$37,918,300**	**$41,535,500**
Annual General Fund Expenditures						
General Government						
Legislative & Administrative	$90,000	$172,700	$231,000	$261,900	$309,400	$345,200
Finance	$589,900	$1,131,500	$1,513,900	$1,715,900	$2,027,700	$2,261,900
County Counsel	$5,300	$10,200	$13,600	$15,500	$18,300	$20,400
Human Resources	$31,700	$60,700	$81,200	$92,100	$108,800	$121,400
Elections	$65,500	$125,600	$168,000	$190,400	$225,000	$251,000
Property Management	$271,300	$520,400	$696,300	$789,200	$932,600	$1,040,300
Other General	$77,800	$149,200	$199,600	$226,300	$267,400	$298,300
Total General Government	**$1,131,500**	**$2,170,300**	**$2,903,600**	**$3,291,300**	**$3,889,200**	**$4,338,500**
Public Protection						
Judicial	$887,500	$1,702,300	$2,277,600	$2,581,500	$3,050,600	$3,403,000
Police Protection	$418,300	$802,200	$1,073,400	$1,216,600	$1,437,600	$1,603,700
Detention and Corrections	$960,300	$1,841,900	$2,464,500	$2,793,300	$3,300,900	$3,682,200
Protective Inspection	$106,100	$203,400	$272,200	$308,500	$364,600	$406,700
Other Protection	$4,700	$9,000	$12,000	$13,600	$16,100	$17,900
Total Public Protection	**$2,376,900**	**$4,558,800**	**$6,099,700**	**$6,913,500**	**$8,169,800**	**$9,113,500**
Health and Sanitation						
Health Services	$316,200	$553,800	$717,200	$792,600	$974,000	$1,137,300
Total Health and Sanitation	**$316,200**	**$553,800**	**$717,200**	**$792,600**	**$974,000**	**$1,137,300**
Public Assistance						
Administration	-	-	-	-	-	-
Aid Programs	$184,600	$323,300	$418,700	$462,700	$568,600	$663,900
General Relief	$11,200	$19,700	$25,500	$28,100	$34,600	$40,400
Other Assistance	$74,100	$129,700	$168,000	$185,700	$228,200	$266,400
Veterans Services	$3,900	$6,800	$8,800	$9,700	$11,900	$13,900
Total Public Assistance	**$273,800**	**$479,500**	**$621,000**	**$686,200**	**$843,300**	**$984,600**
Education						
Agriculture Education	$10,000	$18,000	$23,000	$25,000	$31,000	$36,000
Total Education	**$10,000**	**$18,000**	**$23,000**	**$25,000**	**$31,000**	**$36,000**
Recreation						
Recreation Services	$55,000	$96,000	$124,000	$137,000	$168,000	$196,000
Cultural Services	$6,000	$10,000	$13,000	$15,000	$18,000	$21,000
Total Recreation	**$61,000**	**$106,000**	**$137,000**	**$152,000**	**$186,000**	**$217,000**
Total General Fund Expenditures	**$4,169,400**	**$7,886,400**	**$10,501,500**	**$11,860,600**	**$14,093,300**	**$15,826,900**
EIFD Contribution [2]						
Maximum Tax Rate	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Variable Tax Rate	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**$5,961,500**	**$12,507,500**	**$17,554,100**	**$20,498,700**	**$23,825,000**	**$25,708,600**
Net of EIFD Allocation - Maximum Tax	**$3,495,400**	**$10,502,200**	**$14,835,800**	**$17,382,400**	**$20,165,400**	**$21,670,700**
Net of EIFD Allocation - Variable Tax	**$3,495,400**	**$11,204,100**	**$16,262,900**	**$19,018,500**	**$23,001,600**	**$24,800,100**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
General Assumptions

	San Joaquin County
Item	**Assumption**
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
San Joaquin County	
Population [3]	773,632
Employees [4]	282,200
San Joaquin County Persons Served [5]	**914,732**

gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the County of San Joaquin Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 251,730 jobs in San Joaquin County, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Land Use Projections

San Joaquin County

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,946	-	3,169	-	4,236	-	4,793	-	6,483	-	8,004	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**2,902**	**-**	**4,885**	**-**	**6,330**	**-**	**7,080**	**-**	**8,770**	**-**	**10,291**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	1,691,971	-	4,185,528	-	5,750,736	-	6,504,146	-	7,139,848	-	7,356,351
Office Commercial [5]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	14,357,821	-	16,465,698	-	17,521,923	-	17,521,923
Subtotal Nonresidential	**-**	**9,377,573**	**-**	**17,537,520**	**-**	**22,707,480**	**-**	**25,907,636**	**-**	**27,815,031**	**-**	**28,089,241**
Total All Land Uses	**2,902**	**9,377,573**	**4,885**	**17,537,520**	**6,330**	**22,707,480**	**7,080**	**25,907,636**	**8,770**	**27,815,031**	**10,291**	**28,089,241**
Development Projections in Annexation Areas [2]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	**-**	**691**	**-**	**860**	**-**	**860**	**-**	**860**	**-**	**860**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	189,953	-	677,218	-	1,391,530	-	1,944,530	-	2,685,530	-	3,090,630
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**189,953**	**-**	**677,218**	**-**	**2,522,932**	**-**	**3,830,200**	**-**	**4,571,200**	**-**	**4,976,300**
Total All Land Uses	**276**	**189,953**	**691**	**677,218**	**860**	**2,522,932**	**860**	**3,830,200**	**860**	**4,571,200**	**860**	**4,976,300**
Total San Joaquin County Development Projections												
Residential Land Uses [4]												
Low Density Residential	2,221	-	3,859	-	5,095	-	5,652	-	7,342	-	8,863	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**3,177**	**-**	**5,575**	**-**	**7,189**	**-**	**7,939**	**-**	**9,629**	**-**	**11,150**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	1,881,924	-	4,862,746	-	7,142,266	-	8,448,676	-	9,825,378	-	10,446,981
Office Commercial [5]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	15,489,223	-	18,351,368	-	19,407,593	-	19,407,593
Subtotal Nonresidential	**-**	**9,567,526**	**-**	**18,214,738**	**-**	**25,230,412**	**-**	**29,737,836**	**-**	**32,386,231**	**-**	**33,065,541**
Total All Land Uses	**3,177**	**9,567,526**	**5,575**	**18,214,738**	**7,189**	**25,230,412**	**7,939**	**29,737,836**	**9,629**	**32,386,231**	**11,150**	**33,065,541**

lu

Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections include development projections in incorporated cities as were provided by LWA based on land use data provided by the Cities of Lathrop, Manteca, and Stockton as of February, 2020.

[3] Includes development projections in the future Stockton annexation area, the future Manteca Annexation area, and the Oakwood Shores and South Lathrop developments.

[4] For purposes of this analysis, residential units were categorized as owner- or renter-occupied based on assumed density.

[5] Nonresidential commercial land use projections provided by the applicable City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in each City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Occupied Dwelling Units and Building Square Footage

San Joaquin County

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	1,829	2,979	3,982	4,505	6,094	7,523
High Density Residential	6.0%	899	1,613	1,968	2,150	2,150	2,150
Subtotal Residential		**2,728**	**4,592**	**5,950**	**6,655**	**8,244**	**9,673**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	1,565,073	3,871,613	5,319,430	6,016,335	6,604,359	6,804,624
Office Commercial	7.5%	769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial	7.5%	6,339,247	10,478,964	13,280,985	15,230,771	16,207,779	16,207,779
Subtotal Nonresidential		**8,674,255**	**16,222,206**	**21,004,419**	**23,964,563**	**25,728,904**	**25,982,548**
Development Projections in Annexation Areas							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	259	649	808	808	808	808
Subtotal Residential		**259**	**649**	**808**	**808**	**808**	**808**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	175,707	626,427	1,287,165	1,798,690	2,484,115	2,858,833
Industrial	7.5%	-	-	1,046,547	1,744,245	1,744,245	1,744,245
Subtotal Nonresidential		**175,707**	**626,427**	**2,333,712**	**3,542,935**	**4,228,360**	**4,603,078**
Total San Joaquin County Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	2,088	3,628	4,790	5,313	6,902	8,332
High Density Residential	6.0%	899	1,613	1,968	2,150	2,150	2,150
Subtotal Residential		**2,987**	**5,241**	**6,758**	**7,463**	**9,052**	**10,481**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	1,740,779	4,498,040	6,606,596	7,815,025	9,088,474	9,663,457
Office Commercial	7.5%	769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial	7.5%	6,339,247	10,478,964	14,327,532	16,975,016	17,952,024	17,952,024
Subtotal Nonresidential		**8,849,962**	**16,848,633**	**23,338,131**	**27,507,498**	**29,957,264**	**30,585,625**

occupied

Source: California Department of Finance; San Joaquin County; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Estimated Population and Employees

San Joaquin County

Land Use	Assumption [1]	Estimated Population/Employees 2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	6,891	11,972	15,806	17,534	22,776	27,494
High Density Residential	2.50	2,247	4,033	4,921	5,374	5,374	5,374
Subtotal Residential		**9,138**	**16,005**	**20,727**	**22,908**	**28,150**	**32,868**
Total Resident Population		**9,138**	**16,005**	**20,727**	**22,908**	**28,150**	**32,868**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	4,352	11,245	16,516	19,538	22,721	24,159
Office Commercial	400	1,925	4,679	6,010	6,794	7,292	7,425
Industrial	2,000	3,170	5,239	7,164	8,488	8,976	8,976
Subtotal Nonresidential		**9,447**	**21,163**	**29,690**	**34,820**	**38,989**	**40,560**
Total Employee Population		**9,447**	**21,163**	**29,690**	**34,820**	**38,989**	**40,560**
Project Persons Served		**13,862**	**26,587**	**35,572**	**40,318**	**47,645**	**53,148**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

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Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Land Use Assumptions

San Joaquin County

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Low Density Residential [5]	$510,427	14.3%	6.0%	3.30
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

lu assum

Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

[5] Estimated Countywide assessed value per unit reflects the weighted average, at buildout, of the assessed values per unit assumptions for Lathrop, Manteca, and Stockton. The assessed value per unit for low density residential is assumed to be $425,000 in the City of Stockton, $500,000 in the City of Manteca, and $525,000 in the City of Lathrop. The assumption varies in each phase based on varying amounts of low density residential development in each jurisdiction by phase.

APPENDIX B:

General Fund Revenue Analysis

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Revenue-Estimating Procedures Based on San Joaquin County FY 2020-21 Budget (2020$)

San Joaquin County

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenue	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Tax	Case Study	Table B-3	$168,865,867	($190,792)	$168,675,075	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$95,777,111	-	$95,777,111	N/A	-
Property Transfer Tax	Case Study	Table B-4	$5,016,651	-	$5,016,651	N/A	-
Sales and Use Tax	[3]	-	$22,156,588	-	$22,156,588	N/A	-
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	$67,134,327	-	$67,134,327	N/A	-
Transient Occupancy Tax	[4]	-	$510,000	($510,000)	$0	N/A	-
Licenses, Permits, and Franchise	Persons Served	-	$8,598,700	($5,609,526)	$2,989,174	914,732	$3.27
Intergovernmental Revenue	[4]	-	$495,324,122	($556,335,941)	($61,011,819)	N/A	-
Motor Vehicle License Fee	Per Capita	-	$509,137	-	$509,137	773,632	$0.66
Current Service Charges	[4]	-	$45,015,682	($44,355,867)	$659,815	N/A	-
Fines, Forfeitures and Penalties	Persons Served	-	$5,344,414	($3,566,648)	$1,777,766	914,732	$1.94
Use of Money and Property	[4]	-	$6,471,039	($946,039)	$5,525,000	N/A	-
Other Taxes - Racehorse	[4]	-	$2,000	-	$2,000	N/A	-
Miscellaneous Revenues	[4]	-	$2,319,268	($2,308,468)	$10,800	N/A	-
Other	[4]	-	$57,178,862	($68,647,404)	($11,468,542)	N/A	-
Subtotal General Fund Revenue			**$980,223,768**	**($682,470,685)**	**$297,753,083**		
Contingency Fund	[4]	-	$4,974,834	($4,974,834)	$0	N/A	-
Total General Fund Revenue			**$985,198,602**	**($687,445,519)**	**$297,753,083**		

rev pro

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Includes midyear budget adjustments as presented to the County Board of Supervisors on February 23, 2021.
[2] Refer to Table A-1.
[3] It is assumed that all sales tax revenue generated by the project will be contained within City boundaries; therefore, no sales and use tax is calculated in this analysis.
[4] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.

Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual General Fund Revenues (2020$)

San Joaquin County

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded)					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Tax (without EIFD Contribution)	Table B-3	$5,213,691	$10,026,311	$13,591,493	$15,581,504	$18,298,205	$20,189,567
Property Tax in Lieu of VLF	Table B-3	$3,002,700	$5,774,400	$7,827,600	$8,973,700	$10,538,300	$11,627,600
Property Transfer Tax	Table B-4	$132,200	$243,400	$326,000	$368,800	$452,500	$519,900
Prop. 172 Public Safety Sales Tax	Table B-5	$1,704,067	$4,200,671	$6,111,610	$7,209,969	$8,362,507	$8,899,797
Licenses, Permits, and Franchise	-	$45,300	$86,900	$116,200	$131,800	$155,700	$173,700
Motor Vehicle License Fee	-	$6,000	$10,500	$13,600	$15,100	$18,500	$21,600
Fines, Forfeitures and Penalties	-	$26,900	$51,700	$69,100	$78,400	$92,600	$103,300
Total General Fund Revenue		**$10,130,859**	**$20,393,881**	**$28,055,604**	**$32,359,273**	**$37,918,311**	**$41,535,464**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($2,466,076)	($2,005,262)	($2,718,299)	($3,116,301)	($3,659,641)	($4,037,913)
Net General Fund Revenues		**$7,664,783**	**$18,388,619**	**$25,337,305**	**$29,242,972**	**$34,258,670**	**$37,497,551**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($2,466,076)	($1,303,420)	($1,291,192)	($1,480,243)	($823,419)	($908,531)
Net General Fund Revenues		**$7,664,783**	**$19,090,461**	**$26,764,412**	**$30,879,030**	**$37,094,892**	**$40,626,934**

rev

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Property Tax Revenues (2020$)

San Joaquin County

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$2,483,977,808	$4,618,659,097	$6,067,767,380	$6,872,949,747	$8,078,614,747	$8,945,692,247
Assessed Value of New Development in Annexation Area		*b*	$185,363,250	$514,679,500	$890,897,700	$1,104,574,500	$1,289,824,500	$1,391,099,500
Total Assessed Value		***c = a + b***	**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$24,839,778	$46,186,591	$60,677,674	$68,729,497	$80,786,147	$89,456,922
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$1,853,633	$5,146,795	$8,908,977	$11,045,745	$12,898,245	$13,910,995
Total Property Tax Revenue		***f = d + e***	**$26,693,411**	**$51,333,386**	**$69,586,651**	**$79,775,242**	**$93,684,392**	**$103,367,917**
Estimated Property Tax Allocation								
Estimated Property Tax Allocation in Current City Limits [1]								
San Joaquin County General Fund	19.5318%	*g = d * 19.53%*	$4,851,644	$9,021,051	$11,851,414	$13,424,076	$15,778,951	$17,472,506
Other Agencies/ERAF	80.4682%	*h = d * 80.47%*	$19,988,134	$37,165,540	$48,826,260	$55,305,421	$65,007,196	$71,984,417
Property Tax Allocation in Annexation Areas [2]								
San Joaquin County General Fund	27.3226%	*i = e * 27.32%*	$362,047	$1,005,259	$1,740,079	$2,157,428	$2,519,253	$2,717,061
Other Agencies/ERAF	72.6774%	*j = e * 72.68%*	$1,491,586	$4,141,536	$7,168,898	$8,888,317	$10,378,992	$11,193,934
Subtotal San Joaquin County General Fund Property Tax		***k = g + i***	**$5,213,691**	**$10,026,311**	**$13,591,493**	**$15,581,504**	**$18,298,205**	**$20,189,567**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	47.3%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$2,466,076	$2,005,262	$2,718,299	$3,116,301	$3,659,641	$4,037,913
Net San Joaquin County General Fund Property Tax		***n - k - m***	**$2,747,615**	**$8,021,048**	**$10,873,195**	**$12,465,203**	**$14,638,564**	**$16,151,654**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	47.3%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$2,466,076	$1,303,420	$1,291,192	$1,480,243	$823,419	$908,531
Net San Joaquin County General Fund Property Tax		***n - k - m***	**$2,747,615**	**$8,722,890**	**$12,300,301**	**$14,101,261**	**$17,474,786**	**$19,281,037**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Property Tax Revenues (2020$)

San Joaquin County

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Countywide Assessed Value [4]		*o*	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422
Total Assessed Value of Project		*p*	$2,669,341,058	$5,133,338,597	$6,958,665,080	$7,977,524,247	$9,368,439,247	$10,336,791,747
Total Assessed Value		*q = o + p*	**$87,814,215,480**	**$90,278,213,019**	**$92,103,539,502**	**$93,122,398,669**	**$94,513,313,669**	**$95,481,666,169**
Percent Change in AV		*r = p / o*	3.14%	6.03%	8.17%	9.37%	11.00%	12.14%
Property Tax In-Lieu of VLF [5]	**$95,777,111**	***s = r * $95,777,111***	**$3,002,668**	**$5,774,350**	**$7,827,610**	**$8,973,696**	**$10,538,298**	**$11,627,571**

prop tax

Source: San Joaquin County; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the County General Fund for all TRAs within the 200-year flood plain that are within the boundaries of the Cities of Lathrop, Manteca, and Stockton. TRAs include: 002-000, 002-060, 002-063, 002-064, 002-087, 002-088, 003-159, 003-206, 003-238, 003-240, 003-289, 003-312, 003463, 003-464, 007-000, 007-002, 007-007, 007-008, 007-010, 007-012, 007-013, 007-014, 007-022, 007-029, 007-032, 007-041, 007-043, 007-046, 007-047, 007-048, 007-049, 007-071, and 007-074.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes countywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the San Joaquin County FY 2020-21 Annual Budget. Refer to Table B-1 for details.

Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Real Property Transfer Tax (2020$)

San Joaquin County

Item	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Owner-Occupied Residential		$1,114,245,500	$1,935,745,500	$2,555,645,500	$2,838,370,500	$3,725,620,500	$4,524,145,500
Renter-Occupied Residential		$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Nonresidential		$1,363,895,558	$2,854,393,097	$3,984,219,580	$4,681,753,747	$5,185,418,747	$5,355,246,247
Total Assessed Value		**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**
Turnover Rate							
Owner-Occupied Residential	14.30%						
Renter-Occupied Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Owner-Occupied Residential		$87,635	$152,246	$201,002	$223,238	$293,020	$355,824
Renter-Occupied Residential		$7,046	$12,647	$15,433	$16,855	$16,855	$16,855
Nonresidential		$37,507	$78,496	$109,566	$128,748	$142,599	$147,269
Total Annual Transfer Tax Revenue		**$132,188**	**$243,389**	**$326,000**	**$368,841**	**$452,474**	**$519,949**

transfer

Source: San Joaquin County Auditor Assessor; San Joaquin County; EPS

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

San Joaquin County

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue					
			2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*	Table B-5A	$59,945,710	$109,328,494	$144,085,582	$161,240,158	$195,743,518	$224,702,686
Annual Taxable Sales from Onsite Commercial Uses	*b*	Table B-5B	$379,767,600	$974,602,038	$1,432,939,055	$1,699,202,239	$1,962,096,751	$2,071,778,709
Annual Taxable Sales from Total Net New Development	*c = a + b*		**$439,713,310**	**$1,083,930,532**	**$1,577,024,637**	**$1,860,442,397**	**$2,157,840,269**	**$2,296,481,395**
County Prop 172 Public Safety Sales Tax Revenue								
County Prop 172 Sales Tax Rate	*d*	0.50%						
County Share of Prop 172 Revenue [1]	*e*	95.00%						
Adjustment for Unincorporated County Costs [2]	*f*	81.59%						
County Prop 172 Public Safety Sales Tax Revenue	***g = c * d * e * f***		**$1,704,067**	**$4,200,671**	**$6,111,610**	**$7,209,969**	**$8,362,507**	**$8,899,797**

sales

Source: San Joaquin County; California State Board of Equalization; EPS.

[1] Provided by San Joaquin County.
[2] Represents an adjustment made to account for the portion of Proposition 172 revenues allocated to services provided only to the unincorporated portions of the County.

Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

San Joaquin County

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		2,088	3,628	4,790	5,313	6,902	8,332
High Density Residential		899	1,613	1,968	2,150	2,150	2,150
Total Residential Development		**2,987**	**5,241**	**6,758**	**7,463**	**9,052**	**10,481**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$50,116,138	$87,069,418	$114,953,578	$127,519,498	$165,645,898	$199,959,658
High Density Residential	$15,000	$13,479,600	$24,195,600	$29,525,400	$32,246,700	$32,246,700	$32,246,700
Total Taxable Retail Expenditures		**$63,595,738**	**$111,265,018**	**$144,478,978**	**$159,766,198**	**$197,892,598**	**$232,206,358**
Estimated Countywide Capture from New Households [2]	**80%**	**$50,876,590**	**$89,012,014**	**$115,583,182**	**$127,812,958**	**$158,314,078**	**$185,765,086**
Estimated Taxable Sales Inside Project Area	50%	$25,438,295	$44,506,007	$57,791,591	$63,906,479	$79,157,039	$92,882,543
Estimated Taxable Sales Outside Project Area	50%	$25,438,295	$44,506,007	$57,791,591	$63,906,479	$79,157,039	$92,882,543
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	9,447	21,163	29,690	34,820	38,989	40,560
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$11,336,400**	**$25,395,600**	**$35,628,000**	**$41,784,000**	**$46,786,800**	**$48,672,000**
Estimated Citywide Capture from New Employees [2]	**90%**	**$9,069,120**	**$20,316,480**	**$28,502,400**	**$33,427,200**	**$37,429,440**	**$38,937,600**
Estimated Taxable Sales Inside Project Area	70%	$6,348,384	$14,221,536	$19,951,680	$23,399,040	$26,200,608	$27,256,320
Estimated Taxable Sales Outside Project Area	30%	$2,720,736	$6,094,944	$8,550,720	$10,028,160	$11,228,832	$11,681,280
Total Annual Taxable Sales from Market Support		**$59,945,710**	**$109,328,494**	**$144,085,582**	**$161,240,158**	**$195,743,518**	**$224,702,686**
Taxable City Sales Inside Project Area		$31,786,679	$58,727,543	$77,743,271	$87,305,519	$105,357,647	$120,138,863
Taxable City Sales Outside Project Area		$28,159,031	$50,600,951	$66,342,311	$73,934,639	$90,385,871	$104,563,823

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; San Joaquin County; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place in San Joaquin County.
[3] Taxable sales from employees discounted by 50% to account for employees who also are residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales from On-Site Nonresidential (2020$)

San Joaquin County

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		1,740,779	4,498,040	6,606,596	7,815,025	9,088,474	9,663,457
Total		**1,740,779**	**4,498,040**	**6,606,596**	**7,815,025**	**9,088,474**	**9,663,457**
Annual Taxable Sales from On-Site Commercial Development				*Total Taxable Sales*			
Retail	$240	$417,787,076	$1,079,529,575	$1,585,582,941	$1,875,605,991	$2,181,233,835	$2,319,229,701
Total		**$417,787,076**	**$1,079,529,575**	**$1,585,582,941**	**$1,875,605,991**	**$2,181,233,835**	**$2,319,229,701**
Less Total Annual Taxable Sales from Market Support (in the Project) [2]		$31,786,679	$58,727,543	$77,743,271	$87,305,519	$105,357,647	$120,138,863
Annual Sales Less Market Support		**$386,000,397**	**$1,020,802,032**	**$1,507,839,670**	**$1,788,300,472**	**$2,075,876,188**	**$2,199,090,838**
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	*Shift from Existing Retail* 10%	$41,778,708	$107,952,958	$158,558,294	$187,560,599	$218,123,383	$231,922,970
Total Taxable Sales from Retail Commercial Uses		**$344,221,690**	**$912,849,074**	**$1,349,281,376**	**$1,600,739,873**	**$1,857,752,804**	**$1,967,167,868**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial		6,339,247	10,478,964	14,327,532	16,975,016	17,952,024	17,952,024
Total		**7,109,182**	**12,350,593**	**16,731,536**	**19,692,473**	**20,868,789**	**20,922,168**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$3,849,677	$9,358,146	$12,020,021	$13,587,288	$14,583,828	$14,850,723
Industrial	$5	$31,696,234	$52,394,818	$71,637,658	$84,875,078	$89,760,119	$89,760,119
Total		**$35,545,911**	**$61,752,964**	**$83,657,679**	**$98,462,367**	**$104,343,947**	**$104,610,842**
Total Taxable Sales from Nonretail Commercial Development		**$35,545,911**	**$61,752,964**	**$83,657,679**	**$98,462,367**	**$104,343,947**	**$104,610,842**
Total Nonresidential Taxable Sales		**$379,767,600**	**$974,602,038**	**$1,432,939,055**	**$1,699,202,239**	**$1,962,096,751**	**$2,071,778,709**

sales b

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the cities' existing Regional- and Community-serving retail centers to those included in the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget I-16

Table C-2 Estimated Annual General Fund Expenditures I-17

Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Expenditure-Estimating Procedures Based on San Joaquin County FY 2020-21 Budget (2020$)

San Joaquin County

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures	Less Offsetting Revenue	FY 2020-21 Net County Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [1]	Net FY 2020-21 Avg. Cost
General Fund								
General Government								
Legislative & Administrative	Persons Served	$6,227,194	($286,105)	$5,941,089	914,732	$6.49	100%	$6.49
Finance	Persons Served	$54,203,124	($15,273,674)	$38,929,450	914,732	$42.56	100%	$42.56
County Counsel	Persons Served	$536,073	($185,262)	$350,811	914,732	$0.38	100%	$0.38
Human Resources	Persons Served	$2,951,843	($862,982)	$2,088,861	914,732	$2.28	100%	$2.28
Elections	Persons Served	$9,613,575	($5,293,315)	$4,320,260	914,732	$4.72	100%	$4.72
Property Management	Persons Served	$18,563,221	($658,989)	$17,904,232	914,732	$19.57	100%	$19.57
Economic Promotion	[3]	$419,781	($510,000)	($90,219)	N/A	N/A	100%	N/A
Other General	Persons Served	$7,128,467	($1,994,885)	$5,133,582	914,732	$5.61	100%	$5.61
Total General Government		**$99,643,278**	**($25,065,212)**	**$74,578,066**				
Public Protection								
Judicial	Persons Served	$99,942,302	($41,373,427)	$58,568,875	914,732	$64.03	100%	$64.03
Police Protection [2]								
Countywide Police Protection	Persons Served	$28,852,310	($1,250,807)	$27,601,503	914,732	$30.17	100%	$30.17
Unincorporated County Police Protection	[3]	$64,810,501	($35,937,052)	$28,873,449	N/A	N/A	100%	N/A
Detention and Corrections	Persons Served	$125,277,743	($61,904,073)	$63,373,670	914,732	$69.28	100%	$69.28
Flood Control	Persons Served	$670,000	($670,000)	$0	914,732	-	100%	-
Protective Inspection	Persons Served	$18,678,578	($11,679,174)	$6,999,404	914,732	$7.65	100%	$7.65
Other Protection	Persons Served	$8,227,084	($7,918,171)	$308,913	914,732	$0.34	100%	$0.34
Total Public Protection		**$346,458,518**	**($160,732,704)**	**$185,725,814**				
Public Ways and Facilities	[3]	**$40,000**	**($40,000)**	**$0**	N/A	N/A	100%	N/A
Health and Sanitation								
Health Services	Per Capita	$96,285,002	($69,516,326)	$26,768,676	773,632	$34.60	100%	$34.60
Sanitation	Per Capita	$9,000	($9,000)	$0	773,632	-	100%	-
Total Health and Sanitation		**$96,294,002**	**($69,525,326)**	**$26,768,676**				
Public Assistance								
Administration	Per Capita	$190,949,113	($190,949,113)	$0	773,632	-	100%	-
Aid Programs	Per Capita	$215,832,666	($200,206,142)	$15,626,524	773,632	$20.20	100%	$20.20
General Relief	Per Capita	$950,000	$0	$950,000	773,632	$1.23	100%	$1.23
Other Assistance	Per Capita	$39,965,240	($33,695,007)	$6,270,233	773,632	$8.10	100%	$8.10
Veterans Services	Per Capita	$524,873	($197,210)	$327,663	773,632	$0.42	100%	$0.42
Total Public Assistance		**$448,221,892**	**($425,047,472)**	**$23,174,420**				
Education								
Agriculture Education	Per Capita	$846,913	$0	$846,913	773,632	$1.09	100%	$1.09
Total Education		**$846,913**	**$0**	**$846,913**				
Recreation								
Recreation Services	Per Capita	$6,678,208	($2,059,971)	$4,618,237	773,632	$5.97	100%	$5.97
Cultural Services	Per Capita	$495,550	$0	$495,550	773,632	$0.64	100%	$0.64
Total Recreation		**$7,173,758**	**($2,059,971)**	**$5,113,787**				
Contingency Reserve		**$816,330**	**($4,974,834)**	**($4,158,504)**	N/A	N/A	100%	N/A
Total General Fund Expenditures		**$999,494,691**	**($687,445,519)**	**$312,049,172**				

exp pro

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; San Joaquin County Administrator; EPS.

[1] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment.
[2] A majority of the police protection budget serves the unincorporated County population only. This analysis excludes this portion of the budget and only accounts for countywide cost impacts.
[3] These cost categories serve the unincorporated County population only and have been excluded from the analysis.

Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual General Fund Expenditures (2020$)

San Joaquin County

Expenditure Category	Estimated Annual Expenditure					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government						
Legislative & Administrative	$90,029	$172,677	$231,036	$261,861	$309,446	$345,191
Finance	$589,922	$1,131,477	$1,513,884	$1,715,866	$2,027,670	$2,261,889
County Counsel	$5,316	$10,196	$13,642	$15,462	$18,272	$20,383
Human Resources	$31,654	$60,712	$81,231	$92,069	$108,800	$121,368
Elections	$65,468	$125,567	$168,006	$190,421	$225,024	$251,017
Property Management	$271,314	$520,383	$696,258	$789,152	$932,555	$1,040,276
Other General	$77,792	$149,207	$199,634	$226,269	$267,386	$298,273
Total General Government	**$1,131,495**	**$2,170,219**	**$2,903,692**	**$3,291,102**	**$3,889,153**	**$4,338,396**
Public Protection						
Judicial	$887,530	$1,702,292	$2,277,620	$2,581,499	$3,050,604	$3,402,984
Police Protection	$418,263	$802,232	$1,073,364	$1,216,572	$1,437,645	$1,603,710
Detention and Corrections	$960,340	$1,841,943	$2,464,468	$2,793,277	$3,300,865	$3,682,154
Protective Inspection	$106,066	$203,436	$272,192	$308,508	$364,569	$406,681
Other Protection	$4,681	$8,978	$12,013	$13,616	$16,090	$17,949
Total Public Protection	**$2,376,881**	**$4,558,882**	**$6,099,658**	**$6,913,472**	**$8,169,773**	**$9,113,478**
Health and Sanitation						
Health Services	$316,187	$553,794	$717,181	$792,647	$974,027	$1,137,276
Total Health and Sanitation	**$316,187**	**$553,794**	**$717,181**	**$792,647**	**$974,027**	**$1,137,276**
Public Assistance						
Administration	-	-	-	-	-	-
Aid Programs	$184,578	$323,284	$418,663	$462,717	$568,599	$663,898
General Relief	$11,221	$19,654	$25,452	$28,130	$34,567	$40,361
Other Assistance	$74,063	$129,719	$167,991	$185,668	$228,154	$266,393
Veterans Services	$3,870	$6,779	$8,779	$9,702	$11,923	$13,921
Total Public Assistance	**$273,732**	**$479,435**	**$620,885**	**$686,217**	**$843,243**	**$984,573**
Education						
Agriculture Education	$10,004	$17,521	$22,690	$25,078	$30,816	$35,981
Total Education	**$10,004**	**$17,521**	**$22,690**	**$25,078**	**$30,816**	**$35,981**
Recreation						
Recreation Services	$54,550	$95,543	$123,731	$136,751	$168,043	$196,207
Cultural Services	$5,853	$10,252	$13,277	$14,674	$18,031	$21,054
Total Recreation	**$60,403**	**$105,795**	**$137,008**	**$151,424**	**$186,074**	**$217,261**
Total Annual General Fund Expenditures	**$4,168,701**	**$7,885,646**	**$10,501,114**	**$11,859,939**	**$14,093,087**	**$15,826,964**

exp

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1	Preliminary Property Tax Allocations for Annexation Area (2 pages)	I-18
Table D-2	Cumulative Assessed Valuation	I-20
Table D-3	Estimated Average Annual Household Income	I-21
Table D-4	Total and Taxable Retail Sales per Square Feet	I-22

Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Preliminary Property Tax Allocations for Annexation Area

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]					
		TRA 102-135	TRA 102-032	TRA 102-136	TRA 102-001	TRA 102-100	TRA 102-121
Subject to Detachment							
10001	County General	22.29650%	22.30610%	20.32600%	20.29360%	19.80000%	22.38190%
10527	Road District 1	4.26040%	4.26030%	0.00000%	0.00000%	0.00000%	0.00000%
10527	Road District 5	0.00000%	0.00000%	3.97920%	3.97840%	3.87760%	4.26700%
14901	Lathrop-Manteca Rural Fire	0.00000%	0.00000%	8.83690%	8.84610%	8.62190%	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	0.00000%	0.00000%	0.00000%	9.45470%
	City General Fund	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
	Subtotal	**36.15990%**	**36.16940%**	**33.14210%**	**33.11810%**	**32.29950%**	**36.10360%**
Not Subject to Detachment							
10618	County Library	1.80010%	1.80010%	1.63940%	1.63910%	1.59760%	1.80310%
12601	Manteca Unified Schools	29.58380%	29.58380%	26.94230%	26.93720%	26.25470%	29.62960%
13001	S.J. Delta Comm College	4.00510%	4.00510%	3.64750%	3.64670%	3.55440%	4.01150%
13201	County Office Of Education	1.43850%	1.42890%	1.28960%	1.31780%	1.26400%	1.38930%
16001	Sjc Flood Control	0.17560%	0.17570%	0.16000%	0.15990%	0.15580%	0.17590%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	0.71800%	0.71790%	0.69960%	0.78940%
24601	South San Joaquin Irrigation	0.00000%	0.00000%	5.41160%	5.41660%	0.00000%	0.00000%
14901	Lathrop Manteca Fire District	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
22001	Reclamation District #17	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
24601	South San Joaquin Irrigation	0.00000%	0.00000%	0.00000%	0.00000%	5.27940%	0.00000%
25301	CSA No. 4 Lathrop	0.00000%	0.00000%	0.00000%	0.00000%	1.54290%	0.00000%
41100	ERAF	26.04860%	26.04860%	27.04950%	27.04670%	27.35210%	26.09760%
	Subtotal	**63.84010%**	**63.83060%**	**66.85790%**	**66.88190%**	**67.70050%**	**63.89640%**
Total		**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreements between San Joaquin County and the Cities of Stockton, Lathrop, and Manteca related to annexed areas to the City.

Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Preliminary Property Tax Allocations for Annexation Area

San Joaquin County

Tax Code	Entity	Gross Revenue (FY 2019-20) [1] TRA 102-135	TRA 102-032	TRA 102-136	TRA 102-001	TRA 102-100	TRA 102-121	Total	Property Tax-Sharing Agreement [2]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Subject to Detachment											
10001	County General	$172,291	($796)	$228,594	$14,804	$12,654	$24,209	$451,756	80%	$587,765	27.32264%
10527	Road District 1	$32,921	($152)	-	-	-	-	$32,769	-	-	0.00000%
10527	Road District 5	-	-	$44,751	$2,902	$2,478	$4,615	$54,746	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	-	-	$99,384	$6,453	$5,510	-	$111,347	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	$74,205	($343)	-	-	-	$10,226	$84,088	-	-	0.00000%
	City General Fund	-	-	-	-	-	-	-	20%	$146,941	6.83066%
	Subtotal	**$279,417**	**($1,291)**	**$372,728**	**$24,160**	**$20,642**	**$39,050**	**$734,707**	**100%**	**$734,707**	**34.15330%**
Not Subject to Detachment											
10618	County Library	$13,910	($64)	$18,437	$1,196	$1,021	$1,950	$36,450	-	$36,450	1.69441%
12601	Manteca Unified Schools	$228,602	($1,056)	$303,000	$19,651	$16,779	$32,048	$599,023	-	$599,023	27.84598%
13001	S.J. Delta Comm College	$30,949	($143)	$41,021	$2,660	$2,272	$4,339	$81,097	-	$81,097	3.76986%
13201	County Office Of Education	$11,116	($51)	$14,501	$961	$808	$1,503	$28,838	-	$28,838	1.34054%
16001	Sjc Flood Control	$1,357	($6)	$1,799	$117	$100	$190	$3,556	-	$3,556	0.16532%
21901	Sjc Mosquito Abatement	$6,092	($28)	$8,075	$524	$447	$854	$15,963	-	$15,963	0.74205%
24601	South San Joaquin Irrigation	-	-	$60,861	$3,951	-	-	$64,813	-	$64,813	3.01287%
14901	Lathrop Manteca Fire District	-	-	-	-	-	$15,249	$15,249	-	$15,249	0.70887%
22001	Reclamation District #17	-	-	-	-	-	$1,507	$1,507	-	$1,507	0.07004%
24601	South San Joaquin Irrigation	-	-	-	-	$3,374	-	$3,374			
25301	CSA No. 4 Lathrop	-	-	-	-	$986	-	$986			
41100	ERAF	$201,285	($930)	$304,205	$19,731	$17,480	$28,227	$569,999	-	$569,999	26.49675%
	Subtotal	**$493,311**	**($2,279)**	**$751,899**	**$48,791**	**$43,267**	**$85,867**	**$1,420,856**	-	**$1,416,496**	**65.84670%**
Total		**$772,729**	**($3,570)**	**$1,124,627**	**$72,951**	**$63,909**	**$124,917**	**$2,155,562**	**100%**	**$2,151,202**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreements between San Joaquin County and the Cities of Stockton, Lathrop, and Manteca related to annexed areas to the City.

Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Assessed Valuation (2020$)

San Joaquin County

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$976,370,500	$1,590,370,500	$2,125,770,500	$2,408,495,500	$3,295,745,500	$4,094,270,500
High Density Residential	$200,000	$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Subtotal Residential		**$1,167,570,500**	**$1,933,570,500**	**$2,544,570,500**	**$2,865,895,500**	**$3,753,145,500**	**$4,551,670,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$422,992,692	$1,046,381,958	$1,437,683,875	$1,626,036,408	$1,784,961,908	$1,839,087,658
Office Commercial	$250	$208,090,642	$505,845,708	$649,730,875	$734,448,008	$788,315,008	$802,741,758
Industrial	$100	$685,323,975	$1,132,860,930	$1,435,782,130	$1,646,569,830	$1,752,192,330	$1,752,192,330
Subtotal Nonresidential		**$1,316,407,308**	**$2,685,088,597**	**$3,523,196,880**	**$4,007,054,247**	**$4,325,469,247**	**$4,394,021,747**
Total All Land Uses		**$2,483,977,808**	**$4,618,659,097**	**$6,067,767,380**	**$6,872,949,747**	**$8,078,614,747**	**$8,945,692,247**
Development Projections in Annexation Areas							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$137,875,000	$345,375,000	$429,875,000	$429,875,000	$429,875,000	$429,875,000
Subtotal Owner-Occupied Residential		**$137,875,000**	**$345,375,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$47,488,250	$169,304,500	$347,882,500	$486,132,500	$671,382,500	$772,657,500
Industrial	$100	-	-	$113,140,200	$188,567,000	$188,567,000	$188,567,000
Subtotal Nonresidential		**$47,488,250**	**$169,304,500**	**$461,022,700**	**$674,699,500**	**$859,949,500**	**$961,224,500**
Total All Land Uses		**$185,363,250**	**$514,679,500**	**$890,897,700**	**$1,104,574,500**	**$1,289,824,500**	**$1,391,099,500**
Total San Joaquin County Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$1,114,245,500	$1,935,745,500	$2,555,645,500	$2,838,370,500	$3,725,620,500	$4,524,145,500
High Density Residential	$200,000	$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Subtotal Residential		**$1,305,445,500**	**$2,278,945,500**	**$2,974,445,500**	**$3,295,770,500**	**$4,183,020,500**	**$4,981,545,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$470,480,942	$1,215,686,458	$1,785,566,375	$2,112,168,908	$2,456,344,408	$2,611,745,158
Office Commercial	$250	$208,090,642	$505,845,708	$649,730,875	$734,448,008	$788,315,008	$802,741,758
Industrial	$100	$685,323,975	$1,132,860,930	$1,548,922,330	$1,835,136,830	$1,940,759,330	$1,940,759,330
Subtotal Nonresidential		**$1,363,895,558**	**$2,854,393,097**	**$3,984,219,580**	**$4,681,753,747**	**$5,185,418,747**	**$5,355,246,247**
Total All Land Uses		**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

[2] Countywide Project assessed value is calculated as the sum of the Project assessed values for Lathrop, Manteca, and Stockton, based on differing assessed value assumptions by jurisdiction. The assessed value per unit for low density residential is assumed to be $450,000 in the City of Stockton and $500,000 in the City of Manteca, and $525,000 in the City of Lathrop. as the phasing of the Project varies from jurisdiction to jurisdiction, the average assessed value per unit for low density residential Countywide varies between phases.

Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Average Annual Household Income (2020$)

San Joaquin County

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percentage of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$510,427	$36,514	$104,000	23%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; The Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for owner-occupied units.
[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowners' Association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar and an average size of 1,000 square feet.
[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.
[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Total and Taxable Retail Sales per Square Feet (2020$)

Item	Original Data [see Note]	Escalated Data (2020$) [1]	Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
			Neighborhood		Community		Regional	
			% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2019 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2019$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

PROPOSED MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT – INFRASTRUCTURE FINANCING PLAN OVERVIEW

City of Stockton
City Council Meeting
May 3, 2022
Agenda Item 9.1

Presentation Overview







- Purpose of Presentation
- Infrastructure Financing Plan (IFP) - Overview
- Description of IFP Elements
  - Estimated Cost and Plan for Financing Facilities
  - Development and Tax Increment Revenue Forecast
  - Jurisdictional Participation Levels in EIFD
  - Fiscal Impact Analysis and Results
- Next Steps in EIFD Formation Process

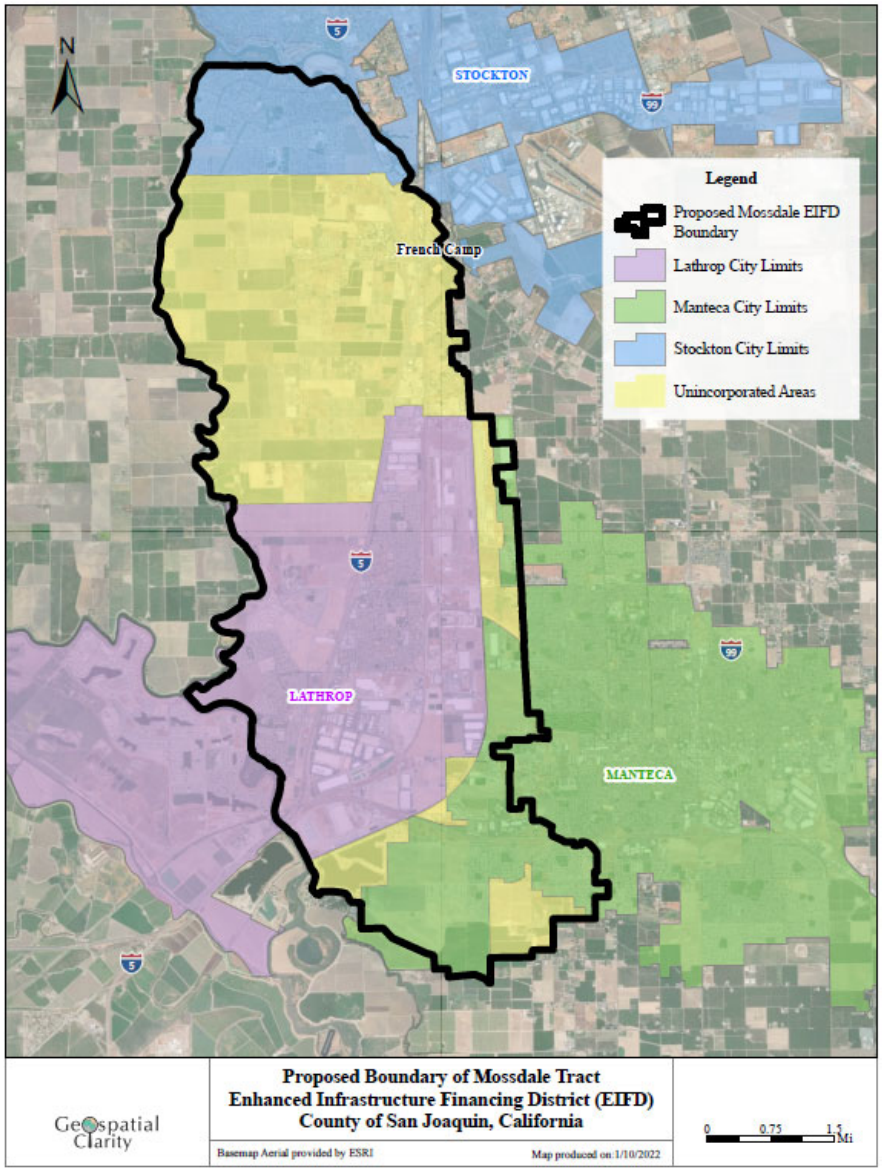
Infrastructure Financing Plan

As required by Government Code Sections 53398.59–53398.74, the completed IFP contains the following information:

1. The EIFD boundary
2. Public facilities and other forms of development or financial assistance
3. A finding of communitywide significance
4. Financial analyses that summarize:
   a. Maximum tax increment committed to the EIFD
   b. Amount of tax revenues generated for the EIFD
   c. A financing plan and any intention to incur debt
   d. A limit on total tax increment allocated to the EIFD
   e. The date the EIFD will cease to exist
   f. An analysis of projected net fiscal impacts of the EIFD on affected taxing entities
5. A dwelling unit replacement plan
6. The goals of the EIFD

Proposed Boundary of the EIFD

- Reflects the Area of Benefit of ULOP
- Consistent with the Area subject to the Regional Levee Impact Fee and Proposed Overlay Assessment District



Estimated Eligible Infrastructure and Facility Costs*

Project Name	Cost (2015$)	Cost (2021$)
Cutoff Wall	$7,950,000	$9,354,000
Cutoff Wall	$4,464,000	$5,331,000
Seepage Berm	$14,481,000	$17,002,000
Seepage Berm	$970,000	$1,138,000
Seepage Berm	$6,295,000	$7,389,000
Cutoff Wall	$10,084,000	$12,337,000
Cutoff Wall	$25,374,000	$30,954,000
Levee Raise @ San Joaquin River	$14,681,000	$17,390,000
Cutoff Wall	$6,197,000	$7,673,000
Cutoff Wall	$3,001,000	$3,716,000
Levee Raise @ Walthall Slough	$1,629,000	$1,941,000
Levee Raise & Seepage Berm @ Dryland Levee	$32,485,000	$38,374,000
Erosion Repairs	$9,386,000	$10,851,000
Right-of-Way (existing)	$12,381,000	$14,284,000
Dryland Levee Extension	$44,094,000	$52,275,000
	$193,472,000	$230,009,000

Eligible Infrastructure and Facility costs will be funded through a variety of funding sources including Assessments and Development Impact Fee Revenues with supplemental funding from EIFD revenues.

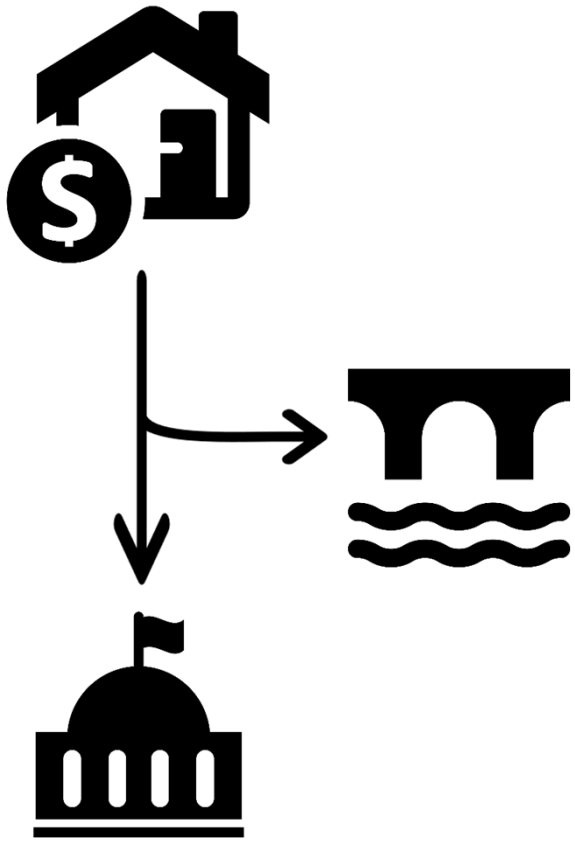
*Costs obtained from the SJAFCA Mossdale Tract Area ULDC Climate Change Adjustment Consolidated Cost Estimate, prepared by Kjeldsen Sinnock Neudeck Civil Engineers and Land Surveyors, dated January 29, 2021.

Mossdale Tract Funding Sources

- ULOP Program anticipated to be completed by 2028
  - Estimated $230M (2021 $'s) for 200-Year ULOP Project
  - Almost entirely locally funded at this time

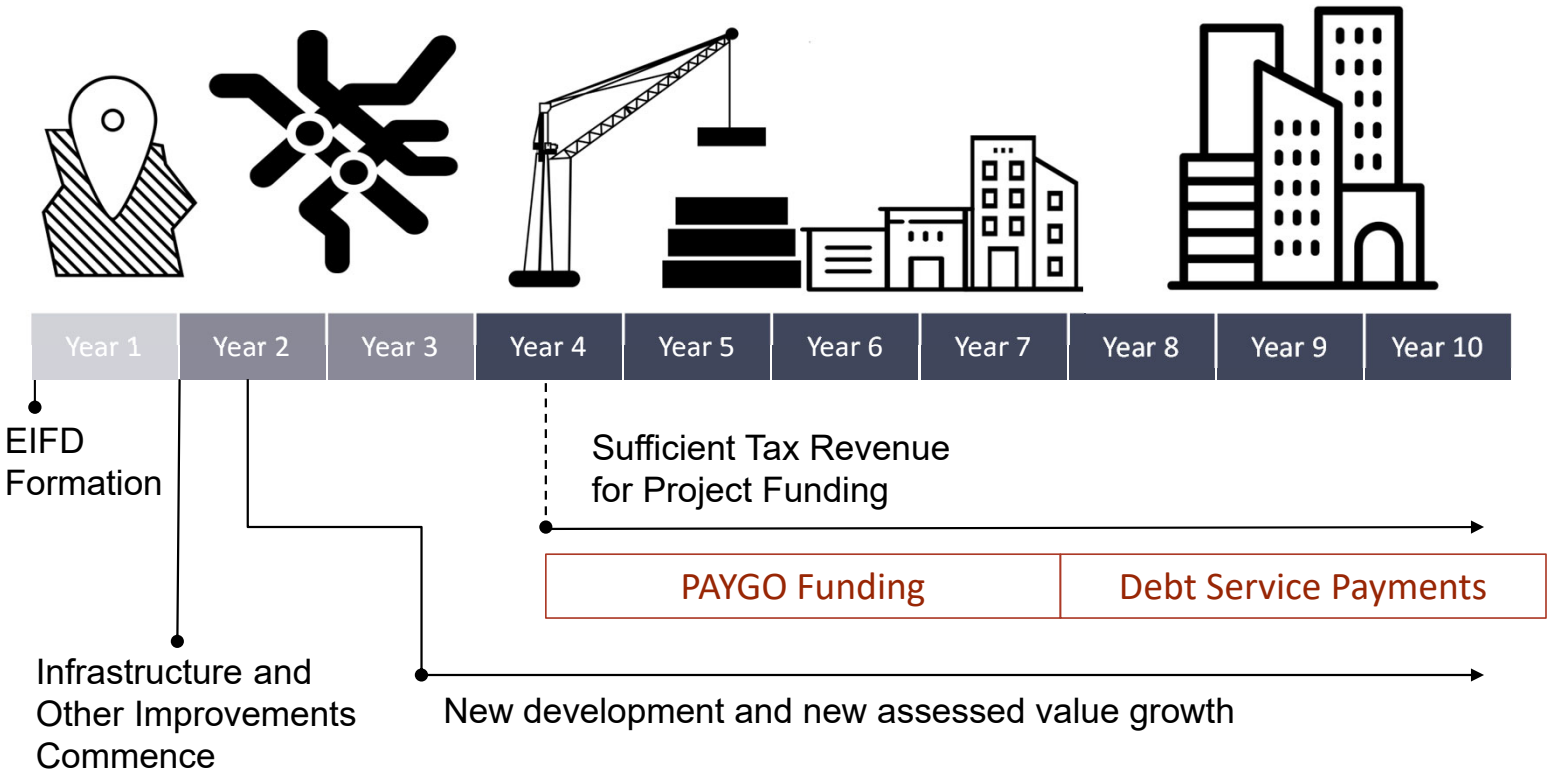
- New Local Funding Mechanisms
  - Development Impact Fee collected throughout Mossdale Tract Basin
  - Proposed Overlay Assessment District
  - Proposed Mossdale Tract Enhanced Infrastructure Financing District

Tax Increment Financing Overview



- TIF is permissible through EIFD.
- EIFD may use all or a portion of property tax increment.
- Development and assessed value growth forecasts.
- Tax increment revenue forecast (years to accrue).
- Consider fiscal impacts to jurisdictions with EIFD participation.

Timing for Tax Increment Revenues



Tax Increment Revenue Forecast Assumptions

- New residential and nonresidential growth and absorption assumptions from jurisdictions.
  - Provided by each jurisdiction and reviewed by all jurisdictions
- Assumptions regarding growth of existing development assessed values.
- Combined into Assessed Value (AV) growth forecast (by jurisdiction).
- Jurisdictional shares of ad valorem property tax (vary by Tax Rate Area).
- (New AV Growth x Share of Property Tax) = Property Tax Increment forecast (by jurisdiction)
- Determination of share of property tax increment to EIFD.

Summary of EIFD Land Uses

Cumulative totals as provided by Jurisdictions

Land Use	Cumulative Dwelling Units/Square Footage at Buildout (2060)							
	Lathrop		Manteca		Stockton		Total County	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Residential Land Uses								
Low Density Residential	4,258	-	4,419	-	187	-	8,863	-
High Density Residential	661	-	738	-	888	-	2,287	-
Subtotal Residential	**4,919**	**-**	**5,157**	**-**	**1,075**	**-**	**11,150**	**-**
Nonresidential Land Uses								
Retail Commercial	-	3,305,952	-	4,098,222	-	3,042,807	-	10,446,981
Office Commercial	-	2,020,948	-	928,931	-	261,089	-	3,210,967
Industrial	-	9,415,432	-	6,071,411	-	3,920,750	-	19,407,593
Subtotal Nonresidential	**-**	**14,742,332**	**-**	**11,098,564**	**-**	**7,224,645**	**-**	**33,065,541**
Total All Land Uses	**4,919**	**14,742,332**	**5,157**	**11,098,564**	**1,075**	**7,224,645**	**11,150**	**33,065,541**

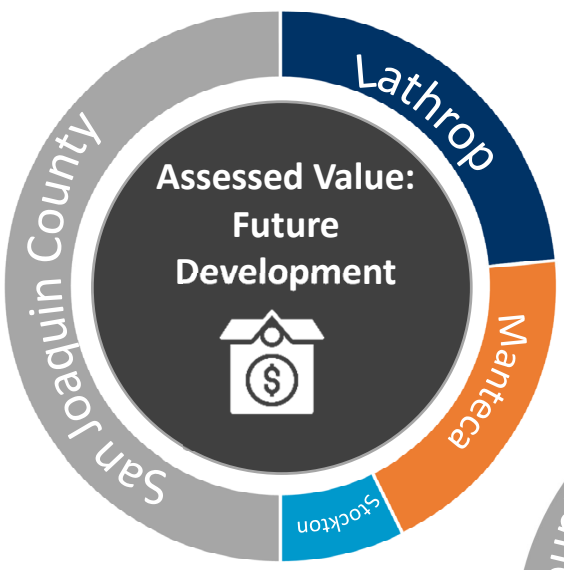
Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

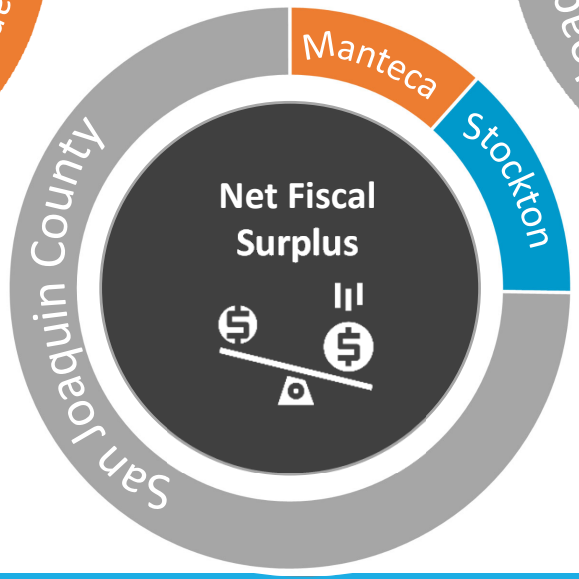
Summary of Ad Valorem Property Tax Shares

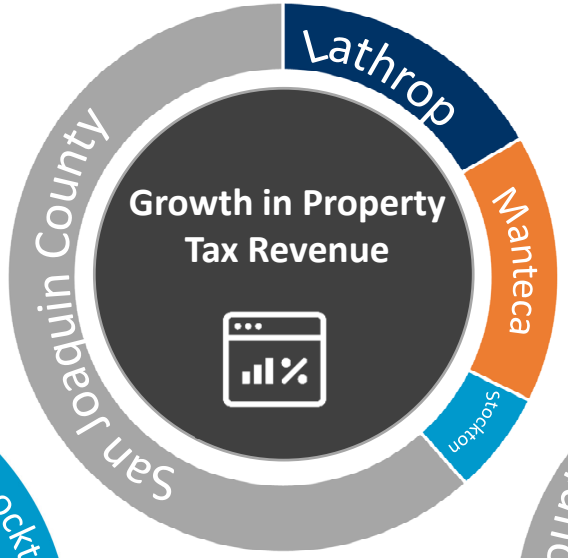
Item	Jurisdiction					
	Lathrop		Manteca		Stockton	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
City General Fund Property Tax Allocation	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
County General Fund Property Tax Allocation	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%

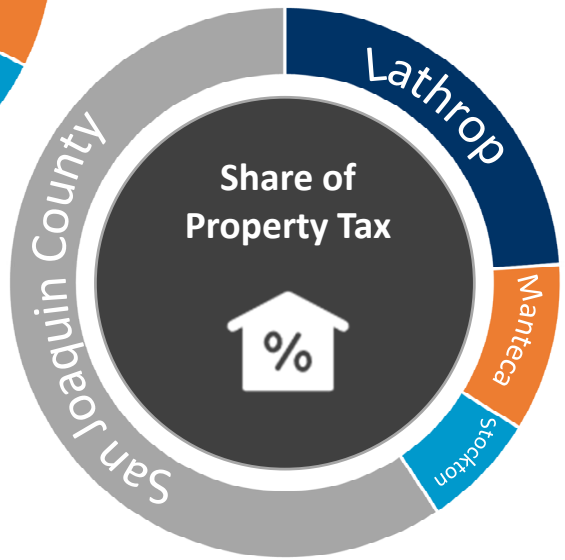
- **Existing City** allocations reflects the average property tax allocation to the County General Fund for all TRAs within the EIFD boundary that are within the boundaries of each City.
- **Annexation Area** allocations are estimated based on the average property tax allocation for each TRA and the terms of the existing master tax-sharing agreement between the individual city and the County.

Determination of EIFD Participation Levels









Annual EIFD Contribution Rate Scenarios

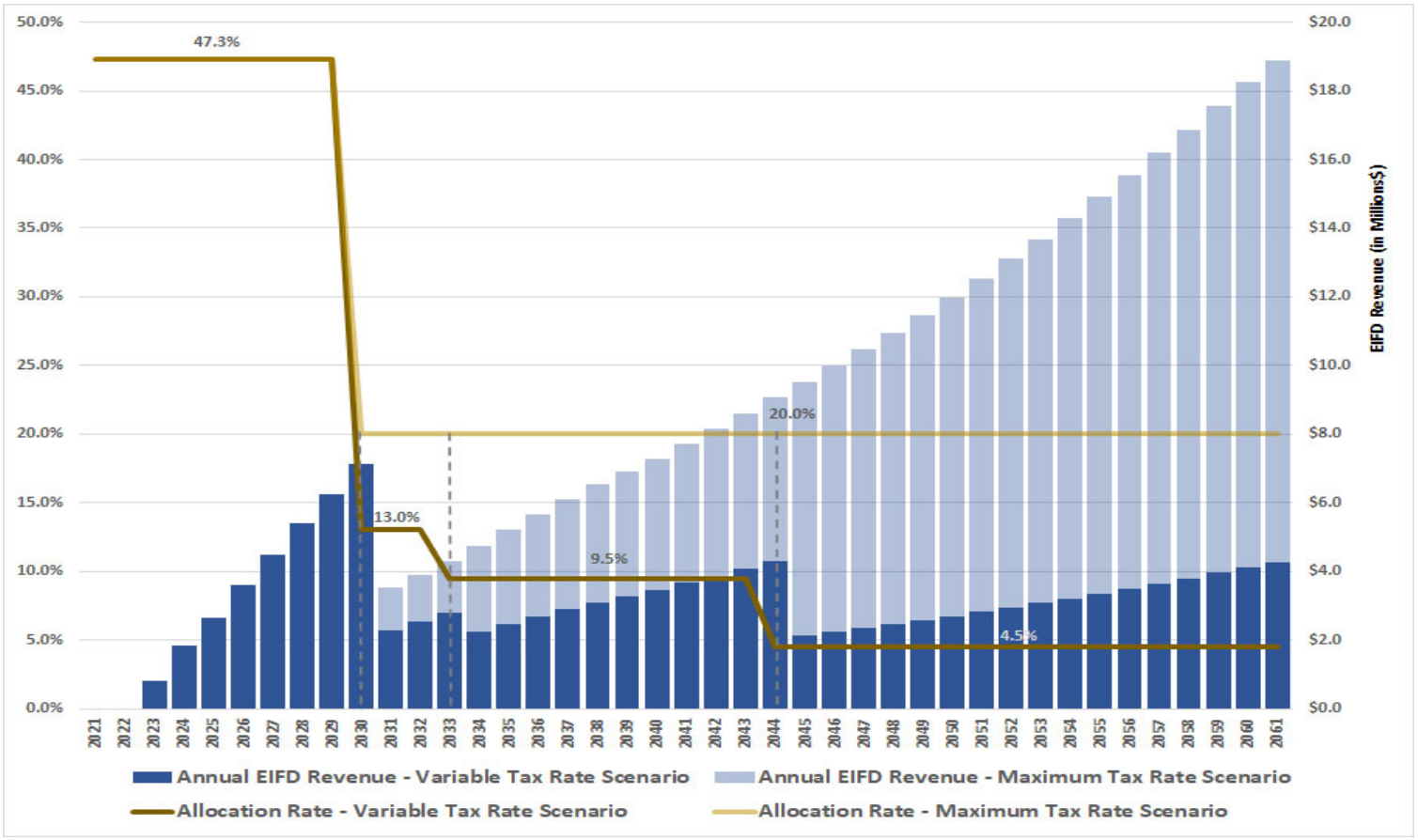
Tax revenues available to the Mossdale Tract Area EIFD will be based on each ATE's share of property tax revenue attributable to the growth in taxable assessed value in the Mossdale Tract Area EIFD beginning FY 2022/23

The IFP estimates annual EIFD under a **Maximum Tax Rate Scenario** and a **Variable Tax Rate Scenario**.

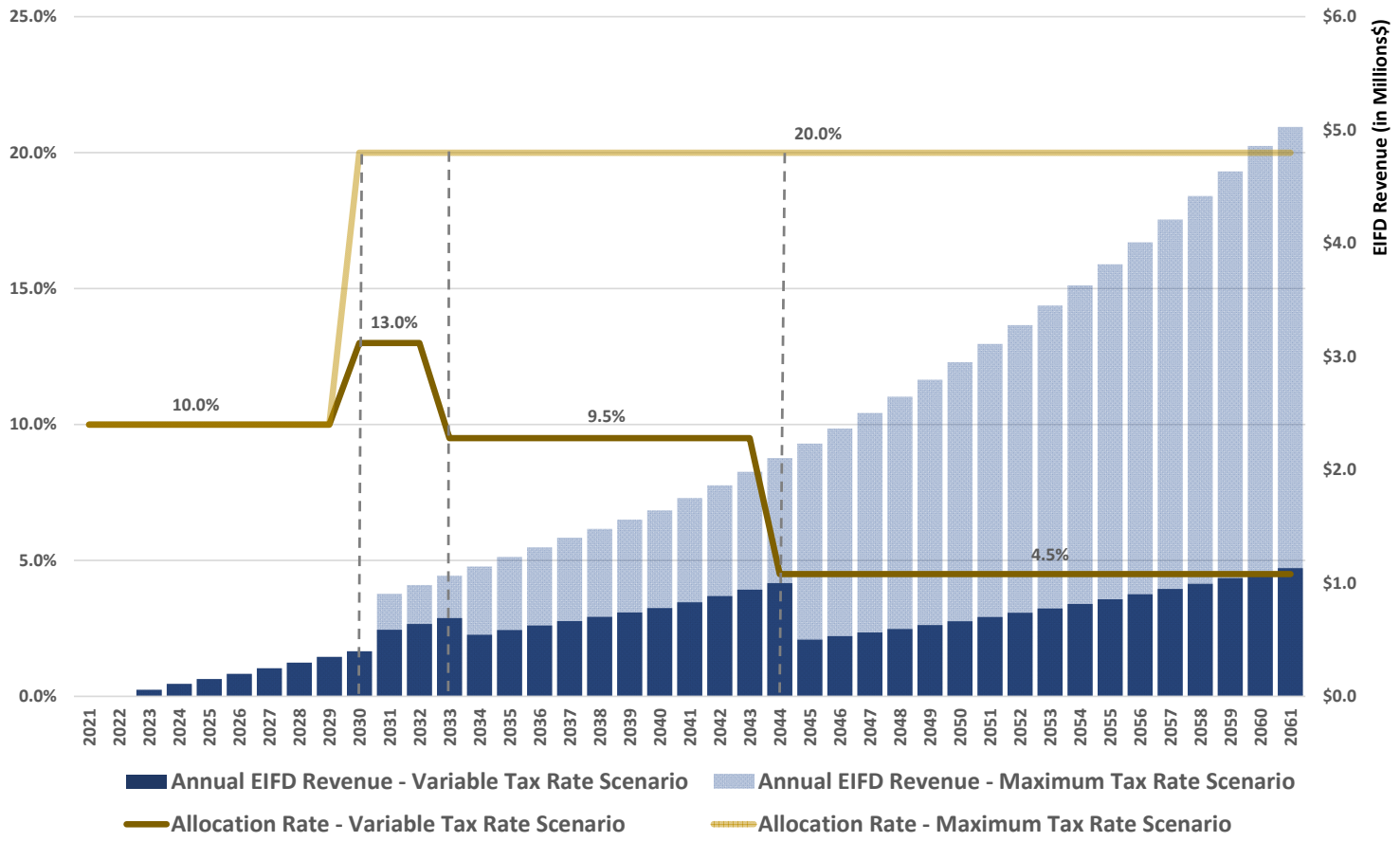
- The **Maximum Tax Rate Scenario** reflects the maximum potential tax rate as committed to by each ATE.
- The **Variable Tax Rate Scenario** reflects rates which vary over time estimated based on annual EIFD revenue requirements.

	EIFD Contribution Rate			
Affected Taxing Entity	Initial Years (2021-2029)	2030 - 2032	2033 - 2043	2044 -2061
Maximum Tax Rate Scenario				
City of Lathrop	10.0%	20.0%	20.0%	20.0%
City of Manteca	5.0%	20.0%	20.0%	20.0%
City of Stockton	1.0%	20.0%	20.0%	20.0%
San Joaquin County	47.3%	20.0%	20.0%	20.0%
Variable Tax Rate Scenario				
City of Lathrop	10.0%	13.0%	9.5%	4.5%
City of Manteca	5.0%	13.0%	9.5%	4.5%
City of Stockton	1.0%	13.0%	9.5%	4.5%
San Joaquin County	47.3%	13.0%	9.5%	4.5%

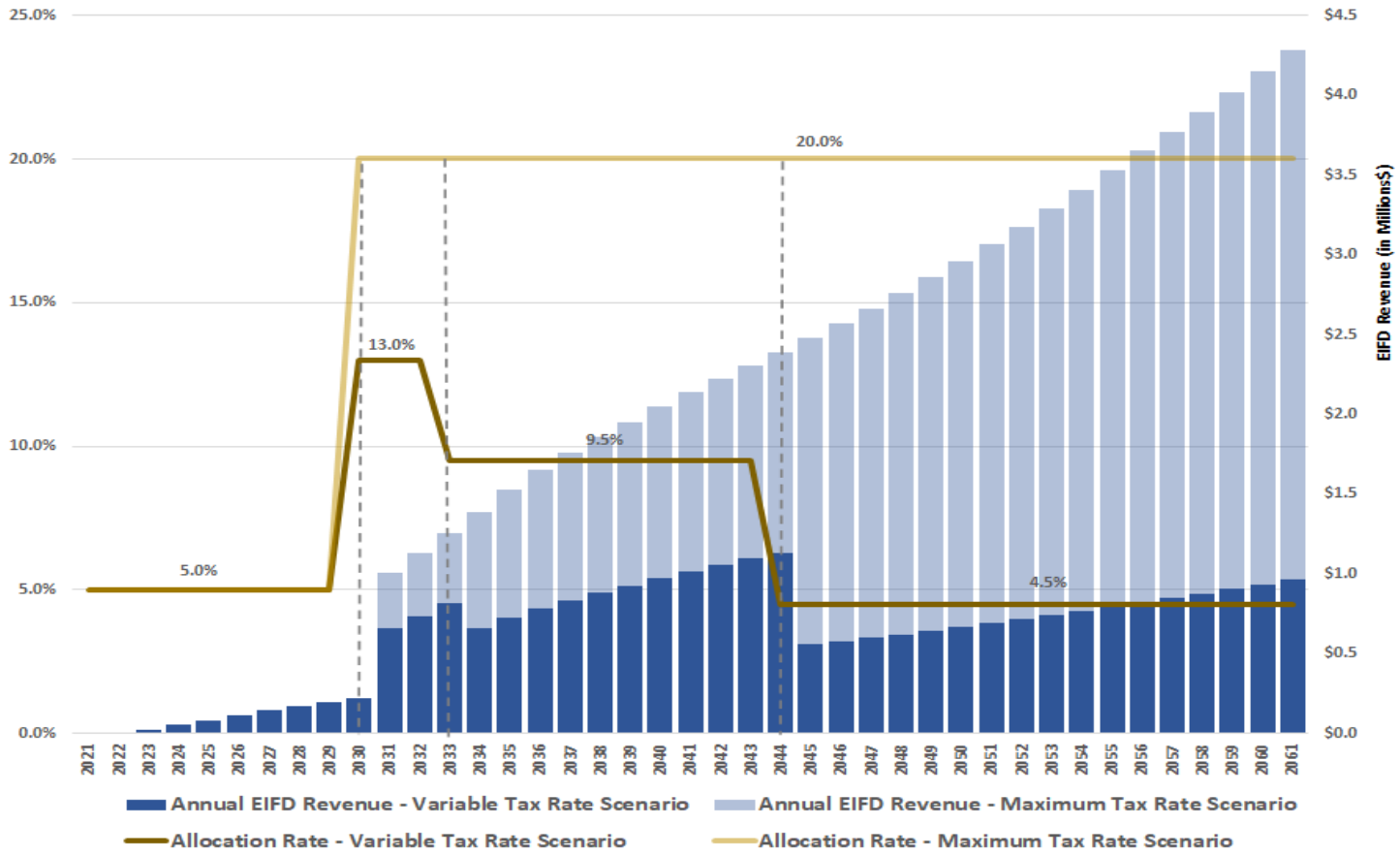
San Joaquin County – Estimated Annual EIFD Revenues and Rates



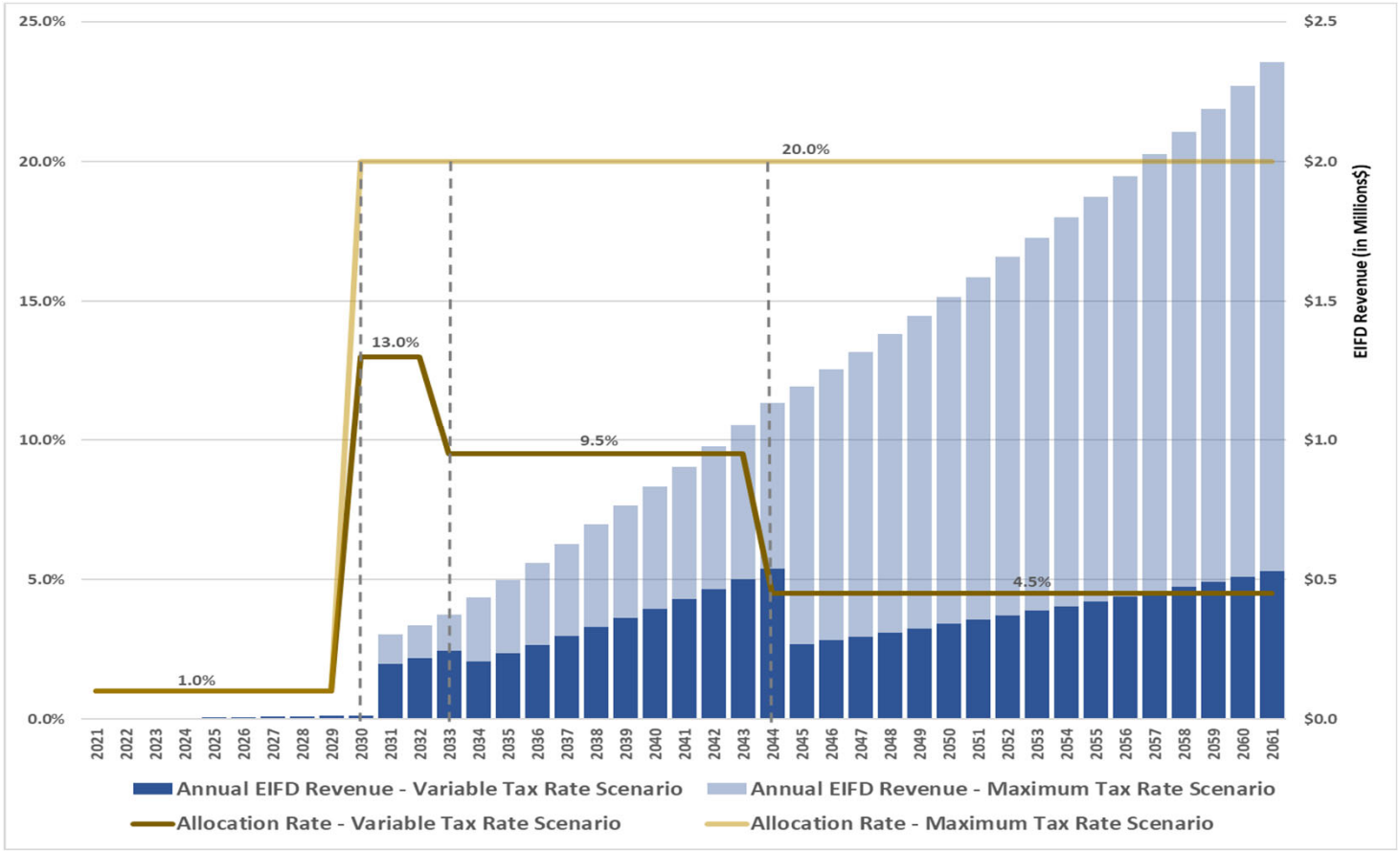
City of Lathrop – Estimated Annual EIFD Revenues and Rates



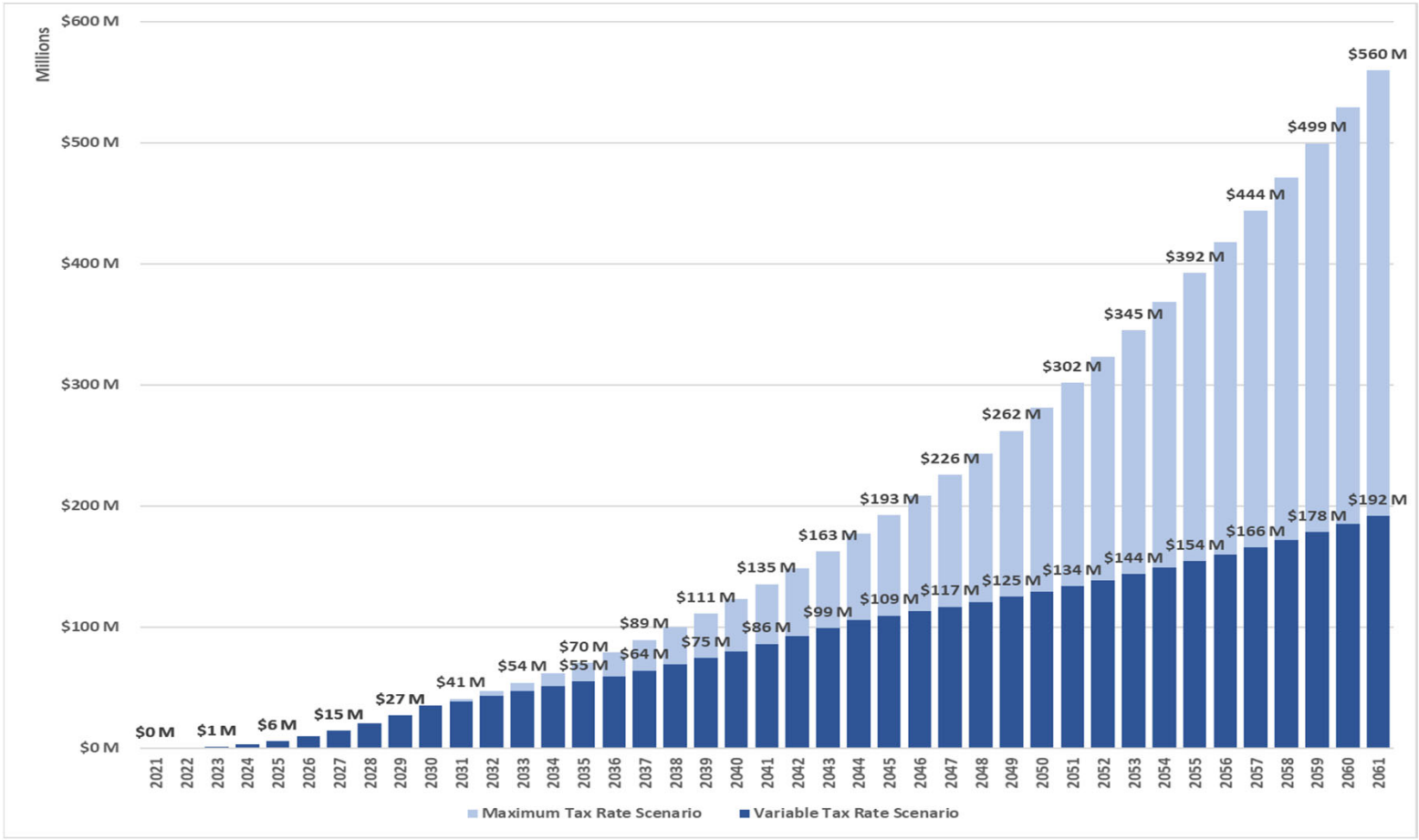
City of Manteca - Estimated Annual EIFD Revenues and Rates



City of Stockton - Estimated Annual EIFD Revenues and Rates



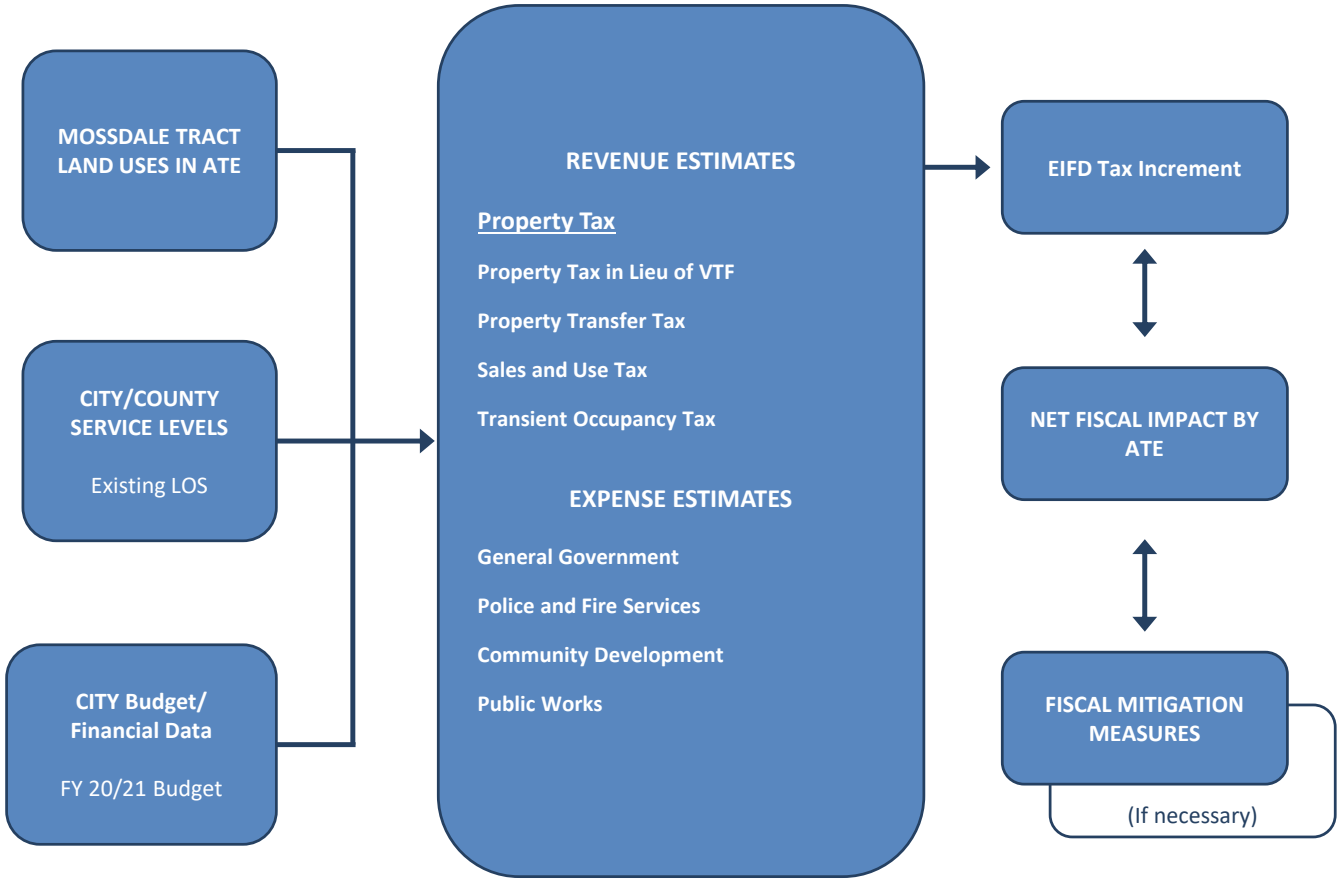
Cumulative EIFD Revenues



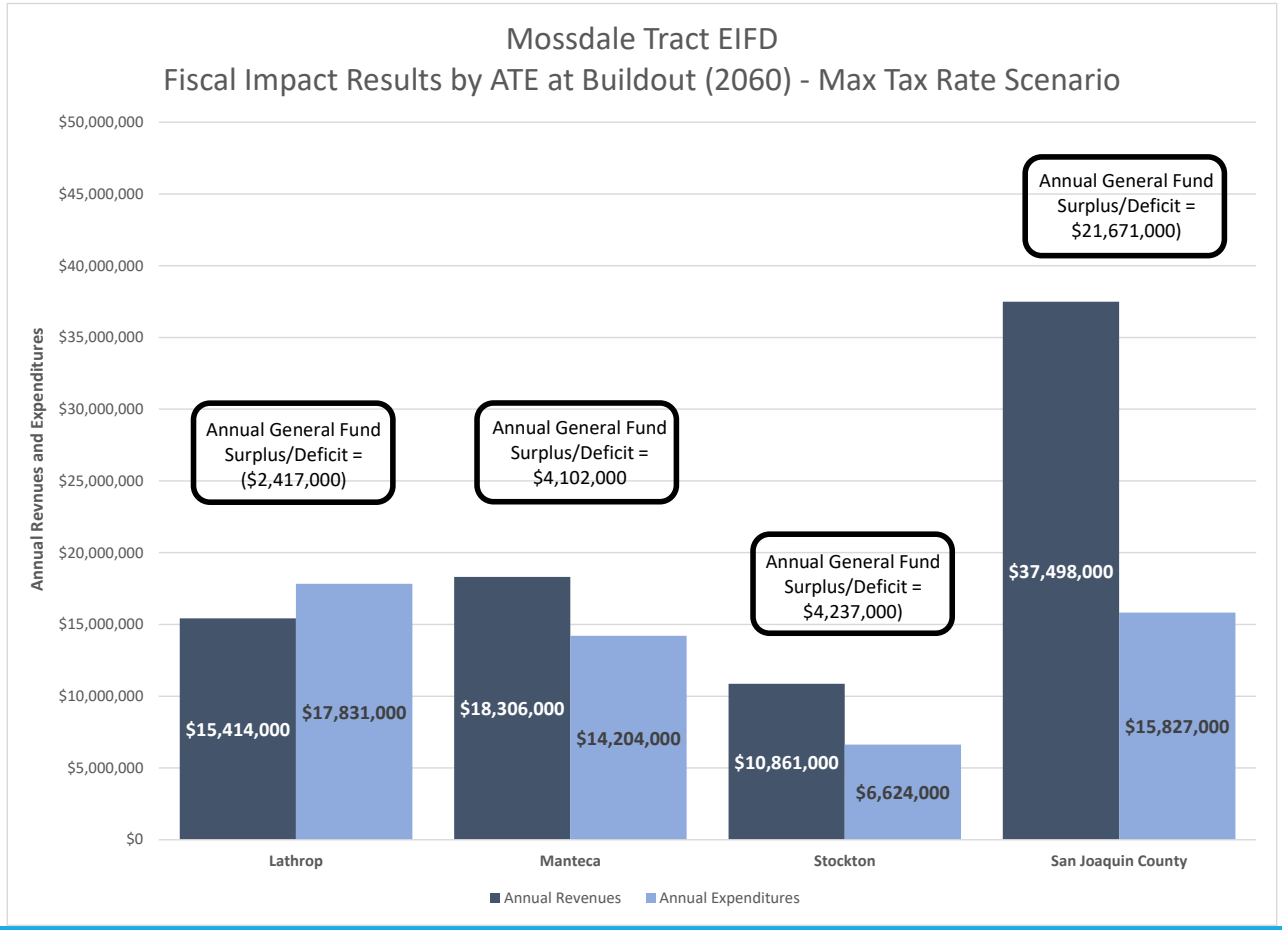
Fiscal Impact Analysis

- Fiscal Impact Analysis (FIA) prepared for each jurisdiction.
- Examines estimated annual net fiscal impact to each Affected Taxing Entity (ATE).
- Analyses are based on the approved Fiscal Year 2020/21 budget for each ATE.
- Analyses reflect estimated growth forecasts prepared by each ATE.
- Analyses have been reviewed and vetted by ATE staff.

Fiscal Impact Model Framework



Estimated Annual General Fund Fiscal Impacts (After EIFD Allocation)



Estimated Annual General Fund Fiscal Impacts: City of Stockton

Annual Fiscal Impacts to the City of Stockton's General Fund
Prior to EIFD Allocation and **After EIFD Allocation** under
Maximum Tax Rate and **Variable Tax Rate** Scenarios

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$1,352,000	$2,886,000	$4,905,000	$7,103,000	$10,075,000	$11,239,000
Annual General Fund Expenditures	$2,988,000	$3,708,000	$4,730,000	$5,582,000	$6,348,000	$6,624,000
Net General Fund Surplus/(Deficit)	**($1,639,000)**	**($920,000)**	**($6,000)**	**$1,244,000**	**$3,367,000**	**$4,238,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($1,018,700)**	**($187,000)**	**$966,400**	**$3,006,400**	**$3,860,300**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($984,200)**	**($92,000)**	**$1,112,100**	**$3,285,900**	**$4,153,000**

fiscal stockton

Source: EPS.

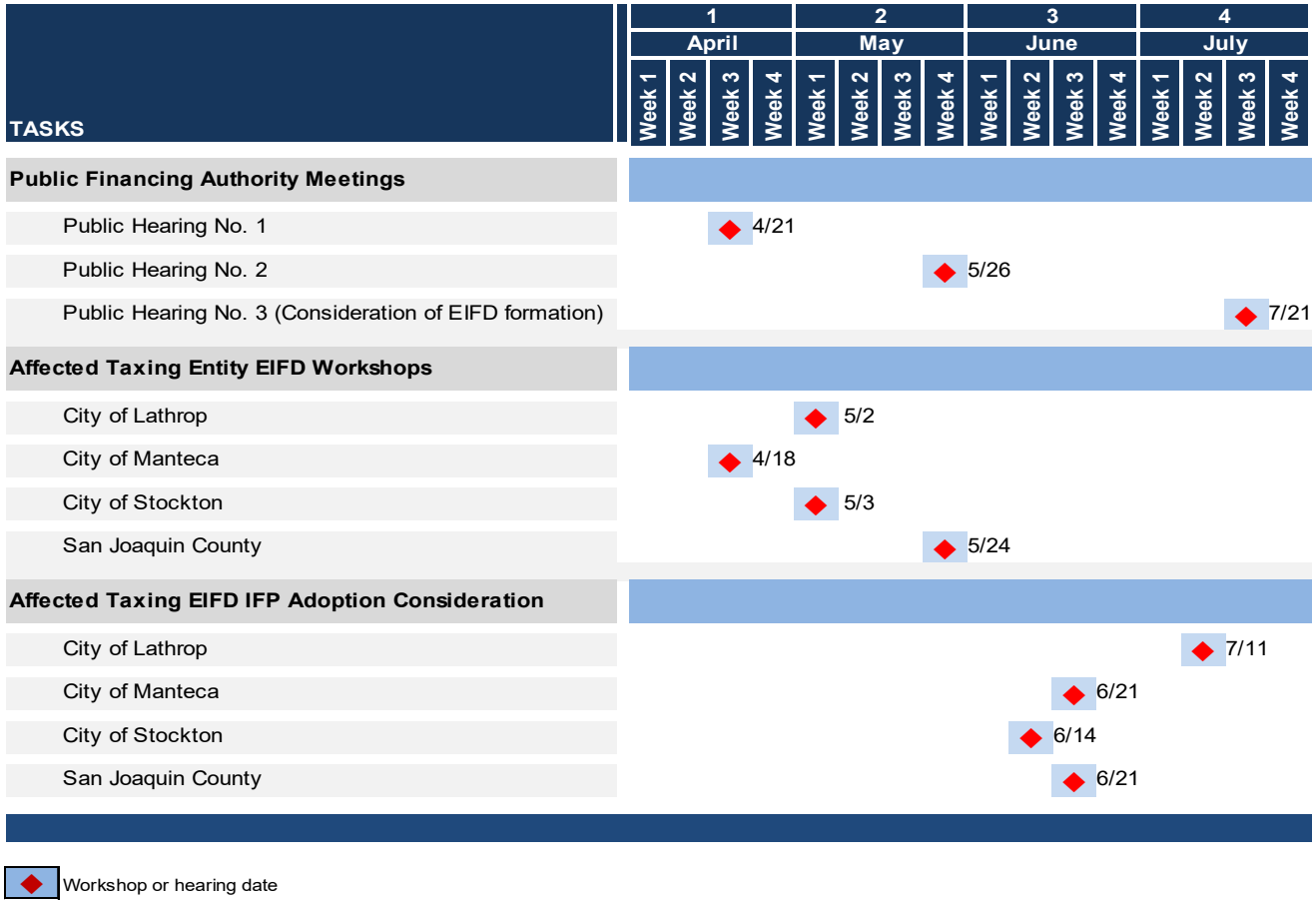
[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment H for details.

Next Steps

- Draft IFP is available for review and comment by the following:
  - Property owners within the proposed boundaries.
  - Affected taxing entities (Lathrop, Manteca, Stockton and San Joaquin County).
  - Mossdale Tract EIFD Public Financing Authority.
  - Members of the public.
- Revised Draft IFP will be prepared to reflect comments received.

Next Steps – Meeting Schedule



SJAFCA
San Joaquin Area FLOOD CONTROL Agency

Questions?

File #: 22-0285, **Version:** 1

ADOPT RESOLUTION TO AUTHORIZE THE NEW CITY HALL RENOVATIONS AND RELOCATION PROJECT

RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve the plans and specifications for the New City Hall Renovations and Relocation, Project No. E016015.

2. Appropriate funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the New City Hall Renovations and Relocation, Project No. E016015 and authorize the transfer of fund from the General Fund to the General Capital Improvement Fund.

3. Award a Construction Contract in the amount of $42,348,123 to Roebbelen Contracting, Inc., of El Dorado Hills, CA, for the New City Hall Renovations and Relocation, Project No. E016015.

4. Execute Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP to extend the termination date to December 31, 2024, and increase funding in the amount of $600,000 for design construction support services for the Tenant Improvements to the Waterfront Towers for the Relocation of City Hall, Project No. E016015.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Summary

The New City Hall Renovations and Relocation project site is located at 501 and 509 West Weber Avenue, at the northwest corner of Weber Avenue and Lincoln Street (Attachment A - Vicinity Map). The project will renovate two five-story buildings (one building includes a basement) including on- and off-site improvements as well as relocate the majority of City Departments into the buildings. Design was completed in October 2021, and the project was advertised for construction. The project was included in the 2018-23, 2019-24, 2020-25, and 2021-26 Five-Year Capital Improvement Plans (CIPs), and funded by several City funds including the General Fund.

On November 16, 2021, Council adopted Resolution No. 2021-11-16-1205 approving Notice of Exemption No. NOE52-21 under the California Environmental Quality Act (CEQA).

On March 3, 2022, the City received four bids for this project. Staff recommends award of the

Construction Contract to the lowest responsible bidder, Roebbelen Contracting, Inc., in the amount of $42,348,123. Staff also recommends that Council adopt a resolution approving the plans and specifications for the project and appropriate funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the New City Hall Renovations and Relocation, Project No. E016015. Staff is presently working on other phases of the project as follows: 1) Furnishings, Fixtures & Equipment; 2) Staff Moves into the new City Hall building; and 3) New parking lot at southwest corner of Lincoln Street & Weber Avenue. To fund these other phases, $12,400,000 in additional funding will be included in the 2022-27 Five-Year CIP scheduled for City Council approval on June 21, 2022. The additional funding will be derived from Public Facility Fees and General Fund allocations. Construction will begin in summer of 2022 and is anticipated to be completed by spring of 2024.

Design construction support services are needed from Indigo, Hammond + Playle Architects, LLP (design architect) during the construction phase. The services include, but are not limited to, attending construction meetings, preparing design revisions, reviewing field questions and/or changes, responding to requests for information, and completing record drawings. Staff recommends that Council authorize the City Manager to execute Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP, in the amount of $600,000, which is necessary to add the design construction support services to their contract. The total contract amount is $2,816,133.

DISCUSSION

Background

The New City Hall Renovations and Relocation project site is located at 501 and 509 West Weber Avenue, at the northwest corner of Weber Avenue and Lincoln Street (Attachment A - Vicinity Map). The project will renovate two five-story buildings (one building includes a basement) including on- and off-site improvements.

On October 16, 2018, Council adopted Resolution No. 2018-10-16-1105 to award a Professional Services Contract to Indigo Hammond + Playle Architects, LLP, of Davis, CA, for Phase 1, space needs assessment and planning, design concepts, and cost estimates relating to the architectural design and engineering services of tenant improvements for the preparation of relocating City Hall to the Waterfront Towers.

On December 17, 2019, Council approved Motion No. 2019-12-17-1108 to award a Professional Services Contract to Indigo Hammond + Playle Architects, LLP, of Davis, CA, for Phase 2, architectural design and engineering/construction drawings for tenant improvements to the Waterfront Towers for the relocation of City Hall. Design was completed in October 2021, and the project was advertised for construction.

The buildings will be extensively renovated including complete interior tenant improvements and building services including, but not limited to, new and renovated lighting systems, fire alarm system, power systems, data and telecommunication systems, fire sprinkler and fire suppression systems, HVAC mechanical systems, plumbing systems, interior metal wall framing, gypsum board, doors and windows, security systems, audio visual system, interior finishes, accessories, and signage, fireproofing, modernization of the existing elevators, and minor frontage modifications adjacent to the

site, and other on-site improvements. The project was included in the 2018-23, 2019-24, 2020-25, and 2021-26 Five-Year CIPs, and funded by several City funds including the General Fund.

The project is in conformance with the City's General Plan, pursuant to California Government Code, section 65402, and is categorically exempt from the requirements of CEQA as specified under Section 15311 of the CEQA guidelines. On November 16, 2021, Council adopted Resolution No. 2021-11-16-1205 approving Notice of Exemption No. NOE52-21 under the CEQA.

On July 26, 2016, Council adopted a Community Workforce and Training Agreement (CWTA). The CWTA became effective August 25, 2016, and applies to all Public Works projects over $1 million that are bid after that date. On July 16, 2019, by Motion No. 2019-07-16-1403, Council extended the CWTA term to August 25, 2024. The CWTA was applied to this project as the construction cost is over $1 million.

Present Situation

Motion No. 2021-09-14-1213 established a Pre-qualified Bidders List of eight contractors who were eligible to submit a construction bid for the New City Hall Renovations and Relocation, Project No. E016015.

On December 15, 2021, the New City Hall Renovations and Relocation project was advertised for bids with the pre-qualified bidders list including a bid schedule that has a base bid and two additive bid alternatives (Add Alternative). The two Add Alternative bid items are optional improvements that can be included with the apparent low bidder's base bid provided there is available funding. The Add Alternatives are:

- Add Alternate 1 consists of performing exterior building envelope improvements.
- Add Alternate 2 consists of installing additional Emergency Responder Radio Communications System (ERRCS) Improvements.

On March 3, 2022, four of the eight pre-qualified contractors submitted a bid with the following results:

COMPANY NAME	BASE BID AMOUNT	ADD ALT 1 AMOUNT ADD ALT 2 AMOUNT	TOTAL BID AMOUNT
Roebbelen Contracting, Inc. (El Dorado Hills, CA)	$39,155,142	$2,917,959 $ 275,022	$42,348,123
S.J. Amoroso Construction Co., LLC (Redwood Shores, CA)	$39,367,000	$5,815,000 $ 420,000	$45,602,000

John F. Otto, Inc. dba Otto Construction (Sacramento, CA)	$41,494,194	$3,004,000 $ 441,000	$44,939,194
Zovich & Sons, Inc. (Brentwood, CA)	$43,440,000	$2,995,000 $ 601,000	$47,036,000
Engineer's Estimate	$33,479,850	$4,000,000 $ 600,000	$38,079,850

The requirements of Stockton Municipal Code (SMC) section 3.68.090, Local Business Preference, apply to this project. The Local Employment Ordinance, SMC section 3.68.095, also applies to this contract. Application of the Local Business Preference has no effect on the bid order.

The base bid from Roebbelen Contracting, Inc., the lowest responsible bidder, is responsive and regular in all respects. Roebbelen Contracting, Inc. has the proper license to perform the work. The total bid is approximately 11 percent above the engineer's estimate. Staff has reviewed the bids and determined there are minimal opportunities to reduce costs, and lower bids are not likely if the project is re-advertised. The bid results reflect a recent trend of increasing costs in the construction industry due to increasing cost for labor and materials. Staff recommends Council approve the plans and specifications for the project and award a Construction Contract to Roebbelen Contracting, Inc., of El Dorado Hills, CA, in the amount of $42,348,123, which includes the base bid and both additive alternates. Construction will begin in summer of 2022 and is anticipated to be completed by spring of 2024.

Awarding the New City Hall Renovations and Relocation, Project No. E016015 will require the Appropriate funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the project. This will enable construction work to proceed on Waterfront Office Tower buildings at the northwest corner of Weber Avenue and Lincoln Street (Attachment A - Vicinity Map).

Staff is presently working on other phases of the project as follows:

- Furnishings, Fixtures & Equipment
- Staff Moves into the new City Hall building
- New parking lot at southwest corner of Lincoln Street & Weber Avenue

An additional $12,400,000 will be needed to fund the above work together with salaries and contingencies. The $12,400,000 in additional funding will be included in the 2022-27 Five-Year CIP scheduled for City Council approval on June 21, 2022 and derived from the following sources: 1) Office Space Public Facility Fees ($300,000); and 2) General Fund ($12,100,000). The above work will be completed in coordination with the completion of the New City Hall Renovations and Relocation project.

Design construction support services are needed from Indigo, Hammond + Playle Architects, LLP

(design architect) during the construction phase. The services include, but are not limited to, attending construction meetings, preparing design revisions, reviewing field questions and/or changes, responding to requests for information, and completing record drawings.

Staff recommends that Council authorize the City Manager to execute Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP, in the amount of $600,000, which is necessary to add the design construction support services to their contract. The total contract amount is $2,816,133.

Staff is working on finalizing the project scoping for the furniture procurement and the departments relocation. Subsequent contracts in procuring the furniture and for the department relocation services will be submitted for future Council approval.

FINANCIAL SUMMARY

The current unencumbered balance in the New City Hall Renovations and Relocation, Project No. E016015 (formerly PW1615), Account No. 4510-418-800007-300-000-30-45-000-000, is not sufficient to award a Construction Contract to Roebbelen Contracting, Inc. in the amount of $42,348,123.

The resolution includes the appropriation and transfer of funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the New City Hall Renovations and Relocation, Project No. E016015 (formerly PW1615), Account No. 4510-418-800007-300-000-30-45-000-000. The $12,600,000 General Fund allocation will enable awarding the construction contract for the project.

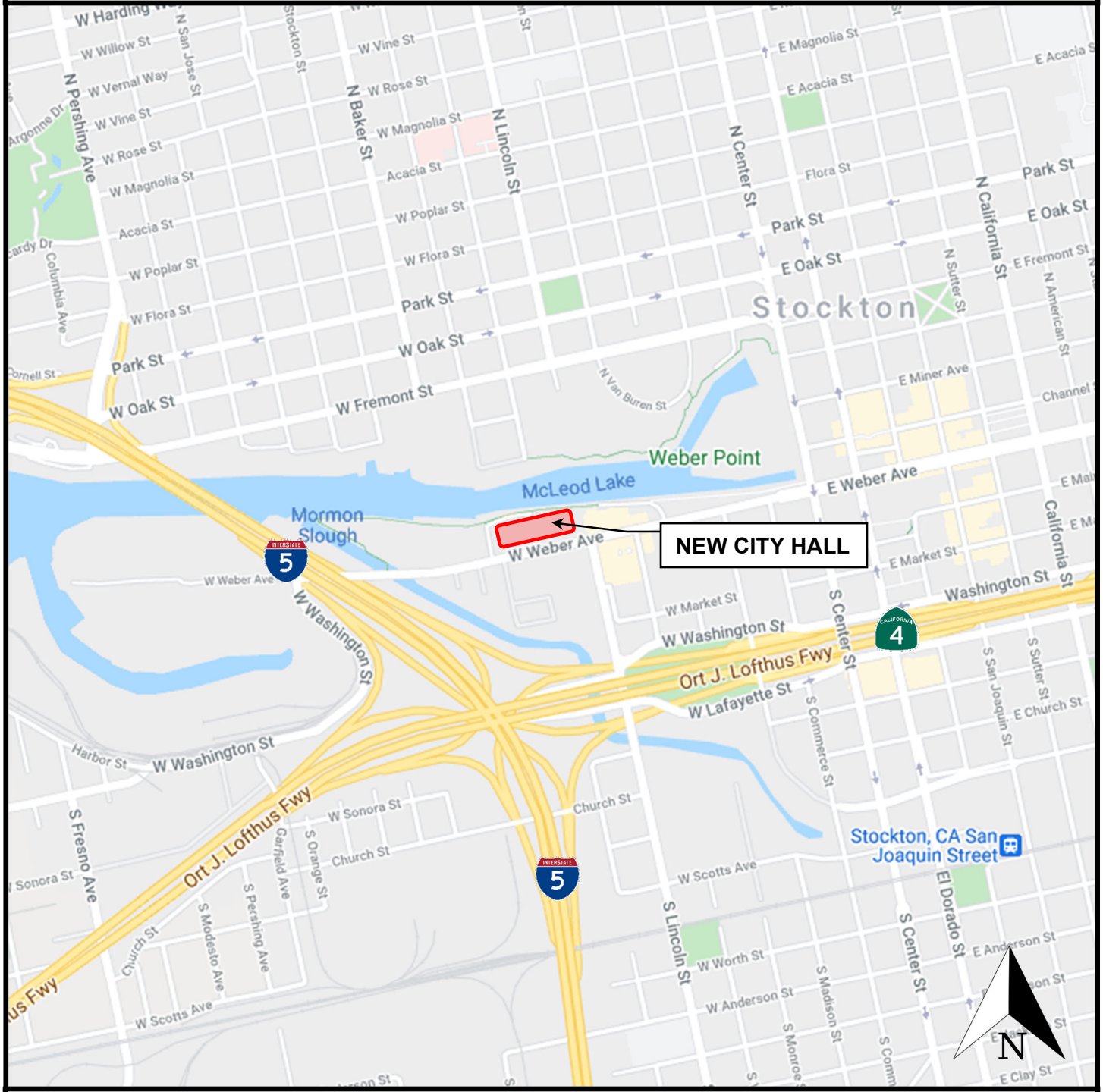
An additional $12,400,000 in funding will be needed for furnishings, staff relocations, parking lot improvements, and remaining salaries and contingencies. This $12,400,000 will be appropriated as part of the 2022-27 Five-Year CIP scheduled for City Council approval on June 21, 2022 and derived from the following sources: 1) Office Space Public Facility Fees ($300,000) and 2) General Fund ($12,100,000).

Attachment A - Vicinity Map

- VICINITY MAP -

NEW CITY HALL RENOVATIONS AND RELOCATION

Project No. E016015



CITY OF STOCKTON

LEGEND:

Project Location

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS, TRANSFERRING FUNDING, AWARDING A CONSTRUCTION CONTRACT, AND APPROVING AMENDMENT NO. 5 TO THE STANDARD AGREEMENT FOR THE NEW CITY HALL RENOVATIONS AND RELOCATION, PROJECT NO. E016015

On March 3, 2022, the City Clerk of the City of Stockton opened, examined, and publicly declared the sealed proposals or bids offered for the New City Hall Renovations and Relocation, Project No. E016015; and

The project will renovate two five-story buildings (one building includes a basement) including on- and off-site improvements as well as relocate the majority of City Departments into the buildings; and

Roebbelen Contracting, Inc. is the lowest responsible bidder in the amount of $42,348,123, and its bid is regular in all respects; and

Design construction support services are needed from Indigo, Hammond + Playle Architects, LLP (design architect) during the construction phase; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council approves the plans and specifications for the New City Hall Renovations and Relocation, Project No. E016015.

2. The City Council approves the appropriation and transfer of funds in the amount of $12,600,000 from the General Fund Known Contingency Reserves to the New City Hall Renovations and Relocation, Project No. E016015 in the Capital Improvement Fund.

3. The City Council awards a Construction Contract between the City of Stockton and Roebbelen Contracting, Inc., in the amount of $42,348,123, and the City Manager is authorized and directed to execute same, a copy of which is attached as Exhibit 1 and incorporated by this reference.

4. The City Council approves Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP to extend the termination date to December 31, 2024, and increase funding in the amount of $600,000 for design construction support services for the Tenant Improvements to the Waterfront Towers for the Relocation of City Hall, Project No. E016015, and the City Manager is authorized and

directed to execute same, a copy of which is attached as Exhibit 2 and incorporated by this reference.

5. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED May 3, 2022.

ATTEST:

_____
KEVIN J. LINCOLN II
Mayor of the City of Stockton

_____
ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

CONSTRUCTION CONTRACT

This contract is made and entered into on _____, by and between **ROEBBELEN CONTRACTING, INC.**, a **STATE OF CALIFORNIA CORPORATION,** with a business address at **1241 HAWKS FLIGHT COURT, EL DORADO HILLS, CA 95762**, hereinafter called "CONTRACTOR," and CITY OF STOCKTON, a municipal corporation, hereinafter called "CITY."

W I T N E S S E T H:

WHEREAS, plans and specifications for the construction of **NEW CITY HALL RENOVATIONS AND RELOCATION, PROJECT NO. E016015**, hereinafter called "PROJECT," were regularly adopted by **Council Motion _____**, on _____; and

WHEREAS, the contract for said work was regularly awarded to CONTRACTOR, by **Council Motion No. _____,** on _____.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants herein contained, the parties hereto expressly agree as follows:

CONTRACTOR agrees:

1. SCOPE OF SERVICES. To do the work and furnish all the labor, materials, tools, equipment, and insurance required for the construction of PROJECT in accordance with the plans and specifications adopted on _____, by **Council Motion No. _____**. The "contract documents," which include the bid documents, project plans, specifications, all letters of clarification, and the City of Stockton Standard Specifications and Plans, are incorporated into and made a part of this contract by this reference to the same extent as if fully set forth.

2. COMPENSATION. To do and perform the work contemplated hereby in a good and workmanlike manner and to furnish all labor, materials, tools, and equipment necessary therefore at the prices specified in **EXHIBIT A**, attached hereto and by reference made a part hereof, under the direction of and to the complete satisfaction of the Director of Public Works of the City of Stockton. Total compensation for services and reimbursement for costs shall not exceed **$42,348,123.00**, or as otherwise mutually agreed to in a Contract Change Order.

3. INSURANCE. CONTRACTOR shall not commence any work before obtaining, and shall maintain in force at all times during the duration and performance of this contract, the policies of insurance specified in **EXHIBIT B**, which is attached to this contract and incorporated by this reference, and as provided in the "contract documents" including Section 7-1.06 of the City of Stockton Standard Specifications and Plans as adopted on September 27, 2016, by Council Resolution No. 2016-09-27, effective September 27, 2016.

It shall be a requirement under this agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the Additional Insured.

Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named Insured; whichever is greater.

The Additional Insured coverage under the CONTRACTOR's policy shall be "primary and non-contributory" and will not seek contribution from the City of Stockton's insurance or self-insurance and shall be at least as broad as ISO CG 20 01 04 13.

The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City of Stockton (if agreed to in a written contract or agreement) before the City of Stockton's own insurance or self-insurance shall be called upon to protect it as a named insured.

All self-insured retentions (SIR) must be disclosed to the CITY's Risk Management for approval and shall not reduce the limits of liability. Payment Bond in the amount of the self-insured retention (SIR) may be required.

Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or the CITY.

The CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements.

Failure to exercise this right shall not constitute a waiver of right to exercise later.

CONTRACTOR shall maintain insurance as required by this contract to the fullest amount allowed by law and shall maintain insurance for a minimum of five years following the completion of this project. In the event contractor fails to obtain or maintain completed operations coverage as required by this agreement, the City at its sole discretion may purchase the coverage required and the cost will be paid by contractor.

CONTRACTOR agrees to include with all Subcontractors in their subcontract the same requirements and provisions of this agreement including the indemnity and insurance requirements to the extent they apply to the scope of the Subcontractor's work. Subcontractors hired by CONTRACTOR agree to be bound to CONTRACTOR and the CITY in the same manner and to the same extent as CONTRACTOR is bound to the CITY under the Contract Documents. Subcontractor further agrees to include these same provisions with any Sub-subcontractor. A copy of the CITY Contract Document Indemnity and Insurance provisions will be furnished to the Subcontractor upon request. The General CONTRACTOR shall require all sub-contractors to provide a valid certificate of

insurance and the required endorsements included in the agreement prior to commencement of any work and contractor will provide proof of compliance to the City.

4. INDEMNITY AND HOLD HARMLESS. With the exception that this section shall in no event be construed to require indemnification by Contractor to a greater extent than permitted under the public policy of the State of California, Contractor shall indemnify, protect, defend with counsel approved by City and at Contractor's sole cost and expense, and hold harmless City, its Mayor, Council, officials, representatives, agents, employees, and volunteers from and against any and all claims, causes of action, liabilities, judgments, awards, losses, liens, claims, stop notices, damages, expenses, and costs (including without limitation attorneys' fees, expert and consultant fees, and other expenses of litigation) of every nature, including, but not limited to, death or injury to persons, or damage to property, which arise out of or are in any way connected with the work performed, materials furnished, or services provided under this Agreement, or from any violation of any federal, State, or municipal law or ordinance, or City Policy, by Contractor or Contractor's officers, agents, employees, volunteers or subcontractors. Contractor shall not be obligated to indemnify or defend City for claims finally determined by a court of law or arbitrator to arise from the active negligence or willful misconduct of the City. It is the intent of the Parties that this indemnity obligation is at least as broad as is permitted under California law. To the extent California Civil Code sections 2782, et seq., limit the defense or indemnity obligations of Contractor to City, the intent hereunder is to provide the maximum defense and indemnity obligations allowed by Contractor under the law. The indemnity set forth in this section shall not be limited by insurance requirements or by any other provision of this Agreement.

With exception that this section shall in no event be construed to require indemnification, including the duty to defend, by Contractor to a greater extent than permitted under the public policy of the State of California, the parties agree that Contractor's duty to defend City is immediate and arises upon the filing of any claim against the City for damages which arise out of or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by Contractor or Contractor's officers, agents, employees, volunteers or subcontractors. Contractor's duties and obligations to defend the City shall apply regardless of whether or not the issue of the City's liability, breach of this Agreement, or other obligation or fault has been determined. Contractor shall be immediately obligated to pay for City's defense costs of the claim, including, but not limited to, court costs, attorney's fees and costs, expert consultant and witness fees and costs, other witness fees, document reproduction costs, arbitration fees, and, if after final judgment an appeal is pursued, all of such costs for the appeal. At the conclusion of the claim, if there is any determination or finding of sole active negligence or willful misconduct on the part of the City, City will then reimburse Contractor for amounts paid in excess of Contractor's proportionate share of responsibility for the damages within 30 days after Contractor provides City with copies of all bills and expenses incurred in the defense of the claim(s). It is agreed between the parties that this reimbursement provision assures Contractor is not obligated to defend or indemnify City in an amount greater than provided for under California law, including, without limitation, California Civil Code sections 2782, 2782.6, and 2782.8.

With the exception that this section shall in no event be construed to require indemnification by Contractor to a greater extent than permitted under the public policy of the State of California, and in addition to the other indemnity obligations in this Agreement, Contractor shall indemnify, defend, and hold harmless City, its Mayor, Council, officials, representatives, agents, employees, and volunteers from and against all claims, losses, expenses, and costs including, but not limited to, attorneys' fees, arising out of any claim brought against the City by an employee, office, agent, or volunteer of Contractor, regardless of whether such claim may be covered by any applicable workers compensation insurance. Contractor's indemnification obligation is not limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor under workers' compensation acts, disability acts, or other employee benefit acts.

The City's acceptance of the insurance certificates required under this Agreement does not relieve the CONTRACTOR from its obligation under this paragraph. The indemnification obligations of this section shall survive the termination of this agreement. Any exceptions to this language may result in a proposal being deemed non-responsive. CONTRACTOR/Subcontractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this agreement for the full period of time allowed by law.

The defense and indemnification obligations of this agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this agreement. If any section, subsection, sentence, clause or phrase of this indemnification is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this indemnification.

5. STANDARD PLANS AND SPECIFICATIONS. The performance of said work and the furnishing of said materials shall be executed in accordance with Section 8-1.04B of the City of Stockton Standard Specifications and Plans as adopted on September 27, 2016, by Council Resolution No. 2016-09-27-1213, effective September 27, 2016, and the provisions of the issued project specifications.

The Director of Public Works will furnish CONTRACTOR a weekly statement showing the number of days charged to the contract for the preceding week, the number of days specified for completion of the contract, and the number of days remaining to complete the contract. CONTRACTOR will be allowed one (1) week in which to file a written protest setting forth in what respects said weekly statement is incorrect, otherwise the statement shall be deemed to have been accepted by CONTRACTOR as correct.

6. WORKING DAYS. This work shall be diligently prosecuted to completion before the expiration of 370 WORKING DAYS beginning on the tenth calendar day after the date shown on the Notice to Proceed. It is agreed by the parties to the contract that in case all the work called for under the contract in all parts and requirements, is not finished or completed within the number of days as set forth, damage will be sustained by the CITY, and that it is and will be impracticable and extremely difficult to ascertain the actual damage which CITY will sustain in the event of and by reason of such delay; and it is therefore agreed that CONTRACTOR will pay to CITY the sum of TWO THOUSAND

FIVE HUNDRED AND NO/100 DOLLARS ($2,500.00) per day for each and every calendar days delay in finishing the work in excess of the number of days prescribed; and CONTRACTOR agrees to pay said liquidated damages as herein provided, and in case the same are not paid, agrees that CITY, may deduct the amount thereof from any monies due or that may become due CONTRACTOR under the contract.

It is further agreed that in case the work called for under the contract is not finished and completed in all parts and requirements within the number of days as specified, the CITY shall have the right to increase the number of days or not, as may seem best to serve the interest of CITY, and if the CITY decides to increase the said number of days, the CITY shall further have the right to charge to CONTRACTOR, CONTRACTOR's heirs, assigns or sureties, and to deduct from the final payment for the work, all or any part, as may be deemed proper, the liquidated damages as specified or the actual cost of engineering, inspection, superintendence, and other overhead expenses which are directly chargeable to the contract, and which accrue during the period of such extension, whichever is greater, except the cost of final surveys and preparation of final estimate shall not be included in such charges.

A working day shall not include, nor shall CONTRACTOR be assessed with liquidated damages nor the additional cost of engineering and inspection during any delay beyond the time named for the completion of the work caused by acts of God or of the public enemy, acts of CITY, fire, floods, epidemics, quarantine restrictions, strikes, and freight embargoes and subject to approval by the Director of Public Works, inability to get materials ordered by CONTRACTOR or subcontractor due to such causes provided that CONTRACTOR shall notify the Director of Public Works in writing of the causes of delay within five (5) working days from the beginning of any such delay, and the Director shall ascertain the facts and the extent of the delay, and Director's findings of the facts thereon shall be final and conclusive.

If CONTRACTOR is delayed by reason of alterations made in these specifications, or by any act of the Director of Public Works or of the CITY, not contemplated by the contract, the time of completion shall be extended proportionately and CONTRACTOR shall be relieved during the period of such extension of any claim for liquidated damages, engineering or inspection charges or other penalties. CONTRACTOR shall have no claim for any other compensation for any such delay.

7. <u>CONFORMANCE TO APPLICABLE LAWS.</u> Contractor shall comply with all applicable Federal, State, and Municipal laws, rules and ordinances. Contractor shall not discriminate in the employment of persons or in the provision of services under this Contract on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

a. <u>TITLE VI</u>

Title VI of the Civil Rights Act of 1964 requires that “no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial

assistance." (42 USC Section 2000d) http://www.dol.gov/oasam/regs/statutes/titlevi.htm.

The City of Stockton requires compliance with the requirements of Title VI in all of its programs and activities regardless of funding source.

b. DISCRIMINATION AND HARASSMENT POLICY

The City of Stockton has a Discrimination and Harassment Policy (**EXHIBIT C**). The purpose of this policy is to reaffirm the CITY's commitment to demonstrating respect for all individuals by strictly prohibiting discrimination and harassment, including sexual harassment in the workplace, to define the types of behavior and conduct prohibited by this policy, and to set forth a procedure for reporting, investigating, and resolving complaints of discrimination and harassment in the workplace.

c. LABOR STANDARDS PROVISIONS/CALIFORNIA LABOR CODE

The bidder shall understand that conditions set forth in Chapter 1, Part 7, Division 2 of the California Labor Code shall be considered part of the contract agreement. https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=LAB&division=2.&title=&part=7.&chapter=1.&article=2.

d. PREVAILING WAGE

CONTRACTOR and any subcontractor shall pay each employee engaged in the trade or occupation not less than the prevailing hourly wage rate. In accordance with the provisions of Section 1770 of the Labor Code, the Director of Department of Industrial Relations of the State of California has determined the general prevailing rates of wages and employer payments for health and welfare, pension, vacation, travel time, and subsistence pay as provided for in Section 1773.1, apprenticeship or other training programs authorized by Section 3093 and similar purposes applicable to the work to be done. CONTRACTOR performing the work under this contract shall obtain a copy of the wage rate determination and shall distribute copies to each subcontractor. As the wage determination for each craft reflects an expiration date, it shall be the prime CONTRACTOR and each subcontractor's responsibility to ensure that the prevailing wage rates of concern is current and paid to the employee.

i. The CONTRACTOR performing the work shall be responsible for obtaining a copy of the State wage rate determination. State wage rates may be obtained at http://www.dir.ca.gov/OPRL/pwd/Determinations/Northern/Northern.pdf. The CONTRACTOR shall be responsible for posting said wage rates at a prominent location at the work site and shall maintain same in a good readable condition for the duration of the work.

ii. Should the CONTRACTOR choose to work on a Saturday, Sunday or on a holiday recognized by the Labor Unions, the CONTRACTOR shall reimburse the CITY the actual cost of engineering, inspection, superintendence, and or other overhead expenses which are directly chargeable to the contract. Should such work be undertaken at the request of the CITY, reimbursement will not be required. To conform strictly with the provisions of Division 2, Part 7, Chapter 1, Article 2, of the Labor Code of the State of California. To forfeit as a penalty to CITY the sum of TWENTY-FIVE AND NO/100 DOLLARS ($25.00) for each laborer, worker, or mechanic employed by CONTRACTOR, or by any subcontractor under CONTRACTOR, in the execution of this contract, for each calendar day during which any laborer, worker, or mechanic is required or permitted to work more than eight (8) hours and who is not paid the general prevailing rate of per diem wages for holiday and overtime work in violation of the provisions of Sections 1770 to 1781 of the Labor Code of the State of California. That all sums forfeited under the provisions of the foregoing sections shall be deducted from the payments to be made under the terms of this contract.

iii. The CONTRACTOR to whom the contract is awarded shall ensure that the prime and each subcontractor will in accordance with Section 1776 of the Labor Code, maintain certified payroll records. A copy of said records shall be provided with each invoice to the Public Works Department, Attention Contract Compliance Officer. It shall be the CONTRACTOR'S responsibility to obtain copies of the current prevailing wage rate determination for all subcontractors. Additionally, certified payroll records must be uploaded to the DIR website as required by labor code.

iv. The CONTRACTOR shall comply with the provisions established in Section 1777.5 of the Labor Code concerning the 1) certified approval by local joint apprenticeship committees for the employment and training of apprentices, and 2) contribution of funds to administer and conduct apprenticeship programs, if applicable to the job.

e. <u>LOCAL EMPLOYMENT ORDINANCE</u>

Pursuant to Stockton Municipal Code Section 3.68.095 the CONTRACTOR and all subcontractors shall make a good faith effort to employ at least 50 percent of the workforce on this project from local residents, as measured by total labor work hours. Failure of any CONTRACTOR or subcontractor to comply with these requirements shall be deemed a material breach of the contract or subcontract. CONTRACTORS and subcontractors shall maintain records necessary for monitoring their compliance with section 3.68.095.

f. COMMUNITY WORKFORCE TRAINING AGREEMENT

Pursuant to the implementation of the Community Workforce Training Agreement (CWTA) adopted by the City Council on July 26, 2016, the successful bidder shall be required to comply with the provisions of CWTA. For any project subject to this Agreement, the Local Hire, Priority Apprentice and Workforce Development Program requirements shall apply in lieu of the requirements of Stockton Municipal Code Section 3.68.095 and no separate compliance with Section 3.68.095 will be required of the Contractors/Employers working on the project (**EXHIBIT D**).

CITY agrees:

8. COMPENSATION. To pay CONTRACTOR for the work herein contemplated in the following manner: Progress payments will be made on or about the first day of each calendar month, in such sum as shall make the aggregate of payment up to such day equal to ninety-five percent (95%) of the proportional contract price, upon the basis of the progress certificate of the Director of Public Works as to the amount of work done and the proportional amount of the contract price represented therefore; and all of the remaining part of the contract price not as aforesaid paid, shall be paid at the expiration of thirty-five (35) days from the completion of said work of construction and the certification by the Director of Public Works of such completion.

9. SECURITIES. Pursuant to Section 22300 of the Public Contract Code, CONTRACTOR will be permitted, at its request and sole expense, to substitute securities for any monies withheld by the CITY to ensure performance under the contract. Said securities will be deposited either with the CITY or with a State or federally chartered bank as escrow agent. Securities eligible for this substitution are those listed in Section 16430 of the California Government Code or bank or savings and loan certificates of deposit. CONTRACTOR shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon.

10. CHANGE ORDERS. CITY reserves the right to make such alterations, deviations, additions to or omissions from the plans and specifications, including the right to increase or decrease the quantity of any item or portion of the work, as may be deemed by the Engineer to be necessary or advisable and to require such extra work as may be determined by the Engineer to be required for the proper completion or construction of the whole work contemplated.

Any such changes will be set forth in a contract change order which will specify, in addition to the work done in connection with the change made, adjustment of contract time, if any, and the basis of compensation for such work. A contract change order will not become effective until approved by the City Manager and/or the City Council.

Processing of change orders shall be in accordance with Section 4-1.05A of the City of Stockton Standard Specifications and Plans as adopted by Council on September 27, 2016, by Resolution No. 2016-09-27-1213, effective September 27, 2016, or as otherwise amended by Council. When the compensation for an item of work is subject to adjustment

under the provisions of Standard Specifications and Plans, Section 4-1.05A, CONTRACTOR shall, upon request, promptly furnish the Engineer with adequate detailed cost data for such item of work.

11. AUDITS. CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under the contract. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of the contract. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under the contract.

12. WAIVER. It is expressly understood and agreed by and between the parties hereto that a waiver of any of the conditions of this contract shall not be considered a waiver of any of the other conditions thereof.

It is further understood and agreed by and between the parties hereto that time is of the essence of this contract in all respects.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their hands and seals the day and year first above written.

ATTEST:
ELIZA R. GARZA, CMC
CITY CLERK

By:_____

APPROVED AS TO FORM & CONTENT:
JOHN M. LUEBBERKE
OFFICE OF THE CITY ATTORNEY

By: _____
DEPUTY CITY ATTORNEY

CITY:

By:_____
HARRY BLACK
CITY MANAGER

By:_____
ROEBBELEN CONTRACTING, INC.

91-1787938
Tax Identification No.

BIDDING SCHEDULE

Only prime contractors enlisted in the Council approved Pre-Qualified Bidder's List are allowed to submit a construction bid for this project.

Each Bidder shall bid each item, including all alternate bid(s). Failure to bid an item shall be just cause for considering the bid as non-responsive. Line-item costs should include all Contractor's overhead and profit and indirect costs. Bids not presented on City forms shall be cause for considering the bid as non-responsive. The basis of the contract award will be the lower responsive and responsible bidder for the Total Base Bid Price. It is the City's sole discretion to add, or not add, the Alternative Bid(s) to the Base Bid contract.

BASE BID

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Building 1, complete	LS	1	17,195,142	17,195,142
2	Building 2, complete	LS	1	17,160,000	17,160,000
3	Site Work, complete	LS	1	4,360,000	4,360,000
4	Allowance No. 1 – Applied Fire Protection (insert amount shown in Section 01 21 00 Allowances)	LS	1	40,000	40,000
5	Allowance No. 2 – Scanning of Existing Post-tensioned Slabs (insert the amount shown in Section 01 21 00 Allowances)	LS	1	230,000	230,000
6	Allowance No. 3 – Additional Site Grading (insert the amount shown in Section 01 21 00 Allowances)	LS	1	170,000	170,000
TOTAL BASE BID PRICE					39,155,142

Unit Prices (refer to section 01 22 00 Unit Prices)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Unit Price No. 1 – EIFS Patch and Repair	SF	1	410.00	410.00
2	Unit Price No. 2 – Imported Engineered Fill	CY	1	498.00	498.00

ALTERNATIVE NO. 1 (refer to section 01 23 00 Alternates)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Add Exterior Building Envelope Improvements	LS	1	2,917,959	2,917,959

ALTERNATIVE NO. 2 (refer to section 01 23 00 Alternates)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
2	Add Emergency Responder Radio Communication System (ERRCS) Improvements	LS	1	275,022	275,022

TOTAL BASE BID 39,155,142

TOTAL ALTERNATIVE BID NO. 1 2,917,959

TOTAL ALTERNATIVE BID NO. 2 275,022

BIDDER'S NAME Roebbelen Contracting, Inc.

CITY OF STOCKTON

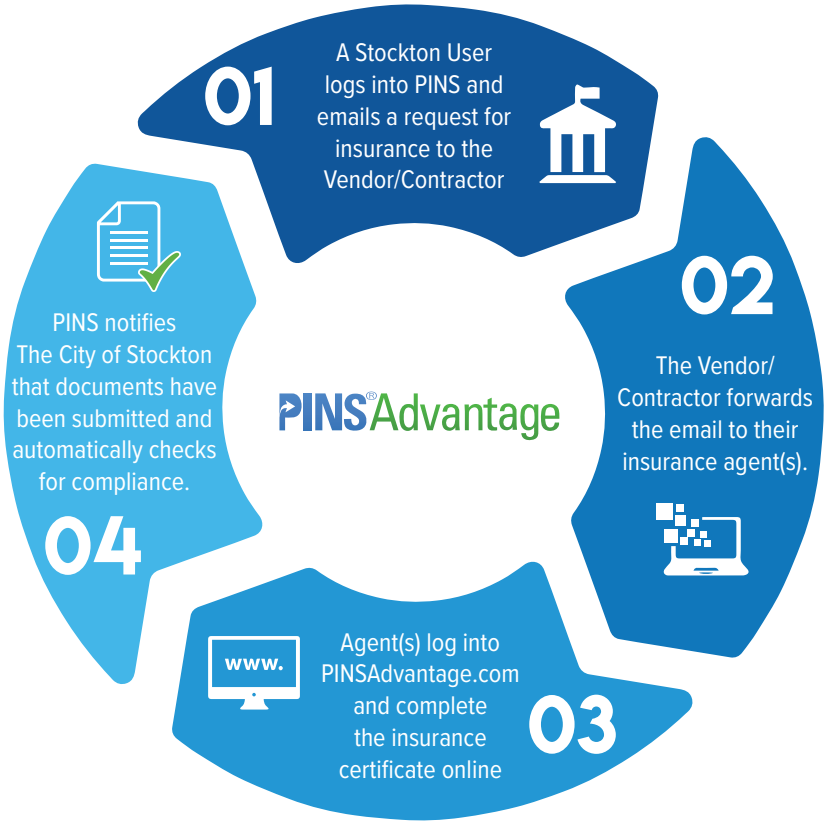
The City of Stockton is now using www.PINSAdvantage.com to track Insurance Certificates and all related documents.

WHAT IS THE PROCESS?

The PINS system starts with **The City of Stockton**. A **Stockton User** logs into PINS and emails a request for proof of insurance to the **Vendor/Contractor**. The **Vendor/Contractor** forwards the request email to their **Insurance Agent(s)**. The **Insurance Agent(s)** logs into www.PINSAdvantage.com and completes the insurance certificate online.

***Note:** Vendors will receive the insurance request email from: no-reply@pinsadvantage.com*

Thank you for your compliance!



PINSAdvantage

www.pinsadvantage.com
+1 626 844 1838

NOTE: The City of Stockton is now using the online insurance program PINS Advantage. Once you have been awarded a contract you will receive an email from the City's online insurance program requesting you to forward the email to your insurance provider(s). Please see attached flyer regarding PINS Advantage.

New City Hall Renovations and Relocation
Project No. E016015 (formerly PW1615)

Insurance Requirements for Construction Contracts

Contractor shall procure and maintain for the duration of the contract, *and for five (5) years thereafter*, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, their agents, representatives, employees, or subcontractors. In the event contractor fails to obtain or maintain completed operations coverage as required by this agreement, the City, at its sole discretion, may purchase the coverage required and the cost will be paid by the contractor.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. **Automobile Liability:** Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than **$5,000,000** per accident for bodily injury and property damage.

3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

4. **Builder's Risk** (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

5. **Surety Bonds** as described below.

6. **Professional Liability** (Errors and Omissions) Insurance appropriate to the Contractor's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. (If Claims-made, see below.)
7. **Contractors' Pollution Legal Liability** and/or Asbestos Legal Liability with limits no less than $2,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

It shall be a requirement under this agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the Additional Insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any Insurance policy or proceeds available to the named insured; whichever is greater. No representation is made that the minimum insurance requirements of this agreement are sufficient to cover the obligations of the Contractor under this agreement.

Limits of Insurance

The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The City of Stockton, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used). Additional insured Name of Organization shall read "City of Stockton, its officers, officials, employees, and volunteers." Policy shall cover City of Stockton, its officers, officials, employees, and volunteers for all locations work is done under this contract.

Primary Coverage

The Additional Insured coverage under the Contractor's policy shall be "primary and non-contributory" and will not seek contribution from the City's insurance or self-insurance and shall be at least as broad as CG 20 01 04 13. The City of Stockton does not accept endorsements limiting the Contractor's insurance coverage to the sole negligence of the Named Insured.

Builder's Risk (Course of Construction) Insurance

Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall **name the City of Stockton as a loss payee** as their interest may appear.

If the project does not involve new or major reconstruction, at the option of the City of Stockton, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the City of Stockton's site.

Claims Made Policies – (Note – applicable only to professional and/or pollution liability)

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.

3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.

4. A copy of the claims reporting requirements must be submitted to the City of Stockton for review.

5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos

exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City of Stockton.

Waiver of Subrogation

Contractor hereby grants to City of Stockton a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City of Stockton by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City of Stockton has received a waiver of subrogation endorsement from the insurer. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the City of Stockton for all work performed by the Contractor, its employees, agents and subcontractors.

Self-Insured Retentions

All Self-insured retentions must be disclosed to Risk Management for approval and shall not reduce the limits of liability. The City of Stockton may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City of Stockton.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City of Stockton.

Verification of Coverage

Contractor shall furnish the City of Stockton with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City of Stockton Risk Services before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City of Stockton reserves the right to require complete,

certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Contractor shall, prior to the commencement of work under this Agreement, provide the City of Stockton with a copy of its declarations page(s) and endorsement page(s) for each of the required policies.

Subcontractors

Contractors shall require and verify that all subcontractors, or other parties hired for this work, purchase and maintain coverage for indemnity and insurance requirements as least as broad as specified in this agreement to the extent they apply to the scope of the subcontractor's work with the same certificate of insurance requirements and naming as additional insureds all parties to this contract. Contractor shall include the following language in their agreement with Subcontractors: Subcontractors hired by Contractor agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under the contract documents and provide a valid certificate of insurance and the required endorsements included in the agreement as proof of compliance prior to commencement of any work and to include this same requirement for any subcontractors they hire for this work. A copy of the owner contract document indemnity and insurance provisions will be furnished to the subcontractor upon request. Contractor shall provide proof of such compliance and verification to the City upon request.

Surety Bonds

Contractor shall provide the following Surety Bonds:

1. Bid bond

2. Performance bond

3. Payment bond (or Labor and Material bond)

4. Maintenance bond

The Payment Bond and the Performance Bond shall be in a sum equal to one hundred percent (100%) of the contract price. If the Performance Bond provides for a one-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the contract is for longer than one year a Maintenance Bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Special Risks or Circumstances

City of Stockton reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Certificate Holder Address

Proper address for mailing certificates, endorsements and notices shall be:

City of Stockton
Attn: City Risk Services
400 E Main Street, 3rd Floor – HR
Stockton, CA 95202

EXHIBIT C

CITY OF STOCKTON, CALIFORNIA
CITY MANAGER ADMINISTRATIVE DIRECTIVE

Subject:	Directive No. **HR-15**	Page No. **1 of 14**
DISCRIMINATION AND HARASSMENT POLICY	Effective Date: **5/1/2015**	Revised From: **7/27/09 4/6/09 3/1/2010 (see below)**

PER-015 (Sexual Harassment in the Workplace) revised from 10/21/94, 5/1/95, 1/1/98
PER-037 (Sexual Harassment Investigative Procedures) revised from 2/15/93

I. PURPOSE

The purpose of this policy is to reaffirm the City's commitment to demonstrating respect for all individuals by strictly prohibiting discrimination and harassment, including sexual harassment in the workplace. This policy defines prohibited behavior and conduct, and sets forth a procedure for reporting, investigating and resolving complaints of discrimination, harassment, in the workplace, including retaliation and hostile work environment.

II. POLICY

A. The City of Stockton prohibits any form of discrimination and/or harassment of any person based on race, religious creed, color, national origin, ancestry, military and veterans status, physical or mental disability, medical condition, genetic characteristics or information, denial of family and medical care leave, marital status, sexual orientation, sex (including gender, gender identity, gender expression, transgender, pregnancy, childbirth and breastfeeding), political affiliation, age (40 and older), concerted labor activity, or any other category or attribute consistent with state or federal law. All such discrimination and harassment is unlawful and shall not be tolerated. In addition, under the federal Affordable Care Act (ACA), the City of Stockton prohibits discrimination and/or harassment, or retaliation against an employee who obtains coverage, receives a tax credit or subsidy through the Health Care "Market Place" or "Exchange."

B. It is an unlawful employment practice to discriminate against or to harass an unpaid intern or volunteer on the basis of any legally protected classification unless an exception applies, such as a bona fide occupational qualification.

C. The City will neither tolerate nor condone discrimination and/or harassment of employees by managers, supervisors, co-workers, or non-employees with whom City employees have a business service, or professional relationship.

D. All City employees and non-employees share a responsibility to assist in

EXHIBIT C

CITY OF STOCKTON, CALIFORNIA
CITY MANAGER ADMINISTRATIVE DIRECTIVE

Subject:	Directive No. **HR-15**	Page No. **2 of 14**
DISCRIMINATION AND HARASSMENT POLICY	Effective Date: **5/1/2015**	Revised From: **7/27/09 4/6/09 3/1/2010 (see below)**

PER-015 (Sexual Harassment in the Workplace) revised from 10/21/94, 5/1/95, 1/1/98
PER-037 (Sexual Harassment Investigative Procedures) revised from 2/15/93

maintaining an employment environment free of discrimination and harassment. This policy applies to all aspects of City employment, including, but not limited to, hiring, reassignment, placement, promotion, employment action, disciplinary action, layoff, reemployment, transfer, leave of absence, compensation and benefits, training; or other terms of treatment of that person in an unpaid internship, or another limited duration program to provide unpaid work experience for that person, or the harassment of an unpaid intern or volunteer.

E. All allegations of discrimination and/or harassment shall be investigated immediately by the City, in accordance with this policy. If it is determined that any prohibited activity has occurred, remedial action shall be taken. Such action may include discipline up to and including discharge. In addition, under applicable law, individual supervisors and employees may be subject to personal liability and/or punitive damages in any litigation arising as a result of such conduct.

F. All new hires shall attend harassment awareness training, and supervisors and managers shall attend harassment awareness and prevention training for supervisors every two years.

G. The City of Stockton prohibits retaliation against any employee or non-employee by another employee, non-employee, supervisor, or manager for reporting, filing, testifying, assisting or participating in any manner in any investigation, proceeding, or hearing conducted by the employer or a federal or state enforcement agency.

H. This policy applies to all officials, employees, volunteers, unpaid interns, agents, or contractors of the City.

I. This policy shall be administered by the Director of Human Resources.

EXHIBIT C

CITY OF STOCKTON, CALIFORNIA
CITY MANAGER ADMINISTRATIVE DIRECTIVE

Subject:	Directive No. HR-15	Page No. 3 of 14
DISCRIMINATION AND HARASSMENT POLICY	Effective Date: 5/1/2015	Revised From: 7/27/09 4/6/09 3/1/2010 (see below)

PER-015 (Sexual Harassment in the Workplace) revised from 10/21/94, 5/1/95, 1/1/98
PER-037 (Sexual Harassment Investigative Procedures) revised from 2/15/93

III. DEFINITION AND EXAMPLES OF DISCRIMINATION AND HARASSMENT

A. "Discrimination," as used in this policy, is any action, behavior, practice, or process that is intended to deny, or results in the denial of, employment rights, privileges, or benefits because of a person's race, religious creed, color, national origin, ancestry, military and veterans status, physical or mental disability, medical condition, genetic characteristics or information, denial of family and medical care leave, marital status, sexual orientation, sex (including gender, gender identity, gender expression, transgender, pregnancy, childbirth and breastfeeding), political affiliation, age (40 and older), concerted labor activity, or any other prohibition identified under state and federal law. The following are examples of conduct that may constitute discrimination:

1. Soliciting applications from a source where all or most of potential workers are of the same race or color.

2. Considering a person's gender as the basis for differences in pay, work assignments, performance evaluations, training, discipline, or any other area of employment; and

3. Questioning a job applicant about the existence, nature and severity of a disability.

B. "Harassment," as used in this policy, consists of any conduct affecting another person because of his or her race, religious creed, color, national origin, ancestry, military and veterans status, physical or mental disability, medical condition, genetic characteristics or information, denial of family and medical care leave, marital status, sexual orientation, sex (including gender, gender identity, gender expression, transgender, pregnancy, childbirth and breastfeeding), political affiliation, age (40 and older), concerted labor activity, or any other category or attribute identified under state and federal law when such conduct has the purpose or the effect of: (1) creating an intimidating, hostile or offensive work environment; (2) unreasonably interfering with the employee's or non-employee's work performance; or (3)

EXHIBIT C

CITY OF STOCKTON, CALIFORNIA
CITY MANAGER ADMINISTRATIVE DIRECTIVE

Subject:	Directive No. **HR-15**	Page No. **4 of 14**
DISCRIMINATION AND HARASSMENT POLICY	Effective Date: **5/1/2015**	Revised From: **7/27/09 4/6/09 3/1/2010 (see below)**

PER-015 (Sexual Harassment in the Workplace) revised from 10/21/94, 5/1/95, 1/1/98
PER-037 (Sexual Harassment Investigative Procedures) revised from 2/15/93

otherwise adversely affecting an employee's or non-employee's employment opportunities.

Harassment may take many forms, including, but not limited to, the following examples:

1. Verbal Harassment: Epithets, derogatory and offensive comments or slurs based on race, religion, color, national origin, ancestry, physical or mental disability, marital status, pregnancy, medical condition, gender, sexual orientation, political affiliation, age, or any other category or attribute identified under state and federal law.

2. Physical Harassment: Assault, impeding or blocking movement that results in the physical interference with normal work or movement on the basis of race, religion, color, national origin, ancestry, physical or mental disability, marital status, pregnancy, medical condition, gender, sexual orientation, political affiliation, age, or any other category or attribute identified under state and federal law.

3. Visual Harassment: The displaying of posters, photography, notices, bulletins, e-mails, cartoons or drawings with derogatory and offensive content based on race, religion, color, national origin, ancestry, physical or mental disability, marital status, pregnancy, medical condition, gender, sexual orientation, political affiliation, age, or any other category or attribute identified under state and federal law.

C. "Sexual harassment," as used in this policy, is a subcategory of harassment, and is specifically defined by law as unwanted sexual advances, requests for sexual favors or visual, verbal or physical conduct of a sexual nature when:

1. Submission to such conduct is made a term or condition of employment; or

2. Submission to or rejection of such conduct is used as a basis for employment decisions affecting the individual; or

EXHIBIT C

CITY OF STOCKTON, CALIFORNIA
CITY MANAGER ADMINISTRATIVE DIRECTIVE

Subject:	Directive No. **HR-15**	Page No. **5 of 14**
DISCRIMINATION AND HARASSMENT POLICY	Effective Date: **5/1/2015**	Revised From: **7/27/09 4/6/09 3/1/2010 (see below)**

PER-015 (Sexual Harassment in the Workplace) revised from 10/21/94, 5/1/95, 1/1/98
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3. Such conduct has the purpose or effect of unreasonably interfering with an employee's or non-employee's work performance or creating an intimidating, hostile or offensive working environment because of the persistent, severe or pervasive nature of the conduct.

   Examples of Sexual Harassment include, but are not limited to the following:

   a. Unwelcome sexual overtures or propositions.

   b. Offering employment benefits or status in exchange for sexual favors.

   c. Making or threatening retaliation after a negative response to sexual advances.

   d. Visual conduct such as leering, making sexual gestures, displaying sexually suggestive objects or pictures, cartoons, calendars or posters.

   e. Verbal conduct such as using epithets or slurs, telling sexually explicit jokes, or making derogatory or suggestive comments about a person's body or dress.

   f. Written communications of a sexual nature distributed in hard copy, soft copy or via a computer network.

   g. Verbal abuse of a sexual nature, graphic verbal commentary about an individual's body, sexually degrading words to describe an individual, suggestive or obscene letters, notes or invitations.

   h. Physical conduct such as touching, assaulting, impeding or blocking movements.

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i. Retaliation for making harassment reports or threatening to report harassment.

D. Affordable Care Act (ACA) Anti-Retaliation

Pursuant to section §1558 of the Affordable Care Act, the City prohibits discrimination or retaliation towards any employee who:

1. Receives a health insurance tax credit or subsidy through the Health Care "Marketplace" or "Exchange", by which can trigger a penalty payable by the employer;
2. Reports potential violations of protections afforded under Title I of the Act, which provides guaranteed availability protections among other things;
3. Testifies in a proceeding concerning such violation;
4. Assists or participates in a proceeding concerning a violation; or
5. Objects to, or refuses to participate in, any activity, policy, practice, or assigned task that the employee reasonably believes to be in violation of any provision of the Title I of the Act.

An employee who believes that he or she has been discharged or otherwise discriminated against in violation of section §1558 of the Affordable Care Act may seek relief in accordance with the procedures, notifications, burdens of proof, remedies, and statutes of limitation set forth in section 2087(b) of title 15, United States Code.

IV. REPORTING AND COMPLAINT PROCEDURES

A. Immediate Action Required

The City's reporting and complaint procedures provide for an immediate, thorough and objective investigation of discrimination or harassment claims, appropriate disciplinary action taken against any person found to have engaged in prohibited behavior, and appropriate alternative remedies to any

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employee or non-employee subject to discrimination or harassment. To accomplish this, such incidents must be reported immediately to a supervisor or manager.

1. Employee's and Non-Employee's Responsibilities when Subjected to Discrimination and/or Harassment

   a. Employees or non-employees who believe they have been subjected to discrimination or harassment, or are aware of discrimination or harassment against others, shall report the situation immediately to his/her supervisor or manager, except as specified in subsection (b), below. Employees and non-employees shall report any such incidents occurring in the workplace, whether committed by coworkers, supervisors or managers, or third persons doing business with the City, such as customers or vendors, or other non-employees. If comfortable doing so, an employee or non-employee who has a complaint of discrimination or harassment is encouraged to directly inform the person(s) engaging in the behavior that such conduct is offensive and insist the behavior to stop.

   b. Employees and non-employees must immediately contact a supervisor or manager to register a complaint of discrimination or harassment, unless that supervisor or manager is the individual engaging in the unwanted behavior. In that case, the employee or non-employee may contact someone at the next supervisory level. If the employee or non-employee feels uncomfortable dealing directly with his or her immediate supervisor or manager, he or she may contact the department head, or the Director of Human Resources (or either of their designees) to register a complaint of discrimination or harassment.

   c. Employees and non-employees may file a formal complaint of harassment or discrimination with their department head or

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with Human Resources. To assist the City in conducting a thorough investigation, complaints shall be submitted in writing and shall include specific details of the incident(s), the names of the individuals involved, the names of any witnesses, and any documentary evidence (notes, pictures, cartoons, etc.) that will corroborate the allegations.

d. Employees and non-employees shall immediately report any retaliation to a supervisor, manager, department head or Director of Human Resources (or designee). All retaliation complaints shall be immediately, objectively and thoroughly investigated in accordance with the investigation procedures. If a report of retaliation is substantiated, appropriate disciplinary action, up to and including discharge shall be taken.

2. Supervisor's or Manager's Responsibilities to Eliminate Discrimination and/or Harassment

a. A supervisor or manager is responsible for enforcing the City's discrimination and harassment policy. Supervisors or managers must ensure that all employees and non-employees are aware of the City's policy through open discussion of the policy at staff meetings and by posting the policy in a conspicuous location accessible to all staff members.

b. A supervisor or manager shall be cognizant of employees' and non-employees' behavior and shall not permit any employee or non-employee under their supervision to be subjected to or engage in any conduct prohibited by this policy.

c. A supervisor or manager who observes conduct prohibited by this policy shall immediately direct the employee or non-employee to cease the conduct.

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d. A supervisor or manager who receives a complaint of prohibited conduct is required to take the complaint seriously, and report the matter immediately to the department head; be supportive of the complainant; ensure there is no retaliation against the complainant; conduct an internal fact-finding review into the allegations; obtain as much detailed information as possible; thoroughly document the findings; communicate in written form to the parties the resolution of the complaint; and report to and consult with the Human Resources Department promptly, without delay.

B. Confidentiality. The City will make every effort to protect the privacy and confidentiality of all parties involved, as well as any information and/or documentation obtained, to the extent possible consistent with a thorough investigation.

C. Penalty for Non-Compliance. The City shall take disciplinary action, up to and including discharge, against any supervisor or manager who fails in his/her responsibility to take immediate action in response to an employee's or non-employee's complaint of discrimination or harassment. Further, such disciplinary action shall be taken against a supervisor or manager who fails to stop discriminatory or harassing conduct committed in his/her presence or to stop such conduct about which the supervisor or manager has knowledge.

V. INVESTIGATION PROCEDURES

A. Determination of Responsibility for Investigation

If a formal complaint is filed with the department head or the Director of Human Resources (or either of their designees), the department head and the Director of Human Resources shall consult with one another to determine whether the department or Human Resources shall conduct the fact-finding investigation into the allegations. Either the department head or the Director of Human Resources (or either of their designees), depending on who is

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responsible for the investigation, shall issue written notification to the complainant and alleged harasser(s). The notification shall specify the nature of the complaint, and inform the parties that an investigation into the allegations of discrimination and/or harassment shall be conducted.

B. Investigative Guidelines

The investigation shall include the following steps taken in the order best suited to the circumstances:

1. Identify and preserve the evidence.

2. Confirm the name and position of the complainant. Interview the complainant.

3. Allow the complainant the opportunity to place the complaint in writing.

4. Obtain the identity of the alleged harasser(s).

5. Obtain as many details as possible regarding the incident(s) that prompted the complaint, including the number of occurrences, dates, times, locations, and witnesses (if applicable).

6. Ascertain how the complainant felt about the alleged incident when it occurred; complainant's response(s) to the alleged behavior; and witness statements (if applicable).

7. Ascertain if any threats or promises were made in connection with the alleged harassment.

8. Ascertain if the complainant knows of or suspects that there are other victims of harassment by the same person(s).

9. Ascertain whether the complainant has spoken to anyone, especially

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supervisors, about the harassment.

10. Ascertain what resolution would be acceptable to the complainant.

11. Interview the alleged harasser to get his or her side of the story, including any possible motivation for a false allegation.

12. Interview witnesses who were identified by the complainant regarding the alleged harasser or other persons identified during the investigation.

13. Interview witnesses who were identified by the alleged harasser or other persons identified during the investigation.

14. Advise all participants that the investigation is "confidential" and not to engage in any retaliatory conduct, as such conduct is subject to disciplinary action up to and including discharge. Confidentiality will be maintained to the extent possible. An individual who is interviewed during the course of an investigation is prohibited from discussing the substance of the interview, except as otherwise directed by a supervisor or the Director of Human Resources. Any individual who discusses the content of an investigatory interview will be subject to discipline or other appropriate sanction.

15. Conduct follow-up interviews, if warranted.

16. Prepare report of findings and discuss with management and designated legal staff.

VI. RESPONDING TO THE COMPLAINT

A. Following the completion of the fact-finding investigation, either the department head or the Director of Human Resources (or either of their designees), depending on who is responsible for the investigation, shall

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make a report of findings, along with a recommendation regarding the appropriate remedial action to be taken, if warranted. The recommendation shall be made after reviewing the findings of the investigation, giving consideration to all factual information, the nature of the alleged conduct, and the totality of the circumstances. If the investigation was conducted by the Director of Human Resources, or designee, the Director, or designee, shall confer with the affected department head and both shall concur on the remedial action to be taken, if any. If the investigation was conducted by the department head, the department head shall confer with the Director of Human Resources prior to making the report of findings and both shall concur on the remedial action to be taken, if any.

B. If either the department head or the Director of Human Resources does not concur with the findings and recommendation of the other, the City Attorney (or designee) shall review and resolve the matter in dispute.

C. Report of findings and recommendation shall be treated as a confidential document and no other distribution shall be made without first consulting with the City Attorney's Office. A completed investigation report will not be disclosed, except as it is deemed necessary to support a disciplinary action, to take remedial action, to defend the City in adversarial proceedings, or to comply with the law or court order.

D. Either the department head or the Director of Human Resources (or either of their designees), depending on who is responsible for the investigation shall provide a written response to the complainant and the person alleged to have committed the misconduct, discrimination and/or harassment. The response shall include a copy of the City's discrimination and harassment policy and a memorandum indicating the City's determination as to whether the complaint is:

1. Unsustained: The investigation failed to disclose sufficient evidence to substantiate the allegation(s).

2. Unfounded: The investigation proved that the act(s) or omission(s)

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complained of did not occur. The finding also applies when the individual employee(s) named in the complaint were not involved in the act(s) or omission(s) alleged.

3. Sustained: The investigation disclosed sufficient evidence to substantiate the allegation(s) made in the complaint; appropriate action will be taken.

E. Details regarding any specific fact-findings or disciplinary action to be taken will not be communicated to the complainant. The City Attorney shall review the response for legal sufficiency before dissemination.

F. The City shall close and retain the investigation file, in accordance with applicable laws, regulations, and City policy regarding retention of City records.

VII. DISCIPLINE

Disciplinary action imposed as a result of any investigation conducted pursuant to this policy shall be commensurate with the severity of the offense, up to and including discharge, even for a first offense.

VIII. ALTERNATIVE REMEDIES

If upon exhausting all internal remedies to file, investigate, and respond to a charges of discrimination/harassment, pursuant to title VII of the Federal Civil Rights Act of 1964 (42 U.S.C §§ 2000e *et seq.)*, any person has a right to file a charge of discrimination/harassment with the Equal Employment Opportunity Commission ("EEOC"). In addition, pursuant to the California Fair Employment and Housing Act (Gov. Code §§ 12900 – 12996.) a person may also file a complaint of discrimination/harassment with the California Department of Fair Employment and Housing ("DFEH"). Employees or non-employees who believe that they have been subjected to discrimination/harassment may file a complaint with either of these

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agencies. Both the EEOC and DFEH serve as neutral fact-finders and attempt to assist parties in resolving disputes voluntarily.

IX. COMMUNICATION OF POLICY

This policy shall be provided to all managers, supervisors, employees, volunteers, unpaid interns, agents or contractors of the City and shall be posted in the appropriate places. All employees shall participate in City approved harassment awareness training as directed by management or Human Resources; and all supervisors, as required by law, shall participate in City approved interactive harassment awareness training and education sessions at least once every two years, or as otherwise specified by law.

APPROVED:



KURT O. WILSON
CITY MANAGER

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Attachment A

COMMUNITY WORKFORCE AND TRAINING AGREEMENT FOR THE CITY OF STOCKTON

INTRODUCTION/FINDINGS

The purpose of this Agreement is to promote efficiency of construction operations performed for and within the City of Stockton and to provide for peaceful settlement of labor disputes and grievances without strikes or lockouts, thereby promoting the public interest in assuring the timely and economical completion of the projects subject to this Agreement, and to support the efforts of the City to increase employment opportunities for workers who reside in Stockton, to help increase training and employment opportunities for the City's students in the construction trades through apprenticeship and pre-apprentice programs as the students graduate from the City's schools.

WHEREAS, the City adopts a five-year Capital Improvement Plan that identifies the public projects necessary to maintain and improve the physical properties of the City, including buildings, parks, entertainment venues, golf courses, utility systems, the transportation system and other facilities; and

WHEREAS, the City undertakes and anticipates undertaking many of the projects identified in the current and proposed Capital Improvement Plan and other City public works projects that involve significant construction costs in excess of threshold set forth in this Agreement; and

WHEREAS, the City Council has determined that the successful and cost-effective completion of these Capital Improvement Plan projects and other major City public works projects is of the utmost importance to the City and its taxpayers and the residents it serves; and

WHEREAS, the City has determined that applying the same Agreement to the Capital Improvement Plan and other public works construction projects that exceed the threshold set forth in this Agreement during the term of this Agreement will provide efficiencies for the City and its contractors; and

WHEREAS, large numbers of workers of various skills will be required in the performance of the construction work, including those workers represented by Unions affiliated with the San Joaquin Building and Construction Trades Council ("the Council") and employed by contractors and subcontractors who are signatory to agreements with said labor organizations; and

WHEREAS, it is recognized that projects with multiple contractors and bargaining units on the job site at the same time over an extended period of time, the potential for work disruption is substantial without an overriding commitment to maintain continuity of work; and

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WHEREAS, the interests of the general public, the City and the Contractor(s)/Employer(s) would be best served if the construction work proceeded in an orderly manner without disruption due to labor disputes; and

WHEREAS, the Contractor(s)/Employer(s) and the Unions desire to mutually establish and stabilize wages, hours and working conditions for the workers employed on the construction projects subject to this Agreement in order to promote a satisfactory, continuous and harmonious relationship among the parties to this Agreement; and

WHEREAS, unemployment rates in Stockton have been consistently higher than in California as a whole and statistics indicate that the higher unemployment level in Stockton correlates to a higher number of families living in poverty and to a higher crime rate; and

WHEREAS, due to the lack of jobs, much of the work force residing in Stockton is forced to commute long distances to find work, causing increased traffic, increased pollution, and other serious environmental impacts; and

WHEREAS, because of the shortage of local jobs, many residents of Stockton must leave for work very early in the morning and return late in the evening, often leaving children and teenagers alone and unsupervised during the day; and

WHEREAS, absentee parents and unsupervised youth can result in increased problems for families, communities, and the City as a whole; and

WHEREAS, the contracts for the construction of the projects will be awarded in accordance with the applicable provisions of the California State Public Contract Code and state, local and federal laws and regulations; and

WHEREAS, the City has the absolute right to select the lowest responsive and responsible bidder for the award of construction contracts on the projects; and

WHEREAS, the parties signatory to this Agreement pledge their full good faith and trust to work towards mutually satisfactory completion of the Capital Improvement Plan projects and other major City public works projects that will be subject to this Agreement; and

NOW, THEREFORE, IT IS AGREED BETWEEN AND AMONG THE PARTIES HERETO, AS FOLLOWS:

ARTICLE I
DEFINITIONS

1.1 "Agreement" means this Community Workforce and Training Agreement.

1.2 "City" means the City of Stockton and its public employees, including managerial personnel.

1.3 "Contractor(s)/Employer(s)" or "Contractor" means any individual, firm, partnership or corporation, or combination thereof, including joint ventures, that is an independent business enterprise and has entered into a contract with the City or Project Manager or any of its contractors or subcontractors of any tier, with respect to the construction of any part of the Project under contract terms and conditions approved by the City and which incorporate this Agreement.

1.4 "Construction Contract" means a contract awarded by the City for public work within the meaning of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the California Labor Code.

1.5 "Project" means any construction project of the City whose value as determined by the higher of the engineer's estimate of the total cost of the project or the actual cumulative bid amounts submitted by the contractor or contractors awarded the Construction Contracts for the Project, exceeds one million dollars ($1,000,000). By mutual consent of the City and the Council, this threshold amount may be reduced to an amount not below two hundred and fifty thousand dollars ($250,000) after one year from the effective date of this Agreement.

1.6 "Union" or "Unions" means the San Joaquin Building and Construction Trades Council, AFL-CIO ("the Council") and any other labor organization, including those affiliated with the Council, signatory to this Agreement, acting in their own behalf and on behalf of their respective affiliates and member organization whose names are subscribed hereto and who have through their officers executed this Agreement ("Local Unions").

1.7 "Stockton Resident" means a resident of the City of Stockton as defined by Stockton Municipal Code Section 3.68.095(I)(3).

1.8 "Local Area Resident" means any Stockton Resident or any individual domiciled within the boundaries of San Joaquin County according to the criteria set forth in Stockton Municipal Code Section 3.68.095(I)(3) for Stockton Residents.

1.9 "Project Manager" means the business entity or City employee designated by the City to oversee all phases of construction on the Project.

1.10 "Master Agreement" or "Schedule A" means the Master Collective Bargaining Agreement of each craft union signatory hereto, which shall be on file with the City.

1.11 "Completion" means that point at which the City accepts a project at issue by filing a Notice of Completion, or as otherwise provided by applicable state law. "Punch List" items and any other work within the scope of this Agreement not completed prior to commencement of revenue service shall nonetheless be included within the scope of this Agreement. It is understood by the parties that portions of the Project may be completed in phases and Completion of any such phase may occur prior to Completion of the Project.

Attachment A

ARTICLE II
SCOPE OF AGREEMENT

2.1 Parties: The Agreement shall apply and is limited to the City and all Contractor(s)/Employer(s) performing construction contracts on the Project, including surveying and on-site testing and inspection where such work is traditionally covered by a Master Agreement with a Union, and the Council and any other labor organization signatory to this Agreement, acting in their own behalf and on behalf of their respective affiliates and member organizations whose names are subscribed hereto and who have through their officers executed this Agreement.

2.2 Project Description: The Agreement shall govern the award of all Construction Contracts identified by the City as part of the Project. The City has the absolute right to combine, change, consolidate, suspend or cancel Construction Contract(s) or portions of Construction Contract(s) identified as part of the Project. Should the City suspend or remove any individual contract from the Project and thereafter authorize that construction work be commenced on such contract, then such contract shall be performed under the terms of this Agreement. Once a Construction Contract is completed it is no longer covered by this Agreement except when a Contractor is directed to engage in repairs, warranty work or modifications required by its Construction Contract with the City. For the purposes of this Agreement, a Construction Contract shall be considered Completed as set forth in Section 1.11 of this Agreement.

2.3 Covered Work: This Agreement covers, without limitation, all site preparation, surveying, on-site construction, alteration, demolition, installation, improvement, painting or repair of buildings, structures, modular furniture installations, and other works and related activities for the Project that is within the craft jurisdiction of one of the Unions and that is part of the Project, including, without limitation to the following examples, geotechnical and exploratory drilling, temporary HVAC, landscaping and temporary fencing, pipelines (including those in linear corridors built to serve the Project), pumps, pump stations, on-site soils and material inspection and testing, and demolition of any existing structures required to be performed to complete the Project. This Agreement shall apply to any start-up, calibration, commissioning, performance testing repair, and operational revisions to systems and/or subsystems for the Project performed after completion, unless it is performed by City employees. On-site work includes work done for the Project in temporary yards or areas adjacent to the Project, and at any on-site or off-site batch plant constructed solely to supply materials to the Project. This Agreement covers all onsite fabrication work over which the City or any Contractor(s)/Employer(s) possess the right of control (including work done for the Project in any temporary yard or area established for the Project.) This Agreement also covers all off-site work, including fabrication traditionally performed by the Unions, that is part of the Project, provided such off-site work is covered by a current "Master Agreement" or local addenda to a National Agreement of the applicable Union(s) that is in effect as of the execution date of this Agreement. The furnishing of supplies, equipment or materials which are stockpiled for later use shall not be considered Covered Work; however, the delivery of ready-mix, asphalt, aggregate, sand or other fill material which are directly incorporated into the construction process as well as the off-hauling of debris and excess fill, material and/or mud shall be covered by the terms and conditions of this Agreement. Contractor(s)/Employer(s), including brokers, of persons providing construction trucking work shall provide certified payroll records to the City within ten (10) days of a written request or as required by bid specifications.

2.4 Exclusions from Covered Work

2.4.1 The Agreement shall be limited to construction work on the Project and is not intended to, and shall not affect or govern the award of public works contracts by the City which are not a part of the Project.

2.4.2 The Agreement shall not apply to a Contractor's/Employer's non-construction craft employees, including but not limited to executives, managerial employees, engineering employees and supervisors above the level of General Foreman (except those covered by existing Master Agreements), staff engineers or other professional engineers, administrative and management personnel.

2.4.3 This Agreement shall not apply to work by employees of the City.

2.4.4 This Agreement shall not apply to any work performed on or near or leading to the site of work covered by this Agreement that is undertaken by state, county, City or other governmental bodies or their contractors; or by public or private utilities or their contractors that is not part of the Project.

2.4.5 This Agreement shall not apply to the Project where the Agreement is prohibited by state or federal law or where the express conditions for the receipt of non-de minimis state or federal funding prohibit the City from applying this Agreement to the Project.

2.5 Project Labor Disputes: All Project labor disputes involving the application or interpretation of the Master Agreement to which a signatory Contractor(s)/Employer(s) and a signatory Union are parties shall be resolved pursuant to the resolution procedures of the Master Agreement. All disputes relating to the interpretation or application of this Agreement shall be subject to resolution by the Grievance Committee and the Grievance and Arbitration Procedure set forth in Article XII.

2.6 Work covered by this Agreement within the following craft jurisdictions shall be performed under the terms of their National Agreements as follows: the National Transient Lodge ("NTL") Articles of Agreement, the National Stack/Chimney Agreement, the National Cooling Tower Agreement, and the National Agreement of Elevator Constructors, and any instrument calibration work and loop checking shall be performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Technicians, with the exception that Articles IV, XII, XIII of this Agreement shall apply to such work.

2.7 Award of Contracts. It is understood and agreed that the City has the absolute right to select any qualified bidder for the award of contracts under this Agreement. The bidder need only be willing, ready and able to execute and comply with this Agreement. It is further agreed that this Agreement shall be included in all invitations to bid or solicitations for proposals from contractors or subcontractors for work on the Project that are issued on and after the effective date of this Agreement.

ARTICLE III
EFFECT OF AGREEMENT

3.1 By executing the Agreement, the Unions and the City agree to be bound by each and all of the provisions of the Agreement.

3.2 This Agreement shall be included as a condition of the award of Construction Contracts for the Project. By accepting the award of a Construction Contract for the Project, whether as contractor or subcontractor, the Contractor(s)/Employer(s) agrees to be bound by each and every provision of the Agreement and agrees that it will evidence its acceptance prior to the commencement of work by executing the Agreement to be Bound in the form attached hereto as Addendum A.

3.3 At the time that any Contractor(s)/Employer(s) enters into a subcontract with any subcontractor providing for the performance of a Construction Contract, the Contractor(s)/Employer(s) shall provide a copy of this Agreement to said subcontractor and shall require the subcontractor as a part of accepting an award of a construction subcontract to agree in writing, to be bound by each and every provision of this Agreement prior to the commencement of work by executing the Agreement to be Bound in the form attached hereto as Addendum A.

3.4 This Agreement shall only be binding on the signatory parties hereto, their successors and assigns, and shall not apply to the parents, affiliates, subsidiaries, or other ventures of any such party. Each Contractor shall alone be liable and responsible for its own individual acts and conduct and for any breach or alleged breach of this Agreement. Any dispute between the Union(s) and the Contractor(s) respecting compliance with the terms of the Agreement, shall not affect the rights, liabilities, obligations and duties between the signatory Union(s) and other Contractor(s)/Employer(s) party to this Agreement.

3.5 It is mutually agreed by the parties that any liability by a signatory Union to this Agreement shall be several and not joint. Any alleged breach of this Agreement by a signatory Union shall not affect the rights, liabilities, obligations and duties between the signatory Contractor(s) and the other Union(s) party to this Agreement.

3.6 The provisions of this Agreement, including the Master Agreements of the Local Unions having jurisdiction over the work on the Project, incorporated herein by reference, shall apply to the work covered by this Agreement, notwithstanding the provisions of any other local, area and/or national agreements which may conflict with or differ from the terms of this Agreement. Where a subject covered by the provisions of this Agreement is also covered by a Master Agreement, the provisions of this Agreement shall prevail. Where a subject is covered by the provisions of a Schedule A and is not covered by this Agreement, the provisions of the Master Agreement shall prevail.

ARTICLE IV
WORK STOPPAGES, STRIKES, SYMPATHY STRIKES AND LOCKOUTS

4.1 The Unions, City and Contractor(s)/Employer(s) agree that for the duration of the Project:

(1) There shall be no strikes, sympathy strikes, work stoppages, picketing, hand billing or otherwise advising the public that a labor dispute exists, or slowdowns of any kind, for any reason, by the Unions or employees employed on the Project, at the job site of the Project or at any other facility of the City because of a dispute on the Project. Nor shall the Unions or any employees employed on the Project participate in any strikes, sympathy strikes, work stoppages, picketing, hand billing, slowdowns, or otherwise advising the public that a labor dispute exists at the jobsite of the Project because of a dispute between Unions and Contractor(s)/Employer(s) on any other project. It shall not be considered a violation of this Article if labor is withheld by a Union due to lack of payments to a Trust Fund or failure to make payroll on the Project. Nothing stated in this Agreement shall prevent Unions from participating in the actions mentioned in this section on jobsites other than the Project jobsite because of disputes between the Unions and Contractor(s)/Employer(s) on projects other than the Project.

(2) As to employees employed on the Project, there shall be no lockout of any kind by a Contactor(s)/Employer(s) covered by the Agreement.

(3) If a Master Agreement between a Contractor(s)/Employer(s) and the Union expires before the Contractor(s)/Employer(s) completes the performance of a Construction Contract for work covered under this Agreement and the Union or Contractor(s)/Employer(s) gives notice of demands for a new or modified Master Agreement, the Union agrees that it will not strike the Contractor(s)/Employer(s) on said contract for work covered under this Agreement and the Union and the Contractor(s)/Employer(s) agree that the expired Master Agreement shall continue in full force and effect for work covered under this Agreement until a new or modified Master Agreement is reached between the Union and Contractor(s)/Employer(s). If the new or modified Master Agreement reached between the Union and Contractor(s)/Employer(s) provides that any terms of the Master Agreement shall be retroactive, the Contractor(s)/Employer(s) agrees to comply with any retroactive terms of the new or modified Master Agreement which is applicable to employees employed on the Project within seven (7) days after the effective date of the new or modified Master Agreement.

4.1.1. Notification: If the City contends that any Union has violated this Article, it will notify in writing (including email) the Senior Executive of the Council and the Senior Executive of the Union, setting forth the facts alleged to violate the Article, prior to instituting the expedited arbitration procedure set forth below. The Senior Executive of Council will immediately use his/her best efforts to cause the cessation of any violation of this Article. The Senior Executive of the Union will immediately inform the membership of their obligations under this Article. A Union complying with this obligation shall not be held responsible for unauthorized acts of employees it represents.

4.2 Expedited Arbitration: Any party to this Agreement shall institute the following procedure, prior to initiating any other action at law or equity, when a breach of this Article is alleged to have occurred:

(1) A party invoking this procedure shall notify Robert Hirsch, as the permanent arbitrator, or, William Riker, as the alternate under this procedure. In the event that the permanent arbitrator is unavailable at any time, the alternate will be contacted. If neither is available, then a selection shall be made from the list of arbitrators in Article XII. Notice to the arbitrator shall be

by the most expeditious means available, with notices by facsimile, electronic mail or telephone to the party alleged to be in violation, to the City, to the Council and to the involved Local Union if a Union is alleged to be in violation.

(2) Upon receipt of said notice, the City will contact the designated arbitrator named above or his alternate who will attempt to convene a hearing within twenty-four (24) hours if it is contended that the violation still exists.

(3) The arbitrator shall notify the parties by facsimile or telephone of the place and time for the hearing. Said hearing shall be completed in one session, which, with appropriate recesses at the arbitrator's discretion, shall not exceed twenty-four (24) hours unless otherwise agreed upon by all parties. A failure of any party to attend said hearings shall not delay the hearing of evidence or the issuance of any award by the arbitrator.

(4) The sole issue at the hearing shall be whether or not a violation of Article IV, Section 4.1 of the Agreement has occurred. The arbitrator shall have no authority to consider any matter of justification, explanation or mitigation of such violation or to award damages, which issue is reserved for court proceedings, if any. The award shall be issued in writing within three (3) hours after the close of the hearing, and may be issued without a written opinion. If any party desires a written opinion, one shall be issued within fifteen (15) days, but its issuance shall not delay compliance with or enforcement of the award. The arbitrator may order cessation of the violation of this Article and other appropriate relief and such award shall be served on all parties by hand or registered mail upon issuance.

(5) Such award may be enforced by any Court of competent jurisdiction upon the filing of this Agreement and all other relevant documents referred to above in the following manner. Written notice of the filing of such enforcement proceedings shall be given to the other party. In the proceeding to obtain a temporary order enforcing the arbitrator's award as issued under Section 4.2 of this Article, all parties waive the right to a hearing and agree that such proceedings may be *ex-parte*. Such agreement does not waive any party's right to participate in a hearing for a final order or enforcement. The Court's order or orders enforcing the arbitrator's award shall be served on all parties by hand or delivered by certified mail.

(6) Any rights created by statute or law governing arbitration proceedings inconsistent with the above procedure, or which interfere with compliance, are waived by the parties.

(7) The fees and expenses of the arbitrator shall be divided equally between the party instituting the arbitration proceedings provided in this Article and the party alleged to be in breach of its obligation under this Article.

ARTICLE V
PRE-CONSTRUCTION CONFERENCE

5.1 The Project Manager shall convene a pre-construction conference to be held at least fourteen (14) days prior to the commencement of each construction phase, at a time and location mutually agreeable to the Council. Such conference shall be attended by a representative each from the participating Contractor(s)/Employer(s) and Union(s) and the Project Manager.

5.2 Review Meetings: In order to ensure the terms of this Agreement are being fulfilled and all concerns pertaining to the City, the Unions, and the Contractors are addressed, the Project Manager, General Contractor and Senior Executive of the Council or designated representatives thereof shall meet on a periodic basis during the term of construction. The City and the Council shall have the right to call a meeting of the appropriate parties to ensure the terms of this Agreement are being fulfilled.

ARTICLE VI
NO DISCRIMINATION

6.1 The Contractor(s)/Employer(s) and Unions agree to comply with all anti-discrimination provisions of federal, state and local law, to protect employees and applicants for employment, on the Project.

ARTICLE VII
UNION SECURITY

7.1 The Contractor(s)/Employer(s) recognize the Union(s) as the sole bargaining representative of all craft employees working within the scope of this Agreement.

7.2 All employees performing work covered by this Agreement shall, as a condition of employment on or before the eighth (8th) cumulative day of employment on the Project, be responsible for the payment of the applicable periodic working dues and fees uniformly required for union membership in the Local Union that is a signatory to this Agreement for the duration of his or her employment on the Project. Nothing in this Agreement is intended to prevent any non-union employees from joining the Local Union.

7.3 Authorized representatives of the Unions shall have access to the Project whenever work covered by this Agreement is being, has been, or will be performed on the Project.

ARTICLE VIII
REFERRAL

8.1 Contractor(s)/Employer(s) performing construction work on the Project described in the Agreement shall, in filling craft job requirements, utilize and be bound by the registration facilities and referral systems established or authorized by the Local Unions ("Job Referral System"). Such Job Referral System shall be operated in a non-discriminatory manner and in full compliance with all federal, state, and local laws and regulations, including those which require

equal employment opportunities and non-discrimination. The Contractor(s)/Employer(s) shall have the right to reject any applicant referred by the Union(s), in accordance with the applicable Master Agreement.

8.2 The Contractor(s)/Employer(s) shall have the unqualified right to select and hire directly all supervisors above general foreman it considers necessary and desirable, without such persons being referred by the Union(s).

8.3 In the event that referral facilities maintained by the Union(s) are unable to fill the requisition of a Contractor(s)/Employer(s) for employees within a forty-eight (48) hour period (Saturdays, Sundays and Holidays excluded) after such requisition is made by the Contractor(s)/Employer(s), the Contractor(s)/Employer(s) shall be free to obtain work persons from any source. A Contractor who hires any personnel to perform covered work on the Project pursuant to this Section shall immediately provide the appropriate Union with the name and address of such employee(s) and shall immediately refer such employee(s) to the appropriate Union to satisfy the requirements of Article VII of this Agreement.

8.4 Unions will exert their utmost efforts to recruit sufficient numbers of skilled craft persons to fulfill the requirements of the Contractor(s)/Employer(s). Recognizing the special needs of the Project and the acute shortage of skilled craftspeople, the Unions shall consider a Contractor's request to transfer key employees to work on this Project in a manner consistent with the Union's referral procedures.

8.5 The parties to this Agreement support the development of increased numbers of skilled construction workers from the City of Stockton and San Joaquin County. To the extent allowed by law, and consistent with the Local Union's hiring hall provisions, and as long as they possess the requisite skills and qualifications, Local Area Residents, including journeymen and apprentices, shall be referred for Project work covered by this Agreement.

ARTICLE IX
WAGES AND BENEFITS

9.1 All Contractors/Employers agree to pay contributions to the established vacation, pension and other form of deferred compensation plan, apprenticeship, and health benefit funds established by the applicable Master Agreement for each hour worked on the Project in the amounts designated in the Master Agreements of the appropriate Local Unions.

9.2 By signing this Agreement, the Contractor(s)/Employer(s) adopts and agrees to be bound by the written terms of the legally established Trust Agreements, as described in section 9.1, specifying the detailed basis on which payments are to be made into, and benefits paid out of, such Trust Funds established by such appropriate local agreements. The Contractor(s)/Employer(s) authorizes the parties to such local trust agreements to appoint trustees and successor trustees to administer the trust funds and hereby ratify and accept the trustees so appointed as if made by the Contractor(s)/Employer(s).

9.3 Wages, Hours, Terms and Conditions of Employment: The wages, hours and other terms and conditions of employment on the Project shall be governed by the Master Agreement of the respective crafts, copies of which shall be on file with the City to the extent such Master

Agreement is not inconsistent with this Agreement. All employees covered by this Agreement shall be classified and paid in accordance with the classification and wage scales contained in the appropriate local agreements which have been negotiated by the historically recognized bargaining entity and in compliance with the applicable general prevailing wage determination made by the Director of Industrial Relations pursuant to the California Labor Code.

9.4 During the period of construction on this Project, the Contractor(s)/Employer(s) agrees to recognize and put into effect such increases in wages and recognized fringe benefits as shall be negotiated between the various Unions and the historically recognized local bargaining entity on the effective date as set forth in the applicable agreement. The Unions shall notify the Contractor(s)/Employer(s) in writing of the specific increases in wages and recognized fringe benefits and the date on which they become effective.

9.5 Holidays: Holidays shall be in compliance with the applicable Schedule A agreement.

ARTICLE X
EMPLOYEE GRIEVANCE PROCEDURE

10.1 All disputes involving discipline and/or discharge of employees working on the Project shall be resolved through the grievance and arbitration provision contained in the Master Agreement for the craft of the affected employee. No employee working on the Project shall be disciplined or dismissed without just cause.

ARTICLE XI
COMPLIANCE

11.1 It shall be the responsibility of the Contractor(s)/Employer(s) and Unions to investigate and monitor compliance with the provisions of the Agreement contained in Article IX. Nothing in this agreement shall be construed to interfere with or supersede the usual and customary legal remedies available to the Unions and/or employee benefit Trust Funds to collect delinquent Trust Fund contributions from Employers on the Project. The City shall monitor and enforce compliance with the prevailing wage requirements of the state and Contractors'/Employers' compliance with this Agreement.

ARTICLE XII
GRIEVANCE ARBITRATION PROCEDURE

12.1 The parties understand and agree that in the event any dispute arises out of the meaning, interpretation or application of the provisions of this Agreement, the same shall be settled by means of the procedures set out herein. No grievance shall be recognized unless the grieving party (Local Union or City on its own behalf, or on behalf of an employee whom it represents, or a contractor on its own behalf) provides notice in writing to the signatory party with whom it has a dispute within five (5) days after becoming aware of the dispute but in no event more than thirty (30) days after it reasonably should have become aware of the event giving rise to the dispute. The time limits in this Section 12.1 may be extended by mutual written agreement of the parties.

12.2 Grievances shall be settled according to the following procedures:

Step 1: Within five (5) business days after the receipt of the written notice of the grievance, the Business Representative of the involved Local Union or City, or his/her designee, or the representative of the employee, and the representative of the involved Contractor(s)/Employer(s) shall confer and attempt to resolve the grievance.

Step 2: In the event that the representatives are unable to resolve the dispute within the five (5) business days after the meeting to resolve the dispute in Step 1, the International Union Representative and the Contractor(s)/Employer(s) involved shall meet within seven (7) working days of the referral of the dispute to this second step to arrive at a satisfactory settlement thereof. Meeting minutes shall be kept by the Contractor. In the event that these representatives are unable to resolve the dispute after its referral to Step 2, either involved party may submit it within three (3) business days to the Grievance Committee, which shall meet within five (5) business days after such referral (or such longer time as is mutually agreed upon by all representatives on the Grievance Committee), to confer in an attempt to resolve the grievance. The Grievance Committee shall be comprised of two (2) representatives of the City; and one (1) representative of the Project Manager, and three (3) representatives of the San Joaquin Building & Construction Trades Council. If the dispute is not resolved within such time (five (5) business days after its referral or such longer time as mutually agreed upon) it may be referred within five (5) business days by either party to Step 3.

Step 3: If the grievance is not settled in Step 2 within five (5) business days, either party may request the dispute be submitted to arbitration or the time may be extended by mutual consent of both parties. Within five (5) business days after referral of a dispute to Step 3, the representatives shall choose a mutually agreed upon arbitrator for final and binding arbitration. If the parties are unable to agree on an arbitrator, an arbitrator shall be selected by the alternate striking method from the list of five (5) below. The order of striking names from the list of arbitrators shall be determined by a coin toss, the winner of which shall decide whether they wish to strike first or second. If any of the arbitrators listed below or in Article 4 is no longer working as a labor arbitrator at the time of selection, the City and the Council shall mutually agree to a replacement. In addition, the City and the Council may mutually agree to add additional arbitrators to those listed below.

1. William Riker
2. Barry Winogard
3. Thomas Angelo
4. Robert Hirsch
5. William Engler

12.3 The Arbitrator shall arrange for a hearing on the earliest available date from the date of his/her selection. A decision shall be given to the parties within five (5) calendar days after completion of the hearing unless such time is extended by mutual agreement. A written opinion may be requested by a party from the presiding arbitrator. The decision of the Arbitrator shall be

final and binding on all parties. The Arbitrator shall have no authority to change, amend, add to or detract from any of the provisions of the Agreement. The expense of the Arbitrator shall be borne equally by both parties.

12.4 The time limits specified in any step of the Grievance Procedure set forth in Section 12.2 may be extended by mutual agreement of the parties initiated by the written request of one party to the other, at the appropriate step of the Grievance Procedure. However, failure to process a grievance, or failure to respond in writing within the time limits provided above, without an agreed upon extension of time, shall be deemed a waiver of such grievance without prejudice, or without precedent to the processing of and/or resolution of like or similar grievances or disputes. In order to encourage the resolution of disputes and grievances at Steps 1 and 2 of this Grievance Procedure, the parties agree that such settlements shall not be precedent setting.

ARTICLE XIII
WORK ASSIGNMENTS AND JURISDICTIONAL DISPUTES

13.1 The assignment of Covered Work will be solely the responsibility of the Employer performing the work involved; and such work assignments will be in accordance with the Plan for the Settlement of the Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor Plan.

13.2 All jurisdictional disputes on this Project between or among the building and construction trades Unions and the Employers parties to this Agreement, shall be settled and adjusted according to the present Plan established by the Building and Construction Trades Department or any other plan or method of procedure that may be adopted in the future by the Building and Construction Trades Department. Decisions rendered shall be final, binding and conclusive on the Employers and Unions parties to this Agreement.

13.3 If a dispute arising under this Article involves the Northern California Carpenters Regional Council or any of its subordinate bodies, an Arbitrator shall be chosen by the procedures specified in Article V, Section 5, of the Plan from a list composed of John Kagel, Thomas Angelo, Robert Hirsch, and Thomas Pagan, and the Arbitrator's hearing on the dispute shall be held at the offices of the California State Building and Construction Trades Council in Sacramento, California within fourteen (14) days of the selection of the Arbitrator. All other procedures shall be as specified in the Plan.

13.4 All jurisdictional disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature and the Employer's assignment shall be adhered to until the dispute is resolved. Individual employees violating this section shall be subject to immediate discharge. Each Employer will conduct a pre-job conference with the Council prior to commencing work. The Project Manager and City will be advised in advance of all such conferences and may participate if they wish. Pre-job conferences for different Employers may be held together.

Attachment A

ARTICLE XIV MANAGEMENT RIGHTS

14.1 The Contractor(s)/Employer(s) shall retain full and, exclusive authority for the management of their operations, including the right to direct their workforce in their sole discretion. Except as provided by Section 2.3 and by the lawful manning provisions in the applicable Master Agreement, no rules, customs or practices shall be permitted or observed which limit or restrict production, or limit or restrict the working efforts of employees.

ARTICLE XV HELMETS TO HARDHATS

15.1 The Contractor(s)/Employer(s) and the Unions recognize a desire to facilitate the entry into the building and construction trades of veterans and members of the National Guard and Reserves who are interested in careers in the building and construction industry. The Contractor(s)/Employer(s) and Unions agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter "Center), a joint Labor-Management Cooperation Trust Fund, established under the authority of Section 6(b) of the Labor-Management Cooperation Act of 1978, 29 U.S.C. Section 175(a), and Section 302(c)(9) of the Labor-Management Relations Act, 29 U.S.C. Section 186(c)(9), and a charitable tax exempt organization under Section 501(c)(3) of the Internal Revenue Code, and the Center's "Helmets to Hardhats" program to serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

15.2 The Unions and Contractor(s)/Employer(s) agree to coordinate with the Center to participate in an integrated database of veterans and members of the National Guard and Reserves interested in working on the Project and of apprenticeship and employment opportunities for this Project. To the extent permitted by law, the Unions will give credit to such veterans for bona fide, provable past experience.

15.3 Nothing in this Article shall be interpreted to preclude any Contractor(s)/Employer(s) that is not signatory to a Master Agreement to utilize an alternative plan or program for recruiting, training and facilitating construction industry employment opportunities for military veterans and members of the National Guard and Reserves. Before utilizing such alternative program on the Project, such Contractor(s)/Employer(s) shall provide the City with a description of such plan or program.

ARTICLE XVI DRUG & ALCOHOL TESTING

16.1 The use, sale, transfer, purchase and/or possession of a controlled substance, alcohol and/or firearms at any time during the work day is prohibited.

16.2 The Parties agree to recognize and use the Substance Abuse Program contained in each applicable Union's Schedule A.

Attachment A

ARTICLE XVII
TERM SAVINGS CLAUSE

17.1 The parties agree that in the event any article, provision, clause, sentence or word of the Agreement is determined to be illegal or void as being in contravention of any applicable law, by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect. The parties further agree that if any article, provision, clause, sentence or word of the Agreement is determined to be illegal or void, by a court of competent jurisdiction, the parties shall substitute, by mutual agreement, in its place and stead, an article, provision, clause, sentence or word which will meet the objections to its validity and which will be in accordance with the intent and purpose of the article, provision, clause, sentence or work in question.

17.2 The parties also agree that in the event that a decision of a court of competent jurisdiction materially alters the terms of the Agreement such that the intent of the parties is defeated, then the entire Agreement shall be null and void.

17.3 If a court of competent jurisdiction determines that all or part of the Agreement is invalid and/or enjoins the City from complying with all or part of its provisions and the City accordingly determines that the Agreement will not be required as part of an award to a Contractor(s)/Employer(s), the unions will no longer be bound by the provisions of Article IV.

ARTICLE XVIII
LOCAL HIRE, PRIORITY APPRENCTICE AND WORKFORCE DEVELOPMENT PROGRAM

18.1 The objective of the City in creating this Local Hire, Priority Apprentice and Workforce Development Program is to enhance and encourage employment opportunities for Stockton residents and to enable effective construction career pathways for Local Area Residents through California State approved Joint Apprenticeship Programs. To that end, as part of the Agreement, the City establishes goals for the hiring, training and retention of Local Area Residents.

18.2 Local Hire. The City establishes the following Local Hire goals and commitments:

18.2.1 The parties agree to make a good faith effort to refer on a priority basis, consistent with the non-discriminatory referral procedures of the applicable Union, qualified and available, Local Area Residents for Project work. The parties agree to a goal that Stockton residents shall perform a minimum of 50% of the hours worked on the Project by the Contractors' total construction workforce. In the event that a sufficient number of Stockton residents are not available to fulfill the 50% local hire requirement, the next tier of residents shall come from anywhere in San Joaquin County. The Contractor(s) shall make good faith efforts to reach this goal through the utilization of the Unions' hiring hall procedures. The Unions shall exercise their best efforts in their recruiting and training of Stockton resident workers and in utilizing their hiring hall procedures to facilitate this 50% goal.

18.2.2 The parties also recognize and support the City's commitment to provide opportunities for participation on the Project to Stockton businesses through the City's Local Business Preference Ordinance. In furtherance of this commitment, the parties agree that such

Stockton contractors and subcontractors awarded work on the Project may request by name, and the Local Union will honor, referral of persons who have applied to the Local Union for Project work, and who demonstrate the following qualifications:

(1) possess any license required by state or federal law for the Project work to be performed;

(2) have worked a total of at least two thousand (2,000) hours in the construction craft during the prior two (2) years;

(3) were on the Contractor's active payroll for at least ninety (90) out of the one hundred and twenty (120) calendar days prior to the contract award;

(4) have the ability to perform safely the basic functions of the applicable trade; and

(5) are Stockton residents.

The Union will refer to such Contractor one journeyman employee from the hiring hall out-of-work list for the affected trade or craft, and will then refer one of such Contractor's "core" employees as a journeyman and shall repeat the process, one and one, until such Contractor's crew requirements are met or until such Contractor has hired five (5) "core" employees, whichever occurs first. Thereafter, all additional employees in the affected trade or craft shall be hired exclusively from the hiring hall out-of-work list(s). For the duration of the Contractor's work, the ratio shall be maintained and when the Contractor's workforce is reduced, employees shall be reduced in the same ratio of core employees to hiring hall referrals as was applied in the initial hiring.

18.2.3 The Contractor shall notify the appropriate Union of the name and social security number of each direct hire and each direct hire shall register with the Union's hiring hall and comply with Article VII before commencing Project work. If there is any question regarding an employee's eligibility under Section 18.2, the City, at a Union's request, shall obtain satisfactory proof of such from the Contractor.

18.3 Priority Apprenticeship and Workforce Development

18.3.1 Recognizing the need to develop adequate numbers of competent workers in the construction industry, the Contractor(s)/Employer(s) shall employ apprentices of a California State approved Joint Apprenticeship Program in the respective crafts to perform such work as is within their capabilities and which is customarily performed by the craft in which they are indentured. The apprentice ratios will be in compliance with the applicable provisions of the California Labor Code and Prevailing Wage Rate Determination.

18.3.2 The parties agree to a goal that 50% of apprentices employed on the Project shall be residents of the City of Stockton or other Local Area Residents. In achieving this goal, at-risk youth who reside in the following zip codes within the City of Stockton, shall be given priority in the apprenticeship recruitment process: 95202, 95203, 95204, 95205, and 95206. If sufficient numbers of Stockton residents are not available, then a good faith effort will be made by the Unions to utilize residents of San Joaquin County. All apprentices referred to Contractors under this

Agreement shall be enrolled in State of California approved Joint Apprenticeship Programs. Subject to any legal restrictions, the parties agree to a goal that apprentices will perform twenty percent (20%) of the total craft hours worked on the Project unless an applicable Master Agreement provides for a greater percentage. The Unions agree to cooperate with the Contractors in furnishing apprentices as requested and they shall be properly supervised and paid in accordance with the provisions of the applicable Master Agreement.

18.3.3 The Contractors and Unions shall make good faith efforts to reach the apprenticeship goals set forth in this Section 18.3 through the utilization of normal hiring hall and apprentice procedures and, when appropriate, the identification of potentially qualified apprentices through community-based organizations working in collaboration with the apprentice programs. The Unions are committed to working with the Contractors and community based organizations to achieve these goals. At least annually, the Unions and the City will each conduct a Community Career Fair to provide at-risk youth, veterans and others an opportunity to learn about each craft and the process for entering their apprenticeship program.

18.4 Good Faith Efforts. A Contractor or subcontractor must take the following good faith steps to demonstrate that it has made every effort to reach the Local Hire, Priority Apprenticeship and Workforce Development Program goals of the City. The Contractor or subcontractor shall attend scheduled Pre-Job meetings held under this Agreement and shall submit written workforce projections and projected work hours on a craft-by-craft basis.

18.4.1 Within seven (7) calendar days after Notice to Proceed, the Contractor or subcontractor shall meet with the Unions and the City to present its plan for reaching the Local Hire, Priority Apprenticeship and Workforce Development Program goals.

18.4.2 The Contractor or subcontractor shall notify the Project Manager of the City by U.S. Mail or electronic mail if a Union hiring hall cannot, upon request by the Contractor or subcontractor, dispatch Local Area Residents to the Project. It shall be the responsibility of the Contractor or subcontractor to retain all evidence of such good faith efforts.

18.4.3 The Contractor or subcontractor may use the "Name Call", "Rehire" or other available hiring hall procedures to reach the goals of this Article XVIII.

18.5 Enforcement, Compliance and Reporting

18.5.1 Contractors will be required to submit Certified Weekly Payrolls to the City along with monthly workforce utilization reports documenting the Contractor's compliance with the requirements described in this Article. At a minimum, the monthly reports must include: 1) data on Stockton and Local Area Residents work hour utilization on the Project and Local Area Residents; and 2) documentation showing any requests made to the Union dispatchers for Stockton residents and the Union's response to the request.

18.5.2 The City staff shall monitor the operation of the Local Hire, Priority Apprenticeship and Workforce Development Program and shall consider allegations of non-compliance with the goals stated in this Article. If there is a determination by the City that a Contractor or subcontractor has not complied with the goals or demonstrated good faith efforts to

do so, the City and the Contractor or subcontractor shall meet and confer in order to identify necessary actions to resolve the issue and ensure a good faith effort to achieve the objectives of this Article.

18.5.3 For any Project subject to this Agreement, the Local Hire, Priority Apprentice and Workforce Development Program requirements of this Article shall apply in lieu of the requirements of Stockton Municipal Code Section 3.68.095 and no separate compliance with Section 3.68.095 will be required of the Contractors/Employers working on the Project.

ARTICLE XIX TERM

19.1 This Agreement shall become effective 30 days after the day the City Council takes action to authorize its execution, and it shall continue in full force and effect for a period of three (3) years, at which time this Agreement may be considered for extension or renewal. The terms of this Agreement shall apply to any Project that is bid or solicited after the effective date and before the expiration of this Agreement. The Agreement shall continue to apply to any Project subject to this Agreement until the completion of all Covered Work on the Project.

CITY OF STOCKTON

_____ Date: 8/24/16
Name: KURT O. WILSON
Title: CITY MANAGER

ATTEST:
By: _____
BONNIE PAIGE, CITY CLERK

APPROVED AS TO FROM
By: _____
JOHN M. LUEBBERKE
CITY ATTORNEY

APPROVED AS TO FORM
By: _____ Title: ATTORNEY FOR SAN JOAQUIN BTC
DANIEL CARDOZO

SAN JOAQUIN BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO COUNCIL

_____ Date: _____
Name:
Title:

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CITY OF STOCKTON

_____ Date: _____
Name: KURT O. WILSON
Title: CITY MANAGER

ATTEST:

By: _____
BONNIE PAIGE, CITY CLERK

APPROVED AS TO FROM

By: _____
JOHN M. LUEBBERKE
CITY ATTORNEY

APPROVED AS TO FORM

By: _____
DANIEL CARDOZO

Title: _____

SAN JOAQUIN BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO COUNCIL

_____ Date: 8/24/16
Name: Sam Kharufeh
Title: Secretary/Treasurer

3238-017jj

Attachment A

UNIONS

Electrical Workers # 595.

Sheet Metal Workers # 104

BAC #3

Boilermakers # 549

Cement Masons # 400

District Council # 16

Heat & Frost Insulators & Asbestos # 16

Iron Workers # 378

Underground Utility/Landscape #355

Sign & Display # 510

Operating Engineers # 3

Northern California Carpenters Regional Council on behalf of itself and its affiliated local Unions

Plasterers and Cement Masons # 300

Plumbers and Pipefitters # 442

ON BEHALF OF BUSINESS MANAGER SHAWN
BAYDERIAN, BUSINESS AGENT

Road Sprinkler Fitters # 669

Roofers and Water proofers # 81

Iron Workers # 118

Laborers #73

Teamsters #439

Attachment A

Addendum A

CITY OF STOCKTON COMMUNITY WORKFORCE AND TRAINING AGREEMENT

AGREEMENT TO BE BOUND

The undersigned, as a Contractor or Subcontractor, including construction material trucking company/entity, (CONTRACTOR) on the City of Stockton Project, (hereinafter PROJECT), for and in consideration of the award to it of a contract to perform work on said PROJECT, and in further consideration of the mutual promises made in this Community Workforce and Training Agreement (hereinafter AGREEMENT), a copy of which was received and is acknowledged, hereby:

(1) Accepts and agrees to be bound by the terms and conditions of the AGREEMENT for this Project, together with any and all amendments and supplements now existing or which are later made thereto:

(2) The CONTRACTOR agrees to be bound by the legally established local trust agreements designated in the applicable Schedule A as set forth in Article IV of this AGREEMENT.

(3) The CONTRACTOR authorizes the parties to such local trust agreements to appoint trustees and successor trustees to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the CONTRACTOR;

(4) Certifies that it has no commitments or agreements which would preclude its full and complete compliance with the terms and conditions of said AGREEMENT.

(5) Agrees to secure from any CONTRACTOR(S) (as defined in said AGREEMENT) which is or becomes a subcontractor (of any tier) to it, a duly executed Agreement to be Bound in form identical to this document.

(6) This Agreement to be Bound constitutes a subscription agreement to the extent of its terms. However, the undersigned agrees to execute a separate Subscription Agreement(s) or contributing employer agreement for Trust Funds when such Trust Fund(s) requires such document(s).

Date:_____

_____
Name of Contractor

_____
(Name of Contractor Representative)

_____
(Authorized Officer & Title)

_____
CSLB # or Motor Carrier Permit

3238-017jj

BOND FOR FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS:

That we, **ROEBBELEN CONTRACTING, INC.** a **STATE OF CALIFORNIA CORPORATION,** as Principal and _____ _____, a corporation, organized and existing under the laws of the State of California and duly authorized to transact business under the laws of the State of California, as Surety, are held and firmly bound unto the City of Stockton, a municipal corporation, duly created and existing under and by virtue of the laws of the State of California, as obligee, in the just and full sum of **FORTY-TWO MILLION, THREE HUNDRED FORTY-EIGHT THOUSAND, ONE HUNDRED TWENTY-THREE AND NO/100 DOLLARS ($42,348,123.00),** in lawful money of the United States of America (being 100% of the contract price) for the payment whereof well and truly to be made to the said CITY, the said Principal and Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligation is such that the above bounded Principal has simultaneously entered into a contract with the CITY, to do and perform the following work, to wit:

NEW CITY HALL RENOVATIONS AND RELOCATION
PROJECT NO. E016015

NOW, THEREFORE, if the above bounded Principal, CONTRACTOR, Company or

Corporation or its subcontractor, shall well and truly perform the work contracted to be done under said contract, then this obligation to be null and void; otherwise to remain in full force and effect.

No prepayment or delay in payment and no change, extension, addition or alteration of any provision of said contract, or in said plans or specifications agreed to between the said CONTRACTOR and the said CITY, and no forbearance on the part of the said CITY shall operate to relieve any Surety or Sureties from liability on this bond, and consent by said Surety is hereby given, and the said Surety hereby waives the

provisions of Sections 2819 and 2845 of the Civil Code of the State of California.

SIGNED AND SEALED on _____

APPROVED AS TO SURETY:

_____

By: _____
PRINCIPAL

_____
SURETY

APPROVED AS TO FORM & CONTENT:
JOHN M. LUEBBERKE
OFFICE OF THE CITY ATTORNEY

By: _____
ATTORNEY-IN-FACT

By: _____
DEPUTY CITY ATTORNEY

BOND FOR LABOR AND MATERIAL

KNOW ALL MEN BY THESE PRESENTS:

That we, **ROEBBELEN CONTRACTING, INC.** a **STATE OF CALIFORNIA CORPORATION,** as Principal and _____, corporation, organized and existing under the laws of the State of California and duly authorized to transact business under the laws of the State of California, as Surety, are held and firmly bound unto the City of Stockton, a municipal corporation, duly created and existing under and by virtue of the laws of the State of California, and unto any and all material suppliers, persons, companies, or corporations furnishing materials, provisions, provender or other supplies used in, upon, for or about the performance of the work contemplated to be executed or performed under the contract hereinafter mentioned, and all persons, companies, or corporations renting or hiring teams, or implements of machinery, for or contributing to said work and all persons who perform work or labor upon the same, and all persons who supply both work and materials, and whose claims have not been paid by the contractor, company or corporation in the just and full sum of **FORTY-TWO MILLION, THREE HUNDRED FORTY-EIGHT THOUSAND, ONE HUNDRED TWENTY-THREE AND NO/100 DOLLARS ($42,348,123.00),** in lawful money of the United States of America (being 100% of the contract price) for the payment whereof well and truly to be made to said CITY and to said persons jointly and severally, the said principal and Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligations is such that the above bounden Principal has simultaneously entered into a contract of even date herewith, with the CITY, to do and perform the following work, to-wit:

NEW CITY HALL RENOVATIONS AND RELOCATION
PROJECT NO. E016015

NOW, THEREFORE, if the above bounden Principal, CONTRACTOR, Company or Corporation or its subcontractor, fail to pay for all materials, provisions, provender, or other supplies, or teams, used in, upon, for or about the performance of the work

contracted to be done, or for any work or labor done thereon of any kind, the Surety on this bond will pay the same, in an amount not exceeding the sum specified in this bond, provided that any and all claims hereunder shall be filed and proceedings had in connection therewith as required by the provisions of Division 3, Part 4, Title 15, Chapter 5, Article 1 of the Civil Code of California, provided that in case suit is brought upon this bond, a reasonable attorney's fee shall be awarded by the Court to the prevailing party in said suit; said attorney's fee to be fixed as costs in said suit, and to be included in the judgment therein rendered.

No prepayment or delay in payment and no change, extension, addition or alteration of any provision of said contract or in said plans or specifications agreed to between the said CONTRACTOR and the said CITY and no forbearance on the part of the said CITY shall operate to relieve any surety or sureties from liability on this bond, and consent to make such alterations without further notice to or consent by any such surety is hereby given, and the said sureties hereby waive the provisions of Sections 2819 and 2845 of the Civil Code of the State of California.

SIGNED AND SEALED on _____.

APPROVED AS TO SURETY:

_____

APPROVED AS TO FORM & CONTENT:
JOHN M. LUEBBERKE
OFFICE OF THE CITY ATTORNEY

By: _____
DEPUTY CITY ATTORNEY

By: _____
PRINCIPAL

_____
SURETY

By: _____
ATTORNEY-IN-FACT

CITY OF STOCKTON
STANDARD AGREEMENT AMENDMENT

Agreement Number:	Amendment Number:
2019-12-17-1108 419000420	5

This **Amendment Number 5** to the above referenced Agreement is entered into on _____; between the City of Stockton ("City") and **Indigo, Hammond + Playle Architects, LLP** "Consultant" for the **Tenant Improvements to the Waterfront Towers for the Relocation of City Hall, Project No. E016015, formerly Project No. PW1615**.

RECITALS

Exhibit C General Terms and Conditions, **Paragraph 7** Changes, states the City may modify the scope of services and any material extension or change in the scope shall be memorialized in a written amendment prior to the performance of additional work; and

Exhibit C General Terms and Conditions, **Paragraph 8** Amendment, states no variation of the terms of this Agreement shall be valid unless an Amendment is made in writing and signed by both parties; and

The City needs to renew the term specified in **Paragraph 2** of the Standard Agreement to provide design support during construction; and

The City needs to increase the Compensation, Not to Exceed amount in **Paragraph 3** of Standard Agreement and **Exhibit E, Section 1.1,** by **$600,000** to pay for the Consultant and design construction support services and

Now therefore, the City and the Contractor mutually agree as follows:

1. The termination date in **Paragraph 2** of the Standard Agreement is amended to: **"December 31, 2024"**
2. The maximum not to exceed amount to be paid to the Consultant, including if authorized, reimbursement of expenses, in **Paragraph 3** of the Standard Agreement and Exhibit E, Section 1.1, is amended to **$2,816,133**.
   - **2.1** City shall pay Consultant for additional services outlined in **Exhibit A** of this Amendment.

All other terms and conditions of the Agreement shall remain unchanged and remain in full force and effect unless modified by a written amendment signed by both parties.

IN WITNESS WHEREOF, the authorized parties have executed this Agreement.

CONTRACTOR

INDIGO, HAMMOND + PLAYLE ARCHITECTS, LLP

Contractor's Name (if other than an individual, state whether a corporation, partnership, etc.):

Authorized Signature — Date: 3/29/22

BRUCE PLAYLE, PARTNER

Printed Name and Title of Person Signing

909 5th ST., DAVIS, CA. 95616

Address

CITY OF STOCKTON

Harry Black, City Manager — Date

ATTEST:

Eliza R. Garza CMC, City Clerk

APPROVED AS TO FORM:
John M. Luebberke, City Attorney

BY:

indigo

HAMMOND+PLAYLE
ARCHITECTS, LLP

March 14, 2022

John Chang, P.E., Project Manager
City of Stockton
Public Works Dept.
22 E. Weber Ave, Room 301
Stockton, CA 95202

Re: Amendment #5 – Add Construction Administration Phase services, Tenant Improvement to the Waterfront Towers for the Relocation of City Hall, Stockton, CA, PUR 18-016

Dear John,

This amendment is for a City-requested change in the scope of work for the project since the execution of the original Phase II contract dated 12/17/19 and through Amendment #4, dated 11/22/21. This amendment has been revised downward to a budgetary cap amount selected by City compared to prior amendment proposals.

Included are background, description of change in the scope of services, change in contract time and cost. The term Consultant or Indigo where used in this amendment has the same meaning as Contractor in the original agreement, which refers to consultant Indigo and its various engineering team members. The term Contractor where used in this amendment refers to the licensed building Contractor the City will hire to construct the project. Attached is the following exhibit:

- Exhibit E – Compensation Schedule, dated 3/14/21

Description of Scope of Services change

These services were not included in the original agreement, rather were to be added as a next step. Step #9 – Construction Administration Phase is now added by this amendment. A general contractor pre-qualification process was conducted by the City, resulting in a list of eight (8) general contractors prequalified and invited to bid the project. Due to bidder requests, the City elected to extend the bid period by three (3) weeks, and on March 3, 2022 five (5) bids were taken resulting in an apparent low bidder whose contract is due for approval by Council in May. This amendment includes bidding service spillover resulting from the extended bid period and not included in Amendment #4. The City has retained the services of a Construction Manager CM who will be responsible for coordination, testing, and inspection, and oversight of day-to-day activities during construction.

Professional architectural and engineering services through the construction support phases of the project are added herewith. These services will be provided when requested by the City's Project Manager, or where required to discharge the duties and responsibilities of the design professionals involved. Services will be provided at the request of the Construction Manager, where authorized by City. Not all services listed below will be implemented, depending on actual need and requested services. The Consultant will provide the following professional services as part of the basic scope:

- Architectural Design (Indigo Architects).
- Signage & Graphics Design (Indigo Architects).

- Landscaping Design (Siegfried).
- Structural Engineering (Siegfried).
- Civil Engineering Design including utilities, grading, parking accessibility provisions, fire hydrants and fire service to building, fire service is on a deferred approval design-build basis (Siegfried).
- Security CCTV, Access Control Design (Guidepost Solutions),
- Audio-visual A/V for conference rooms and Council Chambers (Guidepost Solutions).
- Interior Design and furnishings coordination assistance (designTECH).
- Electrical Engineering Design including power, data/ telecommunications/ CATV, lighting. Fire alarm systems are deferred approval design-build basis by contractor (M. Neils Engineering).
- Mechanical and Plumbing Engineering Design including HVAC mechanical systems and controls, plumbing system, domestic water, waste, and vent. Fire suppression systems including fire sprinkler, dry systems, FM200 gaseous, etc. are deferred approval design-build basis by contractor (Peters Engineering).
- Building Envelope (Ferrari Moe, LLP Architects).

The following required services will be provided by City's separate consultants or vendors:

- Geotechnical observation, testing, and reporting.
- Parcel merger, lot line adjustment or re-mapping of the condominium parcels.
- Hazardous material monitoring and oversight.
- CASp accessibility oversight and certification of compliance.
- Testing and inspection services.
- Commissioning agent CxA.
- Construction Management CM.
- Other services to be determined or as may become required.

The following are other services which are not included in the basic scope but available as additional services, if required or requested:

- Consultants in addition to those shown as being included in the basic scope.
- Services as indicated above to be provided separately by City.
- Further assessment of existing conditions, including destructive testing which may be required.
- Assistance in updated assessor records and obtaining title reports.
- Testing and inspection services.
- Offsite improvements, including any utility connections to other locations, fiber connectivity, etc.
- Service beyond the dates shown on the timeline for completion of the work.
- Meeting minutes are assumed by Construction Manager and/or City's Project Manager.
- Fire alarm, fire sprinkler and suppression systems are included in the basic scope as deferred approval design-build items as is customary, detailed design if required by fire marshal is an additional service.
- Design changes requested by the City.
- Printing and delivery are included as reimbursable expense.
- Construction duties normally provided by a construction manager.
- Other services to be determined or as may become required.

The Consultant shall complete services following the latest applicable, and non-conflicting building codes, standards, regulations, and approved construction budget constraints as directed by the City. City acknowledges that Consultant will exercise due diligence, will rely on the information resulting from prior site studies, and will use information found in City-provided record documents when performing

construction administration services, but Consultant is not otherwise responsible for existing conditions, which remain the responsibility of the City.

The City further understands that with renovation of existing buildings, previously unidentified existing conditions will be exposed during construction, and that discovery of unidentified existing conditions may precipitate the need for supplemental details or drawings which will be considered normal to the design and construction of remodel work, and not a fault or omission of the Consultant.

Tasks and Deliverables

Construction Phase services will be coordinated with and as-requested by the Construction Manager and/or City's Project Manager. The Construction Phase shall commence with the award of the construction contract based on the approved Construction Documents, between the City and any prime contractors for the project. It is assumed that the Construction Manager and/or City's Project Manager will maintain submittal logs, RFI ASI and CCO logs, and review Contractor's monthly applications for payment. Design support services which may be requested during construction include the following, actual required services may vary:

- Coordinate service delivery with the Construction Manager and City's Project Manager.
- Attendance at pre-bid meeting, construction meeting(s), and review of submittals, and requests for information.
- Prepare design revisions as needed, using Architectural Supplemental Instructions ASI.
- Attend all relevant construction progress meetings and site visits observation visits as requested by City during the construction and closeout phases of work.
- Prepare and distribute to all appropriate persons and entities, any correspondence, bulletins, drawings, supplemental specifications, addenda, etc. necessary to clarify or supplement Construction Documents throughout the construction phase, collectively these are referred to as Field Orders.
- Periodically assess Contractor's conformance with the design intent and quality requirements of the contract documents, and in coordination with the Inspector of Record IOR and the Construction Manager CM who also have a role in reporting variances thereto.
- Prepare Site Observation Reports within five (5) working days after a site visit. The Consultant shall issue reports to the Construction Manager and/or City's Project Manager and prime contractors, related to deficiencies, errors, non-adherence to schedules, disagreements with pricing or time requests on change orders when requested by the project manager, and other items of importance that Consultant observes during construction, collectively these are referred to as Deficiency Notices.
- When requested by the Construction Manager and/or City's Project Manager, render written responses and opinions on all claims, addenda, proposals, disputes and all other matters in question between the City, prime contractors, vendors, and others relating to the execution or progress of the work or the interpretation of the Construction Documents, in order to maintain the project schedule and to assist City's Project Manager in pursuit of completing negotiations and completion of the project.
- Prepare construction punch list, aka list of items requiring correction, for the selected contractor's use in making corrections.
- Conduct and document one Punch List site walk for Contractor's use.
- Inspector of Record IOR and the Construction Manager CM will be responsible for back check inspections to insure that all Punch List items are corrected by the Contractor and cleared.

- Review closeout construction documentation against the specifications.
- Prepare CAD record drawings based on Contractor's as-builts.
- On-call services during warranty period (to be determined).
- Project commissioning (to be determined).

Deliverables:

Design support deliverables during the construction phase may include the following, actual required services may vary:

- Attend Pre-construction Meeting (notes by CM).
- Submittal reviews.
- Responses to Contractor's Request for Information RFI.
- Review and respond to Contractor's Preliminary Change Order PCO.
- Prepare design revisions using Architectural Supplemental Instructions ASI.
- Issue owner-initiated Proposal Requests.
- Prepare Field Orders on behalf of Construction Manager and/or City's Project Manager.
- Prepare Deficiency Notices on behalf of Construction Manager and/or City's Project Manager.
- Maintain Submittal, RFI, ASI and CCO logs (NIC, by City's Construction Manager and/or City's Project Manager.
- Site Observation Reports.
- Site visit with inspection and preparation of Punch List.
- Notice of Substantial Completion.
- Review of warranties and closeout documents.
- Prepare CAD record drawings based on Contractor's as-builts, except fire suppression and fire alarm systems, and any other deferred approval record drawings will be prepared by the Contractor.

Changes to Contract Time:

Contract time is also changed by this amendment. The following timeline dates are hereby added to Exhibit F Timeline in the contract: "Step #8 – Bidding Phase 4 month duration, Step #9 – Construction Administration Phase 18 month duration, and all work to be complete by and agreement termination date is extended to December 31, 2023."

Changes to Contract Cost:

The fee for this amendment is a not-to-exceed allowance amount of $600,000 as shown on the table below, and the work will be billed on a time-and-material basis based on the updated rates found on the attached Exhibit E – Compensation Schedule Hourly Billable Rate Schedule, dated 3/14/21. This rate schedule replaces the one of same name found in Item 2. Task Price in the original agreement.

Note that the actual work required for construction administration is indeterminate, therefore the fee for this project is a time-and-materials, with a not-to-exceed allowance. The City has arbitrarily chosen the NTE amount of $600,000 which it has budgeted for. Our team will endeavor to manage our work within this fee, however depending on job conditions, contractor quality, calls for service, and other factors outside of our control, there may be the need for a further amendment during construction in order to complete the project.

The additional cost for the scope of services change in this amendment is $600,000.00. Contract Summary follows:

Contract Summary	
Original Contract Total NTE amount	$1,392,900.
Added by Amendment #1, 6/30/20	$105,743.
Added by Amendment#2, 2/3/21	$527,147.
Added by this Amendment#3, 6/3/21	$14,900.
Added by this Amendment#4, 11/22/21	$175,443.
Added by this Amendment#5, 3/14/22	$600,000.
Total Adjusted NTE amount	$2,816,133.

The revised Task Price table is as follows, monthly invoicing to be adjusted accordingly.

Task Description	Current Authorized Task Price	Change This Amendment	Adjusted Task Price
STEP #1 - KICK-OFF MEETING	$13,400.00	$0.00	$13,400.00
STEP #2 - SCHEMATIC PLAN	$110,100.00	$0.00	$110,100.00
STEP #3 - CONFIRM DIRECTION	$38,293.00	$0.00	$38,293.00
STEP #4 - CONSTRUCTION DOCUMENTS, 30% PS&E	$540,550.00	$0.00	$540,550.00
STEP #5 - CONSTRUCTION DOCUMENTS, 60% PS&E	$592,516.15	$0.00	$592,516.15
STEP #6 - CONSTRUCTION DOCUMENTS, 90% PS&E	$554,116.15	$0.00	$554,116.15
STEP #7 - 100% PS&E AND PERMITTING	$284,157.70	$0.00	$284,157.70
STEP #8 - BIDDING PHASE	$83,000.00	$0.00	$83,000.00
STEP #9 - CONSTRUCTION PHASE	$0.00	$600,000.00	$600,000.00
TOTAL PRICE, NTE FEE	$2,216,133.00	$600,000.00	$2,816,133.00

Regards,



Bruce Playle, Architect, AIA
Licensed Architect C 15459
INDIGO/ Hammond & Playle Architects, LLP

attachments

EXHIBIT E - COMPENSATION SCHEDULE

HOURLY BILLABLE RATE SCHEDLE

March 14, 2022

3. Hourly Rates (amended as follows)

The following is a list of hourly billable rates upon which Consultant's time and material billing will be based for those services that are within the general scope of services of this Agreement, as well as any additional services which City requests or become required. Given the multi-year duration of the work, the current rates shown here are subject to reasonable update from time to time, and City approval to use updated rates shall not be unreasonably withheld.

Title	Role on Project	Hourly Billable Rates
Indigo | Hammond + Playle Architects, LLP- *Architecture*	*Architecture*	
Principal Architect	*Architecture*	$255
Architect / Planner	*Architecture*	$208
Senior Designer	*Architecture*	$187
Designer/ Drafter- Level 2	*Architecture*	$155
Designer/ Drafter- Level 1	*Architecture*	$135
Clerical	*Architecture*	$110
M.Neils Engineering, Inc.		
Principal	*Electrical Engineering*	$235
Senior Project Manager	*Electrical Engineering*	$205
Project Manager	*Electrical Engineering*	$190
Senior Engineer	*Electrical Engineering*	$190
Engineer	*Electrical Engineering*	$175
Senior Designer	*Electrical Engineering*	$175
Designer	*Electrical Engineering*	$150
Assistant Engineer	*Electrical Engineering*	$140
Engineering Technician	*Electrical Engineering*	$130
Senior Drafter	*Electrical Engineering*	$130
Drafter	*Electrical Engineering*	$115
Assistant Drafter	*Electrical Engineering*	$105
Clerical	*Electrical Engineering*	$105
Guidepost Solutions		
Principal	*Security & A/V*	$250
Subject Matter Expert	*Security & A/V*	$230
Senior Project Manager	*Security & A/V*	$200
Project Manager	*Security & A/V*	$185
Sr. Designer	*Security & A/V*	$185
Professional Engineer	*Security & A/V*	$185
Technology Designer	*Security & A/V*	$175
Design/Drafting	*Security & A/V*	$125
Technical Support	*Security & A/V*	$115
Peters Engineering		
Principal	*Mechanical & Plumbing Engineering*	$185
Senior Engineer	*Mechanical & Plumbing Engineering*	$160

Project Manager	*Mechanical & Plumbing Engineering*	$135
Senior Designer	*Mechanical & Plumbing Engineering*	$105
Designer	*Mechanical & Plumbing Engineering*	$95
CADD	*Mechanical & Plumbing Engineering*	$85
Clerical	*Mechanical & Plumbing Engineering*	$70
Designtech		
Principal	*Interior Design & Furnishings*	$160
Senior Designer	*Interior Design & Furnishings*	$150
Designer	*Interior Design & Furnishings*	$120
Junior Designer	*Interior Design & Furnishings*	$100
Administrative Staff	*Interior Design & Furnishings*	$90
Ferrari Moe, LLP		
Partners	*Building Envelope Consultant*	$360
Senior Project Architect / Engineer	*Building Envelope Consultant*	$240
Senior Project Manager	*Building Envelope Consultant*	$200
Architect / Engineer Technician	*Building Envelope Consultant*	$180
Project Manager	*Building Envelope Consultant*	$160
Field Technician / CAD	*Building Envelope Consultant*	$120
Word Processing / Administrative	*Building Envelope Consultant*	$80
Siegfried		
Managing Principal	*Structural & Civil Engineering, Landscape*	$253
Principal	*Structural & Civil Engineering, Landscape*	$227
Senior Associate	*Structural & Civil Engineering, Landscape*	$199
Associate	*Structural & Civil Engineering, Landscape*	$178
Project Engineer	*Structural & Civil Engineering, Landscape*	$168
Engineer II	*Structural & Civil Engineering, Landscape*	$154
Engineer I	*Structural & Civil Engineering, Landscape*	$138
Project Landscape Architect	*Structural & Civil Engineering, Landscape*	$166
Landscape Architect II	*Structural & Civil Engineering, Landscape*	$144
Landscape Architect I	*Structural & Civil Engineering, Landscape*	$118
Project Land Surveyor	*Structural & Civil Engineering, Landscape*	$168
Surveyor II	*Structural & Civil Engineering, Landscape*	$152
Surveyor I	*Structural & Civil Engineering, Landscape*	$134
Survey Crew, 2 Person	*Structural & Civil Engineering, Landscape*	$273
Survey Crew, 1 Person	*Structural & Civil Engineering, Landscape*	$181
Instrumentman	*Structural & Civil Engineering, Landscape*	$194
Chainman/Rodman	*Structural & Civil Engineering, Landscape*	$134
Senior Technician	*Structural & Civil Engineering, Landscape*	$134
Technician III	*Structural & Civil Engineering, Landscape*	$118
Technician II	*Structural & Civil Engineering, Landscape*	$102
Technician I	*Structural & Civil Engineering, Landscape*	$87
Expert Witness	*Structural & Civil Engineering, Landscape*	$400
Clerical	*Structural & Civil Engineering, Landscape*	$80
Miscellaneous reimbursable costs	*Consultants and reimbursable expenses are at 1.15x cost. Mileage at $0.585 per mile.*	

CONTRACT CALCULATOR

Vendor:	Indigo Hammond + Playle Architects, LLP	Date:	03/21/22
Dept:	Public Works	Contract/PO Number:	419000420
Account:	E016015-PLN-PE-ENGSVC-4510-418-800007-300-000-30-45-000-000-	Requestor:	Joshua/Johnny

ENTRIES IN BOLD RED INDICATE
YOUR BALANCE OF CM AUTHORITY CCO AMOUNT IS EXCEEDED.
YOU MUST GO TO COUNCIL FOR APPROVAL.
(Effective 12/02/21: CM Authority = $100,000)

Original Contract Amount:	**$1,392,900.00**
Original Contract Award Date:	**12/17/19**
Original Contract Expiration Date:	**06/30/22**
Contract Amount to date:	$ 2,816,133.00
Authorized CCO Amount to date:	$ 1,423,233.00
Available CCO Funding:	
Contract Expiration to date:	12/30/25

CCO No.	Description	Requested CCO Amount	Time Extensions D	Time Extensions M	Time Extensions WD	Required Approval by: CM	Required Approval by: CC	Date CC Approved (mm/dd/yy)	Contract Amount to Date (Including CCOs)	Revised CCO Authority Balance
	EXISTING & PROPOSED CCOs									
									$1,392,900.00	**$239,290.00**
1	Design revisions, air/water survey and fire consultant services	$105,743.00		6		Y			$1,498,643.00	$133,547.00
2	**Additional design services for design revisions, HVAC replacement, floor/structural analysis, building waterproofing and exterior paint**	**$527,147.00**					**Y**		**$2,025,790.00**	**($393,600.00)**
3	**Geotechnical Engineering Services**	**$14,900.00**					**Y**		**$2,040,690.00**	**($408,500.00)**
4	**Additional design revision and bidding support services**	**$175,443.00**					**Y**		**$2,216,133.00**	**($583,943.00)**
5	**Design construction support services**	**$600,000.00**		**36**			**Y**		**$2,816,133.00**	**($1,183,943.00)**
	**Total CCO Amount and Time Extension To-Date -----> **	**$1,423,233.00**		**42**						

NEW CITY HALL

RENOVATIONS AND RELOCATION PROJECT

Public Works Department

City Council Meeting

May 3, 2022

Agenda Item 9.2

PROJECT LOCATION

New City Hall Renovations and Relocation Project



PROJECT INFORMATION

New City Hall Renovations and Relocation Project

- **Existing Site:** 4.83-acres with two buildings
  - ✓ 501 W. Weber – 5-Story building *(58,929 sf)*
  - ✓ 509 W. Weber – 5-Story building over basement *(70,690 sf)*
- **Improvements:** Tenant, onsite & parking lot across street
- **2018-2021 –** Space planning, design, construction plans
  - ✓ Indigo Hammond + Playle Architects
- **November 2021 –** Approve Construction Management Contract
  - ✓ *Griffin Structures*
- **March 2022 –** Open construction bids – New City Hall

PROJECT GOAL

New City Hall Renovations and Relocation Project

- **Consolidation of City Departments & Services**
  - Mayor & Council
  - City Manager
  - City Attorney
  - City Clerk
  - Administrative Services
  - Community Development
  - Economic Development
  - Human Resources
  - Information Technology
  - Fire Administration
  - Public Works

PROJECT NEXT STEPS
New City Hall Renovations and Relocation Project

- May 2022 – Award New City Hall Construction Contract
  - ✓ Roebbelen Contracting, Inc.
  - ✓ Construction starts Summer 2022
- May 2022 – Approve design amendment #5
  - ✓ Indigo Hammond + Playle Architects
- Spring 2023 – Award Parking Lot Construction Contract
- Spring 2024 – Estimated construction completion for both projects
- Spring-Summer 2024 – Phased department relocations

DESIGN ELEMENTS

New City Hall Renovations and Relocation Project



DESIGN ELEMENTS

New City Hall Renovations and Relocation Project



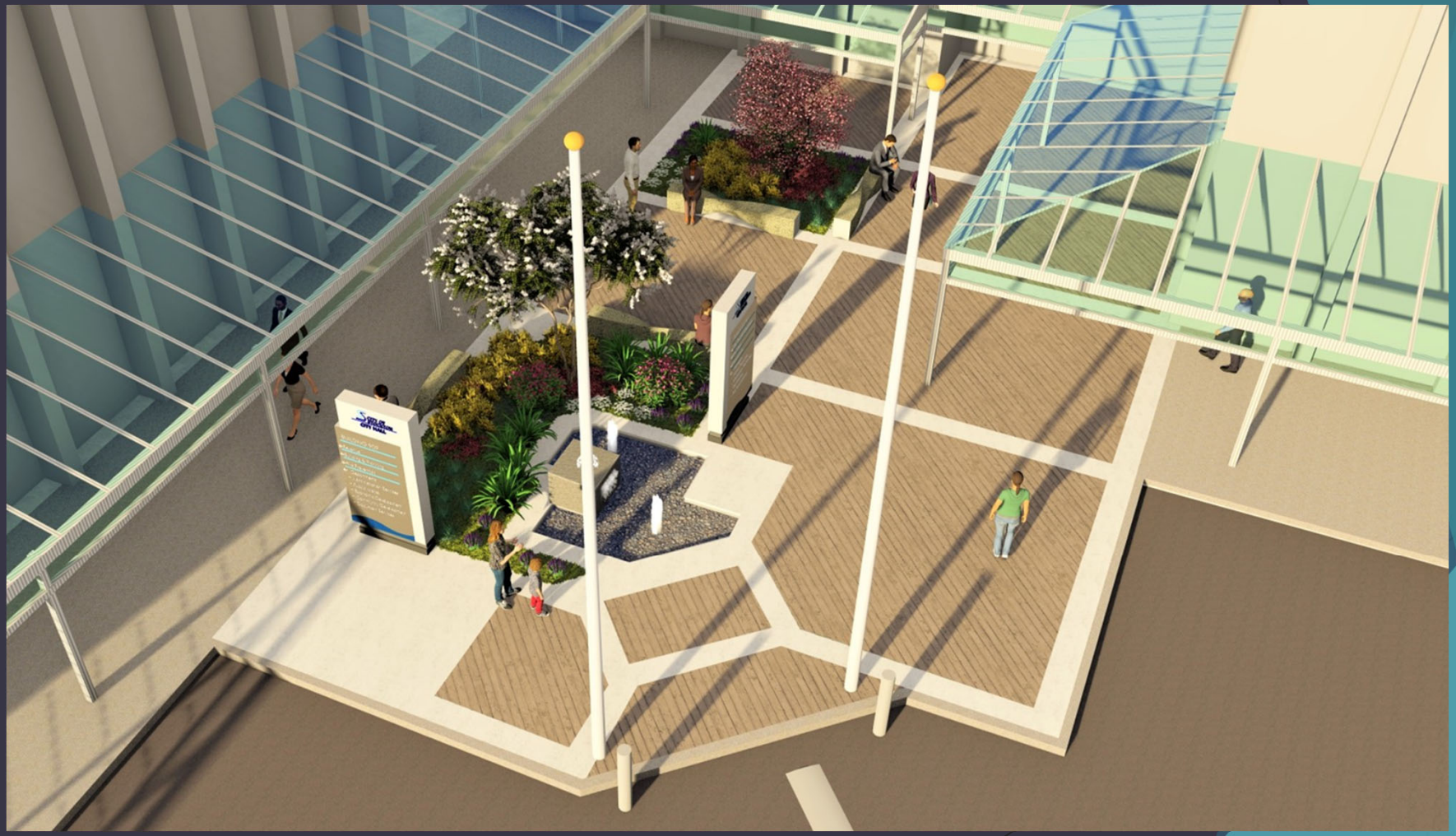
DESIGN ELEMENTS

New City Hall Renovations and Relocation Project



DESIGN ELEMENTS

New City Hall Renovations and Relocation Project



DESIGN ELEMENTS

New City Hall Renovations and Relocation Project



RECOMMENDATION
New City Hall Renovations and Relocation Project

It is recommended that the City Council adopt a resolution authorizing the City Manager to:

- **Approve the plans and specifications**
- **Transfer $12,600,000 from the General Fund Contingency Reserves to the project E016015**
- **Award a $42,348,123 Construction Contract to Roebbelen Contracting, Inc. of El Dorado Hills, CA**
- **Execute Amendment No. 5 to the Standard Agreement with Indigo, Hammond + Playle Architects, LLP in the amount of $600,000 for design construction support services**


OPEN OFFICE
2-410
OFFICE
2-411
CORRIDOR
2-409
OPEN OFFICE
2-423
OFFICE
2-422
OFFICE
2-421
BREAK ROOM
2-408
LOBBY/WAITING
2-401
JANITOR
2-407
WOMEN'S
2-406
MEN'S
2-404
CIRC.
2-437
OFFICE
2-436
OFFICE
2-435
CIRCULATION
434
DATA / TELECOM ROOM
2-433
ELECT. ROOM
2-405
CIRCULATION
2-403
OPEN OFFICE
SOLID WASTE
2-432
COFFEE BAR
2-429
CORRIDOR
2-402
COPY / WORKROOM
2-424
OPEN OFFICE
2-426
CONFERENCE ROOM
2-427
CR-401.2
CR-402.2
CR-403.2
CR-404.2
CR-405.2
CR-406.2
CR-407.2
VD-401.2
FTV-401.2
PS-401.2
PS-402.2
PS-403.2
POE-401.2
ACP-401.2
F1 FV
PoE
ACP

File #: 22-0288, **Version:** 1

ADOPT RESOLUTION TO AUTHORIZE APPROPRIATION OF $10.2 MILLION IN GENERAL FUND DOLLARS TO CITY COUNCIL PRIORITY PROJECTS

RECOMMENDATION

It is recommended that the City Council adopt a resolution to authorize a FY 2021-22 General Fund appropriation and any necessary transfers of $10.2 million to seven City Council priority projects to improve sidewalks and parks.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Summary

At the Council meeting on November 16, 2021, the City Council discussed Agenda Item 15.1 - Accept the Fiscal Year 2020-2021 Fourth Quarter Budget Status Update, Authorize Budget Amendments, and Make Allocations to General Fund Reserve, and acted to reduce the funds allocated to the Reserve accounts by $10.2 million for future appropriation following discussion by the Budget/Finance/Economic Council Committee (Council Committee).

At the December 8, 2021, Council Committee meeting, project concepts were provided to staff for further evaluation and cost estimating to determine next steps for appropriation of $10.2 million from the City's General Fund. At the follow-up meeting held on February 1, 2022, the Council Committee was presented with potential projects and recommended the following allocation of General Funds:

1.	Sidewalk Replacement Option C	$2,500,000
2.	Fong Park Phase 2	$1,566,000
3.	Pixie Woods Train Ride	$830,000
4.	Pixie Woods Carousel Ride	$760,000
5.	Pixie Woods Lagoon Dredging	$945,000
6.	Pixie Woods New Amusement Ride	$500,000
7.	Oak Park Pool Option A	$2,728,500

Based on the above allocation, $370,500 remains available for contingencies. Attached is the list of all projects presented at the last Council Committee meeting (Attachment A). This list is not comprehensive of all potential projects or items in need of funding.

The Council Committee is recommending that the City Council adopt a resolution to authorize a FY 2021-22 General Fund appropriation of $10.2 million to the various sidewalks and parks projects.

DISCUSSION

Background

One of the strategic initiatives developed to support the City's long-term fiscal sustainability was to establish and maintain adequate reserves. The City Council adopted the Reserve and Fund Balance Policy - General Fund on March 29, 2016, that establishes reserves for known contingencies, unforeseen revenue changes, infrastructure failures, and catastrophic events in addition to the operating reserve.

At the Council meeting on November 16, 2021, the City Council discussed Agenda Item 15.1 - Accept the Fiscal Year 2020-2021 Fourth Quarter Budget Status Update, Authorize Budget Amendments, and Make Allocations to General Fund Reserve, and reduced the recommended allocation to the Reserve accounts by $10.2 million. Instead, the Council action directed the $10.2 million to Council priority needs with appropriation of the funds to be brought back to the full Council after discussion by the Council Committee.

Delivering another $10.2 million in parks and sidewalk projects will add to the already heavy load of active projects managed by the Public Works Department. One-time additional dollars from the American Rescue Plan Act, the federal infrastructure bill, and the $12.6 million in already approved new Council priority projects have caused a spike in activity that is difficult to deliver with existing staff levels in Public Works and supporting departments. Prioritization of grant funded projects may extend the time needed to complete General Fund supported projects.

The $10.2 million is one-time in nature from unanticipated expenditure savings and revenues therefore it should be used for one-time activities. Recommendations for use of the funds can also include restoring some of the General Fund Reserve categories to previously recommended levels. The Working Capital reserve currently sits at $37.6 million or 14.7% of expenditures. The recommended level is 16.67% of expenditures which is enough to cover two months of operating expenses. To provide further context, the monthly payroll cost to the General Fund is approximately $14 million. The Known Contingency reserve is funded at $41.8 million and was recommended to be funded at $46.8 million to cover costs associated with retention, recruitment, labor agreements, pensions, new City Hall, and updated technology systems.

Present Situation

At the December 8, 2021, meeting, multiple projects were suggested by the Council Committee for further evaluation and cost estimating. At the follow-up meeting held on February 1, 2022, the Council Committee was presented with potential projects (Attachment A). This is not a comprehensive list of potential projects or items in need of funding.

The Council Committee recommended the following allocation of FY 2021-22 General Funds:

1.	Sidewalk Replacement (Option C)	$2,500,000
2.	Fong Park Phase 2	$1,566,000
3.	Pixie Woods Train Ride	$830,000
4.	Pixie Woods Carousel Ride	$760,000
5.	Pixie Woods Lagoon Dredging	$945,000

6.	Pixie Woods New Amusement Ride	$500,000
7.	Oak Park Pool (Option A)	$2,728,500
	Subtotal	$9,829,500
	Contingency	$370,500
	Total	$10,200,000

At the February 1 Council Committee meeting, limited information was available to provide a reasonable estimate of cost for the requested “thrill ride” for Pixie Woods Amusement Park. Since then, a determination has been made that a thrill ride is not recommended or suitable for Pixie Woods based on the targeted age demographics and limited setback space required for such a ride. Selecting a new amenity that fits within the theme of Pixie Woods is another consideration. The estimate above for a new amusement ride is based on costs to install a tea cup style ride, relatable version of Disney’s elephant ride, mini Ferris wheel, or large swing. Links to these rides to view examples are available below, respectively:

<https://www.zamperla.com/products/midi-tea-cup/>
<https://www.zamperla.com/products/mini-jet/>
<https://www.zamperla.com/products/mini-ferris-wheel/>
<https://www.zamperla.com/products/super-happy-swing/>

It is recommended that the City Council adopt a resolution to authorize a FY 2021-22 General Fund Reserves appropriation of $10.2 million to the various sidewalks and parks projects recommended by the Council Committee.

FINANCIAL SUMMARY

Following are the budget amendments and transactions needed to complete the recommended actions:

Appropriate up to $10.2 million in FY 2021-22 General Fund Balance to the various sidewalks and parks projects recommended by the Council Committee below.

1.	Sidewalk Replacement (Option C)	$2,500,000
2.	Fong Park Phase 2	$1,566,000
3.	Pixie Woods Train Ride	$830,000
4.	Pixie Woods Carousel Ride	$760,000
5.	Pixie Woods Lagoon Dredging	$945,000
6.	Pixie Woods New Amusement Ride	$500,000
7.	Oak Park Pool (Option A)	$2,728,500
	Subtotal	$9,829,500
	Contingency	$370,500
	Total	$10,200,000

A contingency up to $370,500 is available for administrative appropriation to the projects above as needed, for a total appropriation not to exceed $10.2 million.

Attachment A - List for Funding Consideration

PROGRAMS & PROJECTS FOR FUNDING CONSIDERATION

Additional $10 Million in Fiscal Year 2021-22 Discretionary Funds

Revised: ~~January 26, 2022 | 12:00 pm~~ March 30, 2022 | 7:45 am

Name	Description	Cost
Tree Maintenance Program		
Tree Maintenance Option A *($10 million funding)*	Estimated City-owned tree count citywide is approximately 92,000. With $10 million in tree maintenance funding, approximately 50% of our tree canopy would be addressed over a span of 3-4 years to provide one-time catch up on deferred maintenance.	$ 10,000,000
Tree Maintenance Option B *($5 million funding)*	Estimated City-owned tree count citywide is approximately 92,000. With $5 million in tree maintenance funding, approximately 25% of our tree canopy would be addressed over a span of 2-3 years to provide one-time catch up on deferred maintenance.	$ 5,000,000
Sidewalk Replacement Program		
Sidewalk Replacement Option A *($8 million funding)*	Estimated sidewalk replacement backlog is approximately 1,600 locations, which may also include some curb and gutter improvements. With $8 million in sidewalk replacement program funding, the entire backlog would be addressed over a span of 2-3 years.	$ 8,000,000
Sidewalk Replacement Option B *($4 million funding)*	Estimated sidewalk replacement backlog is approximately 1,600 locations, which may also include some curb and gutter improvements. With $4 million in sidewalk replacement program funding, approximately 50% of the entire backlog would be addressed over a span of 1-2 years.	$ 4,000,000
Sidewalk Replacement Option C *($2.5 million funding)*	Estimated sidewalk replacement backlog is approximately 1,600 locations, which may also include some curb and gutter improvements. With $2.5 million in sidewalk replacement program funding, only egregious tripping hazards of 3-inches or more will be addressed, estimated to represent approximately 300 locations.	$ 2,500,000
Park Buildout Projects		
Fong Park, Phase 2	This park site, previously referred to as Blossom Ranch Neighborhood Park, totals 7-acres. The project includes improving the remaining undeveloped 2-acres of the park site. Existing available budget is approximately $0.77 million.	$ 1,566,000
Equinoa Park, Phase 2	This park site, previously referred to as La Morada Community Park, totals 14.6-acres. The project includes improving the remaining undeveloped 8.6-acres of the park site. Existing available budget is approximately $1.60 million.	$ 2,577,000

PROGRAMS & PROJECTS FOR FUNDING CONSIDERATION

Additional $10 Million in Fiscal Year 2021-22 Discretionary Funds

Revised: ~~January 26, 2022 | 12:00 pm~~ March 30, 2022 | 7:45 am

Name	Description	Cost
Pixie Woods Projects		
Train Ride	Includes installing new railroad tracks, crossing signals and gates, an electric locomotive with two coaches for passengers.	$ 830,000
Carousel Ride	Includes installing a 28-foot carousel and electrical modifications.	$ 760,000
Lagoon Dredging	Includes removal of dead palm tree fronds and dredging the entirety of the lagoon.	$ 945,000
~~Thrill Ride~~ New Amusement Ride	~~Staff continues to work on securing valid estimates for smaller footprint thrill rides.~~ Includes installation of a tea cup style ride, similiar version of Disney's elephant ride, mini Ferris wheel, or large swing.	$ ~~TBD~~ 500,000
Oak Park Aquatics Projects		
Oak Park Pool Modernization Option A *(current aquatics program concept)*	This includes updating the bathhouse, installing a sprayground, and deepening the existing pool. Approximately $1.5 million is earmarked for Oak Park Pool in the Strong Communities Plan.	$ 2,728,500
Oak Park Regional Aquatics Center Option B	This includes a feasibility study, public outreach, conceptual layouts and cost estimates for a regional facility at this park. Amenities for consideration include competition, fitness, and recreation pools, diving platforms, interactive water play features, lazy river, water slides and parking studies. Approximately $1.5 million is earmarked for Oak Park Pool in the Strong Communities Plan. As a sidenote, a regional facility is expected to cost upwards of $20 million.	$ 500,000

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION AUTHORIZING APPROPRIATION OF $10.2 MILLION IN GENERAL FUND DOLLARS TO CITY COUNCIL PRIORITY PROJECTS

City Council adopted the Fiscal Year (FY) 2021-22 Annual Budget on June 22, 2021, following a duly noticed budget study session and a public hearing; and

City Council discussed the FY 2020-2021 Fourth Quarter Budget Status Update on November 16, 2021 and allocated $10.2 million to Council priority projects; and

The City Council Budget/Finance/Economic Development Committee met on December 8, 2021 and February 1, 2022, to discuss potential uses of the $10.2 million and made a recommendation for review by the full City Council; and

By the staff report accompanying this Resolution, incorporated into this Resolution by this reference (Staff Report), the Council has been provided with additional information upon which the actions set forth in this Resolution are based; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. Authorize the appropriation and any necessary transfers of $10.2 million in FY 2021-22 General Fund Balance to the various sidewalks and parks projects as follows:

1.	Sidewalk Replacement (Option C)	$2,500,000
2.	Fong Park Phase 2	$1,566,000
3.	Pixie Woods Train Ride	$830,000
4.	Pixie Woods Carousel Ride	$760,000
5.	Pixie Woods Lagoon Dredging	$945,000
6.	Pixie Woods New Amusement Ride	$500,000
7.	Oak Park Pool (Option A)	$2,728,500
	Subtotal	$9,829,500
	Contingency	$370,500
	Total	$10,200,000

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2. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED May 3, 2022.

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

Authorize Appropriation of $10.2 Million for Council Priority Projects

Budget/Finance/Economic Development Committee Recommendation

City Council Meeting

May 3, 2022

Agenda Item 9.3

Background

- At the November 16, 2021 Council meeting, the Council discussed Fiscal Year 2020-21 Fourth Quarter Budget results and General Fund Reserves
- Council action was taken to reduce the funds allocated to the Reserve accounts by $10.2 million which would be appropriated following discussion by the Budget/Finance/Economic Council Committee
- The Committee met in December 2021 and February 2022

Budget/Finance/Economic Dev. Committee Recommendation

Description	Amount
Sidewalk Replacement (Option C)	$2,500,000
Fong Park Phase 2	$1,566,000
Pixie Woods Train Ride	$830,000
Pixie Woods Carousel Ride	$760,000
Pixie Woods Lagoon Dredging	$945,000
Pixie Woods New Amusement Ride	$500,000
Oak Park Pool (Option A)	$2,728,500
Subtotal	$9,829,500
Contingency	$370,500
Total	**$10,200,000**

File #: 22-0329, **Version:** 1

PUBLIC HEARING: FY 2022-23 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, AND EMERGENCY SOLUTIONS GRANT PROGRAMS

RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Approving the FY 2022-23 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs; and

2. Authorizing the City Manager or designee, to appoint staff as the Certifying Officer responsible for completing the environmental review process to ensure compliance with the National Environmental Policy Act (NEPA); and

3. Authorizing the City Manager, or designee, to execute and submit all documents to the U.S. Department of Housing and Urban Development and to take actions necessary and appropriate to carry out the purpose and intent of the resolution.

Summary

The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to prepare an Annual Action Plan (Action Plan) (Exhibit 1 to the Resolution) to receive Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funding. The Annual Action Plan identifies the specific projects (Exhibit 2 to the Resolution) that will be funded during the year to help accomplish the goals established in the five-year Consolidated Plan. The Annual Action Plan must be submitted to HUD by May 15, 2022.

For FY 2022- 2023 the City's Grants Program received twenty nine (29) applications for funding from twenty four (24) agencies requesting a total of $3,280,125.09

DISCUSSION

Background

To receive annual federal entitlement funds (CDBG, HOME, and ESG), HUD requires jurisdictions to prepare an Annual Action Plan. The Annual Action Plan identifies the specific projects and activities that will be funded during that year to help accomplish the goals established in the City's Five-Year Consolidated Plan. This plan reflects the second year of the 2020-2025 Consolidated Plan. The Annual Action Plan contains funding recommendations for the use of CDBG, HOME, and ESG funds for the upcoming program year 2022-2023. The funding recommendations proposed by the

Community Development Committee (CDC), which is an advisory body to the City Council, were unanimously approved to be provided to the City Council in May.

The City anticipates receipt of the following HUD allocations for the 2022-2023 program year:

Funding Sources	**Program Year 2020-2021**	**Program Year 2021-2022**	**Estimate Program Year 2022-2023**	**Difference: 2021-2022 to 2022-2023**
Community Development Block Grant (CDBG)	$3,427,828	$3,388,867	$3,388,867	$0
HOME Investment Partnership Program (HOME)	$1,593,808	$1,760,529	$1,760,529	$0
Emergency Solutions Grant (ESG)	$292,582	$292,379	$292,379	$0
Total	**$5,314,218**	**$5,441,775**	**$5,441,775**	**$0**

Community Input and Funding Process

The process of developing the Annual Action Plan began in December 2021 with the placement of a public notice in The Record notifying the public of a CDC meeting to discuss community needs and the start of the application period for CDBG and ESG funds. HOME funds are allocated to projects through a separate Notice of Funding Availability (NOFA) process. Notices were sent to over 200 agencies, organizations, interested citizens, and posted on the City's website and social media platforms.

The deadline for submitting CDBG and ESG applications was January 24, 2022, with electronic submittal by applicants through the City's online grant application program. An online review and score of funding requests are available through the CDC's online grant portal.

The CDC recognizes that each agency submitting an application provides a critical service to Stockton families and individuals in need. This year, as in previous years, the City received numerous worthy requests for funding from agencies providing a variety of supportive services critical to assisting individuals and families to live independently. Each application was reviewed individually by the CDC and staff against multiple criteria including need and benefit, program evaluation, budget, alternative funding sources, community support, and prior grant management and application completeness. Staff summarized the funding requests and aggregated the review data into a spreadsheet for the CDC. Applications were organized and rated based on the following types of services provided: disabled/special needs, food, housing, medical/health, senior, youth, and capital projects. This spreadsheet included staff recommendations that served as a starting point for discussion and deliberation by the CDC. At the CDC's March 3rd meeting, each agency that applied for funding was required to make a presentation and respond to questions from CDC members regarding their grant application.

Public notices regarding the availability of the draft Annual Action Plan began the 30-day review period for the Annual Action Plan for public input. At the time of preparation of this staff report, no comments were received.

Present Situation

FY 2022-23 Annual ACTION PLAN

The following is an overview of each of the funding sources and a summary of recommended funding for each program:

Community Development Block Grant Program (CDBG)

CDBG is a flexible program that provides funding to address a wide range of community development needs that benefit low-income residents. Cities with more than 50,000 people and counties with a population of more than 200,000 are eligible to receive this funding from the federal government. Each year, HUD determines the CDBG allocation using a formula that considers the total population, the number of persons in poverty, housing overcrowding, and the age of the housing units within the jurisdiction. Program regulations require that CDBG entitlement fund programs address one of three national objectives: (1) assisting low-income persons, (2) eliminating slum and blighted property, or (3) meeting needs to be created by a national emergency. The City must annually report to HUD how each organization receiving CDBG funding meets at least one of the three national objectives, as well as all other HUD and Office of Management and Budget (OMB) program guidelines.

HUD restricts the amount of CDBG funds a jurisdiction can allocate within a specific program area. The City may allocate up to 15 percent to public services that support operational costs and provide supportive services to low-income persons and 20 percent for administration of the program. The remaining funds are allocated for capital projects.

CDBG funds can be used for a wide range of activities, including:

- Rehabilitation of residential and commercial property
- Demolition
- Public facilities and improvements
- Economic development
- Public services

The primary eligibility requirement for each activity is that it must benefit low- and moderate-income persons. HUD defines low-and-moderate income as a household that is at or below 80 percent of the area median income (AMI), which in Stockton is an annual income of $59,200 for a family of four.

Generally, ineligible activities include assistance for buildings or portions of buildings used for the conduct of government; general local government operating and maintenance expenses; partisan political purposes, including voter registration; equipment purchases; and new housing construction.

The total sources of funds available for the 2022-2023 program year is $6,148,736 and includes: $3,388,867 of new Entitlement, $293,835 of estimated Program Income, $1,397,794 of Successor Agency Repayment Program Income, $1,068,240 of estimated Reprogrammed Funds.

The following is a summary of the activities recommended for funding for the 2022-2023 Program Year.

1. Housing Programs

The City has three active CDBG/HOME funded affordable housing programs:

The ***Emergency Home Repair Program*** is designed to assist low-income homeowners to address emergency housing problems that represent an immediate health and safety danger to the occupants. The Emergency Home Repair loans are funded out of the CDBG Revolving Loan (RL) fund, which is a separate fund where CDBG loan repayments are placed, and then reused for new loans.

The ***Housing Programs*** provide funds for the City's housing rehabilitation program, down payment assistance, and support for the development of multi-family housing.

The ***Homeless Support Program*** was created three years ago as a source of funds to support small -scale developers to secure scattered-site housing for formerly homeless individuals. The amount of funding has been increased this year to provide additional resources.

Housing Programs	Program Year 2021-2022	Program Year 2022-2023	Difference: 2021-2022 to 2022-2023	Percentage: 2021-2022 to 2022-2023
Emergency Repair Program (RL)	$ 60,000	$ 60,000	$ 0	0%
Housing Rehab Program (CDBG & RL)	$ 520,000	$ 338,533	$ 181,467	-35%
Housing Program	$1,439,372	$ 0	$1,439,372	-100%
Homeless Support	$ 350,000	$ 696,454	$ 346,454	99%
Total	$2,369, 372	$1,094,987	$1,274,385	-54%

2. Economic Development Programs

The City is proposing to fund several programs to assist businesses. These include:

- **Commercial Façade Improvement Program** provides forgivable loan funds for improvements to the exterior of commercial properties.
- **Stockton Entrepreneurship Program** provides grant funding to new and existing small business service providers that focus on enhancing services for startup businesses and entrepreneurs, as well as providing small grants directly to entrepreneurs. The Stockton

Entrepreneurship Program funds will be allocated through a NOFA process. In contrast, funds from the other programs will be allocated on a first-come, first-served basis.

- **Fresh Produce Access Grant (Stocked Full of Produce)** program addresses food insecurity by offering neighborhood convenience stores grant funding to assist with necessary infrastructure upgrades to promote the sale and storage of healthier food options.
- **Micro Storefront Beautification Grant** assists commercial property and/or business owners by providing grant funding for minor storefront improvements.
- **Food Entrepreneurship & Urban Garden Support** program aims to provide grant funding for organizations that support small, local food, beverage, and urban garden entrepreneurs in Stockton.

Economic Development Programs	**Program Year 2021-2022**	**Program Year 2022-2023**	**Difference: 2021-2022 to 2022-2023**	**Percentage: 2021-2022 to 2022-2023**
Commercial Façade Improvement Program	$450,000	$175,000	$275,000	-61%
Micro Storefront Beautification Grant	$40,000	$30,000	$10,000	-25%
Stockton Entrepreneurship Program	$235,000	$200,000	$35,000	-15%
Fresh Produce Access Grant - Stocked Full of Produce	$60,000	$30,000	$30,000	-50%
Food Entrepreneurship & Urban Garden Support	$100,000	$150,000	$50,000	50%

3. Public Service Subrecipient Support

Through the annual Notice of Funding Available process, twenty-nine (29) applications from twenty-four (24) agencies were received and requested $2,568,155.09 in CDBG funding and an additional $711,970 in ESG funding. Applications were submitted by many qualified and deserving organizations through an online portal (Attachment B - Grant Applications Received).

The Community Development Committee (CDC) and staff scored the applications within Neighborly, and two public meetings were held, one for agency program presentations and the other to discuss recommendations. The CDC and staff are recommending funding for fourteen (14) organizations for a total of $758,000 in CDBG funding. The CDC and staff utilized scoring criteria in the selection of projects aligned with the 2020-2025 Consolidated Plan and primarily focused on public service activities related to homeless services, food assistance programs, literacy, services for at-risk youth, the elderly, special needs and/or disabled Stockton residents, affirmative fair housing services, and public facilities for low-income and homeless youth.

The recommendations for CDBG funding are:

CDBG FUNDING: Subrecipient Assistance	Program Year 2021-2022	Program Year 2022-2023	Difference: 2021-2022 to 2022-2023	Percentage:2021-2022 to 2022-2023	Project Type
Gospel Center Rescue Mission	$75,000	$75,000	0	0%	Public Facility (Shelter rehab)
Tuleburg Press	$30,000	$35,000	$5,000	16%	Public Service (Literacy)
Second Harvest Food Bank	$30,000	$40,000	$10,000	33%	Public Service (Food)
Kelly's Angels Foundation	$20,000	$15,000	$5,000	-25%	Public Service (At-Risk Youth)
San Joaquin Fair Housing	$154,851	$90,000	$64,851	-42%	Fair Housing
Bread of Life	$30,000	$45,000	$15,000	50%	Public Service (Food)
Child Abuse Prevention Council	$70,000	$73,000	$3,000	4%	Public Services (At-Risk Youth)
Boys & Girls Club at Sierra Vista-Stockton	$50,000	$20,000	$30,000	-60%	Public Services (At-Risk Youth)
Children's Home of Stockton		$90,000		New Activity	Public Services (At-Risk Youth)
Downtown Stockton Alliance		$40,000		New Activity	Public Service (Homelessness)
SJC Aging and Community Services	$15,000	$15,000	$0	0%	Public Service
Parents by Choice		$115,000		New Activity	Public Service (At-Risk Youth)
Uplift All Foundation		$55,000		New Activity	Public Service (Homelessness)
Visionary Home Builders of CA		$50,000		New Activity	Public Service

Attachment A includes a description of all CDBG applications that were received.

4. Debt Service

In the past, the City received two Federal Section 108 loans totaling $25.5 million. Future CDBG entitlements and/or program income were pledged as repayment sources for the loans. Loan repayment began in 2002 and will extend through 2024; projects that were funded with Section 108 loan funds include Dean DeCarli Waterfront Square, the downtown Cineplex, the Stockton Marina, Joan Darrah Promenade, Morelli Boat Launch, Bob Hope (Fox) Theatre, and Gleason Park Apartments. Increase is due to increased payment of surplus income..

Debt Service	Program Year 2021-2022	Program Year 2022-2023	Difference: 2021-2022 to 2022-2023	Percentage: 2021-2022 to 2022-2023
Debt Service - Section 108 Loan	$1,885,771	$2,543,183	$657,412	35%

5. CDBG Administration/ Program Delivery Costs

This category includes administration, which are the costs associated with daily operations, such as staff costs to administer the program, materials and supplies, training, and consultant services. Program Delivery includes staff costs attributed directly to projects and project delivery costs, such as obtaining title reports and appraisals.

Program Delivery Costs	Program Year 2021-2022	Program Year 2022-2023`	Difference: 2021-2022 to 2022-2023	Percentage: 2021-2022 to 2022-2023
Administration / Oversight	$996,821	$1,016,099	$19,278	2%
Program Delivery	$292,141	$350,000	$57,879	20%

HOME Investment Partnership Program

HOME funds must be used by local governments to create affordable housing for low- and moderate-income households. HOME funds are awarded annually as a formula grant to participating jurisdictions. The Housing and Urban Development Department. (HUD) allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, and other forms of credit enhancement.

HOME funds can be used for four primary types of activities: homebuyer programs, homeowner rehabilitation programs, rental housing programs, and tenant-based rental assistance. The maximum income of a household receiving HOME funds must not exceed 80 percent of AMI.

The total sources of funds available for the 2022-2023 program year is $2,738,267 and includes: $1,760,529 of new Entitlement, $200,000 of estimated Program Income, and $777,738 of Prior Year's Program Income.

HOME Administration/Loan Fund

Administration includes the general costs associated with the administration and oversight of the HOME program. A jurisdiction may spend up to ten percent of its entitlement and program income on administrative costs. Housing Program Delivery includes costs attributed to specific housing projects.

The Loan Fund sets aside HOME funds, which are available as loans for multi-family developments. The 2022-2023 HOME Loan Fund will be allocated through a NOFA process that will be issued in December 2022, with funding recommendations to be brought to the Council for final approval.

HOME Administration	Program Year 2021-2022	Program Year 2022-2023	Difference: 2021-2022 to 2022-2023	Percentage: 2021-2022 to 2022-2023
HOME Administration	$176,053	$260,000	$83,947	48%
Housing Program Delivery	$100,000	$150,000	$50,000	50%
Loan Fund	$1,320,397	$1,960,655	$640,258	49%

Community Housing Development Organizations Project Assistance

HUD regulations require that 15 percent of the City's HOME allocation be reserved for affordable housing projects undertaken by Community Housing Development Organizations (CHDO), which are community-based organizations that develop affordable housing. Currently, Visionary Home Builders and STAND are the City's certified CHDOs. HUD has established requirements for CHDO certification, and the City utilizes a checklist to ensure that all the requirements are met before certifying an organization as a CHDO.

CHDO Assistance Program	Program Year 2021-2022	Program Year 2022-2023	Difference: 2021-2022 to 2022-2023	Percentage: 2021-2022 to 2022-2023
CHDO Set Aside	$264,079	$264,079	$0	0%

Emergency Solutions Grant Program

ESG provides funding to emergency shelters, homeless service providers, and homeless prevention and rehousing programs. Eligible activities are street outreach, emergency shelters, homelessness

prevention, and rehousing assistance. Funds may also be used to provide the required Homeless Management Information System (HMIS) and for administrative activities. The purpose of the ESG program is to assist people in securing stable, permanent housing after experiencing a housing crisis or homelessness: therefore, HUD limits the amount of a jurisdiction's ESG grant that can be used for assistance to emergency shelters to not more than 60 percent. Additionally, the City can allocate up to 7.5 percent of the grant for program administration.

The CDC and staff reviewed the ten (10) applications that were received requesting ESG funds. The CDC and staff recommendations are shown below:

ESG Funding	**Program Year 2021-2022 Base Allocation**	**Program Year 2022-2023**	**Difference: 2021-2022 Base to 2022-2023**	**Percentage 2021-2022 to 2022-2023**
Emergency Shelter Activity				
St. Mary's Dining Room	$38,427	$62,500	$24,073	63%
Stockton Shelter for the Homeless	$40,000	$72,500	32,500	81%
Ready to Work	$15,000	$20,000	$5,000	33%
CVLIHC-Homelessness Prevention/ Rapid Re-Housing	$94,452	$102,500	$8,048	8%
CVLIHC-HMIS	$14,500	$14,500	$0	$0
Administration	$20,000	$20,658	$658	3.3%
Total ESG Funding	$292,379	$292,658	$279	1%

Notification

In conformance with HUD's requirements and the City's Citizen Participation Plan, a summary of the Annual Action Plan and a notice of the public hearing were printed in The Record on March 30, 2022, and in the Latino Times on April 9th, 2022. Each organization applying for funding was notified in writing of the CDC's recommendation and of the date and time of this public hearing. A copy of the draft Action Plan and the draft Citizen Participation Plan is posted on the City's website.

As part of this process, the City Council must hold a public hearing on May 3, 2022 to solicit comments from the public regarding the FY 2022-23 Annual Action Plan activities and proposed funding allocations.

FINANCIAL SUMMARY

The Annual Action Plan includes actual appropriations from HUD to the Economic Development Department's FY 2022-23 budget, namely: CDBG, HOME, and ESG. These appropriations will help in the funding of Housing Programs/Affordable Housing, Subrecipient Assistance, Economic Development Programs, and Debt Service - Section 108 Loan. These appropriations are dependent upon federal budget appropriations and receipt of funds from HUD.

To ensure compliance with the broad range of federal and local grant regulations, 20 percent of CDBG funding is projected at $1,016,099, approximately 10 percent of the HOME allocation projected at $260,000, and 7 percent of ESG funds projected at $20,658 will be used to administer the grants. Administration of the CDBG, HOME, and ESG programs includes completion of environmental reviews, monitoring of Federal wage projects, disbursement of funds, contract and invoice management, and monitoring of each sub-recipient to ensure funds are expended according to the City contract, HUD, and OMB regulations.

Program Overview

Completed by kkey@bgcsac.org on 1/18/2022 1:04 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by kkey@bgcsac.org on 1/18/2022 1:05 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by kkey@bgcsac.org on 1/18/2022 1:26 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Boys & Girls Clubs of Greater Sacramento FBO: Boys & Girls Club at Sierra Vista-Stockton

B.2. Mailing Address
5212 Lemon Hill Ave Sacramento, CA 95824

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Kimberly

B.4. Last Name
Key

B.5. Email
kkey@bgcsac.org

B.6. Phone Number
(916) 392-1350

POINT OF CONTACT INFORMATION
B.7. First Name
Kimberly

B.8. Last Name
Key

B.9. Email
kkey@bgcsac.org

B.10. Phone
(916) 392-1350

ORGANIZATION CONTACT INFORMATION
B.11. Website
https://bgcsac.org/our-clubs/sierra-vista-club-stockton.html

B.12. DUNS Number
968,257,741

B.13. EIN Number
680,338,324

B.14. Business License Number and Expiration Date
GNB3200944699 expiration 11-1-24

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
42

B.17. Number of Volunteers
55

C. Funding Request

Completed by kkey@bgcsac.org on 1/21/2022 8:21 AM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Club Connect 2022-Keeping Kids & Families Connected at Sierra Vista

C.2. Project Site Location
1700 E 11th Street Stockton, CA 95206

C.3. Funding Requested in this application
$51,375.00

C.4. Other funds already secured for the project
$56,667.00

C.5. Total Cost to Complete Project
$108,042.00

C.6. Other funds not yet secured
$0.00

D. Organization Information

Completed by kkey@bgcsac.org on 1/19/2022 10:40 AM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Our mission is to inspire and enable all young people, especially those who need us most, to reach their full potential as productive, caring, and responsible citizens. The Club provides a world-class Club Experience that assures success is within reach of every young person who enters our doors, with all members on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	300
	300

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	125	110
Black/African American	120	0
Asian	35	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	20	0
	300	110

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	2
Female Headed Households	50
Seniors	25
Youth	125

Homeless	0
	202

E. Project Funds

Completed by kkey@bgcsac.org on 1/21/2022 5:09 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG			$0.00		$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	Club Connect	city	$50,000.00	underway	$28,495.21
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
City of Stockton-proposed

Cal Water- committed
Raymus Foundation-committed
Boys & Girls Clubs of America-committed
Dignity Health-committed
Individual donors-committed
Downtown Sportsmen Club-committed
Community Foundation San Joaquin-committed

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The Boys & Girls Club at Sierra Vista -Stockton is committed to support the ongoing needs of Sierra Vista youth and families. The Club has remained a reliable source of resources and support during the toughest of times thanks to the financial support of our community partners. The Club continues to leverage funding in an effort to not disrupt critical programs and services to families most in need and 2022 will be no exception. Youth and families in Stockton need the Boys & Girls Club more than ever. As the Club continues to demonstrate the ability to provide direct services to Sierra Vista residents, support from the City of Stockton will allow the Club to keep this critical work going. If funding is less than the requested amount, the Club will work to raise additional revenue and potentially adjust the amount of supplies that are being distributed while doing its best to NOT reduce the number of families that will be supported.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The Boys & Girls Club at Sierra Vista-Stockton is serving low-income youth and families residing at Sierra Vista's public housing community in South Stockton. There are approximately 350 youth that live at Sierra Vista and the Club currently has 100 registered members. The Club is also supporting youth that attend Aspire Charter School located at Sierra Vista and is looking to expand services to another public housing community in South Stockton (Q4 2022).

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The Boys & Girls Club continues to make health, safety, and education a top priority. The Club is able to serve youth and families throughout the community by providing Club Connect programs and services in all the ways that make it convenient for families. Whether the Club is facilitating in-person programs, community wide events or making home deliveries, the Club is responding to the ongoing needs of kids and families living at Sierra Vista.
In an effort to support families already strained budgets and ensure that families have meals over the weekend, the Club will continue to provide Club Connect Kits to Sierra Vista youth and their families. Kits will contain PPE supplies, food/snack bags, program and school supplies. Kits will be distributed on Thursday and Friday each week so that resources are available he Club will work with Sierra Vista's Resident Council to distribute supplies and determine families most in need of support.
Funding will support the Club Connect program at Sierra Vista to include: community events, staff outreach, home deliveries, and kit supplies.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The Boys & Girls Club will track the number of youth served each week in addition to the number of family members in the household that receive services, supplies, food, and other resources.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	325

Households	0
Other	0
	325

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.

The Boys & Girls Club's service delivery methods include; phone calls, emails, flyers, home delivery, in-person programs and meal pick-up, and community wide events. The Club is serving low-income families residing at Sierra Vista.

F. Project Impact

Completed by kkey@bgcsac.org on 1/21/2022 3:39 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	325
	325

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	135	115
Black/African American	130	0
Asian	40	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	20	0
	325	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	5
Female Headed Households	50
Seniors	25
Youth	125
Homeless	0
	205

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	0	0
2020-2021 (Anticipated)	100	300	300
2021-2022	75	325	325
	175	625	625

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

The Boys & Girls Club at Sierra Vista-Stockton will support youth & families via Club Connect weekend meals. In an effort to make sure that the needs of our most at-risk youth and families are being met, the Boys & Girls Club will distribute weekend food and snack boxes each week. Every Thursday and Friday; Club youth, families, and Sierra Vista housing residence will receive a Club Connect Kit that includes meals for the weekend, snack bags, school supplies and PPE supplies. Included with each delivery will be health resources, masks and hand sanitizer for the whole family. The Club will stay connected to families and youth with weekly check-ins and deliveries providing the critical resources necessary to support Sierra Vista families.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The Boys & Girls Club has established a new charted location at Sierra Vista. The Club is currently serving youth out of a temporary location (at Sierra Vista) while the new Clubhouse is under renovation. The Club serves youth ages 6-18 years old in the after-school hours and summer months; providing academic support and enrichment programs designed to keep kids on track to graduate high school with a plan for their future. While the onset of COVID created challenges and uncertainty, the Club was quick to respond and has successfully developed strong ties in the community. Club Connect has allowed the Boys & Girls Club to build relationships with families while supporting their needs. The Club continues to help youth who are struggling with isolation, food insecurities, and academic challenges. Club Connect keeps kids excited about school though a weekly incentive program and parents are supported with the resources to help take care of their families; PPE supplies, food, school supplies, and health & wellness resources. While the Boys & Girls Club is serving hundreds of families, the need for additional support is far and wide. The Club will be collaborating with community partners that are also focused on serving the Sierra Vista community. By teaming up and expanding our reach, our collective efforts will support 325 Stockton youth & families every week. The Boys & Girls Club, will provide critical resources to help fill the health & wellness gaps created by the ongoing impacts of the pandemic. Resources and support will be focused on health resources, PPE equipment, and fresh food and shelf stable snack boxes to support families over the weekend.

The Club's efforts will help to mitigate food insecurities, strengthen the social and emotional health & well-being of our youth and make sure that there is equitable access to the resources that families rely on. The Boys & Girls Club plays a critical role in the community, adapting and evolving to support kids and families through the most challenging of circumstances. Now the Club will harness the power of our reputation, strength of our relationships in the community, and tremendous experience serving at-risk populations to navigate the evolving nature of COVID-19 and the road to recovery.

G. Project Narrative

Completed by kkey@bgcsac.org on 1/21/2022 3:48 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☑ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Prevention:
As part of the Club's daily programming, youth participate in Triple Play- a comprehensive health and wellness program that works to improve the overall health of the youth we serve. The Club helps youth increase their daily physical activity, teaches them about good nutrition and making healthy choices. Club Connect 2022 will provide meals for the weekend and critical health resources to youth and families who are struggling to meet their basic needs. The Boys & Girls Club will support the whole child by offering program experiences that promote physical, social and emotional well-being; in addition to the intrinsic motivation to make life-long healthy choices.

Early Intervention:
The Club's focus is to create opportunities where youth can develop, and apply essential skills, with confidence, that will ultimately lead to a sustained desire and the self-efficacy to make healthy lifestyle choices. Programming will be inclusive, culturally- and developmentally- responsive, and adaptable to meet youth and families where they are. The Club understands that there are consequences to household food insecurity for young children as it has detrimental effects on the health and development of young children. Data continues to confirm that ongoing food insecurities increase children's risk of poor school performance and subsequent health disparities. Club Connect will work to reduce the impacts of food insecurity by providing access to food and education around health and safety.

Maintenance:
Addressing food insecurity is more than just providing an afterschool snack or meal for Club members. We know youth are more likely to make healthy choices when they have access to: activities that encourage them to make healthier choices as they navigate through their day; a safe and supportive relationship with caring adults who models

healthy behaviors and attitudes; and access to critical resources that might not be readily available. The Club also understands that youth make choices based on what they learn from others. Given this, the Club has paired youth programming with complementary resources, such as the Club Connect Kit, to support the Club's ability to effectively engage families and the greater Sierra Vista community to maximize impact.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

The Boys & Girls Club continues to closely monitor the impacts of COVID-19 as it continues to impact youth and families that have headed back to school. There continues to be uncertainty, fear, and helplessness in the communities that we serve. Low income families are struggling to meet their basic needs and while vaccinations are helping to keep families protected, youth positivity rates are increasing causing disruptions in learning, anxiety, and additional financial burdens for the household. The Boys & Girls Club will serve and positively impact 325 individuals each week via its Club Connect program. This program will provide meals for the weekend and critical health resources to youth and families who are struggling to meet their basic needs. Club Connect Kits will provide critical resources and support as families navigate challenges throughout 2022. The Club's goals are to minimize the difficulties faced by our most at-risk populations by:

- Reducing food insecurities
- Increasing access to PPE supplies
- Reducing financial burdens
- Supporting physical and emotional health

The Club is in a unique position to serve youth and families during this time as Club staff have developed strong relationships with families which allow for a quick determination of the needs of the household. As we navigate beyond this crisis, the Club will be vital to helping kids and families stay healthy while also restoring a sense of safety and rebuilding the community.

Timeline/Schedule
Activity Start Date: February 2022
Program Outreach: Club staff and Sierra Resident Council members will do outreach via emails, flyers, community events and phone calls.
Weekly Club Connect distribution: Kits will distributed on Thursday and Friday from 10:00 AM - 6:30PM (day and time will be coordinated with families)
Distribution will continue through Summer 2023

Project Activity or Program Service #	Describe the Deliverable
1	Provide Club Connect Kits to 325 Sierra Vista youth and families

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

The Boys & Girls Club has successfully serving our region's most at-risk youth for over 26 years. With the Club's expansion to Stockton, we have the opportunity to broaden our reach and deepen the impact we have on youth who

need us most. The Boys & Girls Club at Sierra Vista-Stockton has been made possible because of our partnership with the Housing Authority. Since the onset of the pandemic, the Club has been providing programs and services to help minimize the academic and health gaps that have been growing over the last 18+ months.
The Club has decades of experience managing and facilitating federal grant programs as the Club has a long history working with the Office of Juvenile Justice on our prevention and intervention programs. The Boys & Girls Club has also been successfully managing CDBG funding in the City of Rancho Cordova for both the 2020 and 2021 funding cycle and was just approved for 2022 funding.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
The Boys & Girls Club at Sierra Vista-Stockton has dedicated staff that will be responsible for the Club Connect program. Sierra Vista youth and families will sign up to participate in the program and the staff at the Club coordinates everything else. Club staff will be responsible for assembling and distributing the Kits each week. The Club ensures the safety of all participants by adhering to all health and safety protocols and for families that have challenges with transportation, the Club will deliver directly to their home.

Project Deliverable #	Describe the Deliverable
1	Youth and families will be supported with critical resources to reduce food insecurities and stay healthy

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
The Boys & Girls Club measures success and effectiveness by the ongoing engagement of each participant in program and by tracking the direct impact of the program in the areas of academic success and health and wellness. Data will be collected in the Club's member tracking system along with surveys, data forms and feedback from the community at large.
The process of measuring impact is a year-round, ongoing effort. The Club will collect and analyze data to identify any needed changes so that program quality is consistent and continues to meet the needs of the community. The Club will utilize a Continuous Improvement Cycle as part of monthly and quarterly reporting. The Continuous Improvement Cycle will be an ongoing feedback loop that will include gathering information, making decisions, implementing strategies, assessing how well they work, and then adjusting or trying new strategies based on the results. The cycle is a team-based process with significant opportunities for all Club staff and program participants to actively participate and contribute input. The cycle includes: 1) assessment, 2) action planning and 3) execution.

For the Club Connect program, the Boys & Girls Club will track and measure the following data:

-Member participation: 100 unduplicated youth will be served (minimum)
-Sierra Vista families: 225 additional residents will be supported with Club Connect resources
-Parent engagement and feedback of support being received from the Club
-Completed program surveys and participation forms from both youth and parents

Program Results:

-Families are supported
-Youth develop a sense of belonging
-Reduce household food insecurities

-Increase school attendance
-Youth increase physical activity
-Decrease disparity gaps among residents
-Increase access to critical resources

Deliverable #	Task that Support Deliverable
1	The Club will assemble and distribute Club Connect Kits to 325 individuals each week

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
The Boys & Girls Club at Sierra Vista-Stockton is serving youth and families with extremely low incomes; struggling to meet their basic needs. With the help of the Club's program, youth and families will receive resources that help to reduce the challenges that they are currently facing. Participants will benefit from weekly access to food, PPE supplies, and health and wellness resources. The Club has no eligibility requirements and is committed to serving as many youth and family members as possible.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
The Boys & Girls Club is partnering with the Housing Authority County of San Joaquin to continue to bring Club programs and services to residents at Sierra Vista. The Club serves youth ages 6-18 years old; providing academic support and enrichment programs designed to keep youth on a positive and productive path. COVID-19 has created challenges and uncertainty for Stockton's most vulnerable communities. The Boys & Girls Club continues to respond quickly by shifting its service delivery model to meet the needs of youth and families during this crisis. Youth are struggling with isolation, food insecurities, and a lack of motivation around their academics. The Club has the unique ability to reach and connect with youth whom other agencies have difficulty reaching. The Club has become a trusted partner in the community and as a result, is well positioned to meet the ongoing needs of youth and families.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
The Club is committed to the long-term sustainability of Club Connect deliveries during these uncertain times. It is important that we continue to provide youth and their families with the resources that they need to stay healthy and connected for as long as it takes. The Club continues to work with the Housing Authority, the Stockton Advisory Council, and local partners to raise funds to support ongoing Club Connect efforts. If awarded funds from the City of Stockton, the Club will continue to leverage support to keep Club Connect deliveries going. The Club has already secured funds to support the project.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.
N/A

H. ESG

Completed by kkey@bgcsac.org on 1/20/2022 3:15 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
COVID-19 has caused numerous disruptions to the lives of our youth. These disruptions can have lasting impacts on progress our members had worked so hard to make before the onset of COVID-19. There is hope. The Boys & Girls Club at Sierra Vista is meeting the needs of Stockton youth and their families with Club Connect. Each week, families will safely receive critical resources that help to minimize the challenges created by COVID-19. 2022 Club Connect Kits include food, PPE supplies, and health & wellness resources. Kits will be distributed specifically for weekend meals as that has been identified as a need in the community.
With the support of our generous community partners we will be able to:
• Provide school supplies throughout the year
• Make wellness calls to ensure that Club kids and their families have what they need (including PPE supplies)
• Provide weekend meal boxes to help families' strained budgets.
We know that our response efforts have been successful; creating lasting impact for our Club kids and families. With continued hard work, we know that recovery is possible too. Building resilience is how we will move forward. We will continue to use the strength of our Club and our community to engage our supporters who care deeply about empowering youth to reach their full potential. We are motivated to keep going, to do whatever it takes to make sure our youth have what they need to build Great Futures. The Club's response, recovery, and resilience efforts will provide the critical support that under-served families need to navigate the ongoing impacts creates by the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by kkey@bgcsac.org on 1/20/2022 3:17 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
n/a

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
n/a

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
n/a

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
n/a

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
n/a

I.8. When will construction start and end? Provide a timeline with all critical milestones.
n/a

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more information[click]

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
n/a

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by kkey@bgcsac.org on 1/20/2022 3:20 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
The Boys & Girls Club is creating access to critical resources for low-income youth and families. The Club is safely distributing weekly Club Connect Kits (at no cost) to Sierra Vista residents who are struggling to meet their basic needs.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
For residents with transportation challenges, Club Connect Kits are delivered directly to the doorsteps of Sierra Vista residence.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☑ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by kkey@bgcsac.org on 1/21/2022 5:18 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Stockton CDBG 22-23 Project Budget.pdf

☑ **Organization Operational Budgets *Required**

21-22 FY Budget.pdf
2022-2023projected draft budget.pdf

☑ **Organization Financial Statements *Required**

Boys and Girls Final 20.pdf

☑ **Tax Status *Required**

BGC SAC IRS Letter.pdf
BGC SAC 501c3 Letter.pdf

☑ **Board of Directors Roster *Required**

Stockton Advisory Council Roster.pdf
BGCSAC Board Roster 2021-2022.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation.pdf
BGCSAC ByLaws.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Statement.pdf

☑ **Organization chart *Required**

BGCSAC Org Chart.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

CDBG Letter of Authorization - Board Chair.pdf

☑ **Business License Number *Required**

Business license.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Certificate (003).pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Policies.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM.gov registration.pdf

☑ **Key Program Staff Resume *Required**

Sierra Vista Branch Manager Resume.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

2021 Sierra Vista Impact Report_to print.pdf

Submit

Completed by kkey@bgcsac.org on 1/21/2022 5:24 PM

Case Id: 48634
Name: Boys & Girls Club at Sierra Vista-Stockton -
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Kimberly Key

Title
CEO

Date
01/21/2022

Signature
Kimberly Key
Electronically signed by kkey@bgcsac.org on 1/21/2022 5:19 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
certification.pdf

Program Overview

Completed by funding4breadoflife@gmail.com on 1/24/2022 7:37 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by funding4breadoflife@gmail.com on 1/24/2022 7:38 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by funding4breadoflife@gmail.com on 1/23/2022 7:28 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Bread of Life

B.2. Mailing Address
P.O. Box 446 Stockton, CA 95201

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Chris

B.4. Last Name
Johnson

B.5. Email
chrisjohnson209@gmail.com

B.6. Phone Number
(209) 482-7098

POINT OF CONTACT INFORMATION
B.7. First Name
Gina

B.8. Last Name
Valadez

B.9. Email
gina.valadez@ymail.com

B.10. Phone
(209) 471-4991

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.breadoflifeca.org

B.12. DUNS Number
71,566,266

B.13. EIN Number
-900,624,281

B.14. Business License Number and Expiration Date
22-001332100 8/31/2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
5

B.17. Number of Volunteers
500

C. Funding Request

Completed by funding4breadoflife@gmail.com on 1/21/2022 1:44 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Bread of Life Food Pantry

C.2. Project Site Location
1006 N. Aurora St Stockton, CA 95202

C.3. Funding Requested in this application
$90,000.00

C.4. Other funds already secured for the project
$115,000.00

C.5. Total Cost to Complete Project
$390,000.00

C.6. Other funds not yet secured
$185,000.00

D. Organization Information

Completed by funding4breadoflife@gmail.com on 1/19/2022 9:40 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Bread of Life's mission statement is "Bringing hope to families in times of need by providing generous amounts of nutritious, supplemental groceries to all who come regardless of race or religious affiliation. Teaching people to give by showing love and kindness to everyone who comes for food"

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	2,007
Low Income (50%-80%)	3,741
Very Low Income (30%-50%)	7,614
Extremely Low Income (Less than 30%)	37,150
	50,512

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	24,883	11,031
Black/African American	9,333	212
Asian	192	0
Am. Indian/Alaskan Native	2,035	331
Native Hawaiian/Other Pacific Islander	924	162
Am. Indian/Alaskan Native & White	558	155
Asian & White	236	41
Black/African American & White	885	128
Am. Indian/Alaskan Native & Black/African American	474	20
Other Multi-Racial	10,992	3,321
	50,512	15,401

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	13,110
Female Headed Households	20,703
Seniors	12,642
Youth	11,520

Homeless	621
	58,596

E. Project Funds

Completed by funding4breadoflife@gmail.com on 1/24/2022 8:21 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
N/A No other application is being submitted.

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A Request is not for one-time funding and/or seed funding.

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	Bread of Life Food Pantry	City	$15,000.00	complete	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	Bread of Life Food Pantry	City	$30,000.00	complete	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG	Bread of Life Food Pantry	City	$30,000.00	Underway	$30,000.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
Current committed funds include: Church/private donations $115,000.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
Bread of Life's food pantry program will benefit greatly from a fully funded program. How the program in effected if not funded will largely depend upon the amount not funded. The program may be impacted in minor degrees such as continuing to use old less efficient equipment or delay in repairs but a large shortage may result in a decrease in services provided including limiting drop off services.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
Although Bread of Life's service area is not strictly defined, we have provided services throughout San Joaquin County and neighboring counties. We began our organization in Stockton to provide the large majority of our services within the city of Stockton (over 90%)

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS

Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Stockton CDBG funds will be used to help cover general costs for Bread of Life's Food Pantry Program, including rent for our warehouse space, wages for managing and implementing day to day operations including deliveries of food donations and running drop off and pick up events, utility costs for the programs warehouse space, insurance, IT, trucking and supplies. All the funds will directly support the day to day operations of our Food Pantry Program.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary unit of service is the number of food boxes provided to the clients. We will also track the average weight of food provided (average box weight). This will allow us to calculate total amount of food provided.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	55,000
Households	0
Other	0
	55,000

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Bread of Life will continue to reach out to the community to inform those in need of our services. Our strategy for 2022 includes social media outreach and digital information including a revised website, and updated client information. We have added staff to increase the number of outreach events held monthly in low income areas within the city of Stockton. Partnering with multiple agencies will allow us to reach more limited English speakers and the disabled population throughout the city. We project an increase of diverse clients by 10%.

F. Project Impact

Completed by funding4breadoflife@gmail.com on 1/24/2022 8:04 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	2,300
Low Income (50%-80%)	4,200
Very Low Income (30%-50%)	7,500
Extremely Low Income (Less than 30%)	41,000
	55,000

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	27,250	11,550
Black/African American	9,910	220
Asian	200	0
Am. Indian/Alaskan Native	2,150	340
Native Hawaiian/Other Pacific Islander	800	175
Am. Indian/Alaskan Native & White	590	160
Asian & White	250	50
Black/African American & White	1,000	150
Am. Indian/Alaskan Native & Black/African American	500	30
Other Multi-Racial	12,350	3,200
	55,000	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	13,500
Female Headed Households	21,000
Seniors	13,200
Youth	12,000
Homeless	650
	60,350

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	90	32,500	30,000
2020-2021 (Anticipated)	140	55,000	50,512
2021-2022	165	65,000	55,000
	395	152,500	135,512

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Bread of Life's Food Pantry provides supplemental food to families and individuals in need of additional food support. We accomplish this through a basic two-step process of receiving donated food products and then box the items to be distributed at our drop off or pick up events.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The need for service was determined simply by the response we receive for our services. There is a continued need due to the population growth and the increased housing costs and increased cost of living in Stockton. Stockton's poverty rate at 22.4% continues to be well above the states rate, indicating a higher number of individuals and families struggling to make ends meet.

G. Project Narrative

Completed by funding4breadoflife@gmail.com on 1/24/2022 8:27 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Bread of Life's food pantry benefits the populations listed above by providing low income families and individuals with supplemental food sources to help them better manage limited resources in difficult times. Many of our clients are at the brink of homelessness, trying to make ends meet in any possible way. Our program is a resource for families to help assist them. We provide service to anyone who requests help, eliminating the need to "prove" a clients need, making accessibility to help easy and without shame, allowing families to stabilize their situation before it becomes worse.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Bread of Life's main activity is a year round food pantry service. We receive estimated 3.5 million pounds of food donation from local food distributors and farming/packing facilities per year. Food donations are received by the truck load, typically several times a week. These donated items are sorted and then stored in our warehouse. Our few employees then work with are large number of volunteers to repack food items into boxes for distribution to individuals and families who either request a drop off or come to one of our food pick up events. Additionally, surplus food supplies are often shared with other local non-profits to distribute in their programs. Bread of Life also works with other support services to assist with food drop off, especially during COVID, a practice that, if possible, will remain in place as a means to service those unable to attend our food pick-up events. Our goal is to provide as much food assistance as possible to those in need. This depends on a number of factors, including food donation availability,

storage capacity and request for food assistance. Currently, our staff and volunteers drop off food boxes approximately days 5-6 days a week and we run our pick up drive thru events 15-20 times per month between the hours of 8:00am and 1:00pm.

Project Activity or Program Service #	Describe the Deliverable
1	We have increased our monthly events to multiple drive thru locations (15-20) in social economic areas in Stockton. We average 85-100 families at each event for a total of 1,700 families per month receiving approx. 127,500 lbs of groceries.
2	Our goal is to increase our program by 10%.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Bread of Life has received grants from both the City and County for numerous years. Through these grants we have worked cooperatively with grantors to follow grant agreement requirements to develop our food pantry program.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Our dedicated board, staff and volunteers work tirelessly to make our program happen. Our paid staff typically receive and organize donated food product with the help of volunteers. Then the same team, with an even larger set of volunteers, will create the donation boxes and provide them through various drop off and pick up events.

Project Deliverable #	Describe the Deliverable
1	The program is overseen by Executive Director Chris Johnson. Chris will reach out to community leaders to identify the populations most in need.
2	We are revamping our website to publish dates and locations of our grocery distribution events. We are active social media to draw attention to low-income Stockton residents.
3	We have an active board that participates at events distributing grocery boxes throughout the month. With 5 paid staff and approx. 40-45 monthly volunteers we plan to increase our program by 10%.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
Our measure of success is the people we serve! Our hope and expectation is to be able to run as effectively and efficiently in 2021. We hope to be able to maintain or increase the number of clients served, if the need is there for our services. We hope to increase outreach with both clients and to increase cooperative efforts with other local non-profit organizations.

Deliverable #	Task that Support Deliverable
1	We use a mobile app to register clients at each event. We plan to follow up with our clients throughout the year to let them know we care about their needs and to see if we can offer additional assistance.

2	Our hope is to develop trusting relationships with our partner locations and clients to ensure people in Stockton are not going hungry.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

Our program does not directly target any special group for our program but our general outreach is simply to "people and families in need of assistance" and the large majority of those that receive our services are individuals and families that are in the low to very low income category and self identify as struggling to "make ends meet". We do not have any eligibility requirement to receiving services from our food pantry.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Although Bread of Life's food pantry is similar to other services in our area, we differ in several areas: we do not require an appointment for services, accessibility is free and easy, we do not have any requirements for service, and we provide drop-off service to those that can not make it to one of our pick up event locations.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

At Bread of Life, we strive to utilize our resources to fullest potential. The majority of our labor force are volunteer efforts including that of our main personal running our food pantry services. We also receive the vast majority of our food items through generous donations. Our assurance is providing donated items to those in need has resulted in enormous and continuous donation of products and volunteer efforts. Over the past decade, we have continued to grow as a nonprofit that is supporting our community. We strive to continue in our growth and organizational efforts to continue providing our services to all those in need.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

To our knowledge, none of our employees sit on any community boards, commission or committees that would result in a potential conflict of interest. Neither do any of our current board members currently work for the City of Stockton or act as a City of Stockton Council member.

H. ESG

Completed by funding4breadoflife@gmail.com on 1/24/2022 10:04 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. <u>For ESG only</u> Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by funding4breadoflife@gmail.com on 1/21/2022 4:54 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
n/a

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
n/a

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
n/a

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
n/a

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
n/a

I.8. When will construction start and end? Provide a timeline with all critical milestones.
n/a

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
n/a

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by funding4breadoflife@gmail.com on 1/24/2022 10:15 AM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☑ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
Bread of Life provides information to our consumers through our website and outreach, such as social media and fliers. We are pursuing a more assertive outreach program including increased social media, emails, and coordination with other local nonprofits. We address barriers that may limit access to our services in several ways. We are eliminating barriers by distributing groceries either by direct drop off (as we did during the height of the pandemic) and by transporting boxed groceries to approximately 19 different locations, making our locations easily accessible to our recipients. We are continuing to expand our network of drop off locations to enhance availability to all.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
As stated in above (J.2.), Bread of Life's food pantry offers food pick up events at several sites throughout Stockton. We are always looking to add additional pick up locations, especially if we are able to work with other organizations to provide additional service locations.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and**

very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

☑ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☑ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by funding4breadoflife@gmail.com on 1/24/2022 2:34 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget** ***Required**

2022 CBDG Project Budget.v1.xlsx

☑ **Organization Operational Budgets** ***Required**

2022 Operating Budget.xlsx

☑ **Organization Financial Statements** ***Required**

2022 Profit and Loss Report.pdf

☑ **Tax Status** ***Required**

IRS non profit tax id letter.pdf

☑ **Board of Directors Roster** ***Required**

2022 Directors pg 1.docx

☑ **Articles of Incorporation/Bylaws** ***Required**

Bylaws.pdf

Articles of incorp.pdf

☑ **Conflict of Interest Statement** ***Required**

43689_Conflict-of-Interest-Policy-BOL.docx

☑ **Organization chart** ***Required**

2022 Organizational Chart.docx

☑ **Board of Directors' authorization to request CDBG/ESG funding** ***Required**

2022 Board of Directors Authorization to Request Funding.docx

☑ **Business License Number** ***Required**

2022 business lic.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation** ***Required**

2022 City of Stkn COI A.pdf
2022 City of Stkn COI B.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure** ***Required**

2022 Bread of Life.Grievance Policy.docx

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☑ **Rental or Lease agreement**

Grupe rental agreement.pdf

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

2022 Sam registration.pdf

☑ **Key Program Staff Resume *Required**

Chris Johnson Resume.doc

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by funding4breadoflife@gmail.com on 1/24/2022 2:39 PM

Case Id: 48597
Name: Bread of Life - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Gina Valadez

Title
President

Date
01/24/2022

Signature
Gina Valadez
Electronically signed by funding4breadoflife@gmail.com on 1/24/2022 2:34 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
2022 Signature page.pdf

Program Overview

Completed by lpedraza@chsstk.org on 1/10/2022 4:50 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by lpedraza@chsstk.org on 1/21/2022 4:22 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by lpedraza@chsstk.org on 1/21/2022 4:24 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Children's Home of Stockton

B.2. Mailing Address
430 N. Pilgrim Street Stockton , CA 95205

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Joelle

B.4. Last Name
Gomez

B.5. Email
jgomez@chsstk.org

B.6. Phone Number
(209) 395-3525

POINT OF CONTACT INFORMATION
B.7. First Name
Joelle

B.8. Last Name
Gomez

B.9. Email
jgomez@chsstk.org

B.10. Phone
(209) 395-3525

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.chstockton.org

B.12. DUNS Number
80,123,839

B.13. EIN Number
940,382,320

B.14. Business License Number and Expiration Date
21-00051543

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
87

B.17. Number of Volunteers
40

C. Funding Request

Completed by lpedraza@chsstk.org on 1/21/2022 4:32 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Children's Home of Stockton's Catalyst Program

C.2. Project Site Location
430 N. Pilgrim Street Stockton, CA 95205

C.3. Funding Requested in this application
$200,000.00

C.4. Other funds already secured for the project
$207,800.00

C.5. Total Cost to Complete Project
$1,217,280.00

C.6. Other funds not yet secured
$1,009,480.00

D. Organization Information

Completed by lpedraza@chsstk.org on 1/24/2022 12:53 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
For 140 years, Children's Home of Stockton has provided at-risk youth an opportunity for a productive life through treatment and education in a safe, nurturing environment.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	140
	140

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	78	35
Black/African American	56	2
Asian	3	0
Am. Indian/Alaskan Native	2	0
Native Hawaiian/Other Pacific Islander	1	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	0	0
	140	37

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	140
Homeless	0

	140

E. Project Funds

Completed by lpedraza@chsstk.org on 1/24/2022 1:30 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 2

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
one-time funding

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2017/18 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2018/19 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2018/19 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2019/20 CDBG	Purchase of CHS Cafeteria Tables/Stools	City	$22,497.36	Complete	$0.00
FY2019/20 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2020/21 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2020/21 ESG	Catalyst Program	City	$1,500,000.00	Underway	$1,416,011.00
FY2021/22 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2021/22 ESG	Catalyst Program	City	$1,500,000.00	Underway	$819,544.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
The City of Stockton funded 1.5 million from ESG/CV funding for our Catalyst Program from April 1, 2021, until September 30, 2022. This is an 18-month grant contract. The current City of Stockton contract is attached. We do not have any committed funding sources after September 30, 2022, but will continue to pursue funding and secure donations to support our Catalyst Program. We are applying for the City of Stockton's ESG funding along with a San Joaquin County CDBG grant funding request for our Catalyst Program.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The only current funding source for Catalyst is the City of Stockton's ESG/CV funding. If we do not receive ongoing funding and support for Catalyst, we will not have the ability to sustain our program and will be forced to close Catalyst and displace 18 homeless youth.

Private grants and fundraising efforts such as special events and campaigns help to supplement public funding for Catalyst. CHS will apply annually for public and private funding to support Catalyst. However, funding from government sources can fluctuate greatly and be unreliable from year-to-year, pending the federal and state budgets. The pandemic has resulted in an increased demand for services and the opening of Catalyst has provided immediate shelter and safety for 18 homeless youth. Any loss of funding could affect the core operations for Catalysts, and downsizing the program could be a possibility, leaving at-risk youth homeless and without supportive services. All three Catalyst homes operate 24-hour programs requiring round-the-clock staffing. Over the past year, Catalyst has been operating at capacity. If funded for less than the requested amount, the agency will seek out additional streams of public and private funds to help offset the funding deficit. However, Children's Home of Stockton may be forced to reduce beds and services at Catalyst. Catalyst (and the safety and services they provide) are often the only thing standing between youth and homelessness. Children's Home of Stockton Catalyst Program is a necessary resource for the health and safety of homeless youth.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
Children's Home of Stockton's Catalyst Program serves homeless youth who are identified and referred from within the City of Stockton. Catalyst will accept you who are from the City of Stockton or from San Joaquin County. A Referral Committee was created to introduce this new resource to the community and help to refer Transition Age Youth to the Catalyst program. The committee is made up of local community-based organizations who serve the Transition Age Youth (TAY) experiencing homelessness in the City of Stockton, law enforcement, city and county departments, system providers, school liaisons to name a few. In addition, we work with local businesses and employment development programs to find employment in Stockton for our youth.

Since the opening of Catalyst, it is the largest housing program for homeless youth in the City of Stockton with 18 beds. Only one other program exists for this specific population with eight beds.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area

benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Our Catalyst Program serves Transition Age Youth ages 18-24 who have a need of Transitional Housing and are of extremely low-income. Without our programs, these clients would be homeless on the street or at-risk of becoming homeless.

Homeless youth: During the 2021/2022 fiscal year, Children's Home of Stockton will have served 18 individuals in Catalyst first year of opening the program for homeless youth. Every current Catalyst participant knows at least one homeless youth who is not receiving services, and a waiting list exists at any given time. Homeless youth are often "invisible" to the official entities that track such data and, until recently, no count of homeless youth in the county has been available. The Federal No Child Left Behind Act now requires that schools report the number of homeless students enrolled. In the 2019/2020 school year, San Joaquin County Office of Education reported a total of 2,648 homeless youth enrolled in their schools. It is estimated that there are at least 150 youth on the streets in San Joaquin County every night. Homeless youth have often run away from home due to abuse or neglect, and they are at high risk for substance abuse, poor physical and mental health, sexual abuse and assault, physical abuse and unsafe sexual practices.

Most youth staying at Catalyst have no income, or income from low-income households. Many have run away from home because they were abused or neglected, and many have victimized or forced into prostitution on the streets. At Catalyst, they find a safe place and have their basic and unique needs met. As they learn that there are adults they can trust and they receive supportive services, they begin to see their own potential and have hope for their futures.

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
Yes

Catalyst participants self-refer or are referred through community partnerships who work with the extremely low-income, at-risk, and homeless Transition Age Youth in our community. We enter data in the Homeless Management Information System (HMIS) which documents their participation in the program and tracks them within the community. In addition, we are members of the Community Care Network (CCN) of San Joaquin County for referrals. CCN is designed to help address the 80% of non-clinical factors impacting individual's health. CCN is a product of United Way of San Joaquin County, 211, and Dignity Health who are working on a community-wide technological solution initiative to help address the social determinants of health that are greatly impacting individual's ability to live their best lives.

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
CHS intends to use the City of Stockton CDBG/ESG funds to fund a portion of the Catalyst Program. In 2021, Children's Home of Stockton, in collaboration with United Way of San Joaquin County, and funding provided by the City of Stockton, opened Catalyst, a 12-bed Transitional Housing Program for homeless Transition Age Youth (TAY) ages 18-24. The purpose is to provide supportive housing, workforce development, mental health services, case management, education, and resources to other services. The goal is to help prevent youth homelessness and establish self-sufficiency and find permanent housing for Participants as they exit Catalyst. Providing a supportive safe place for our TAY participants allows them to focus on continuing their education or finding employment rather than surviving the streets and being vulnerable to risky and dangerous situations. This funding will be applied to sustain our Catalyst Program, which now has the capacity to serve 18 Transition Age Youth concurrently.

Catalyst fills a critical need in our community help prevent and end youth homelessness. It meets the shelter and service needs of Transition Age Youth who are required by circumstance to live on their own. Many have aged out of the foster care system and are still in need of support including a safe place to live with basic needs met so they can focus on their mental health, employment, or education. Many of our Transition Age Youth have experienced childhood trauma, homelessness, couch surfing, or living in their car. They have endured lack of family support, basic needs for survival, food insecurity and community connection. Many are high school dropouts and without this opportunity they are at risk for continuing the cycle of poverty and crime. Often this age group of 18-24 doesn't qualify for other shelter or housing services. Before the opening of Catalyst, there were only eight beds for homeless youth in the City of Stockton.

Catalyst gives its participants safe and stable accommodations in a family-style setting while surrounding them with the services they need to achieve independence. Transition Age Youth participants take charge of their case management and transition planning in conjunction to being provided access to services, which are facilitated by dedicated staff including the following: Youth Services Director, TAY Coordinators, TAY Clinicians, TAY Coaches, and TAY Outreach Workers. In addition, referrals and contacts for youth are made to agencies that CHS has formal and informal partnerships with throughout the community. CHS operates in a culturally sensitive, trauma informed environment with case management, mental health, vocational and educational services tailored to each participant's individual needs, strengths, and growth opportunities.

Catalyst uses a Positive Youth Development and a Trauma-Informed approach, in conjunction with Evidence-Based Practices to increase youth safety, well-being and self-sufficiency. With the support of Catalyst staff, TAY participants can build permanent connections with caring adults and build strong ties to their community. Youth play a key role in program planning and work in partnership with staff.

Transition Age Youth participants have opportunities for meaningful community involvement activities as well as

support in setting and achieving educational and employment goals. Youth can make positive developmental progress as a result of life skills training, counseling support, and the availability of appropriate services. The TAY Coordinators, TAY Coaches, and TAY Outreach Workers work collaboratively with TAY participants to develop comprehensive written transition plans, enabling youth to successfully exit the shelter and achieve safety and stability. Aftercare services ensure follow-up and ongoing support to help youth maintain independence up to six months after they leave the Catalyst Program. Transition Age Youth participants can stay in the Catalyst Program as long as they need to achieve their personal goals within their individual timelines established upon intake. The end goal is to reduce the percentage of Transition Age Youth who are homeless in the City of Stockton. That is why funding from City of Stockton is so imperative.

We collaborate with community organizations and local employers to assist our Transition Age Youth with finding steady employment. One example of this, is the relationship we have with Food-4-Less, which has become a direct pipeline for our Catalyst TAY participants who need employment.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary unit of service is hours of case management for the services provided. Our performance indicators are as follows:

1. Percentage of TAY participants served.

2. Percentage of TAY participants receiving Transition Planning and needed Aftercare services.

3. Percentage of TAY participants transitioning to stable and permanent living situations.

4. Percentage of TAY participants who demonstrate improvement in basic life skills and increased self-sufficiency and independence.

Catalyst TAY Program measures success in many ways just as each Transition Age Youth is unique. For all individuals our goal is to provide safety, transitional housing, and more independence through supportive services and resources. To that end, we measure the effectiveness of our efforts by:

1. Intake Assessment and Exit Survey. We will conduct an initial Intake Assessment and exit satisfaction surveys with TAY participants. Results are used to affirm and to improve practices and services to our Transition Age Youth.

2. Use of the Transition to Independence Process (TIP) Model. The use of the TIP Model will track the effectiveness of services by measuring the participant's progress in the program and attainment of individual goals.

3. Positive Audits. Completion of successful audits and site visits through the City of Stockton. Reviews will reflect the Catalyst Program's ability to provide a safe and motivating environment that meets the differing needs of the Transition Age Youth.

If awarded, we will continue to submit invoices for budgetary items along with required data into the Homeless

Management Information System (HMIS) for services of case management. All our key program staff have been trained and are experienced in tracking the program and submitting what is necessary.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	18
Households	0
Other	0
	18

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.

Children's Home of Stockton collaborates with other local nonprofits, government entities, medical facilities, law enforcement agencies, service clubs and the business community to conduct outreach, raise awareness, and let those in need know about the services the agency offers. Information about CHS' services is advertised through print materials handed out at events and distributed in the community, on the agency's website, in press releases, and radio PSAs.

CHS continues to work to provide trauma informed, culturally sensitive services that are responsive to the growing need of the county's diverse population.

Catalyst provides housing and supportive services to 18 homeless youth concurrently. Our Catalyst Program is staffed round-the-clock and operates 24 hours a day, 7 days a week, 365 days a year. Catalyst will provide basic necessities, specific services tailored to homeless transition age youth, and case management or exit planning to help participants reach their goals.

Besides providing transitional housing to at least 18 youth aged 18 to 24, Catalyst provides food, clothing and basic necessities; individual therapy, life skills training, vocational learning opportunities, and support groups. Catalyst helps youth work toward their educational goals and secure employment and permanent housing. Clinicians work with youth to identify barriers in their lives and overcome past trauma. TAY Coaches work with youth to take steps toward independence and prepare to exit Catalyst and become self-sufficient.

United Way of San Joaquin County has partnered with Children's Home of Stockton to assist with the marketing and outreach of the Catalyst Program, which includes assisting CHS in developing ways to showcase the success of the program, highlight TAY participant stories, track outcomes and market the Catalyst Program within the community to increase referrals.

Children's Home of Stockton created a Catalyst Referral Committee made up of collaborative partners, including the City of Stockton, City of Stockton Police Department, Women's Center Youth & Family Services, Child Abuse Prevention Council, Delta College, Family Justice Center, Stockton Shelter for the Homeless, and many more, to identify potential Transition Age Youth who are facing homelessness or at risk of becoming homeless. These partners interface on a weekly basis with those in need of shelter and supportive services like the Catalyst Program.

Our Catalyst Program has dedicated TAY Outreach Workers who provide "boots on the ground" work and outreach to those Transition Age Youth ages 18-24 in Stockton who need our program. They collaborate with other community agencies to find information about how TAY homeless youth can be referred to Catalyst.

In addition, Children's Home of Stockton as a non-profit organization does outreach to the community in several ways. We mail annual campaign letters, an impact report, and holiday cards each year to a donor base of over 8,000 community members. Also, CHS has a website and utilizes social media platforms to bring awareness to its programs and services. Our in-person large community tours are on hiatus due to COVID-19, but we do offer virtual tours.

F. Project Impact

Completed by lpedraza@chsstk.org on 1/24/2022 12:54 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	18
	18

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	10	5
Black/African American	5	0
Asian	0	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	1	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	2	0
	18	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	0
Homeless	18
	18

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	145	52	145
2020-2021 (Anticipated)	140	34	140
2021-2022	158	52	158
	443	138	443

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

CHS would continue to sustain operations and services for its Catalyst Program which includes providing shelter and supportive services for up to 18 Transition Age Youth age 18-24 who would otherwise be homeless or at-risk of homelessness. Catalyst offers supportive housing, workforce development, job readiness, mental health services, case management, education, and resources to other services so TAY homeless youth can achieve self-sufficiency and permanent housing.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Children's Home of Stockton is celebrating its 140th anniversary. CHS has been in existence since 1882. It is the largest licensed Short-Term Residential Therapeutic Program in San Joaquin County, that has been serving at-risk foster youth in San Joaquin County and throughout California. We have remained strong in our mission to provide the highest quality of care to serve the needs of a vulnerable population of youth in our community.

When our Short-Term Residential Therapeutic Program youth leave CHS, we ensure they have a Transition Aftercare plan in place and provide supportive services for our youth and their families for up to six months after they leave our care. But for many high-risk foster youth who age out of the system at age 18, that is not the case. Our Catalyst Program is needed because it addresses San Joaquin County's growing housing crisis and barriers regarding homeless youth that has only been exacerbated by COVID-19. We formed the Catalyst Referral Committee with local community organizations who serve the TAY homeless population and see a direct need for our program. It serves as a direct way to provide outreach and identify TAY participants who are eligible for our Catalyst Program.

Homelessness in San Joaquin County is an ever-present challenge. According to the 2020 San Joaquin County's Strategic Plan and the Continuum of Care's (CoC) Point-in-Time (PIT) Count, from 2015 to 2019, the number of people identified as experiencing homelessness has increased dramatically. It has grown from 1,708 to 2,631 individuals, an increase of 56%. It found that 5.6% of people experiencing homelessness were Transition Age Youth (TAY) between the ages of 18 and 24 years (148 out of 2,631). According to the San Joaquin Continuum of Care, 2019 Homeless Census and Survey, Data Dashboard, the number of people who are experiencing unsheltered homelessness is highest in Stockton (921 individuals). This is not surprising given that Stockton is the largest city in the county and is also the hub for many of the services available in San Joaquin.

The PIT Count may also be an underrepresentation of the young adults facing homelessness. In 2018, San Joaquin County's Homeless Management Information System (HMIS) tracked a total of 1,000 homeless individuals 18 to 24

years old who were provided services. This proves there aren't enough shelters or beds to accommodate the need.

We opened our Catalyst Program because of the significant need for Transition Age Youth within the community to have continued support which includes immediate housing, case management, counseling, mental health services, life skills training, workforce development, assistance with workforce development, job search and preparation, assistance with continued education, and referrals to substance abuse treatment, or other necessary programs. We understand that in addition to safe housing, Transition Age Youth with extensive histories of homelessness often require comprehensive service engagement and relationship-building with supportive staff to establish a foundation of trust and rapport so they can successfully exit homelessness permanently. Our hope for every Transition Age Youth participant is to establish self-sufficiency and permanent housing as they leave the Catalyst Program.

G. Project Narrative

Completed by lpedraza@chsstk.org on 1/24/2022 10:25 AM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

CHS opened its Catalyst Program, a Transitional Housing Program for homeless Transition Age Youth (TAY). We are addressing the homeless crisis for these young adults by preventing them from living on the streets without easy access to services where they remain at-risk of suffering additional trauma, substance abuse, human trafficking, mental health crisis, becoming victims of crime, and poverty in addition to physical health risks.

The Catalyst Program will provide shelter and supportive services for up to 18 Transition Age Youth who are accepted into the program. The purpose of our Catalyst Program is to provide supportive housing with constant staff support, workforce development, mental health services, case management, education, job training, and linkages to other services for unsheltered Transition Age Youth ages 18-24 years old, experiencing homelessness or at-risk of becoming homeless.

By identifying the needs of our at-risk youth and Transition Age Youth participants and offering them direct services or referrals to direct services within our community we are providing early intervention. Our Catalyst Program houses and assists Transition Age Youth ages 18-24 experiencing homelessness or at-risk of becoming homeless. Through early intervention services we are transitioning clients toward a better living situation and providing housing, preventing homelessness, and helping them to build a solid foundation so they can progress to living independently and become self-sufficient.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be

submitted with the application.

Our proposed project includes continuing our services and placement for our TAY population in our Catalyst Program. This program has been in existence since April 2021. There is no implementation time if we receive funding from the City of Stockton. We would begin our grant year on July 1, 2022, and funding would end on June 30, 2023. There are staff on-site to support the TAY participants including a Youth Services Director, TAY Coordinators, TAY Clinicians, TAY Coaches, TAY Outreach Workers. Maximum amount of time a Transition Age Youth could spend in the Catalyst Program is 12 months or by their 25th birthday, whichever occurs first.

Catalyst participants reside in fully furnished 3-bedroom houses (2 per room) which includes a laundry room, two bathrooms, large communal areas, and a secure parking lot. We employ a Resource Officer for security purposes. Participants are provided food, clothing, hygiene items, have access to computer stations with printers and Wi-Fi, access to an on-campus gym, pool, and community activities. The program services include life skills, mental health counseling, educational assistance, career assistance, and transportation assistance.

We accept referrals from those participants who either self-refer or a who are referred by another organization. Participants must complete an application and within 24-48 hours our staff will contact the potential TAY participant to set up a time to interview them. During their interview staff will assess the TAY participant to see if the Catalyst Program would be a good fit for them. There is limited space and applications are accepted on a rolling basis. We currently have a waitlist.

The case management they receive includes goal setting in all areas of employment, housing/living situation, education, community involvement/social skills, personal effectiveness/health and wellbeing, and finally, emotional and behavioral wellbeing. We follow an evidence-based model called the Transition to Independence Process (TIP) model which includes future planning based on individual strengths, needs, and goals. Case management begins when they enter the program and receive constant staff support in the home. Strengths, needs, and goals are assessed and updated weekly during case management with their respective TAY Coaches. They learn basic living skills, participate in daily chores, food shopping, financial literacy, and individual/group therapy as they cohabitate with their peers in the house.

Again, Transition Age Youth participants can stay in the Catalyst Program as long as they need to achieve their personal goals within their individual timelines established upon intake. As each TAY participant reaches their goals, they will acquire what is needed to graduate the program successfully. Once their goals are completely met and they are ready to transition, they will receive assistance with Transitional needs for up to six months.

Project Activity or Program Service #	Describe the Deliverable
1	see above

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

CHS has been in existence for 140 years serving at-risk youth. It has a sterling reputation and continues to grow in service provisions to meet the needs presented by an ever-changing population.

We are proud of our accomplishments as the largest 34-bed STRTP in Stockton, licensed by the State of California Department of Social Services, and nationally accredited by the Council on Accreditation. In January 2019, CHS was certified by the San Joaquin County Behavioral Health Services as a Medi-Cal Provider offering Specialty Mental Health

Services. We have a highly successful Transition Aftercare program that ensures our youth and their families' individual needs are addressed and that they have a successful transition out of the foster care system.

In 2021, we initiated our HOPE (Healing, Overcoming & Providing Empowerment) Program which provides outreach and coordinated supportive services to foster youth ages 12-18 years old who are identified as Commercial Sexual Exploitation of Children (CSEC) or who are at risk of being trafficked. This program specifically addresses the needs of the upward trending population of CSEC youth we serve and ensure safety and resources while in our care. We can address the high risk needs of this population of youth, by creating a stronger infrastructure of supportive services for our CSEC population.

Our latest accomplishment of 2021 was the creation an implementation of our Catalyst Program which is a partnership with United Way of San Joaquin County and funding provided by the City of Stockton. We were able to staff our Catalyst Program with employees who have longevity working at Children's Home of Stockton and expertise in working with this population of at-risk individuals. Our staff are Trauma-Informed and provide culturally sensitive care.

Our program leadership team includes a seasoned Youth Services Director with over 13 years of experience working with the at-risk homeless youth population in areas of prevention education and Transition Aftercare support. This is followed by a TAY Transition Coordinator with over 30 years' experience working with at-risk homeless and foster youth. (We are currently recruiting a second TAY Coordinator.) Our TAY Clinicians combined have over 35 years of experience in providing services to at-risk youth, homeless youth, and foster youth. Our TAY Coaches and Outreach workers have worked within the community and with the at a-risk homeless population for multiple years. All our Catalyst Staff are caring and dedicated advocates for the clients we serve.

Currently, we don't have any Federal Grants but manage several private and public grants for our programs and services including a San Joaquin County Non-Government County General grant for our Transition Aftercare Program, a City of Stockton HHAP 1 grant and San Joaquin County HHAP 2 grant for our HOPE Program, a San Joaquin County Behavioral Health Services grant to provide Specialty Mental Health Services and City of Stockton's ESG/CV funding for our Catalyst Program. We serve up to 140 youth per year who reside in our STRTP and up to 18 TAY participants in our Catalyst Program. We employ 87 staff (and growing) and operate on a $8.6 million dollar budget. We have the capacity to continue implementation of this existing program, provide timely quarterly reporting and ensuring the funds will be spent appropriately.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

Our Catalyst Program has been in existence since April 2021 and services have been ongoing. There is no start-up time required. Continuation of this program is facilitated by a Youth Services Director, who oversees the program, TAY Coordinators who provide day-to day house and program supervision, TAY Clinicians who provide clinical services, TAY Coaches who provide mentorship and case management to Transition Age Youth participants, and TAY Outreach Workers, who assist the TAY Coaches but also facilitate marketing and outreach efforts throughout the community. Our Transition Age Youth participants have full access to each service as part of their stay.

In addition, we have support from United Way of San Joaquin County who helps to disseminate information throughout the community regarding services for Catalyst and how potential participants can gain access to our programs and services. Finally, the Catalyst Referral Committee actively refers TAY participants within the City of Stockton to the Catalyst Program.

Project Deliverable #	Describe the Deliverable
1	see above

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
We will measure the effectiveness of our Catalyst Program by the number of TAY participants we are able to provide critical services to and continue to provide Transitional Housing services for. Their success will be measured by tracking the Transition Age Youth's progress and achievement of their transitional goals. We also look at how they achieve independence and transition to more permanent housing when they leave. Finally, we measure the basic life skills that they improve upon or obtain while in our program. We track their data in the Homeless Management Information System (HMIS) and submit quarterly reports to the City of Stockton. We have attached the Scope of Work to this application explaining the objectives, activities, outputs, outcomes, and impact we expect to track for the Catalyst Program and its TAY participants.

We document their success stories through our social media, marketing pieces, Impact Reports, and website. The results we expect to achieve are to continue operations as we always have and provide needed services for our TAY participants so that each one can succeed in becoming self-sufficient, find permanent housing, and establish employment before they transition out of our Catalyst Program.

Deliverable #	Task that Support Deliverable
1	see above

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
The Transition Age Youth we serve in our Catalyst Program are 18-24, homeless or at-risk of homelessness, and in need of services where they will receive job preparation, assistance with enrolling into college or trade school, strength-based planning services, learn independent living skills, group therapy, mentorship, and guidance in achieving goals for becoming more independent adults and transitioning to more stable living situations. To be eligible for our program they must be 18-24 and experiencing homelessness or at-risk of becoming homeless. They may self-refer or be referred by another agency. We interview applicants to become familiar with their situation and to decide whether the Catalyst Program is the right fit for them.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
Based on the San Joaquin County Continuum of Care and Point-in-Time Count regarding homeless youth and young adults, there are very limited resources within the City of Stockton. We are the largest Transition Age Youth (TAY) shelter in the city. In addition to Catalyst (18 bed capacity), only one other provider offers eight beds to homeless TAY youth in the City of Stockton.

Our Catalyst Transitional Housing Program serves male, female, transgender, and LGBTQ TAY clients, ages 18-24. Most places that offer services and shelter for the TAY population are limited to age 21. Our TAY participants have access to a Youth Services Program Director, TAY Coordinators, TAY Clinicians, TAY Coaches, TAY Outreach Workers, and a Resource Officer for safety. They are provided supportive services, vocational opportunities, and referrals for outside

community resources.

Catalyst is a partnership with the City of Stockton and United Way of San Joaquin County. The list of agencies that we collaborate and partner with on our Catalyst Referral Committee are the following: City of Stockton Police Department, San Joaquin County Family Justice Center, Child Abuse Prevention Council, Parents-by-Choice, San Joaquin Pride Center, Without Permission, Community Partnership for Families of San Joaquin, San Joaquin County Office of Education, Women's Center-Youth & Family Services, Housing Authority County of San Joaquin, and many more. In addition, these organizations have been oriented and have agreed to be a source of referrals for outside services.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

Children's Home of Stockton is committed to maintaining funding and staffing in order to sustain its critical services and shelters for homeless youth in the City of Stockton. In addition to annual renewal applications for local government funding, the agency is aggressively seeking out new funding sources to sustain and grow community support for Catalyst. The agency has been successful in securing new private funding sources to better diversify its funding streams.

Additional funds will be raised through private and public grants and charitable donations. Every year, we research and apply to multiple grants to sustain our vital programs and services. Every Fall, CHS initiates a Major Gifts Campaign to raise awareness and unrestricted funds. CHS continues to seek out new funding sources, form strategic partnerships, and build its endowments to sustain the agency's annual operating budget to support and grow its services throughout the county.

CHS will continue to look to local businesses, civic groups, and service organizations to help to build a strong foundation to sustain the agency long-term.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

There is no conflict of interest.

H. ESG

Completed by lpedraza@chsstk.org on 1/21/2022 5:32 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
During the pandemic, the Catalyst Program provided 18 homeless Transition Age Youth a safe, warm, and clean place to live, instead of on the streets or at a crowded shelter where they would be more likely to be exposed to COVID-19. We follow safety protocols including promoting and incentivizing vaccinations, sanitizing our houses, requiring all TAY participants and staff to wear masks, social distancing, and providing COVID-19 testing. Our TAY participants safety is the highest priority. In the event of an outbreak, we have a COVID-19 Emergency Response Plan in place to minimize exposure and prevent the spread of COVID-19 amongst the TAY participants and staff. In addition, we provide clean water, healthy food, clothes, and hygiene products for all our Transition Age Youth. If they need medical care, we assist them with finding that care along with transportation to any medical office.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by lpedraza@chsstk.org on 1/24/2022 11:38 AM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
We lease the property where we utilize three houses for our Catalyst Program. The Children's Home of Stockton Foundation owns the property. The lease is attached.

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more information click

here.
No

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
Catalyst is an existing program and officially opened in April 2021.

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by lpedraza@chsstk.org on 1/21/2022 5:36 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☑ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.

CHS created the Catalyst Referral Committee made up of numerous community organizations within Stockton and San Joaquin County to remove that barrier. We continue to expand participation within the committee to increase our referrals and accept new Transition Age Youth experiencing homelessness or at risk of becoming homeless within our program. Another way we address this barrier is through our TAY Outreach Workers who continue to provide educational and informational presentations throughout the community. CHS' CEO is the founder and Chair of the San Joaquin County Human Trafficking Task Force which consists of over 40 government and non-government organizations that work rescue, protect, and restore youth involved in human trafficking. CHS is also a member of the Youth Action Committee who is made up of various community-based organizations who serve the target demographic of Transition Age Youth experiencing homelessness or at risk of homelessness.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients

We are located by RTD bus stations, and we will provide bus passes, Uber transports, or bicycles. If there is a TAY participant in need of immediate transportation, we will do so in our CHS vehicles to remove any existing barriers for our clients. If needed, we also have funds available to assist our TAY participants with car payments, repairs, insurance, etc.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by lpedraza@chsstk.org on 1/24/2022 2:37 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

CHS Catalyst Program Budget (CDBG).pdf

☑ **Organization Operational Budgets *Required**

CHS Operational Budget FY 2021-2022.pdf
CHS Operational Budget FY 2022-2023.pdf

☑ **Organization Financial Statements *Required**

CHS Audit 2021.pdf

☑ **Tax Status *Required**

CHS_IRS_Determination_Letter.pdf

☑ **Board of Directors Roster *Required**

CHS Board Roster 2021-2022.pdf

☑ **Articles of Incorporation/Bylaws *Required**

CHS Restated Articles of Incorporation.pdf

CHS Bylaws.pdf

☑ **Conflict of Interest Statement *Required**

CHS Conflict of Interest Policy-Employees.pdf

☑ **Organization chart *Required**

CHS Organization Chart 2022.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

CHS Board Authorization.pdf

☑ **Business License Number *Required**

CHS Business License 2021.pdf
CHS Business License Statement 2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

CHS Liability & Workers Comp Insurance.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

CHS-EEO, AA, & Conflict Resolution Personnel Policy.pdf

☑ **Use Permit/State License (as applicable)**

CHS Use Permit-State License Statement.pdf

☑ **Rental or Lease agreement**

CHS-Fdn_Lease.pdf

☑ **Evidence of Site Control**

CHS Deed.pdf

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM Statement for Grants.pdf
CHS SAM Screenshot 2022.jpg

☑ **Key Program Staff Resume *Required**

Youth Services Director Resume-L.J..pdf
TAY Clinician Resume-M.G..pdf
TAY Clinician Resume-D.S..pdf
TAY Coordinator Resume-D.G..pdf

☑ **Title Report**

CHS Title Report Statement.pdf

☑ **Optional Documents**

Catalyst TAY Program Scope of Work.pdf
City ESG-CV -Children's Home-United Way-Catalyst Program Contract.pdf
Catalyst_TAY_Participant_Policy_and_Procedures.pdf
Catalyst_TAY_Staff_Policy_and_Procedures.pdf
Catalyst_TAY_Intake_Form.pdf

Submit

Completed by lpedraza@chsstk.org on 1/24/2022 3:02 PM

Case Id: 48587
Name: Children's Home of Stockton - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Joelle Gomez

Title
Chief Executive Officer

Date
01/24/2022

Signature
Joelle Gomez
Electronically signed by lpedraza@chsstk.org on 1/24/2022 11:39 AM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
CHS Signed City Certification.pdf

Program Overview

Completed by jmendelson@cvlihc.org on 12/29/2021 8:12 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by jmendelson@cvlihc.org on 12/29/2021 8:13 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☐ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:

If using ESG funds

B. Contact Information

Completed by jmendelson@cvlihc.org on 12/29/2021 8:20 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Central Valley Low-Income Housing Corporation

B.2. Mailing Address
2431 W. March Lane #350 Stockton, CA, CA 95207

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Jon

B.4. Last Name
Mendelson

B.5. Email
jmendelson@cvlihc.org

B.6. Phone Number
(209) 472-7200

POINT OF CONTACT INFORMATION
B.7. First Name
Jon

B.8. Last Name
Mendelson

B.9. Email
jmendelson@cvlihc.org

B.10. Phone
(209) 472-7200

ORGANIZATION CONTACT INFORMATION
B.11. Website
http:\\cvlihc.org

B.12. DUNS Number
158,901,178

B.13. EIN Number
680,256,280

B.14. Business License Number and Expiration Date
2100102851 12/31/2021

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
29

B.17. Number of Volunteers
0

C. Funding Request

Completed by jmendelson@cvlihc.org on 12/29/2021 8:22 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
CoS ESG RRH-HP 2022-23

C.2. Project Site Location
2431 W. March Lane #350 Stockton, CA, CA 95207

C.3. Funding Requested in this application
$116,000.00

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$255,000.00

C.6. Other funds not yet secured
$139,000.00

D. Organization Information

Completed by jmendelson@cvlihc.org on 12/31/2021 1:43 PM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Central Valley Low Income Housing Corporation provides affordable permanent housing and support services to homeless individuals and families living in San Joaquin County, with core competencies of improving quality of life, reaffirming personal dignity, and enabling self-sufficiency.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	346
Extremely Low Income (Less than 30%)	849
	1,195

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	537	325
Black/African American	514	19
Asian	38	3
Am. Indian/Alaskan Native	13	8
Native Hawaiian/Other Pacific Islander	6	1
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	87	49
	1,195	405

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	308
Female Headed Households	378
Seniors	149
Youth	568
Homeless	1,195

	2,598

E. Project Funds

Completed by jmendelson@cvlihc.org on 1/20/2022 2:48 PM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
#1 of two for ESG annual funding

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	n/a		$0.00		$0.00
FY2017/18 ESG	RRH/HP/HMIS/Outreach	City, County, State	$245,221.00	complete	$0.00
FY2018/19 CDBG	n/a		$0.00		$0.00
FY2018/19 ESG	RRH/HP/HMIS/Outreach	City, County, State	$256,398.00	complete	$0.00
FY2019/20 CDBG	n/a		$0.00		$0.00
FY2019/20 ESG	RRH, HMIS, Outreach	City, County, State	$247,026.00	complete	$0.00
FY2020/21 CDBG			$0.00		$0.00
FY2020/21 ESG	RRH/HP/HMIS/Outreach	City, County, State	$284,130.00	186630	$97,500.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG	RRH/HP/HMIS/Outreach	City, County, State	$257,500.00	103980	$153,520.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
CVLIHC has applied to San Joaquin County for $80,000 in ESG annual award resources toward the same Rapid Re-Housing/Homelessness Prevention project, though that County funding will be used to exclusively serve residents who live outside Stockton City Limits. CVLIHC will also apply to San Joaquin County for at least $59,000 in ESG annual award resources from the State of California toward the same Rapid Re-Housing/Homelessness Prevention project.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The ability of this project to provide homelessness prevention services to City of Stockton residents is wholly dependent upon the award from this source of funding. If the funding request is not granted, this project will not be able to provide standard rapid re-housing/homelessness prevention services to City of Stockton residents. Should an award be granted by at an amount less than requested, the project would serve fewer households and fewer unduplicated individuals than expected — a reduced award amount would have to be paired with a reduced expectation of performance and effectiveness. A significant reduction in the award amount compared to the request amount could have an exponential impact on services delivered directly to clients. While the utmost effort is made to ensure the majority of grant money is diverted directly to support of clients, services can only be delivered on behalf of clients if staff and organizational infrastructure are adequately supported. This means that significant reductions in the award amount could result in significant reductions in the amount of funds that can be directed to clients.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
ESG funds that are intended to benefit residents of Stockton will only be used to assist persons who can verify Stockton residency. CVLIHC as an agency serves households throughout San Joaquin County. However, CVLIHC operates several projects that are restricted to residents of certain areas within that geography, including projects that are only available to residents of the City of Stockton. These projects include Emergency Solutions Grants funds and emergency COVID-19 related funds. Individuals must verify residency in the City of Stockton before they are eligible for assistance through projects that are restricted to the City of Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
Yes

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Homeless persons and persons at risk of becoming homeless

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
CVLIHC will provide deposit assistance and rent assistance in accordance with ESG guidelines to help households exit homelessness and avoid homelessness. This includes payment of rent and utility arrears for households seeking homelessness prevention assistance. Payments will be made directly to landlords, property management companies, or appropriate vendors, not directly to households seeking assistance. This reduces potential for fraud and ensures the assistance is used for its intended purpose.
CVLIHC verifies eligibility and need n compliance with ESG regulations. CVLIHC verifies household income through collection of records provided by households seeking assistance, including passports to service (TANF, CalFresh, etc.), check stubs from employment, bank statements, etc. CVLIHC verifies status of homelessness/at imminent risk of homelessness according to standard practices as described by the federal Housing and Urban Development Department, including verification through the Homeless Management Information System, notices to quit/notices of eviction, self-certification, and direct observation by CVLIHC staff.
All data collected and stored physically and digitally. In addition to physical files kept on the CVLIHC premises, CVLIHC utilizes the Homeless Management Information System as its primary database. The HMIS allows CVLIHC to track demographics, homeless status, household characteristics, and other information; detailed, comprehensive reports on clients served are generated directly from this database. The HMIS also enables efficient referral of households seeking assistance through Coordinated Entry.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The number of households and individuals provided assistance will be the primary unit of service tracked by this

project. This project is designed to provide direct financial support in order to help households exit homelessness and obtain permanent housing, as well as to help households remain in permanent housing when faced with imminent homelessness. Therefore, it is consistent with the project's design that the number of households provided financial assistance will be the primary unit of service.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	135
Households	50
Other	0
	185

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.

CVLIHC's engagement and outreach is specifically designed to target households that are homeless, at imminent risk of homelessness, and are low income. CVLIHC has more than 20 years serving these populations, including a significant number of people who are long-term homeless and permanently disabled. CVLIHC engages in direct outreach to homeless service providers and homeless encampments, and embraces a "no wrong door" approach to applying for its assistance. CVLIHC is a participant in the local Coordinated Entry System, 2-1-1, the Homeless Management Information System, and has strong links to emergency shelters and homeless service providers throughout Stockton and San Joaquin County; many of those seeking assistance with housing contact CVLIHC after learning about CVLIHC's services through CES, 2-1-1, or from other service providers. Service providers also refer individuals through CES, the HMIS, and by direct referrals. Individuals also contact CVLIHC through our website at www.cvlihc.org, where individuals can submit an Initial Contact form that helps us delivery timely assistance for eligible households. CVLIHC also employs numerous individuals with personal experience of homelessness or using public assistance, and employs several individuals who speak other languages, including Spanish, Tagalog, and Mandarin

F. Project Impact

Completed by jmendelson@cvlihc.org on 12/31/2021 3:00 PM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	75
Extremely Low Income (Less than 30%)	75
	150

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	60	33
Black/African American	65	5
Asian	6	0
Am. Indian/Alaskan Native	4	0
Native Hawaiian/Other Pacific Islander	3	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	12	2
	150	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	25
Female Headed Households	33
Seniors	27
Youth	57
Homeless	150
	292

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	43	176	176
2020-2021 (Anticipated)	40	150	150
	83	326	326

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

This project will provide rent payments, deposit payments, and other payments necessary for households that are literally homeless and at imminent risk of homelessness to obtain permanent housing or remain in permanent housing. Staff will provide wraparound services including case management, navigation, and landlord advocacy in order to help clients remain housed or obtain housing. Payments are made directly to landlords for qualified households, and all housing will meet Housing Quality Standards.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

This project focuses on rapid re-housing and homelessness prevention. These activities directly align with the San Joaquin Community Response to Homelessness Strategic Plan.

The Plan called to create at least 100 more rapid re-housing opportunities than currently provided for, and for an increase of at least 200 homelessness prevention opportunities to be created throughout San Joaquin County. This project proposed by CVLIHC will allow the City of Stockton to keep pace with the amount of assistance made available in prior years, allowing our community to maintain its baseline operations while we strive to increase capacity in keeping with the Strategic Plan.

Maintaining this baseline by funding this project is critical — because since the Plan was adopted by the City of Stockton, the identified need for rapid re-housing and homelessness prevention has only become greater. This need has been driven in large part by the COVID-19 pandemic. As it has worsened, the San Joaquin Continuum of Care has identified an increasing need among local residents for homeless prevention projects/services. This information has been gained through feedback from service providers and direct input from those in need, as well as through data in the Homeless Management Information system.

The position of the SJCoC regarding maintaining and expanding rapid re-housing and homelessness prevention projects is reflected in the Strategic Plan and in further recommendations to the County and the City, and reflects the real crisis that many people face in being unable to maintain or obtain permanent housing without significant intervention. This project provides those intervention resources and will directly allow those impacted households to exit homelessness or avoid homelessness

G. Project Narrative

Completed by jmendelson@cvlihc.org on 1/14/2022 1:11 PM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

This project is designed to address priority components of the San Joaquin CoC Strategic Plan, and fills need gaps identified in the City's Consolidated Plan:

• PREVENTION: The project is designed to prevent homelessness by addressing an urgent need among households that are at risk of homelessness. This project provides assistance for paying for back rent, current rent, or immediate future rent. This targeted investment is often enough to prevent a household from losing their permanent housing, preventing the problem of homelessness.

• EARLY INTERVENTION: The project's focus on rapid re-housing provides assistance to households that can end their homelessness with timely, limited assistance. These households typically have income and personal resiliencies, but do not have the resources to exit homelessness into permanent housing. This project provides deposit support, rent support, and case management to identify the households' barriers and tailoring the assistance provided to meet those needs to the greatest extent possible. By intervening at the early stages of a household's housing crisis, this project is able to reduce the trauma of associated with homelessness. This intervention also leaves more capacity for emergency shelters to provide shelter and services to other households, and improves our system-wide performance when it comes to addressing homelessness.

• SELF-SUFFICIENCY: This project moves clients from a situation in which they need intervention, to a situation in which they no longer need the intervention. CVLIHC's 12+ years experience in administering rapid re-housing and homeless prevention projects has taught us that households often only need brief, one-time intervention in order to overcome a housing crisis. Rapid re-housing is inherently designed to build self-sufficiency, as it is an intervention type that is meant to be short-term in nature as a bridge between needing assistance and not needing assistance. Homeless prevention is designed similarly as a short-term bridge between a crisis and stability. CVLIHC helps ensure that self-sufficiency following rapid re-housing and homelessness prevention assistance is part of its projects, as a

focus on household sustainability and budgeting is part of the case management services provided to all households that are enrolled in our projects.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

The goal is to help households that are homeless quickly exit to permanent housing by providing deposits, tenant-based rental assistance, and case management services or to assist households maintain housing. This project design aligns with priority actions suggested by the San Joaquin CoC Strategic Plan. Rent assistance and other support for households that meet eligibility requirements is provided directly to landlords and appropriate vendors. Documentation of eligibility and expenditure of funds is maintained in client files. This project will function similarly to the ESG-funded rapid re-housing/homelessness prevention projects that CVLIHC has administered over the past 12 years in the City of Stockton. Four staff are dedicated to CVLIHC's ESG project components, and have an extensive history assisting households to remain housed and enter housing from homelessness. This staff team is overseen by the CVLIHC management, which has more than 40 combined years' experience overseeing permanent housing projects. Clients can contact CVLIHC directly, through CES and partner agencies, or via automated assistance tools. Efforts to identify clients include direct outreach to emergency shelters and other homeless service providers; receipt of referrals from the Coordinated Entry System; referrals from the 2-1-1 system; direct communications with landlords/property managers; by receiving walk-in/phone call self-referrals; and from contacts through the CVLIHC website. CVLIHC also receives referrals via service providers, including mainstream service providers such as the Human Services Agency.

CVLIHC's office is located at 2431 W. March Lane and is on major bus routes. Regular hours are 9:00 a.m. to 5:00 p.m. , Monday through Friday; extended hours are made available as needed. Clients can also submit applications and paperwork through www.cvlihc.org.

Average assistance usually consists of rental deposits and short term rental assistance, based on the unique household needs. Interaction with clients is sensitive to their schedules. Delivery of checks to landlords and vendors happens as soon as client eligibility is confirmed and all necessary paperwork has been completed according to project standards.

The project will begin serving households as soon as CVLIHC is informed of an award and a sub-recipient contract has been signed. CVLIHC will continue to serve households for the duration of the funding spending window or until funds are exhausted.

Project Activity or Program Service #	Describe the Deliverable
1	Rapid Re-Housing of homeless households
2	Homelessness Prevention for households at risk of homelessness

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

CVLIHC has successfully administered ESG projects funded through the State, County, and City of Stockton more than 12 years. Since 1999, CVLIHC has managed Permanent Supportive Housing and Transitional Housing/Rapid Re-Housing projects funded through the HUD's CoC Program Competition; CVLIHC currently manages 7 CoC funded projects. CVLIHC has also administered Homeless Emergency Aid Program and California Emergency Solutions and Housing projects funded by the State of California and currently partners with Behavioral Health Services to provide housing to

clients. CVLIHC is also the managing partner of Town Center Studios, a Project Homekey partnership with the City of Stockton. CVLIHC has recently implemented ESG-CV rapid re-housing and homelessness prevention projects for the City of Stockton.
CVLIHC is free of findings from any federal or state audit of its practices and finances. CVLIHC staff has significant experience in discharging projects of this type, including the management team, which has more than 40 years experience administering homeless assistance projects with federal and state money.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Approval of this request will allow for the continuance of a prevention and re-housing program CVLIHC has provided for more than ten years. CVLIHC has an experienced staff team dedicated to providing assistance to Stockton households experiencing homelessness or who are at risk of becoming homeless. Households seeking assistance make contact through the CoC's "no wrong doors" approach, including 2-1-1, CES, and CVLIHC's website. Households are screened for eligibility based on living situation and income to determine the type and amount of assistance necessary for that household to maintain or obtain housing. CVLIHC staff provide assistance in locating alternate housing as necessary and interact with landlords to assure that housing is safe and decent. Staff contact with clients occurs at regular intervals during and after direct assistance to ensure long-term stability. Staff are also responsible for keeping client files and tracking outcomes through the HMIS.

Project Deliverable #	Describe the Deliverable
1	Rapid Re-Housing of homeless households
2	Homelessness Prevention of households at risk of homelessness

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
This project seeks to provide stable permanent housing to all households assisted. CVLIHC expects that at least 90% of the households provided with direct assistance will exit the project to, or retain, permanent housing.

This data will be measured by direct contact with clients and documenting their outcomes. These outcomes will be tracked through the Homeless Management Information System.

Deliverable #	Task that Support Deliverable
1	Enrollment of households into RRH project
2	Enrollment of households into HP project
3	Delivery of support to landlords on behalf of clients

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
This project is designed to serve households that are literally homeless or at risk of homelessness as defined by 24 CFR 578. To be eligible, households must meet the criteria for these services as determined by Emergency Solutions Grants regulations as published in the NoFA and in the federal register. This population includes individuals with disabilities, seniors, youth, veterans, and those with other special needs.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

CVLIHC is the sole provider of rapid re-housing and homelessness prevention services funded by annual ESG resources. CVLIHC has provided these services for more than 12 years throughout San Joaquin County. Collaboration with other agencies providing homelessness prevention is not necessary for the successful implementation of this project. This project is designed to offer complete and effective services on its own, and fits a gap in the local system of homeless support services. However, CVLIHC does ensure this project works in concert with services offered by other agencies. CVLIHC utilizes the Homeless Management Information System as its data system, which aids in avoiding duplication of effort and duplication of benefits. CVLIHC also is part of the San Joaquin Continuum of Care Coordinated Entry System and 2-1-1, and collaborates with service providers that routinely refer households to CVLIHC for homeless prevention and other housing services.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

This project is wholly dependent upon the availability of funding to provide the services envisioned, as the project is sustainable only when funding is available to execute the delivery of deposit, rent, and other direct support. However, this project is able to efficiently sustain its efforts if funded by this request, as CVLIHC staff are already engaged in delivering this project to Stockton residents and will be able to effectively continue this project with funding.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

No known conflicts of interest exist.

H. ESG

Completed by jmendelson@cvlihc.org on 1/20/2022 9:40 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
While this is not an ESG-CV application, homeless prevention and re-housing efforts are critical components in a successful response to COVID-19. Prevention and re-housing help connect households with safe and appropriate living space. Prevention eligibility includes providing help to households living in overcrowded situations, which is a high-risk environment in terms of COVID-19 spread; prevention also ensures households do not end up in other high-risk environments such as congregate shelters and homeless encampments. Re-housing also helps households exit congregate shelters (a high-risk environment) and homeless encampments (an unsanitary high-risk environment)

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by jmendelson@cvlihc.org on 12/29/2021 8:29 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
Not applicable

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
Not applicable

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
Not applicable

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
Not applicable

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
Not applicable

I.8. When will construction start and end? Provide a timeline with all critical milestones.
Not applicable

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
No

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
Not applicable

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by jmendelson@cvlihc.org on 12/29/2021 8:31 AM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.

The population served by rapid re-housing and homelessness prevention projects often has barriers to accessing services, including but not limited to transportation, time, and cost. This project addresses those barriers in a strategic fashion. CVLIHC allows and encourages households to apply for and become qualified for services via a web portal (www.cvlihc.org) , which enables households to overcome barriers to transportation; this also enables individuals to access services while avoiding personal trips that might expose individuals to COVID-19. This virtual-remote approach also enables a quicker turnaround time in processing individual requests for assistance, and reduces costs associated with seeking services (such as gas, bus passes, etc.) CVLIHC has also employed individuals with lived experience as homeless and receiving public assistance, and can effectively meet the individual needs of people who are seeking assistance.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients

CVLIHC is within one-quarter mile of major bus routes serviced by San Joaquin Rapid Transit District. CVLIHC attempts to
reduce transportation barriers to the population it serves by making it possible to request assistance through a web portal (www.cvlihc.org) or over the phone, and obtain assistance without needing to physically come to the CVLIHC office.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to**

improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by jmendelson@cvlihc.org on 1/20/2022 2:48 PM

Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

HP-RP budget.xls

☑ **Organization Operational Budgets *Required**

2020-21 CVLIHC agency budget.xlsx

☑ **Organization Financial Statements *Required**

2020 CVLIHC - Consolidated FS - signed.pdf

☑ **Tax Status *Required**

Nonprofit Status - CVLIHC.pdf

☑ **Board of Directors Roster *Required**

CVLIHC Board of Directors bios 11-01-2021.docx

☑ **Articles of Incorporation/Bylaws *Required**

Bylaws - CVLIHC - Amended 11-29-21.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest - 08-20-2020.doc

☑ **Organization chart *Required**

Org chart 2022 - CVLIHC.xlsx

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Funding Application Authorization - Resolution 2021-22.pdf

☑ **Business License Number *Required**

Stockton Business License 2022.pdf
Stockton Business License 2021.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Insurance Certificate - City of Stockton.PDF

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Policies and Procedures Handbook -11-10-22.DOC

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM screen shot.docx

☑ **Key Program Staff Resume *Required**

Ferreira, Raul - resume.pdf

Rosenquist, Jennifer - resume.docx

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

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Case Id: 48551
Name: CoS ESG (Fed) 2022-23 - CVLIHC - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Jon Mendelson

Title
Executive Director

Date
01/20/2022

Signature
Jon Mendelson
Electronically signed by jmendelson@cvlihc.org on 1/20/2022 4:15 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Certification.pdf

Program Overview

Completed by jmendelson@cvlihc.org on 1/3/2022 8:48 AM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by jmendelson@cvlihc.org on 1/3/2022 8:49 AM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:

If using ESG funds
Homeless Management Information System (HMIS)

B. Contact Information

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Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Ventral Valley Low Income Housing Corp.

B.2. Mailing Address
2431 W. March Lane #350 Stockton, CA 95207

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Jon

B.4. Last Name
Mendelson

B.5. Email
jmendelson@cvlihc.org

B.6. Phone Number
(209) 472-7200

POINT OF CONTACT INFORMATION
B.7. First Name
Jon

B.8. Last Name
Mendelson

B.9. Email
jmendelson@cvlihc.org

B.10. Phone
(209) 472-7200

ORGANIZATION CONTACT INFORMATION
B.11. Website
http:\\cvlihc.org

B.12. DUNS Number
158,901,178

B.13. EIN Number
680,256,280

B.14. Business License Number and Expiration Date
21-00102851

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
29

B.17. Number of Volunteers
0

C. Funding Request

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Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Homeless Management Information System

C.2. Project Site Location
2431 W. March Lane #350 Stockton, CA, CA 95207

C.3. Funding Requested in this application
$14,500.00

C.4. Other funds already secured for the project
$98,540.00

C.5. Total Cost to Complete Project
$138,040.00

C.6. Other funds not yet secured
$25,000.00

D. Organization Information

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Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Central Valley Low Income Housing Corporation provides affordable permanent housing and support services to homeless individuals and families living in San Joaquin County, with core competencies of improving quality of life, reaffirming personal dignity, and enabling self-sufficiency.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	346
Extremely Low Income (Less than 30%)	849
	1,195

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	537	325
Black/African American	514	19
Asian	38	3
Am. Indian/Alaskan Native	13	8
Native Hawaiian/Other Pacific Islander	6	1
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	87	49
	1,195	405

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	308
Female Headed Households	278
Seniors	149
Youth	568
Homeless	1,195

	2,498

E. Project Funds

Completed by jmendelson@cvlihc.org on 1/20/2022 2:50 PM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
#2 of two for ESG annual funding

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	n/a		$0.00		$0.00
FY2017/18 ESG	RRH/HP/HMIS/Outreach	City, County, State	$245,221.00	complete	$0.00
FY2018/19 CDBG	n/a		$0.00		$0.00
FY2018/19 ESG	RRH/HP/HMIS/Outreach	City, County, State	$256,398.00	complete	$0.00
FY2019/20 CDBG	n/a		$0.00		$0.00
FY2019/20 ESG	RRH/HP/HMIS/Outreach	City, County, State	$247,026.00	complete	$0.00
FY2020/21 CDBG			$0.00		$0.00
FY2020/21 ESG	RRH/HP/HMIS/Outreach	City, County, State	$284,130.00	183630	$97,500.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG	RRH/HP/HMIS/Outreach	City, County, State	$257,500.00	103980	$153,520.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
Other sources committed to this project are:
Continuum of Care Project Competition (FY2020 & FY 2021 renewal)
Other sources sought for this project are:
San Joaquin County ESG annual allotment
State of California ESG annual allotment to San Joaquin County

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
This funding is important to CVLIHC's ability to provide services as HMIS Lead Agency for the San Joaquin Continuum of Care and to enable other service providers the ability to participate in the HMIS without cost. This funding allows CVLIHC to provide staff to discharge the duties of the HMIS Lead Agency. This funding also helps underwrite software licenses to organizations that provide housing, shelter, and services to the homeless throughout Stockton and would not be able to participate in the HMIS if they were forced to pay for those software licenses. The total annual cost of providing HMIS software licenses to all homeless service providers, a cost that is currently completely borne by CVLIHC, is around $71,000. If this funding is eliminated or reduced, it would impair the organization's ability to operate as HMIS Lead, and would jeopardize the ability of many homeless service providers to participate in the HMIS which is critical to our community's ability to track and measure the effectiveness of our local response to homelessness.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
CVLIHC provides HMIS services as HMIS Lead Agency throughout San Joaquin County. The majority of time and focus, however, is spent upon agencies and upon individuals in Stockton, as the majority of homeless individuals and homeless service providers in this county are located in Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm

workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Information is recorded in HMIS for those experiencing homelessness or who may be at risk of experiencing homelessness.

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The provider of the software that undergirds the HMIS is named Bitfocus, and charges CVLIHC a $575-per-user annual fee for use of the HMIS software (including license creation). This proposed project will defray that cost for agencies within the City of Stockton; this project will also provide, in part, for continuing local administration to discharge this project and provide support and training to HMIS-participating agencies. This proposed project helps ensure nonprofit and community benefit agencies that use the HMIS are able to do so without incurring a user fee.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary units of service in this project are the number of unique persons whose information is entered/used by the number of unique agencies that participate in the HMIS.
In the table below, "Persons" should be interpreted to mean "the number of persons whose information will be tracked via the HMIS"; "Other" should be interpreted to mean "the number of agencies that participate in the HMIS."

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	0
Households	0
Other	0
	0

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.

All entities receiving funding through ESG, the Continuum of Care, new State funded projects, Department of Health & Human Services, and Department of Veterans Affairs are required to enter data in HMIS. CVLIHC ensures that contact is made with these agencies, and that individuals are identified at those agencies who are primarily responsible for ensuring compliance with HMIS requirements. Those agencies and individuals receive copies of the HMIS Policies and Procedures approved by the San Joaquin Continuum of Care, sign MOUs regarding the proper use of the HMIS, and receive individual training to ensure understanding and ability to use the HMIS. CVLIHC also reaches out through the San Joaquin Continuum of Care general membership meetings, as well as partners with providers of funds such as City of Stockton and San Joaquin County, to ensure mandated agencies are participating in the HMIS. CVLIHC ensures that accommodations are made for agencies who need such accommodations to properly learn about and utilize the HMIS, including translation services and disability accommodations.

The population tracked by the HMIS includes almost exclusively low-income individuals, as well as many individuals with disabling conditions and who have limited ability to speak English. Delivery of HMIS services to agencies are not impacted by these realities.

F. Project Impact

Completed by jmendelson@cvlihc.org on 1/19/2022 11:48 AM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	2,000
Extremely Low Income (Less than 30%)	9,000
	11,000

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	6,000	3,000
Black/African American	4,000	300
Asian	200	25
Am. Indian/Alaskan Native	50	20
Native Hawaiian/Other Pacific Islander	50	20
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	700	250
	11,000	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	2,900
Female Headed Households	1,300
Seniors	700
Youth	4,500
Homeless	10,000
	19,400

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	14,240	9,975
2020-2021 (Anticipated)	0	12,947	9,075
2021-2022	0	15,000	11,000
	0	42,187	30,050

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

This proposed project will enable CVLIHC to fully operate a Homeless Management Information System on behalf of the San Joaquin Continuum of Care and homeless service provider agencies throughout the City of Stockton. CVLIHC has been appointed the HMIS Lead Agency by the San Joaquin Continuum of Care to establish and manage the HMIS for the entire area covered by the Continuum of Care, which includes the City of Stockton. CVLIHC is dedicated through this project to provide agencies throughout Stockton the support and resources needed to effectively implement use of the HMIS and provide the community with reliable, accurate data regarding the scope and nature of homelessness in Stockton.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Both federal and state governments have determined that local Homeless Management Information Systems are the primary vehicle with which data will be gathered and reported regarding homelessness, and local governments in our community have supported these determinations through additional policies.

Each Continuum of Care throughout the nation is required to have a HMIS in place that meets standards established by the federal Department of Housing and Urban Development (HUD) to collect and report data on services provided to households experiencing homelessness. All recipients/sub-recipients of Emergency Solutions Grant (ESG) funds or HUD Continuum of Care (CoC) funds are required by federal law and regulation to enter data into the HMIS as a condition of receiving funds. Recently, the state of California has also made entering data into the HMIS a legal requirement of many communities that receive state funding to address the issue of homelessness.

Furthermore, the Stockton City Council and San Joaquin County Board of Supervisors have formally adopted policies — including the San Joaquin Community Response to Homelessness Strategic Plan — that support the HMIS as the primary local database that will be relied upon when it comes to answering quantitative questions regarding households that are homeless. This aligns with the general desire to base policies regarding homelessness on reliable, accurate data. A fully supported and functioning HMIS is the most wide-reaching, reliable way to gather information on households experiencing homelessness.

G. Project Narrative

Completed by jmendelson@cvlihc.org on 1/19/2022 11:12 AM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Early Intervention: The HMIS helps individual service providers accurately collect and, under proper protocols and policies, share information to provide intervention to prevent homelessness and quickly end homelessness for households. Collection of individual data in the HMIS allows easier entry to services/housing that have eligibility standards that require documentation of eligibility, including but not limited to permanent supportive housing. Accurate data community-wide also helps jurisdictions make better plans for disbursing resources to programs and efforts that show quantifiable results in terms of preventing homelessness and ending homelessness, and focus on productive early intervention strategies.

Transition: Collection of individual data in the HMIS allows easier entry to services/housing that have eligibility standards that require documentation of eligibility, including but not limited to transitional housing, rapid re-housing, and permanent supportive housing. The information recorded in HMIS allows service providers to understand more about the clients they serve, including their barriers to self-sufficiency, and transition clients to better housing situations.

Self-Sufficiency: The HMIS is a critical tool for case managers at all levels of service — prevention, crisis response, support services, transitional housing, rapid re-housing, permanent supportive housing — to track the progress clients make toward self-sufficiency. The HMIS allows case managers and service providers to record services provided, update household information, and see the broad variety of services/programs the client is accessing to move toward greater independence. Tracking of individual data in the HMIS also allows easier entry to services/housing that have eligibility standards that require documentation of eligibility, including but not limited to permanent supportive housing.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

CVLIHC's office is located at 2431 W. March Lane with regular business hours of 9:00 a.m. to 5:00 p.m., although extended hours are usually made available as needed, Monday through Friday. The HMIS is a web-based system and is
available to users 24 hours per day from any location that has access to the Internet. Administrative support is available
during regular business hours through email, telephone, and virtual contact.

This proposed project will provide support for CVLIHC to operate, administer, and maintain functionality of the local Homeless Management Information System. The project will also allow homeless service provider agencies within the City of Stockton to use the HMIS free of user license fees, and receive training, quality monitoring, and ongoing user support regarding the HMIS.

CVLIHC operates as the HMIS Lead Agency for the San Joaquin Continuum of Care, and is responsible for ensuring the local HMIS is available to all community agencies that are required to enter data in the HMIS. CVLIHC has also committed to help other homeless service providers use the HMIS so the community as a whole can collect and report better, more complete data regarding homelessness. A major responsibility of the HMIS Lead Agency is to ensure agencies such as homeless shelters, housing providers, outreach teams, etc., are trained to use the HMIS and receive ongoing support so that they can gather demographic data, track provision of services, record client outcomes, and issue meaningful reports on data collected.

The provider of the software that undergirds the HMIS is named Bitfocus, and charges CVLIHC a $575-per-user annual fee for use of the HMIS software. This proposed project will defray that cost for agencies within the City of Stockton, ensuring nonprofit and community benefit agencies that use the HMIS are able to do so without incurring a user fee. Total cost of providing user fees to all HMIS users is about $71,000 annually.

All nonprofit and community benefit organizations within the City of Stockton that utilize the HMIS will be contacted by
CVLIHC. CVLIHC will ensure all agencies understand the HMIS Policies and Procedures and the HMIS Data Quality Plan, will collect and keep signed agency and user agreements for use of the HMIS, will provide training when requested by user agencies or when data collection/quality/accuracy issues are identified, and will provide ongoing support to ensure
agencies are able to fully utilize the HMIS. There are currently thirty (30) agencies based in Stockton, with more than 110 active users, currently entering data in HMIS. Around 130 active users overall currently utilize the HMIS.

As part of a continuing service dating back to 2005, HMIS services will commence immediately upon execution of the agreement with the City and continue until all funds are expended. All funds will be expended prior to the end of the agreement period.

Project Activity or Program Service #	Describe the Deliverable
1	Provide HMIS users licenses

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

CVLIHC has served as the local HMIS Lead Agency for the San Joaquin Continuum of Care since 1999. CVLIHC has received Continuum of Care and Emergency Solutions Grants funds for many years to operate this project. All staff

and
administrative procedures are in place to successfully implement this project. Being awarded this grant would represent
a continuation of CVLIHC's operations. The program funded under this application would be would begin immediately upon the issuance of a contract.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

CVLIHC will continue to implement this project as it currently does. CVLIHC appoints a lead individual to make contact with participating HMIS agencies and to provide outreach, support, and guidance. Agencies will receive this service on a
continuing, ongoing basis throughout the length of the contract with City of Stockton.
Individuals and families who are homeless will be served by this project on a daily basis. Each individual who is assisted
by a shelter or service provider will have their data tracked through the HMIS.

Project Deliverable #	Describe the Deliverable
1	Provide HMIS users licenses

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

CVLIHC will measure effectiveness of this program in several ways. The primary benchmark for success is to continue to have nonprofit and community-based homeless service providers that operate in Stockton and serve Stockton residents be able to use the Homeless Management Information System, without having to pay user fees.
Secondary measures of success include having all HMIS-participating agencies adhere to the standards sought by the HMIS Policies and Procedures and fully implement the HMIS Data Quality Plan adopted by the San Joaquin Continuum of Care.

Deliverable #	Task that Support Deliverable
1	Training for HMIS licenses; administration of HMIS system

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

By serving projects that collect information through the Homeless Management Information System and participate in Coordinated Entry, this HMIS project serves: households that are homeless; households at imminent risk of homelessness; households with very low- and extremely low-incomes; individuals with disabilities; special need populations such as those with developmental, mental, or other health conditions; the elderly; youth; and other populations as defined by ESG- and CoC-standard data elements. This program will abide by all mandated eligibility requirements of these funding sources.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

The Homeless Management Information System is singular in Stockton and San Joaquin County. There is only one

HMIS, and it is overseen and operated by CVLIHC. The San Joaquin Continuum of Care selects the local HMIS Lead Agency, which in this community is CVLIHC. The HMIS is identified by federal and state law, as well as local policy, as the database used to gather and report data regarding homelessness and efforts to end homelessness. Without this system, Stockton and San Joaquin County would not be in compliance with federal and state statues, and would be ineligible for significant sources of funding that are used to address homelessness.
CVLIHC is the only agency in Stockton and San Joaquin County that has operated an HMIS or that has served as the HMIS Lead Agency. No other local agencies provide this service. By its nature, operating the HMIS involves extensive networking and collaboration, including with all active homeless service providers within Stockton and San Joaquin County, to ensure that agencies are aware of the HMIS and properly equipped to participate in the HMIS.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
CVLIHC continues to seek ongoing funding for this project from other sources, and continually strengthens its own internal capacity to implement the HMIS-CES by corresponding with Housing and Urban Development and the creator of the HMIS software. CVLIHC leverages technical assistance from Bitfocus, Housing and Urban Development, a partnership with the San Joaquin Data Co-op, and other community partners.
The San Joaquin Continuum of Care has also prioritized annual CoC Program Competition funding to ensure the long-term viability of the Homeless Management Information System. The SJCoC also engages in a performance review of the HMIS Lead Agency to ensure the HMIS operates in a manner that best supports agencies working to end homelessness, as well as the community's understanding of homelessness. These activities and priorities have been adopted at the urging of CVLIHC.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.
No conflicts of interest have been identified.

H. ESG

Completed by jmendelson@cvlihc.org on 1/19/2022 11:50 AM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
This project provides a mechanism to collect data that can be used to respond to COVID-19

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by jmendelson@cvlihc.org on 1/4/2022 2:35 PM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
Not Applicable.

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
Not Applicable.

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
Not Applicable.

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
Not Applicable.

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
Not Applicable.

I.8. When will construction start and end? Provide a timeline with all critical milestones.
Not Applicable.

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
Not Applicable.

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by jmendelson@cvlihc.org on 1/18/2022 9:03 PM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
Agencies that utilize the Homelessness Management Information System regularly face the burden of finding the internal capacity to accurately record client data on an ongoing basis. This project proposal enables the HMIS Lead Agency to provide training and support to help those agencies secure the expertise necessary to enter more accurate and timely data. CVLIHC continually advocates for additional resources so that participating agencies can underwrite staff to perform data-gathering; CVLIHC also researches and implements data-reporting practices with partner agencies that reduce the burden on agencies.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
The HMIS is accessible by agencies and users anywhere Internet access is available, eliminating the need for transportation. Trainings can also be done via video and other electronic media.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time**

buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by jmendelson@cvlihc.org on 1/18/2022 9:05 PM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

HMIS project budget.xlsx

☑ **Organization Operational Budgets *Required**

CVLIHC agency budget.xlsx

☑ **Organization Financial Statements *Required**

2020 Completed audit - signed.pdf

☑ **Tax Status *Required**

Nonprofit Status - CVLIHC.pdf

☑ **Board of Directors Roster *Required**

CVLIHC Board of Directors bios 11-01-2021.docx

☑ **Articles of Incorporation/Bylaws *Required**

Bylaws - CVLIHC - Amended 11-29-21.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest - 08-20-2020.doc

☑ **Organization chart *Required**

CVLIHC org and responsibilities chart.xlsx

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Funding Application Authorization - Resolution.pdf

☑ **Business License Number *Required**

Stockton Business License 2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Insurance Certificate - City of Stockton.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Policies and Procedures Handbook.doc

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM screen shot.docx

☑ **Key Program Staff Resume *Required**

RESUME - 2014.doc

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by jmendelson@cvlihc.org on 1/20/2022 4:15 PM

Case Id: 48564
Name: CoS ESG (Fed) HMIS - 2022-23 - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Jon Mendelson

Title
Executive Director

Date
01/20/2022

Signature
Jon Mendelson
Electronically signed by jmendelson@cvlihc.org on 1/20/2022 4:15 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Certification.pdf

Program Overview

Completed by cwood@downtownstockton.org on 1/3/2022 8:31 AM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by cwood@downtownstockton.org on 1/7/2022 1:20 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☑ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by cwood@downtownstockton.org on 1/5/2022 2:13 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Downtown Stockton Alliance

B.2. Mailing Address
PO Box 2375 Stockton, CA 95201

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Michael

B.4. Last Name
Huber

B.5. Email
mhuber@downtownstockton.org

B.6. Phone Number
(209) 464-5246

POINT OF CONTACT INFORMATION
B.7. First Name
Courtney

B.8. Last Name
Wood

B.9. Email
cwood@downtownstockton.org

B.10. Phone
(209) 464-5246

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.downtownstockton.org

B.12. DUNS Number
9,285,516

B.13. EIN Number
680,374,511

B.14. Business License Number and Expiration Date
22-00117534 March 31, 2022

B.15. Type of Agency
Other

B.16. Number of Paid Staff
30

B.17. Number of Volunteers
2

C. Funding Request

Completed by cwood@downtownstockton.org on 1/10/2022 1:24 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Downtown Stockton Portable Bathroom & Shower Unit (PBSU) Program

C.2. Project Site Location
316 N. El Dorado Street Stockton , CA 95202

C.3. Funding Requested in this application
$51,752.00

C.4. Other funds already secured for the project
$110,000.00

C.5. Total Cost to Complete Project
$161,752.00

C.6. Other funds not yet secured
$0.00

D. Organization Information

Completed by cwood@downtownstockton.org on 1/6/2022 3:06 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
As a PBID, the DSA's mission is to promote business, housing, arts and entertainment to help create a vibrant, sustainable, urban
community in Downtown Stockton. We have served our community for 24 years. The Downtown Stockton Alliance supports the downtown community via clean and safe services, such as sidewalk maintenance, safety ambassadors, and the Portable Bathroom and Shower Program; economic development support, which entails connecting property owners and business owners with key resources; business and event marketing support; public policy advocacy on behalf of Downtown's stakeholders; and hospitality services, such as providing directions, offering tours, and serving as safety escorts.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	278
Low Income (50%-80%)	50
Very Low Income (30%-50%)	50
Extremely Low Income (Less than 30%)	937
	1,315

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	557	78
Black/African American	332	4
Asian	55	4
Am. Indian/Alaskan Native	94	69
Native Hawaiian/Other Pacific Islander	14	1
Am. Indian/Alaskan Native & White	2	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	261	64
	1,315	220

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	173
Female Headed Households	312
Seniors	158
Youth	59
Homeless	937
	1,639

E. Project Funds

Completed by cwood@downtownstockton.org on 1/12/2022 2:32 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of one for CDBG (our organization will also be submitting an application for ESG - we are planning to submit 1 application in each funding category for the PBSU)

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
This is not a request for one time or "seed funding." N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	B&M Entrepreneur Workshops	City CDBG	$10,000.00	Project cancelled due to organizational transition	$2,392.37
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG			$0.00		$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	Portable Bathroom & Shower Unit (PBSU)	City CDBG	$93,422.00	Have requested funds to be rolled into 2021/2022.	$4,732.20

FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG	Portable Bathroom & Shower Unit	City ESG-CV; SJC ESG-CV; SJC ESG	$228,809.00	Spending underway - will be spent by Summer 2022	$156,481.14

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
In the 2021/2022 funding year, we received $8,809 from SJC ESG which is on track to be spent by the end of June 2022.
In the 2021/2022 funding year, we received $110,000 of SJC ESG-CV funding, which is on track to be spent by the end of June 2022.
In the 2021/2022 funding year, we received $110,000 of City of Stockton ESG-CV funding, which is on track to be spent by the end of June 2022.

For the 2022/2023 funding year, we have secured $110,000 of funding from SJC ESG-CV funding, thus far. We will begin spending this in July of 2022.

In this application, we are seeking funding of $51,752 of City of Stockton CDBG to complement the SJC ESG-CV funding we already have for the 2022 - 2023 FY, and to allow us to run the PBSU for the full year.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The DSA as an organization will be able to sustain itself regardless of funding, but the PBSU Program that we are seeking funding for would not be able to execute for the full 2022/2023 fiscal year without COS CDBG (or ESG) funds to complement the $110,000 that we have secured from SJC ESG-CV for 2022/2023.

The DSA is seeking $51,752 of COS CDBG funding in this application to fill in a gap between the existing SJC ESG-CV $110,000 and the $161,752 total project cost for 2022/2023.
The $51,752 of COS CDBG funding requested in this application will cover $35,000 of PBSU supply costs (towels, toilet paper, cleaning supplies, masks, soap, sandwich lunches, clean undergarments or other clothing items, etc.), $8,000 of PBSU maintenance costs, and $8,752 of the PBSU supervisor's salary.

We are requesting the same amount from both the COS CDBG and COS ESG programs in the hope that if one denies funding, we may still receive funding from the other, or that if one gives partially, the other may be able to award the remaining balance.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The PBSU service area is Downtown Stockton and the intended beneficiaries are unsheltered homeless individuals who live in or near Downtown Stockton. The majority of beneficiaries will be homeless individuals who reside in Stockton, though we also expect that a few beneficiaries might be homeless individuals who live in other San Joaquin cities but travel to Downtown Stockton to receive various homeless services.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Unsheltered homeless persons.

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
Yes

We utilize a survey on our tablet through the Fulcrum App, and then ask participants to sign/self-certify using a stylus. An example of this digital form is attached in the required attachments section.

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The CDBG funds requested will be used for 12 months of operation (July 2022 – June 2023) of the Portable Bathroom and Shower Unit (PBSU) Program – which encompasses the maintenance and operation of 1 mobile bathroom unit (with 3 toilets and 3 showers) for homeless individuals which is open from 8:00 AM – 4:30 PM, Monday – Friday, at the parking lot of St. John's Church (316 N. El Dorado Street in Downtown Stockton). The PBSU is supervised by a DSA ambassador and 2 Ready-to-Work attendants who gather homeless user information for the Homeless Management Information System (HMIS); monitor and remove users if they exceed permitted usage time limit (15 - 20 min.

depending on whether they are using the toilet or the shower); purchase and serve sandwich lunches 3 times each week; track restroom usage frequency; provide clean undergarments and other clothing to clients; coordinate homeless service site visits; and provide mental health, physical health, and housing service brochures/information.

The DSA is seeking $51,752 in CDBG funding for the PBSU program FY 2022/2023, which costs $161,752 in total. The CDBG funding will cover PBSU supply (toilet paper, cleaning supplies, masks, towels, soap, sandwich lunches, clothing items, etc.) costs of $35,000; PBSU maintenance costs of $8,000; and $8,752 of the PBSU supervisor's salary.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
Number of PBSU uses throughout the year.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	800
Households	0
Other	7,000
	7,800

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
In regards to service delivery for the PBSU program, the Portable Bathroom and Shower Unit, which has 3 shower/toilet stalls, will be open and operated Monday – Friday from 8:00 AM – 4:30 PM in the parking lot of St John's Church located at 316 N. El Dorado Street. Each unit has toilets, sinks, toilet paper, a shower stall, paper towels, seat covers, waste bins, and towels.

The PBSU is supervised by one DSA hospitality ambassador and 2 Ready-to-Work participants, who gather homeless client user information for the HMIS (name, birthday, SSN, housing status, ethnicity, preferred language, length of time homeless, mental health status, and physical health status) prior to bathroom use; monitor and remove users if they exceed permitted usage time limit (15 - 20 min., depending on whether they are using the toilet or shower); track restroom usage frequency; serve sandwich lunches 3 times a week; provide clean undergarments and other clothing to clients; coordinate homeless service site visits; and provide mental health, physical health, and housing service brochures/information.

Clients can use the PBSU at no cost and with no advanced notice - they need only arrive at the PBSU location, answer our questionnaire, and provide their signature in order to access the bathrooms. Additionally, 1 of our bathroom/shower stalls is ADA compliant.

In addition to providing brochures, the DSA coordinates site visits with services agencies to link the homeless directly to homeless support service providers.

In terms of outreach or communicating the existence of the PBSU to the homeless community (the majority of whom

are low income), the program has been shared with members of the Continuum of Care; has been shared on the DSA's Facebook page; has been shared with homeless service providers; and has been shared via posters near known homeless camps. Our safety ambassador team also distribute cards that have the location of the PBSU on them to homeless individuals they encounter during their shifts. The marketing materials use bathroom symbols in addition to words in order to reach individuals who may not speak English or who may not be literate.

F. Project Impact

Completed by cwood@downtownstockton.org on 1/21/2022 4:14 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	800
	800

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	372	70
Black/African American	242	4
Asian	20	4
Am. Indian/Alaskan Native	85	62
Native Hawaiian/Other Pacific Islander	13	1
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	68	58
	800	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	156
Female Headed Households	281
Seniors	115
Youth	35
Homeless	800
	1,387

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	0	0
2020-2021 (Anticipated)	4	887	886
2021-2022	4	800	799
	8	1,687	1,685

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

The PBSU Program encompasses the maintenance and operation of 1 mobile bathroom unit (with 3 toilets and 3 showers) for homeless individuals which is open from 8:00 AM – 4:30 PM, Monday – Friday, at the parking lot of St. John's Church (316 N. El Dorado Street in Downtown Stockton).

The PBSU is supervised by a DSA ambassador and 2 Ready-to-Work attendants who gather homeless user information for the Homeless Management Information System (HMIS); monitor and remove users if they exceed permitted usage time limit (15 - 20 min. depending on whether they are using the toilet or the shower); track restroom usage frequency; provide clean undergarments and other clothing to clients; and provide mental health, physical health, and housing service brochures/information.

In addition to operating the PBSU, the DSA serves lunches 3 times a week and coordinates site visits with service agencies (public health, covid-19 vaccine and test providers, laundry services, donated clothing providers, etc.) to link the homeless directly to housing and other services they need, thus enabling the PBSU to meet the immediate public lavatory needs of unsheltered homeless individuals; connect said individuals with food, housing, mental health, and medical resources; reduce the general public's exposure to human waste health hazards; and provide employment/experience to low-income individuals.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The need for the PBSU Program initially arose from a chronic public health issue in the form of public urination and defecation in Downtown Stockton primarily caused by the unsheltered homeless population as a result of a public restroom shortage. As the gateway to our city and the seat of our county, the DSA considered it of paramount importance to address this problem, which endangers the general public – workers and visitors alike – by exposing them to infectious diseases, and is disenfranchising for unsheltered homeless individuals who have nowhere to defecate, urinate, shower, or wash their hands with dignity. Prior to the creation of the PBSU program, the DSA received calls to our maintenance team to pick up 2,000 instances of human waste from public sidewalks and parking lots a year.

The implementation of this Portable Bathroom and Shower Unit at the start of 2021 has begun to address a combination of need gaps in our community. These need gaps and the PBSU's role in addressing them are outlined below.

1. A)Need Gap 1: Lack of Accessibility and Availability of Facilities to Address Hygiene Needs of Unsheltered Homeless
The 2019 PITC reports 1,558 unsheltered homeless in San Joaquin; 921 (59%) of those were found in the Stockton area, specifically. This demonstrates Stockton's position as the primary hub for the county's unsheltered homeless. Being unsheltered, these individuals have limited access to restrooms – especially since COS Public Works has closed many public ones; they are also frequently turned away by businesses/private restroom owners. The PITC asserts that 72% of the unsheltered homeless have been so for over a year; this long-term lack of restroom access reduces the quality of living conditions for homeless individuals and contributes to public health hazards, which is evidenced by the 2,000 instances of human waste that the Downtown Stockton Alliance (DSA) removed from sidewalks the year before PBSU installation. With the onset of COVID-19, this need gap has become even more critical to address - without a way to clean themselves while living on the streets, the unsheltered homeless are now also facing a greater risk of contracting and spreading COVID-19 within their communities.
B) PBSU As a Solution to Need Gap 1: Improving Accessibility and Availability of Hygiene/Sanitary Needs of Unsheltered Homeless
The PBSU offers the unsheltered homeless much-needed access to restroom facilities 5 days a week, 8.5 hours per day. Because of the PBSU, the unsheltered homeless have an available, secure place to relieve themselves and wash their hands/faces. This helps them retain their dignity; shields them from street dangers while relieving themselves; reduces incidents of indecent exposure/public urination; improves their living conditions; helps reduce the chance of COVID-19 spreading within the unsheltered homeless community; and reduces the general public's exposure to infectious diseases (including COVID-19). Additionally, we now have COVID vaccinations on site through SJ Public Health, which is helping the homeless community get easy access to COVID-19 protection. Since the launch of the program in January 2021, the PBSU has provided 7,444 total bathroom/shower uses to 887 unique users! In 2021, 46 vaccines were administered by Public Health on site, and 19 COVID-19 tests were administered. We certainly have been filling in these gaps for the homeless community.

2. A) Need Gap 2: HMIS Data Collection Gaps
As discussed in the SJ County Point in Time Count 2019 (PITC), there is an ongoing struggle to collect accurate data about homeless individuals; it is also difficult to establish connections with homeless individuals via typical street outreach programs. This causes a knowledge gap in Stockton and in SJ County at large - the amount of homeless individuals reported does not necessarily mirror the actual amount of homeless in the area. Furthermore, data collected on individuals who are interacted with only once for the purpose of a count may be incomplete, thus hindering aid.
B) PBSU As a Solution to Need Gap 2: Helping with HMIS Data Collection
The DSA collaborates with the county via the PBSU to improve the collection of data entered into the HMIS. PBSU monitors engage with homeless individuals using the bathrooms in order to learn about them, including but not limited to SSN, birthdate, housing status, ethnicity, preferred language, length of time on the streets, mental health status, and physical health status. The very nature of the PBSU attracts individuals who are most difficult to track in typical counts - unsheltered individuals. Since bodily functions are daily occurrences - and unsheltered individuals are the most common PBSU
users – the PBSU can build more robust files on unsheltered homeless who live in Downtown Stockton and surrounding areas. Repeat users such as those who use the PBSU contribute to a more detailed HMIS. Since the launch of the program in 2021, DSA has reported all 887 users into the HMIS; of those users, 183 individuals were NEW entries into the HMIS/they were not previously accounted for in the county's system. This proves that our program is contributing to increasing the accuracy of our county's homeless count.

3. A) Need Gap 3: Barriers to Housing – Mental Health and Substance Abuse
The 2019 PITC mentions mental illness and drug or alcohol addiction as barriers to housing for the unsheltered homeless population. The 2019 PITC asserts that 63% of the County's unsheltered homeless struggle with substance

abuse, and 37% of unsheltered homeless suffer from mental health problems. Having these issues makes it difficult for individuals to successfully enter into or remain in a shelter, without appropriate services. While this data is County-wide, it applies to all SJ cities, including Stockton.

B) PBSU As a Solution to Need Gap 3: Serving as a Hub for Information and Access to Homeless Resources for Mental Health and Substance Abuse

In addition to collecting information about users, the PBSU serves as a hub of information for homeless resources, like mental health services, substance abuse services, medical services, and housing for the unsheltered homeless in the Downtown Stockton area. Literature about these programs is available at the PBSU site; monitors recommend resources; and DSA collaborates with agencies to plan site visits to directly connect individuals with mental health, substance abuse, veteran, and housing programs. 3 PBSU clients have acquired jobs and entered shelters; 5 others have enrolled in the Ready to Work program; and several have accessed medical, drug, or mental health services through referrals from SJ Public Health.

G. Project Narrative

Completed by cwood@downtownstockton.org on 1/21/2022 4:16 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Transition

The PBSU Program helps clients move toward a better situation by giving them a dignified place to use the restroom and also giving them the means to keep their bodies clean. Without the PBSU program, the unsheltered homeless have to try to find a secluded place to relieve themselves and may have no way to bathe apart from trying to wade in the Delta water.

Self-Sufficiency

The PBSU program helps clients gain more control of their lives by giving them the ability to fulfill the very basic needs of personal hygiene. By keeping themselves clean, they are able to better integrate into society, and may even be able to obtain a job. The information we share regarding other homeless service programs also moves clients towards self-sufficiency or a lower level of need by giving them access to mental health, physical health, substance abuse, or housing services, which can help lift them out of their unsheltered state.

Stabilization

The PBSU program provides stabilization for clients by offering them a consistent place to have their hygienic needs met. By having a regular location, M - F, from 8:00 AM - 4:30 PM, clients know they can count on being able to use the toilet or to shower on a regular basis. This consistency offers a way to stabilize their lives on the streets; instead of wondering when or how they will be able to use the restroom or to shower, they can arrange their schedule to have a clean shower and a safe place to use the restroom 5 days a week. This is one small step toward reducing the stress and unpredictable
nature of living on the streets. Having a dependable way to stay clean can lead them closer to the possibility of

wanting to receive other services and can also make it much easier for them to obtain and hold a job. 3 PBSU clients have entered shelters and found jobs, and 5 others have enrolled in the Ready to Work program.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Timeline

The requested CDBG funding will contribute to the operations of the PBSU from July 1, 2022 to June 30, 2023. An average of $4,313 CDBG funds will be spent on a monthly basis during this 12 month period. The program will continue to operate beyond the requested CDBG funding time period, provided DSA can secure additional funding to do so, or provided that DSA finds a partner who can take over operations at that point in time.

Detailed Description

As mentioned earlier in the application, the PBSU program encompasses the maintenance and operation of 1 mobile bathroom unit (with 3 toilets and 3 showers) for homeless individuals which is open from 8:00 AM – 4:30 PM, Monday –Friday, at the parking lot of St. John's Church (316 N. El Dorado Street in Downtown Stockton). The PBSU is in operation year round.

The PBSU is supervised by a DSA ambassador and 2 Ready-to-Work attendants who gather homeless user information for the Homeless Management Information System (HMIS); monitor users (who have a 15 - 20 min. time limit depending on whether they are using the toilet or the shower); track restroom usage frequency; distribute sandwich lunches 3 times a week; provide clean undergarments and other clothing to clients; and provide mental health, physical health, and housing service brochures/information. Users can return as often as they want to use the toilet and/or shower.

In addition to operating the PBSU, the DSA coordinates site visits with service agencies to link the homeless directly to housing and service providers, thus enabling the PBSU to meet the immediate public lavatory needs of unsheltered homeless individuals; connect said individuals with food, housing, mental health, COVID-19 vaccinations/testing, and medical resources; reduce the general public's exposure to human waste health hazards; and provide employment/experience to low-income individuals. This project is a continuation of the PBSU project, which launched at the start of 2021. The project will continue year-round, as long as DSA is able to secure funding or until the DSA finds a partner who is willing to take on operation of the unit.

Activities

The specific tasks/activities which will be undertaken to accomplish our objectives will be:

1. Operation of the portable shower and bathroom unit M – F, 8:00 AM – 4:30 PM, using a supervisor and two bathroom
attendants to interact with users and gather user information; clean the bathrooms; order PBSU supplies; and share information about other homeless services to clients.
2. Provision of lunch 3 times a week to homeless individuals.
3. Entry of collected client information into the HMIS by office staff.
4. Staff review of PBSU data to ensure goals/benchmarks are being met.
5. Coordination with homeless service providers to obtain program marketing materials and to arrange for providers to be on site.
6. Keeping in regular contact with homeless service providers to track whether clients are gaining access to other homeless services.
7. Promotion of the PBSU through social media, posters, and sharing information with strategic organizations to

increase
the number of users/clients.

All of these activities will help us achieve our aims of providing more available and accessible hygienic services to the unsheltered homeless, of connecting unsheltered homeless with other homeless service providers, and helping to add information/data about our county's unsheltered homeless population to the HMIS.

PBSU Goals/Benchmarks
1. DSA has set a goal for 30 uses a day on average as a measure of success for the program, with a goal of serving 800 unique clients yearly, and of those we expect 799 of them to be Stockton residents. We also have set a goal for 7,000 total uses. To achieve this goal, we are planning to conduct over 2,000 hours of PBSU operation.
2. DSA has set a goal of helping at least 10% of total PBSU clients (80 individuals) yearly to receive mental health, physical health, or substance abuse services and/or transition into housing.
3. DSA aims for accurate entry of 95% of client user data to be collected and then entered into the HMIS.

For us, success would mean meeting or exceeding our goals for PBSU usage, users, and number of clients getting access to services that can help them transition out of life on the streets; and successful data entry into the HMIS.

Project Activity or Program Service #	Describe the Deliverable
1	DSA has set a goal for 30 uses a day on average as a measure of success for the program, with a goal of serving 800 unique clients yearly, and of those we expect 799 of them to be Stockton residents. We also have set a goal for 7,000 total uses. To achieve this goal, we are planning to conduct over 2,000 hours of PBSU operation.
2	DSA has set a goal of helping at least 10% of total PBSU clients (80 individuals) yearly to receive mental health, physical health, or substance abuse services and/or transition into housing. To achieve this goal, we are continuing our coordination with SJ Public Health and other homeless service providers to provide information and/or on site services to our homeless clients.
3	DSA aims for accurate entry of 95% of client user data to be collected and entered into the HMIS. To achieve this, daily, the PBSU supervisor checks her written client records with those the attendants have entered into the Fulcrum app to be sure that 95 – 100% of data is properly recorded. If she notices a mistake or that a client is missing, she coordinates with the attendants to correct a mistake or add the client immediately, if possible. A second ambassador enters this data into the HMIS.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
The DSA has sufficient organizational capacity to implement the PBSU program, as evidenced not only by our current management of the PBSU program itself, but also by various teams, programs, grants, and other projects DSA has managed. Our current programs and success are outlined below and demonstrate the capabilities of our organization:

1. Downtown Maintenance Team & Equipment
For over 24 years, the Downtown Stockton Alliance has managed a maintenance team within our 123 square block district; they are responsible for picking up trash/human waste/litter on sidewalks, removing graffiti from street-facing buildings, removing weeds on sidewalks, and emptying trash cans within the Downtown area. We also manage a pressure washing team. In our operation of this program, we successfully manage capital equipment in the form of 7 mules, an EV, two trucks, pressure washers, etc., which we keep in our maintenance garage. We currently manage over 20 maintenance crew members. As a part of providing these services, we track the amount of trash they pick up each day, the number of service calls they address, and the number of graffiti instances they remove; this is all compiled in our annual report and demonstrates our ability to effectively manage a team, to collect and report data, and to execute services.
2. Safety Ambassador Program
Since February 2020, DSA has managed the Downtown Safety Ambassador Program, which involves the supervision, training, and hiring of an ambassador team which patrols the Downtown district. These safety ambassadors monitor the district 20 hours a day, 7 days a week and are required to report all incidents using the Fulcrum app. This again demonstrates our ability to manage teams. to track/collect data, and to execute services.
3. Grants Managed
The DSA has also managed several grants in recent years. Grants which were managed in the last few years included a CDBG grant from the City of Stockton for the PBSU in 2020 ($93,442), a CDBG grant for entrepreneur workshops in partnership with Centro Community Partners, a tech incubator grant from PG&E, a SJC ESG-CV grant ($220,000 for 2021 - 2023), a SJC ESG grant ($8,809 for 2021 - 2022) and a 2020/2021 COS ESG-CV grant ($110,000) for the PBSU. Through the Downtown Stockton Enterprise Loan Fund (DSELF) – a 501(c)3 nonprofit under the DSA's umbrella - we received over $100,000 from banks in 2006-2007 specifically to use for microlending to small downtown businesses, and have grown that fund to over $200,000. We have effectively managed and submitted reporting for all grants which we have received in the past.
4. PBSU Program
Last year, we began operating the PBSU program. We have one supervisor and 2 attendants managing the program M - F, 8:00 AM - 4:30 PM, and we have been able to successfully gather and track data for 887 unique users and have also collected usage data for 7,444 total uses, using an app called Fulcrum. We have cleaned and maintained the unit, served and ordered lunches 3 times a week, partnered with laundry service providers, coordinated with donated clothing providers, and partnered with SJ Public Health to have COVID-19 vaccinations/testing administered on site. We have entered our user data into the county's HMIS. Our successful execution and management of this program in 2021 demonstrates our capability to continue managing this program in 2022 and beyond.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Our agency implements the program as described previously. Our staff (an ambassador/PBSU supervisor and 2 PBSU attendants) operate the mobile bathroom unit (with 3 toilets and 3 showers) for homeless individuals from 8:00 AM – 4:30 PM, Monday – Friday, at the parking lot of St. John's Church (316 N. El Dorado Street in Downtown Stockton). The PBSU is in operation year round.

Clients access the unit simply by walking into the parking lot, asking the attendants to use it, and answering our survey/questionnaire.

The PBSU is supervised by a DSA ambassador/PBSU supervisor and 2 Ready-to-Work attendants who gather homeless user information and enter it into the Fulcrum app; monitor and remove users if they exceed permitted usage time limit (15 - 20 min. depending on whether they are using the toilet or the shower); track restroom usage frequency;

serve sandwich lunches 3 times a week; provide clean undergarments and other clothing to clients; and provide mental health, physical health, and housing service brochures/information.

The DSA ambassador/PBSU supervisor coordinates site visits with service agencies to link the homeless directly to housing and service providers, thus enabling the PBSU to meet the immediate public lavatory needs of unsheltered homeless individuals; connect said individuals with housing, mental health, and medical resources; reduce the general public's exposure to human waste health hazards; and provide employment/experience to low-income individuals.

A second DSA ambassador takes the collected user data in Fulcrum and enters it into the HMIS system.

The DSA CEO conducts the ordering of supplies and schedules maintenance of the PBSU, conducts grant reporting, and builds relationships with other homeless service providers to help spread the word about the PBSU.

The DSA Marketing Coordinator promotes the PBSU on social media.

The DSA Economic Development Director compiles information to assist with the quarterly reports and annual report.

Lastly, our Safety Ambassadors distribute informational cards with details about the PBSU's location and hours to homeless individuals they encounter on the streets.

Project Deliverable #	Describe the Deliverable
1	DSA has set a goal for 30/day on average as a measure of success for the program, with a goal of serving 800 unique clients yearly, and of those we expect 799 of them to be Stockton residents. We also have set a goal for 7,000 total uses. To achieve this goal, we are planning to conduct over 2,000 hours of PBSU operation through our PBSU supervisor and 2 attendants. Clients access the unit by walking into the parking lot, asking the attendants to use it, and answering our survey/questionnaire.
2	DSA has set a goal of helping at least 10% of total PBSU clients (80 individuals) yearly to receive mental health, physical health, or substance abuse services and/or transition into housing. To achieve this goal, we are continuing our coordination with SJ Public Health and other homeless service providers to provide information and/or on site services to our homeless clients. Our PBSU supervisor and CEO coordinate these services.
3	DSA aims for accurate entry of 95% of client user data to be collected and entered into the HMIS. To achieve this, daily, the PBSU supervisor checks her written client records with those the attendants have entered into the Fulcrum app to be sure that 95 – 100% of data is properly recorded. If she notices a mistake or that a client is missing, she coordinates with the attendants to correct a mistake or add the client immediately, if possible. A second ambassador enters this data into the HMIS.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

Goal Criteria 1: DSA aims for 30 uses a day on average as a measure of success for the program, with a goal of serving 800 unique clients yearly, and of those we expect 799 to be Stockton residents. We also have set a goal for 7,000 total uses. To help achieve this goal, we will conduct over 2,000 hours of PBSU operation.

Measuring success: We examine our average daily uses on a monthly totals to see whether we are meeting our goal of 30 uses on average, a day; if we aren't consistently meeting that goal, then we look to improve marketing efforts and coordination with other service providers to be sure knowledge of our program has permeated the community.

Goal Criteria 2. DSA aims for at least 10% of PBSU clients (80 individuals) yearly to receive mental health, physical health, or substance abuse services and/or transition into housing.

Measuring success: Monthly, we plan to talk with the service providers whose marketing materials are at the PBSU or who have been to the site to promote their services in order to learn whether clients from the PBSU have used their services. We also will talk with regular PBSU clients themselves to learn what changes they have made in their lives. If we don't see that at least this minimum number is being reached on a monthly basis, then we will examine whether we need to bring additional or different service providers out to the site, or improve our communication to the clients about services available.

Goal Criteria 3. DSA aims for accurate entry of 95% of client user data to be collected and then entered into the HMIS.

Measuring Success: Daily, the PBSU supervisor checks her written client records with those that the attendants have entered into the Fulcrum app to be sure that 95 – 100% of the client data is being properly recorded. If she notices a mistake or that a client is missing from the app, then she coordinates with the attendants to correct a mistake or add the client immediately, if possible. Any mistakes in collection are addressed with the attendants as soon as they occur, so as to prevent repetition of errors. Our data entry staff member then takes that collected information and enters it into the HMIS, checking with the PBSU supervisor if they have any questions, and checking for accuracy. The records from the PBSU will be compared with the HMIS records on a quarterly basis to ensure that all info is correctly matched.

For us, success would mean meeting or exceeding our goals for PBSU usage, users, and number of clients getting access to services that can help them transition out of life on the streets; and successful data entry into the HMIS.

Deliverable #	Task that Support Deliverable
1	To achieve the goal of 800 users and 7,000 uses, we will conduct over 2,000 hours of PBSU operation through our PBSU supervisor and 2 attendants, who will operate the PBSU M – F, 8:00 AM – 4:30 PM; gather user information; clean the bathrooms; order PBSU supplies; provide lunch 3 times a week to clients; provide clean undergarments and other clothing items; and share information about other homeless services to clients. DSA staff will also promote the PBSU to the public and review PBSU data.
2	To achieve the goal of helping at least 10% of total PBSU clients to obtain access to other homeless services, DSA staff will coordinate with homeless service providers to obtain program marketing materials and to arrange for providers to be on site, and keep in regular contact with homeless service providers to track whether clients are gaining access to other homeless services.
3	To achieve the goal of accurate entry of 95% of client user data to be collected and entered into the HMIS, DSA staff will collect client data and enter it into Fulcrum; check the accuracy of daily entries; transfer Fulcrum data into the HMIS; and review data regularly to correct any mistakes.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

This project will target the unsheltered homeless in and around Downtown Stockton, CA; the unsheltered homeless will benefit by gaining access to a bathroom and shower for no fee, while also gaining access to lunches 3 times a week, public health services such as COVID-19 vaccinations/testing, and information about other homeless services in the community. The eligibility requirements are simply that clients fill out our questionnaire/survey and sign our user agreement.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

The PBSU Program differs from similar programs, like Showered With Love (the most similar local program) in a few ways. First, the PBSU offers toilets, whereas Showered With Love only offers showers. Second, the program is in operation Monday - Friday, from 8:00 AM – 4:30 PM in one consistent location, whereas Showered With Love rotates its locations between Stockton and Lodi and only operates a few days/week from 9:00 AM – 1:30 PM. Because our program runs 5 days/week, it offers more opportunities for the unsheltered homeless to wash their hands/faces, use the bathroom, and /or take a shower. We do not currently collaborate with Showered With Love, although we did share space with them at St. John's for part of 2021.

We currently collaborate with St. John’s Episcopal Church; they allow us to place the PBSU in their parking lot and have also allowed us to construct a shed for storage (see our MOU in the additional attachments section). They have also donated hairbrushes, food, clothing, and other items to The PBSU program.

We currently collaborate with Ready-to-Work to recruit the PBSU attendants.

We have also coordinated with Central Valley Low Income Housing in order to gain access to the HMIS.

We currently partner with SJ Public Health to provide health services and COVID-19 vaccines on site.

We partner with laundry service provider Uplift All to provide weekly laundry service to the homeless on site.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

As described earlier in this application, the DSA is seeking gap funding from either the City's CDBG or ESG programs to complement the already secured funding of $110,000 from SJ County's ESG-CV grant for 2022/2023. We plan to continue operation for as long as we are able to obtain funding or until we are able to find a partner organization interested in taking over the project.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

Our Executive Director Mike Huber sits on the South Pointe Coalition Board.
Our Executive Director Mike Huber and Economic Development Director Courtney Wood sit in on the EDD's Community Resource calls.
City of Stockton EDD employee Tina McCarty sits on our Board of Directors.

City of Stockton EDD employee Nicole Snyder sits on our Downtown Stockton Enterprise Loan Fund (DSELF) Board of Directors.

H. ESG

Completed by cwood@downtownstockton.org on 1/21/2022 4:12 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
As mentioned earlier in the application, the PBSU program encompasses the maintenance and operation of 1 mobile bathroom unit (with 3 toilets, 3 sinks, and 3 showers) for homeless individuals which is open from 8:00 AM – 4:30 PM, Monday – Friday, at the parking lot of St. John's Church (316 N. El Dorado Street in Downtown Stockton).

This project is instrumental in directly preventing the spread of COVID-19 by offering the unsheltered homeless a much-needed place to use the restroom/wash their hands/shower. The unsheltered homeless typically do not have bathrooms readily available to them. They could come into contact with COVID-19 and have nowhere to wash their hands/prevent themselves from contracting the virus as a result of their initial contact with it. The PBSU gives them critical access to personal hygiene services which can protect homeless individuals and can also prevent the spread of COVID-19 within the unsheltered homeless community, and the community at large. Additionally, our coordinated site visits by SJ Public Health provide homeless individuals with direct access to COVID-19 vaccinations and testing, further helping to decrease the likelihood that they will contract COVID-19 or become seriously ill from COVID-19. In 2021, 46 vaccines were administered by Public Health on site, and 19 COVID-19 tests were administered.

The PBSU meets the immediate public lavatory needs of unsheltered homeless individuals; prevents the contraction and spread of infectious illnesses like COVID-19; connects said individuals with housing, mental health, and medical resources; reduces the general public's exposure to human waste health hazards; and provides employment/experience to low-income individuals.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
Yes

I. Public Facility Project

Completed by cwood@downtownstockton.org on 1/4/2022 1:35 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A - not a Public Facility project

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A - not a Public Facility project

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A - not a Public Facility project

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A - not a Public Facility project

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A - not a Public Facility project

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A - not a Public Facility project

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A - not a Public Facility project

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
This is a continuation of the existing PBSU program/service described earlier in the application, which we launched in January of 2021.

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by cwood@downtownstockton.org on 1/21/2022 4:11 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☑ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.

1. Coordination and collaboration with other service providers.
When it comes to coordination and collaboration with other service providers, it can be difficult to get everyone working towards a common goal. Additionally, some organizations who provide homeless services don't always enter their data into the HMIS, which means their data is not necessarily shared with the county or other organizations. Through DSA's relationships with homeless service providers, the PBSU program encourages other service agencies/organizations, like SJ Public Health, Uplift All, etc., to come to the table and set agreed-upon days/times to provide service/visit the PBSU site, which serves as a gateway to their own services. The PBSU encourages collaboration among service providers and helps to build a stronger referral network for homeless services, as evidenced by the number of PBSU clients who accessed vaccines, other medical care, mental health assistance, and shelters after visiting the PBSU. Additionally, the PBSU program's collection of client data and entry of that data into the HMIS increases the sharing of homeless client information among homeless service providers and with SJ County; as mentioned, we helped input data for 887 individuals, of which 183 were brand new entries into the HMIS.

2. Removing barriers that limit access to services and participation
Homeless individuals are frequently banned from using business restrooms, and there are few public restrooms available in the Stockton area, since many park restrooms are permanently closed. Unless you are a paying customer at a business, it can be difficult to find a public restroom; similarly, free showers are not readily available to those who are unsheltered.
The PBSU program removes all barriers for unsheltered individuals looking to use the bathroom or to take a shower. There is no monetary cost to the client to use our service, and the only requirement is that they take our survey/questionnaire. We provide free access to showers and toilets to unsheltered homeless who otherwise may not have access to these services. As mentioned, we served 887 individuals in 2021, with a total of 7,444 bathroom/shower uses for the same year. We also connect the homeless with COVID-19 vaccines and COVID-19 testing through SJ Public Health on site, for free; this helps eliminate barriers they might have been experiencing in terms of COVID-19 prevention and care. In 2021, 46 vaccines were administered by Public Health on site, and 19 COVID-19 tests were administered.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients

This program is very accessible to the average ambulatory person via public transportation.
The PBSU is within .1 miles of the El Dorado and Fremont Bus Stop, which equates to a 2 minute, 1.5 block walk.
The PBSU is within .4 miles of the Greyhound bus station on Weber Avenue, which equates to an 9 minute walk that spans 5 blocks.
The PBSU is within .1 miles of the Weber & Center Bus Stop, which equates to a 3 minute walk that spans 1.5 blocks.
The PBSU is within .7 miles of the ACE train station, which equates to a 14 minute walk that spans 10 blocks.
In addition to being accessible via public transit, this location is also walkable for individuals who are receiving assistance
from the Human Services Agency (7 blocks away; .6 miles; 12 minutes walking distance) and the Gospel Center Rescue Mission (10 blocks away; .7 miles; 15 minutes walking distance).
This central location is ideal for the target population of unsheltered homeless, so no additional measures will be taken
to specifically reduce transportation barriers.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by cwood@downtownstockton.org on 1/21/2022 9:22 AM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

budget table 2022-2023 final 1.11.2022.pdf
Project Scope and timeline 2022-2023 1.11.2022.pdf

☑ **Organization Operational Budgets *Required**

DSA 2021 Budget.pdf
DSA 2022 Budget Draft (3).pdf

☑ **Organization Financial Statements *Required**

DSA Financial 12.31.21.pdf

☑ **Tax Status *Required**

IRS Tax ID Letter.pdf

☑ **Board of Directors Roster *Required**

2022 Full Board Roster.pdf
47337_Conflict of Interest on our Board.pdf

☑ **Articles of Incorporation/Bylaws *Required**

DSA Original Articles of Incorporation.pdf
ByLaws.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Statement.png

☑ **Organization chart *Required**

Organizational Chart 2022.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

resolution to apply for CDBG or ESG money.pdf

☑ **Business License Number *Required**

bus license 2022.PDF

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Insurance Cert.PDF

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel Policies.pdf
43948_EmployeeIncidentReportForm.png

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☑ **Rental or Lease agreement**

St. John's MOU.pdf

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

sam.gov screenshot.pdf

☑ **Key Program Staff Resume *Required**

Shirley's Resume - PBSU Supervisor.pdf
About Resumes or Backgrounds of the Attendants.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

43873_Client Service Map-Intake Process.pdf
43875_Cleaning Procedures for PBSU.pdf
43874_PBSU Intake Survey-Questionnaire.pdf
43876_Pit Stop Protocols - Guidelines for Workers.pdf
SJC ESG CV $220,000 Agreement 2021 Downtown Stockton Alliance (1).pdf
SJC ESG $8,809 2021 Down Stockton Alliance (1).pdf
ESG-CV Downtown Stockton Alliance Agreement.pdf

Submit

Completed by mhuber@downtownstockton.org on 1/21/2022 4:22 PM

Case Id: 48563
Name: Downtown Stockton Alliance - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Michael Huber

Title
Executive Director

Date
01/21/2022

Signature
Michael Huber
Electronically signed by mhuber@downtownstockton.org on 1/21/2022 4:21 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
signed -CDBG.ESG Signature.pdf

Program Overview

Completed by robertm@sjfairhousing.com on 1/21/2022 9:53 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by robertm@sjfairhousing.com on 1/20/2022 8:12 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by robertm@sjfairhousing.com on 1/20/2022 8:21 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
San Joaquin Fair Housing Foundation, Inc.

B.2. Mailing Address
401 S El Dorado Street Suite A Stockton, CA 95203

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Robert

B.4. Last Name
Brooke-Munoz

B.5. Email
robertm@sjfairhousing.com

B.6. Phone Number
(209) 451-3471

POINT OF CONTACT INFORMATION
B.7. First Name
Robert

B.8. Last Name
Brooke-Munoz

B.9. Email
robertm@sjfairhousing.com

B.10. Phone
(209) 451-3471

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.sjfairhousing.com

B.12. DUNS Number
965,161,656

B.13. EIN Number
843,483,719

B.14. Business License Number and Expiration Date
San Joaquin Fair Housing Foundation, Inc.

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
7

B.17. Number of Volunteers
1

C. Funding Request

Completed by robertm@sjfairhousing.com on 1/20/2022 8:24 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
San Joaquin Fair Housing

C.2. Project Site Location
401 S El Dorado Street Suite A Stockton, 95203

C.3. Funding Requested in this application
$174,255.00

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$274,828.00

C.6. Other funds not yet secured
$100,573.00

D. Organization Information

Completed by robertm@sjfairhousing.com on 1/20/2022 9:26 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
San Joaquin Fair Housing is a critical partner and community resource for preventing local evictions and increased homelessness. Our role is to provide information, training and counseling services to renters and landlords. San Joaquin Fair Housing has been serving the community since 1983.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	30
Low Income (50%-80%)	79
Very Low Income (30%-50%)	41
Extremely Low Income (Less than 30%)	3,081
	3,231

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	1,277	182
Black/African American	1,108	66
Asian	151	17
Am. Indian/Alaskan Native	18	2
Native Hawaiian/Other Pacific Islander	11	0
Am. Indian/Alaskan Native & White	16	1
Asian & White	6	0
Black/African American & White	6	0
Am. Indian/Alaskan Native & Black/African American	6	0
Other Multi-Racial	632	514
	3,231	782

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	57
Female Headed Households	1,596
Seniors	13
Youth	0
Homeless	76

	1,742

E. Project Funds

Completed by robertm@sjfairhousing.com on 1/24/2022 1:19 PM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
N/A

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	San Joaquin Fair Housing	Stockton, Lodi & SJ County	$226,606.00	Completed	$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG	San Joaquin Fair Housing	Stockton, Lodi & SJ County	$250,935.00	Completed	$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	San Joaquin Fair Housing	Stockton, Lodi & SJ County	$239,368.00	Completed	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	San Joaquin Fair Housing	Stockton, Lodi, SJ County & HACSJ	$201,368.00	completed	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG	San Joaquin Fair Housing	Stockton, Lodi & SJ County	$2,344,225.00	On-going	$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.

Proposed funding:
City of Stockton - $174,255
SJ County - $82,573
City of Lodi - $18,000

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
SJFH will still provide all services but would have to limit the amount of residents that we can work with. This could increase evictions that would be detrimental to tenants trying to secure housing; it will have these individuals living in substandard rentals with dubious owners that only collect rent. As such, the already overloaded court calendar would be impacted with more unlawful detainer actions which lead to homelessness. Less mediation would occur leaving tenants with no voice and owners providing less than minimum requirements under the City code enforcement. Less funding would also increase the possibilities of discrimination practices occurring but left overlooked.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
SJFH will serve the entire City of Stockton. Our major goal is to serve the very low to medium income residents but will have never denied services to anyone. We also provide services to the Cities of Lodi, Escalon, Lathrop, Manteca, Ripon and Tracy as well as all of the unincorporated areas of San Joaquin County.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
Yes

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The funding provides a permanent location and a trained staff of Housing Counselors that possess the knowledge of tenant and landlord rights & responsibilities and Fair Housing law. The funds cover all costs involved in keeping the agency in operations.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
N/A

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	4,106
Households	0
Other	0
	4,106

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
The program provides outreach to the private and public organizations within this county. The program accomplishes this by conducting seminars at Community centers, Homeless Shelters, Head Start programs, San Joaquin Delta College, City and County Code Enforcement offices, Property Management companies, and in conjunction with the Housing Authority of the County of San Joaquin. We educate the Partnership agencies, public and private organizations on education and responsibilities of each party and where a referral would be made if a party felt that they were a victim of discrimination. Our service delivery methods include telephone contacts, in-office face to face contact, referrals to code enforcement and law enforcement. We also mail, fax and e-mail information to anyone that requests it.

F. Project Impact

Completed by robertm@sjfairhousing.com on 1/24/2022 2:02 PM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	33
Low Income (50%-80%)	115
Very Low Income (30%-50%)	35
Extremely Low Income (Less than 30%)	3,923
	4,106

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	1,676	265
Black/African American	1,338	100
Asian	177	24
Am. Indian/Alaskan Native	35	2
Native Hawaiian/Other Pacific Islander	11	0
Am. Indian/Alaskan Native & White	21	2
Asian & White	17	3
Black/African American & White	12	1
Am. Indian/Alaskan Native & Black/African American	7	1
Other Multi-Racial	812	633
	4,106	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	29
Female Headed Households	1,717
Seniors	8
Youth	0
Homeless	153
	1,907

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	17	4,084	4,084
2020-2021 (Anticipated)	14	3,231	3,231
2021-2022	19	4,491	4,491
	50	11,806	11,806

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Mandated by HUD, this program is designed to further fair housing practices in the rental properties of Stockton. SJFH does this by providing education, mediation and discrimination complaints from residents that believe their rights have been violated under State and Federal law.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The origin of this program was incorporated as a non-profit in 1983 to fulfill the HUD requirement for the City of Stockton to receive CDBG funding. The CDBG funding requirement indicates that there must be a component to further fair housing practices within the City of Stockton. SJFH has had the privilege and honor in providing these services for the past 39 years.

G. Project Narrative

Completed by robertm@sjfairhousing.com on 1/24/2022 2:34 PM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Prevention: Our agency works to mediate housing issues between tenants and landlords to prevent an eviction process which will negatively affect the tenant's credit and ability to secure housing for up to 10 years. Often an eviction process can lead to harmlessness. In addition, the process is costly for the landlord and impacts the court calendar as well.

Early Intervention: Our agency works to assists tenants with the information needed to handle such issues as repair requests, referrals to other agencies that can assists with legal or financial issues, as well as communication assistance with their housing provider in order to remedy the situation before it escalates to a situation that cannot be remedied.

Stabilization: Our agency assists clients through seminars, workshops, community events, outreach and one on one consultation to educate both tenants and landlords on their rights and responsibilities, current housing laws and correct practices in order to assure that they will improve the quality of their housing environment.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

SJFH will provide one-on-one education and mediation to both the tenant and the property owner with rental housing issues within the City of Stockton. We also provide education, medication and investigation on State and Federal Fair Housing laws to the tenant, Property Management and owners. We do conduct outreach in the form of seminars,

public speaking to interested groups, sending out flyers, informational booths at Community events and outreach to all social service agencies in our area.
There are no other programs within the City of Stockton or San Joaquin County that provide similar services or that fulfill HUD requirements to ensure Fair Housing practices are adhered to. There are no other services that provide comprehensive tenant, property management/owner education and mediation services as an alternative to the legal system. As stated, this program has developed a strong liaison between property management, private owners, the Housing Authority, City Code and other City departments including California Rural Legal Assistance but none of these programs provide the full scope of services we encircle.

Project Activity or Program Service #	Describe the Deliverable
1	Counseling and mediation are done on a daily basis. Our projected goal is 4106 City of Stockton residents. Office is open to the public Monday to Thursday 9am - 5pm and every other Friday 830am - 430pm
1	Tenant & landlord virtual workshops on rights & responsibilities are scheduled. A total of 4 tenant and 4 landlord workshops will be provided during the fiscal year.
1	SJFH will attend community events where Housing Counselors will be available to answer questions and give guidance.
1	SJFH will send out brochures to all funding entities. City of Stockton, City of Lodi, San Joaquin County, Escalon, Ripon, Tracy, Manteca & Lathrop.
1	SJFH will send our brochures and flyers to community partners and social service agencies in the community.
1	Quarterly meetings with California Rural Legal Assistance to stay updated on current laws and procedures.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
SJFH has been in existence for over 39 years and has managed their CDBG funds as mandated. The Executive Director Robert Brooke-Munoz will be monitoring the federal and/or state grants. The Executive Director will oversee all expense. Hilda Maya/Program Manager is responsible in submitting the allocation billings and funding request to the Executive Director for review and approval on a monthly basis. The agency is under contract for accounting services, which will generate a monthly profit & loss statement and a monthly balance sheet. Our annual tax return will be completed by a CPA

San Joaquin Fair Housing staffing for 2022 - 2023
Robert A Brooke-Munoz/Executive Director: over 24 years for housing experience
Hilda Maya/Program Manager-Housing Counselor has been with the agency for 13 years
Maria Graham/Housing Counselor has been with the agency for 8 years
Sonia Carrillo/Housing Counselor has been with the agency for 26 years

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Our on-going services have been available to the residents of the City of Stockton for 39 years. The funding will allow

our program to stay in operation. Residents can call our office for assistance, bring in notices for review, email and attend our virtual workshops.

Project Deliverable #	Describe the Deliverable
1	The program is on-going for the past 39 years. Continued outreach, community events and community contacts plus word of mouth.
1	The following staff will administer the program and its activities. Robert A Brooke-Munoz/Executive Director: over 24 years for housing experience Hilda Maya/Program Manager-Housing Counselor has been with the agency for 13 years Maria Graham/Housing Counselor has been with the agency for 8 years Sonia Carrillo/Housing Counselor has been with the agency for 26 years
1	Clients will be able to call in and communicate by email, fax, virtual or US mail. SJFH is located downtown near bus lines and is fully handicapped accessible.
1	Attend regular CAA webinars for regular updates on current housing policy changes
1	Quarterly meetings with California Rural Legal Assistance to stay updated on current laws and procedures.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

SJFH currently uses a data base where we log in the work completed on each client. This includes physical location, income, family size, ethnicity and race, disability, veterans, homeless and single female household's.

Deliverable #	Task that Support Deliverable
1	SJFH has a data base where all information is tracked on a daily basis. Location, family size, ethnicity, income etc... Executive Director monitors the data base with staff on a monthly basis.
1	Every 3 months a written quarterly report will be completed so that SJFH can see how well they are preforming.
1	At the end of the fiscal year a year-end report will be completed. The report will show that the agency met or exceeded its projected goals.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

This program was designated by HUD to meet the national objective of the CDBG program by directing services in manner, which principally benefit 51% or more persons and families of very low, low and moderate income. San Joaquin Fair Housing has maintained serving the very low/low and moderated income residents of the City of Stockton at an average of over 90% in the last 39 years.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

There are no other programs within the City of Stockton or San Joaquin County that provide similar services or that fulfil! HUD requirements to ensure Fair Housing practices are adhered to. There are no other services that provide comprehensive tenant, property management/owner education and mediation services as an alternative to the legal

system. As stated, this program has developed a strong liaison between property management, private owners, the Housing Authority, City Code and other City departments including California Rural Legal Assistance but none of these programs provide the full scope of services we encircle.
Robert Brooke-Munoz is part of several agency tasks force so he can network in hopes to secure any other funding available.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
San Joaquin Fair Housing has served the City of Stockton and all of San Joaquin County for 39 years. SJFH now has its 501(c)3 status which will enable the agency to see additional funding, collaborate with other 501(c)3's, seek out donations and fundraising. Due to limited funding San Joaquin Fair Housing was going to lay off 1 full-time Housing Counselor during the 2020-2021 fiscal year. SJFH was able to secure funding from the Community Foundation/Stockton Strong agency to retain the full-time Housing Counselor. SJFH applied for CDBG CV funds from the City of Lodi which enable us to hire a part-time receptionist/clerical support till June 30, 2021. SJFH applied and received ESG CV funding in 2021 which enable the agency to hire 2 full time Housing Counselors and 1 full time receptionist. This grant expires March 30, 2022.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.
We do not have any employees or board members that sit on any community boards, commissions or committees that would be considered a potential conflict of interest with this application for federal funds. Each board member is a volunteer from the community.

H. ESG

Completed by robertm@sjfairhousing.com on 1/21/2022 9:54 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by robertm@sjfairhousing.com on 1/24/2022 2:05 PM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by robertm@sjfairhousing.com on 1/20/2022 11:17 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
SJFH will continue to seek and apply for additional funding to add staff. A staffing of 3 full-time Housing Counselors & 1 part-time Housing Counselor is insufficient. SJFH applied and received ESG CV funding from the City of Stockton. The funding enabled SJFH to hire 2 additional full-time Housing Counselors and 1 full-time receptionist. The additional staff has enabled us to serve more individuals/families during the current pandemic. The ESG CV funds expire March 30, 2022 at which time the SJFH staffing will be reduced.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
SJFH is located in downtown Stockton near bus lines and is handicapped accessible.
What we learned during the pandemic is that issues can be resolved by phone, emails, conference calls and virtual meetings.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time**

buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by robertm@sjfairhousing.com on 1/24/2022 11:53 AM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

SJFH Foundation 2022 2023 operations budget.pdf

☑ **Organization Operational Budgets *Required**

SJFH Foundation 2021 2022 Operations budget.pdf
SJFH Foundation 2022 2023 operations budget.pdf

☑ **Organization Financial Statements *Required**

SJFH 2020 tax return.pdf
SJFH Foundation P&L balance sheet Jan 2022.pdf

☑ **Tax Status *Required**

SJFH Foundation ltr of good standing Jan 2022.pdf

☑ **Board of Directors Roster *Required**

Board of Directors SJFH Foundation 2022 2023.pdf

☑ **Articles of Incorporation/Bylaws *Required**

SJFH Foundation Bylaws Articles .pdf

☑ **Conflict of Interest Statement *Required**

SJFH Foundation Conflict interest Jan 2022.pdf

☑ **Organization chart *Required**

SJFH Foundation org chart 2021 2022.docx
SJFH Foundation Org chart 2022 2023.docx

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

SJFH Foundation CDBG app aproval Jan 2022.pdf

☑ **Business License Number *Required**

SJFH Foundation business license May 2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

SJFH Foundation Ins Certificate Jan 2022.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel plan January 2022.doc

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☑ **Rental or Lease agreement**

SJFH Foundation rental space lease agreement.pdf

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM gov January 2022.pdf

☑ **Key Program Staff Resume *Required**

R Brooke Munoz resume.pdf
HMaya resume Jan 2022.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

SJFH Foundation other docs Jan 2022.pdf
SJFH Foundation income verification Jan 2022.pdf
SJFH Foundation self certification Jan 2022.pdf

Submit

Completed by robertm@sjfairhousing.com on 1/24/2022 2:35 PM

Case Id: 48643
Name: San Joaquin Fair Housing Foundation, Inc -
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Robert A Brooke-Munoz

Title
Executive Director

Date
01/24/2022

Signature
Robert Anthony Brooke-Munoz
Electronically signed by robertm@sjfairhousing.com on 1/24/2022 2:07 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
SJFH Foundation Certification page Jan 2022.pdf

Program Overview

Completed by wrbrown@gcrms.org on 1/17/2022 1:18 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by wrbrown@gcrms.org on 1/17/2022 1:19 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Facility

If using ESG funds

B. Contact Information

Completed by wrbrown@gcrms.org on 1/18/2022 2:34 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Gospel Center Rescue Mission, Inc.

B.2. Mailing Address
445 S San Joaquin Street Stockton, CA 95203

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Wayne

B.4. Last Name
Richardson

B.5. Email
wrichardsong@gcrms.org

B.6. Phone Number
(209) 320-2312

POINT OF CONTACT INFORMATION
B.7. First Name
William

B.8. Last Name
Brown

B.9. Email
wrbrown@gcrms.org

B.10. Phone
(209) 609-5584

ORGANIZATION CONTACT INFORMATION
B.11. Website
gcrms.org

B.12. DUNS Number
788,079,044

B.13. EIN Number
941,375,835

B.14. Business License Number and Expiration Date
18-00038435, Dec. 31, 2022

B.15. Type of Agency
Faith Based

B.16. Number of Paid Staff
46

B.17. Number of Volunteers
14

C. Funding Request

Completed by wrbrown@gcrms.org on 1/18/2022 2:36 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Homeless 211 Navigation Center and Homeless Clothing Room Expansion

C.2. Project Site Location
445 S San Joaquin Street Stockton, CA 95203

C.3. Funding Requested in this application
$275,000.00

C.4. Other funds already secured for the project
$100,000.00

C.5. Total Cost to Complete Project
$1,000,000.00

C.6. Other funds not yet secured
$625,000.00

D. Organization Information

Completed by wrbrown@gcrms.org on 1/17/2022 1:29 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
The Gospel Center Rescue Mission is a ministry to the people of San Joaquin County where the homeless and addicted in our community are presented the opportunity for spiritual, physical and emotional restoration through the love of Jesus Christ.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	505
	505

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	307	186
Black/African American	144	0
Asian	10	0
Am. Indian/Alaskan Native	14	0
Native Hawaiian/Other Pacific Islander	8	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	22	0
	505	186

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	260
Female Headed Households	320
Seniors	53
Youth	58
Homeless	505

	1,196

E. Project Funds

Completed by wrbrown@gcrms.org on 1/18/2022 3:56 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
The numerical ranking of this application is one of two.

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
NA

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	ESG	Stockton	$75,575.00	Complete	$0.00
FY2017/18 ESG	CDBG	San Joaquin County	$550,000.00	Complete	$0.00
FY2018/19 CDBG	CDBG	Stockton	$118,255.00	Complete	$0.00
FY2018/19 ESG	ESG	San Joaquin County	$14,900.00	Complete	$0.00
FY2019/20 CDBG	CDBG	San Joaquin County	$1,500,000.00	Complete	$0.00
FY2019/20 ESG	ESG	San Joaquin County	$13,000.00	Complete	$0.00
FY2020/21 CDBG	CDBG	San Joaquin County	$403,830.00	Complete	$0.00
FY2020/21 ESG	ESG	San Joaquin County	$14,000.00	Complete	$0.00
FY2021/22 CDBG	CDBG	Stockton	$161,680.00	Complete	$0.00
FY2021/22 ESG	ESG	San Joaquin County	$12,000.00	Underway	$12,000.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
Committed : Hazmat demolition $100,000.00
Proposed: Stockton $275,000; San Joaquin County $625,000

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The project can be scaled to fit the awarded funds. GCRM can sustain itself in the event the proposed project is not fully funded. GCRM is using this request to leverage funds for the same project from San Joaquin County.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
GCRM serves all of San Joaquin County, but 60+% of service units are to residences of Stockton because GCRM is located in Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Homeless

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The requested funds will be used in conjunction with County and private funds to remodel the administration building (445 S San Joaquin Street) to make it ADA compliant. The current restroom facilities are not ADA compliant, and the administration offices are on the second floor making them inaccessible to handicapped persons. The proposed project will reconfigure the restrooms to make them accessible and it will add a handicap lift to a reconfigured stairs to the second floor. The proposed project will also replace two non-energy efficient HVAC systems, expand the existing clothing room to display more clothing and handle the increased number of clients needing clothing. The proposed project will also replace two walk-in non-energy efficient refrigeration units.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
Emergency Lodging Units of Service: An emergency lodging unit of service includes meals, lodgings and clothing.
Transitional Housing Units of Service: All transitional housing units of service include lodging, meals, clothing, child care, case management, Learning Center and appropriate addiction and life-skills classes for men and women.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	800
Households	100
Other	0
	900

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Service Deliver: GCRM will provide emergency lodging (food, clothing, shelter and case management to unsheltered homeless men, women and families.
GCRM will provide transitional housing with appropriate wrap-around-services for men, women and families desiring to successfully end addiction and develop necessary life skills to function normally in our community.
Outreach:
GCRM does outreach to the homeless and addicted through word of mouth, a social courtyard for the homeless, emergency lodging, recuperative care and listings in the local 209 system. CPS and the local law enforcement agencies are briefed regularly on the availability of services at GCRM

F. Project Impact

Completed by wrbrown@gcrms.org on 1/17/2022 3:06 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	849
	849

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	364	141
Black/African American	151	0
Asian	28	0
Am. Indian/Alaskan Native	25	0
Native Hawaiian/Other Pacific Islander	5	0
Am. Indian/Alaskan Native & White	18	0
Asian & White	3	0
Black/African American & White	22	0
Am. Indian/Alaskan Native & Black/African American	1	0
Other Multi-Racial	91	0
	708	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	88
Female Headed Households	215
Seniors	96
Youth	196
Homeless	849
	1,444

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	187	1,189	703
2020-2021 (Anticipated)	201	1,129	798
2021-2022	284	1,301	849
	672	3,619	2,350

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

The proposed project will make the GCRM administration building fully accessible to homeless, handicapped persons wanting to access services, and it will replace old HVAC and refrigeration equipment that does not meet current energy efficient standards.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The need was determined by the most recent point-in-time count and the demand for services GCRM experiences daily.

GCRM has been a major provider of emergency lodging services for homeless single men and transitional housing with wrap-around-services for addicted homeless men since 1940. More recently GCRM has added 218 beds for emergency services, addiction treatment and transitional housing with wrap-around-sevices for single women and families; recuperative care for homeless persons who are ready to be discharged from a local hospital, but who have no home or responsible care giver to go to and COVID-19 facilities and services for the the homeless who have been diagnosed with the Virus or have been exposed to it, but don't require hospitalization.

G. Project Narrative

Completed by wrbrown@gcrms.org on 1/18/2022 2:33 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

GCRM's extended programs are designed in length and subject material to transition homeless and addicted men, women and families to function successfully in permanent housing.
TRANSITION: Emergency lodging slows down the degenerative process of homelessness. Transitional housing programs arrest the process and begin to reverse its effects, so that the person establishes a daily routine. The person develops trust in a counselor, dependance on three nutritious meals a day and shelter, gains self-confidence to apply all that is being learned, and in so doing transitions to a state of mind and health consistent with being self-sufficient.
STABILIZATION: Public and private assistance should always lead to an individual or a family achieving stabilization. Everything that is learned in transition will lead one to personalize it, to become stable in mind, body and action.
SELF-SUFFICIENCY: The ultimate GCRM program goal is always for the client to make progress toward achieving self-sufficiency. To know what constitutes a good decision, have the confidence to make good, sometimes hard decisions; and then to turn those decisions into a history of successful, self-sufficient livingThis request addresses the GCRM "211 Navigation Center" ADA requirements and expands the free clothing thrift store ("Clothing Plus").

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

The PROJECT is too remodel an existing building constructed before there were ADA regulations and before today's need to use energy efficient mechanical equipment existed into a modern facility that is cost effective and handicap user friendly.
The WORK to be Performed:

The work begins with a design phase in which an architect prepares plans and specifications that will consider all of the program use needs in a way that is consistent with current building and fire codes. Next there will be a permitting phase that will seek the approval of the City building department. Then, there will be a demolition phase in which all of the hazardous material is removed and all of the partitions that are to be reconfigured will be removed. Finally, the construction phase begins in which the new design of the space in question is realized and brought to a fruition.
The DAYS/TIMES of SERVICE, FREQUENCY and DURATION of services received by the average client: The average client accessing services through the building in question receives a unit of service equal to a twenty-four hour period during which time the client receives food, clothing, shelter and case management. The client may be accessing emergency lodging service on a day to day basis; or he/she may be accessing transitional housing services for an extended period of time in which case a unit of service includes food, clothing, shelter case management and program appropriate educational services. The frequency and Duration are program specific and may range from day to day for emergency lodging services, recuperative care services and COVID-19 Positive services; or six months to one year for transitional housing services.
TIME LINE/SCHEDULE: Please see the the attached "Time Line."
This request addresses the GCRM "211 Navigation Center" ADA requirements and expands the free clothing thrift store ("Clothing Plus").

Project Activity or Program Service #	Describe the Deliverable
1	The deliverable is a modern administration building that is cost effective to operate and handicap user friendly. A place clients can safely and comfortably access services and staff can safely provide those services.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
NUMBER of YEARS in OPERATION: GCRM has been successfully meeting the needs of homeless single men, women and families since 1940.
Over its years of operation GCRM has successfully managed multiple private donations/grants, City, County, State and Federal grants including EHAP, ESG, CDBG, EFSP and Social Security Disability funds.
STAFF RESOURCES: GCRM has an experienced staff of 35 full time and 5 part time employees. Many staff members have personal, former homeless experience. Most staff have been GCRM employees for several years. Four of five administrative staff have graduate and post-graduate degrees.
FEDERAL GRANTS MANAGES & ACCOMPLISHMENTS: GCRM has used public funding in the past including CDBG funds to construct a new 100 bed family shelter on its property. More recently, GCRM has used private funds to purchase and CDBG funds to renovate and currently operate a 17 bed recuperative care facility on its property. And, GCRM has used private and CDBG funds to renovate a former three story hotel into 118 beds for single women and familiesThis request addresses the GCRM "211 Navigation Center" ADA requirements and expands the free clothing thrift store ("Clothing Plus").

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
• The renovation of the administration facility will be managed by an architect and a local, private contractor that has a history of successfully completing projects of similar size and scope.
• The successful general contractor will be supervised by GCRM CEO and a Renovation Committee of the board of

directors.
• Clients will access the program by self-referral or referral from other community program sources.

Project Deliverable #	Describe the Deliverable
1	The deliverable is a modern administration building that is cost effective to operate and handicap user friendly. A place clients can safely and comfortably access services and staff can safely provide those services.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
• The ultimate deliverable will be over eight hundred unduplicated, Stockton homeless clients provided with appropriate services in a safe and comfortable environment.

Deliverable #	Task that Support Deliverable
1	Program intake and exit processing.
2	Food Services
3	Emergency Lodging
4	Transitional Housing (Life Skills Program, Addiction Treatment, Recuperative Care, COVID-19 Positive Care and Representative Payee Program)

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
• The project will serve homeless single men, women and families
• They will benefit by moving from the street to a safe, clean, supportive environment where they will receive appropriate services to ultimately become self-sufficient.
• The applicable eligibility requirements are program specific. The requirements are "Low-barrier," and they are non-discriminatory based on age, gender, race, ethnicity etc.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
The renovation needs of the building in question are specific to the services GCRM provides its homeless clients. GCRM collaborates with all other homeless services providers through the local C of C and other opportunities as they arise.
The role of other similar homeless services providers in the community is mutual support, client referral for more appropriate services and finding available services during maximum capacity seasons.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
GCRM has a full services development department utilizing direct mail, grant writing, social media and public relations to achieve overall financial sustainability. Additionally, when possible and practical client programs are self-sustaining through client fees.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

There are no known conflicts of interest.

H. ESG

Completed by wrbrown@gcrms.org on 1/18/2022 4:50 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
The proposed project is emergency lodging and transitional housing services to homeless men, women and families that will prepare for and respond to the COVID-19 Pandemic by providing all homeless services in an environment consistent with all San Joaquin County Board of Health COVID-19 best practices.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by wrbrown@gcrms.org on 1/18/2022 11:25 AM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
Yes

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
The only planning/predevelopment steps to date are preliminary discussions with an architect concerning the necessity and viability of the project.

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
• Narrative: This project is a complete renovation of an existing facility owned by GCRM. The renovation includes reconfiguring existing restrooms and a stairs to the second floor to make them ADA compliant; replacing two HVAC units and two refrigeration units to make them energy efficient and the expansion of the clothing room facilities.
• Detailed Scope of Work:
i. Demolition
i. Involves relocation and addition of some walls.
ii. Involves relocation and addition of clothing room area.
iii. Includes new and larger refrigeration space.
iv. Involves addressing ADA requirements in all first and second floor office and restroom areas and one exterior door.
v. Relocating and adding new electrical outlets and plumbing water and drain lines
vi.Replacing two HVAC units and duct work
.

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
GCRM owns the building in question.

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
NA

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
WMB Architects, Simile Construction as General Contractor

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have

been completed, explain how you plan to proceed.
No market study or needs assessment has been done, because the need for the facility and related services is well established by recent "Point-in-Time" studies and the demand for services GCRM experiences annually.

I.8. When will construction start and end? Provide a timeline with all critical milestones.
Construction can begin within three months of a signed contract between the City and GCRM. Construction would complete six months after it begins.

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more information click here.
Yes

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
This is an expansion of existing services facilities serving homeless persons.

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by wrbrown@gcrms.org on 1/18/2022 11:51 AM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
GCRM continues to identify, access and utilize un-tapped financial resources. State and federal grant funds continue to become available for expanding homeless services almost on a monthly basis. We continue to monitor these NOFAs as they become available and will pursue any and all applicable sources.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
There is a Rapid Transit bus stop on San Joaquin Street adjacent to the building in question.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by wrbrown@gcrms.org on 1/20/2022 2:45 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

City 2022-23 ESG Budget.xlsx

☑ **Organization Operational Budgets *Required**

2022 Bdgt.xls

☑ **Organization Financial Statements *Required**

Combined Financial Statements Dec 31 2019.pdf

☑ **Tax Status *Required**

501(c)(3).doc

☑ **Board of Directors Roster *Required**

2022 BOARD ROSTER.docx

☑ **Articles of Incorporation/Bylaws *Required**

GCRM Articles of INC.pdf

signed by-laws.pdf

☑ **Conflict of Interest Statement** *Required

GCRM conflict of intrest form.pdf

☑ **Organization chart** *Required

Organizational Chart.docx

☑ **Board of Directors' authorization to request CDBG/ESG funding** *Required

Board Resolution

☑ **Business License Number** *Required

GCRM City Business Lic.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation** *Required

Crime Ins.pdf
Director's & Officers Liab.pdf
General Liability:Auto.pdf
Workman's Comp Ins.pdf
SGCRM_Scan21012814410.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure** *Required

Affirmative Action.docx
Conflict Resolution.docx
EQUAL EMPLOYMENT OPPORTUNITYEqual Pay:Sexual Harassment.docx
GCRM Non-discrimination in Employment.docx
Problem & Complaints.docx
WHISTLE BLOWER Policy.docx

☑ **Use Permit/State License (as applicable)**

Use Permit.docx

☑ **Rental or Lease agreement**

N:A Statement.docx

☑ **Evidence of Site Control**

445 Deed of Trust.pdf

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAMEntityInformation-20210118-095307.pdf

☑ **Key Program Staff Resume *Required**

Wayne's Resume.pdf

☑ **Title Report**

445 Title Report.pdf

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by wrbrown@gcrms.org on 1/20/2022 2:48 PM

Case Id: 48629
Name: GCRM 22-23 CDBG Application - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
William R Brown

Title
Director of Foundation & Government Relations

Date
01/20/2022

Signature
William R Brown
Electronically signed by wrbrown@gcrms.org on 1/20/2022 2:46 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
CDBG.ESG Signature.docx

Program Overview

Completed by cmatty-cervantes@sjgov.org on 1/14/2022 8:49 AM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:21 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:22 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
San Joaquin County Aging and Community Services

B.2. Mailing Address
P.O. Box 201056 Stockton, CA 95201

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Chris

B.4. Last Name
Woods

B.5. Email
cwoods@sjgov.org

B.6. Phone Number
(209) 468-1650

POINT OF CONTACT INFORMATION
B.7. First Name
Carmen

B.8. Last Name
Matty-Cervantes

B.9. Email
cmatty-cervantes@sjgov.org

B.10. Phone
(209) 468-1422

ORGANIZATION CONTACT INFORMATION
B.11. Website
http://www.sjchsa.org/Services/Aging-and-Community-Services

B.12. DUNS Number
12,698,423

B.13. EIN Number
0

B.14. Business License Number and Expiration Date

B.15. Type of Agency
Gov't/Public

B.16. Number of Paid Staff
5

B.17. Number of Volunteers
0

C. Funding Request

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:23 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Meals on Wheels

C.2. Project Site Location
Throughout Stockton as meals are delivered at home Stockton , CA

C.3. Funding Requested in this application
$15,000.00

C.4. Other funds already secured for the project
$352,843.00

C.5. Total Cost to Complete Project
$367,843.00

C.6. Other funds not yet secured
$0.00

D. Organization Information

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:33 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Aging and Community Services supports older adults, adults with disabilities, family caregivers, and residents in longterm
care facilities. The Department's services support older and disabled individuals to live as independently as possible in the community; promote healthy aging and community involvement; and assist family members in their vital care giving role.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	33
Low Income (50%-80%)	21
Very Low Income (30%-50%)	44
Extremely Low Income (Less than 30%)	122
	220

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	143	24
Black/African American	37	0
Asian	11	1
Am. Indian/Alaskan Native	28	21
Native Hawaiian/Other Pacific Islander	1	1
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	0	0
	220	47

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	6
Female Headed Households	88
Seniors	214

Youth	0
Homeless	0
	308

E. Project Funds

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:35 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
N/A

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	Meals on Wheels	City Of Stockton	$10,000.00	Complete	$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG	Meals on Wheels	City of Stockton	$10,000.00	Complete	$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	Meals on Wheels	City of Stockton	$12,000.00	Complete	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	Meals on Wheels	City of Stockton	$12,000.00	Complete	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG	Meals on Wheels	City of Stockton	$15,000.00	Underway	$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.

Aging and Community Services receives funding from the legislation of the Older Americans' Act. In addition to this Federal Funding source, the program encourages contributions. The status of each source is ongoing.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds

Regardless of the amount of CDBG funds awarded, Aging and Community Services will continue the program throughout Stockton and the rest of the County. Funds awarded will enhance the program in two ways. With additional funding, Aging and Community Services can provide meals to more individuals and provide more meals to each individual.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).

Funds received from the City of Stockton will be used exclusively to provide meals in the City of Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.

No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents

No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents

No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.

Yes

Elderly persons (62 years of age or older)

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents

No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
San Joaquin County Aging and Community Services will use Stockton CDBG funds to purchase and deliver meals to Stockton residents. The purpose of the Home Delivered Meal Program (Meals on Wheels) is that meal recipients receive a package of five nutritious meals delivered once a week. A program goal is to assist older adults to live independently. Meals meet the nutritional standards by incorporating the Dietary guidelines for Americans and providing a minimum of one third of the USDA dietary requirements.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary unit of service is the number of meals delivered to Stocktonians.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	0
Households	0
Other	6,000
	6,000

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
The organization uses various outreach strategies. With the reopening of the State, in-person outreach activities have returned although not at the same level as pre-Covid-19. Aging and Community Services staff look forward to attending various community events throughout the city as according to Public Health guidelines ranging from fairs such as Black Family Day, Family Day at The Park, Hmong New Year Festival, Walk to End Alzheimer's, SALUD Outreach Health Fair, and Medicare Health Fairs among others. Also, there is continued outreach through word of mouth, friends/families, local organizations such as hospice, coordinators of the low income housing who know the program through other residents, hospitals and insurance companies, and 211. In addition, the Meals on Wheels vehicles are marked to publicize the program. Aging & Community Services Information and Assistance 468-1104 receives the referrals and passes them to Meals on Wheels program. Outreach to the low income and disabled persons population is conducted through the aforementioned activities. As Aging & Community Services Department has multilingual staff as well as contracted interpreter services, limited English speakers access the services.

F. Project Impact

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:36 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	9
Low Income (50%-80%)	21
Very Low Income (30%-50%)	45
Extremely Low Income (Less than 30%)	125
	200

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	110	0
Black/African American	32	0
Asian	15	0
Am. Indian/Alaskan Native	41	38
Native Hawaiian/Other Pacific Islander	2	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	0	0
	200	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	80
Seniors	200
Youth	0
Homeless	0
	280

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	25	220	220
2020-2021 (Anticipated)	25	200	200
2021-2022	25	200	200
	75	620	620

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Meals on Wheels delivers five nutritious meals once a week to homebound seniors.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Aging and Community Services conducts a Needs Assessment Survey which indicates there is a need for nutrition services by older adults who are 60 years and older. In addition, yearly and quarterly assessments of nutritional risk document the need. The service gaps Meals on Wheels addresses is providing nutritious meals to homebound seniors with nutrition risk and little or no social support.

G. Project Narrative

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:45 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☑ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

• Early intervention takes place given that eligible participants must show they have a nutrition risk, Meals on Wheels provides early intervention by providing meals before the participant has severe malnutrition.
• Maintenance is addressed as people who are homebound with limited financial and social support would not be able to obtain uninterruptedly nutritious meals to maintain a healthy diet critical to maintaining their health.
• Stabilization takes place by having clients who have limited financial resources be able to count on receiving five nutritious meals on a weekly basis that permits them to stabilize their overall finances.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

In order to have a successful program, the following activities take place Monday through Friday: People call the Information and Assistance (I&A) staff to either asking for themselves for meals to be delivered or to refer people to receive meals at home. Then I&A refers people to Meals on Wheels. A Social Worker calls the referee to conduct an assessment. Once the person is deemed eligible, the person is placed on a route determined by the clients' geographic proximity for efficiency purposes regarding delivery time and transportation costs. Each route has its day of the week assigned for when the delivery takes place. The clients receive meals that meet a minimum of one third of the dietary guidelines for older adults set forth by the U.S. Department of Health and Human Services and United States Department of Agriculture verified by two Registered Dietitians: San Joaquin County and meal vendor. The clients receive five frozen meals and bread along with fresh milk and fruit. The delivery of meals takes place once a week on an established day of the week between 8am and 5pm. The time frame is all day as people are homebound

and takes into consideration that due to traffic and clients being added and removed when they no longer need services the delivery time changes. When people have doctor's appointments they call to have the meals delivery before or after their doctor's appointment if possible. Each visit is personalized as each beneficiary is treated as an individual with different needs. Prior to COVID-19, some seniors had their meals put away while others preferred to put their meals away. Drivers follow all of San Joaquin County Public Health protocols. Hence with the delivery of nutritious meals to homebound seniors, the goal to assist older adults to live independently at home while the objective to promote improved nutrition are achieved.

Project Activity or Program Service #	Describe the Deliverable
1	Weekly delivery of meals

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
San Joaquin County Aging and Community Services has provided programs for over four decades. Services provided include a combination of direct and contracted services as well as services provided through collaboration. Servicesprovided include, but are not limited to: Ombudsman, Elder Abuse Prevention, Adult Day Care, Personal Care, Homemaker, Respite, Falls Prevention, Caregiver Services, Legal Assistance, and Congregate Meals. Aging and Community Services has offered Meals on Wheels program as a direct service since 2008. The staff resources include staff who work directly with the beneficiaries as well as programming and finance administrative staff. During the past five years, over 1900 San Joaquin County residents have received more than 650,000 meals.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
The agency will implement the program by delivering nutritious meals which consists of five frozen meals including bread, milk, and fresh fruit on a weekly basis to the beneficiaries' homes. Clients will access the program through various ways: a) existing clients who continue to have a need will receive meals; b) clients are referred for services will be assessed for placement; and c) clients who contact the program directly for services will be assessed for placement. Priority placement is given to clients who have a high nutrition risk, homebound and living alone or with another homebound individual. The nutrition risk assessment includes questions such as does the client sometimes does not have enough money to buy food. Access also includes removing English language barrier by having a multilingual staff and contracted interpreter services. Also, transportation is not an access issue for Meals on Wheels as the inquiry and assessment of services takes place through the phone and the service takes place at the beneficiary's home. As the service is provided free of charge, there is no financial access issue. The staff who administer the activities range from project accountants in the finance department to drivers who deliver the food and staff who assess potential beneficiaries, manage the logistics, and provide supervisory support.

Project Deliverable #	Describe the Deliverable
1	Deliver weekly meals

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
Meals on Wheels will measure the effectiveness of the program through a satisfaction survey. The criterion for success is 75% of the people who responded to the survey will have stated they are satisfied with Meals on Wheels. The results expected to be achieved at the end of the project is that 75% of the people who responded to the survey

will have noted that the meals help their food budget, the food is good and nutritious, and/or the home delivery assists people with difficulty to get out of the house.

Deliverable #	Task that Support Deliverable
1	Driver will deliver the weekly meals to the clients home

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

The program's target population prioritizes Stocktonians who are 60 years and older who are homebound, living alone or with another homebound individual, and have a high nutrition risk. The nutrition risk assessment includes if the client sometimes does not have enough money to buy food. The homebound high nutrition risk seniors will benefit by receiving five nutritious meals on a weekly basis with a friendly visit.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

While there are resources for food in Stockton, this is the only ongoing service that provides free prepared meals delivered to homebound individuals. The Meals on Wheels program collaborates with the In-Home Supportive Services (IHSS) to ensure that no duplication of services take place by having the clients choose their preference between IHSS homemaker services or Meals on Wheels. Also, Meals on Wheels during the assessment process refers clients to CalFresh to augment their monthly benefits. People who are currently receiving home delivered meals due to COVID-19 through their churches and other non-profits would also not qualify as duplication of services. Once churches and other non-profits stop providing those services, those older adults would be able apply to be assessed for Meals on Wheels.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

Meals on Wheels will continue to be written into the San Joaquin County Aging and Community Services' Area Plan for Older Americans Act funding.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

There is no potential conflict of interest with this application for federal funds.

H. ESG

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:45 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:46 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:46 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☑ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☑ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
Aging and Community Services is seeking a person with communications expertise to help with the promotion of the Meals on Wheels program at the client and institutional levels.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
As Meals on Wheels is a service that begins with a phone call and ends with the delivery of nutritious meals at people's homes, there is no transportation barrier for clients.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 3:38 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

HD Meals Budget- 22-23- City.pdf

☑ **Organization Operational Budgets *Required**

5054101000 - Organization Operational Budget.pdf

☑ **Organization Financial Statements *Required**

2020 county of san joaquin Financials.pdf

☑ **Tax Status *Required**

Tax Status.pdf

☑ **Board of Directors Roster *Required**

San Joaquin County Board of Supervisors Roster.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Statement.pdf

☑ **Organization chart *Required**

Organization Chart.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

BOS authorization to request funds.pdf

☑ **Business License Number *Required**

Business License Number.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Insurance for FY 23.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel policies affirmative action and grievance.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

DUNS EntityInformation-20220119-011145.pdf

☑ **Key Program Staff Resume *Required**

Carmen Matty Cervantes Resume.pdf
Manuel Mendoza Resume.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

Scope of Work including Project Timeline.pdf
county single audit report 2020.pdf

Submit

Completed by cmatty-cervantes@sjgov.org on 1/24/2022 4:11 PM

Case Id: 48594
Name: Meals on Wheels - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Elisangela Vigil on behalf of Chris Woods

Title
Deputy Director, ACS

Date
01/24/2022

Signature
Elisangela Vigil
Electronically signed by cmatty-cervantes@sjgov.org on 1/24/2022 3:48 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
CDBG Stockton.msg

Program Overview

Completed by jguerrero@kelsangels.org on 12/30/2021 9:14 AM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by jguerrero@kelsangels.org on 12/30/2021 9:15 AM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by jguerrero@kelsangels.org on 12/30/2021 2:20 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Kelly's Angels Foundation Inc

B.2. Mailing Address
343 EAST MAIN STREET 305 STOCKTON, CA 95202

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Jamie

B.4. Last Name
Guerrero

B.5. Email
jguerrero@kelsangels.org

B.6. Phone Number
(209) 242-2493

POINT OF CONTACT INFORMATION
B.7. First Name
JAMIE

B.8. Last Name
GUERRERO

B.9. Email
jguerrero@kelsangels.org

B.10. Phone
(209) 406-9301

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.kelsangels.org

B.12. DUNS Number
882,271,804

B.13. EIN Number
473,382,204

B.14. Business License Number and Expiration Date

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
2

B.17. Number of Volunteers
12

C. Funding Request

Completed by jguerrero@kelsangels.org on 12/30/2021 2:46 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
KAF Healthy Solutions

C.2. Project Site Location
343 EAST MAIN STREET 305 STOCKTON, CA 95202

C.3. Funding Requested in this application
$50,000.00

C.4. Other funds already secured for the project
$20,000.00

C.5. Total Cost to Complete Project
$120,000.00

C.6. Other funds not yet secured
$50,000.00

D. Organization Information

Completed by jguerrero@kelsangels.org on 1/19/2022 1:46 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Kelly's Angels Foundation Inc. provides services for children that have been impacted by homicide.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	13
Very Low Income (30%-50%)	19
Extremely Low Income (Less than 30%)	16
	48

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	10	10
Black/African American	24	0
Asian	0	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	4	4
Black/African American & White	5	5
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	5	5
	48	24

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	48
Homeless	0
	48

E. Project Funds

Completed by jguerrero@kelsangels.org on 1/20/2022 7:26 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
One time funding

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG		city	$5,000.00	complete	$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG		city	$10,000.00	complete	$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG		city	$15,000.00	complete	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG		city	$25,000.00	complete	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG		city	$20,000.00	underway	$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.

Not all funding sources are committed by letters. Funding sources are through yearly grant applications. Crime Survivors for Safety and Justice, Keller Williams, C&S Wholesale Grocers, Central Valley Realtors Association.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds

Kelly's Angels Foundation opened with the help of our board of directors, volunteers, and our community's investment on prevention of crime, and hope to achieve positive outcomes for the youth in our community. We have more recently received a few small grants that has supported Kelly's Angels in its fight to sustain our programs.

Our Executive Director working along, with the board of directors and staff of volunteers that is in place, are passionate about our most harmed and least helped, the children of Stockton. Our team is always working hard to identify continuation funding for our organization.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).

The primary geographical focus of Kelly's Angels is the entire San Joaquin County, though the majority of our youth come from Stockton. However, we do not reject families from outside of that community. We serve all those in need who come to our doors. If approved for CDBG funding, Kelly's Angels is able to maintain firewalls between its various funding sources to ensure that CDBG funds are limited to clients within the Stockton area if that is a limitation for those funds.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.

No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents

Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents

No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.

Yes

Clients are primarily children of homicide or trauma victims.

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

N/A

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Kelly's Angels Foundation provides a variety of services for youth who are experiencing trauma due to the victimization of their parents or care givers from homicide and other violent crimes. Community Development Block Grant (CDBG) funds will be utilized to provide mental and behavioral health programs to assist in the child's recovery including; safe spaces and mental health therapy services; tutoring and mentoring services; scholarship programs; sports programs; art and music programs.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	50
Households	0
Other	0
	50

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Outreach for Kelly's Angels is accomplished by community awareness campaign via our website (www.kelsangels.org) and Facebook page, but it also accomplished by referrals through partnering with local agencies such as Table Community Foundation, Community Partnerships for Families of San Joaquin, Reinvent South Stockton, Victim Witness, Victim of Violent Crimes, Child Abuse Prevention Council, Crime Survivors for Safety and Justice, Parents of Murdered Children and Community Hospice of San Joaquin. We start our services by first having a one on one meeting with the client and their family, have them fill out our new client intake forms. During our meeting we find

out which of our services the family would like to obtain. Using the information for what services are needed, we then follow up with staff and set up proper appointments, make appropriate phone calls in a timely manner.

F. Project Impact

Completed by jguerrero@kelsangels.org on 1/22/2022 1:31 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	12
Very Low Income (30%-50%)	23
Extremely Low Income (Less than 30%)	14
	49

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	12	12
Black/African American	18	0
Asian	2	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	4	2
Black/African American & White	5	5
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	8	8
	49	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	10
Seniors	0
Youth	48
Homeless	0
	58

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	6	36	51
2020-2021 (Anticipated)	4	32	48
2021-2022	5	30	46
	15	98	145

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Kelly's Angels Foundation provides a variety of services for youth who are experiencing trauma due to the victimization of their parents or care givers from homicide and other violent crimes. Community Development Block Grant (CDBG) funds will be utilized to provide mental and behavioral health programs to assist in the child's recovery including; safe spaces and mental health therapy services; tutoring and mentoring services; scholarship programs; sports programs; art and music programs.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Our Executive Director Jamie Guerrero proposed the idea and need of Kelly's Angels Foundation a few years after his sister was the victim of homicide. It was made painfully aware of just how few resources are available to young victims and survivors of violent crime.

While crime in general in Stockton has been on the decline over the past 15 years, violent crime and homicide has increased as much as 3.4 percent in recent years according to the FBI's Uniform Crime Reporting Index. An annual average of 52 homicides have occurred in Stockton from 2010-2015 with a spike of 54 in 2017 and 53 in 2018 Stockton currently ranks 2nd in the State of California for homicides and violent crimes per capita according to the previously mentioned FBI statistical source. In 2018 we witnessed a 40 percent decrease in homicides. 2020 seen homicide rise to 56 a 64.7% increase over 2009.

2021 seen an decrease in homicides however overall crime has increased. Survivor lead organizations like Kelly's Angels Foundation, and other on the ground agencies have helped with these statistics.

The need for a program like Kelly's Angels Foundation is needed with the each murder directly impacting 8-10 immediate family members sons, daughters, sisters, brothers, mothers, fathers, grandparents left to put the broken pieces together again. They need help!

G. Project Narrative

Completed by jguerrero@kelsangels.org on 1/24/2022 11:28 AM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Kelly's Angels Foundation is a survivor lead organization, that was developed precisely with prevention, early intervention and transition for the children suffering from traumatic experiences. Children experiencing homicide are forgotten about shortly after funerals and are deemed resilient. We know first hand without the proper guidance, many children can be led to gangs, drugs, victimized, or become menacing perpetrators. Immediate and early intervention is a vital approach before these survivors are lost in the shuffle. Similar to many antidotes the quicker we can support children, the positive youth development success rate increases. Children tend to hold in there feelings, this is due to not bring guardians any more grief, they need help healing. Giving survivors the tools to navigate and be aware of emotions, goals and hope increases the chance of more positive outcomes, such as graduation, mental strength and positive members of our community.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Tutoring is currently being provided for 2.5 hours, 3 days a week. Tutors are provided from the Latino Community Outreach program. They are paid and we have volunteer college students from the University of Pacific of Stockton. We set up contracts with the attending school for the volunteer students. CDBG funds will be used to expand tutoring hours and staff to accommodate demand. Currently, tutors must allocate only short amount of time to a limited amount of our clients. Effective tutoring should include an opportunity for children to bond with their tutor on a personal level and establish a rapport. While existing services are beneficial, lack of funding limits our efforts to establish this rapport. Additionally, children are not provided comprehensive tutoring due to limited hours and staff.

The mentorship program is an existing service that requires expansion. Mentors serve both the children and their families as someone they can rely on to strengthen their family. It is the goal of these mentors to become a friend and ally of the family they work with and a positive influence for the children. Mentorship programs can help to reduce potential negative influence like substance abuse and gang involvement, while creating encouragement and guidance for positive life goals like participating in after school sports or art programs and promoting an interest in higher education. Mentors also serve as a conduit for families to our other services as they establish a rapport with those families and through the mentorship process will identify their needs.

Over the next year we project that the need for mentors will double. Currently our mentors serve 18 families, which means the program will grow to 36 families in 2022. One of the primary efforts with this program will be to provide training for the volunteers who serve as mentors in the program. CDBG funding will fund the possibility of adding 2 or 3 more tutors, making it possible to have tutoring upon request, and increase tutoring to 4 days a week. Additional funding will help by having more staff and enable us to sustain tutors and mentors.

Kelly's Angels arts and sports scholarship program works to involve the children we serve in after school activities. Both sports and arts are ideal pathways for youth who have experienced trauma as both activities are documented to serve as a therapeutic self-coping mechanism for children to turn to. These activities help a child focus on positives in their life as opposed to the loss of their family member and helps reorient their energies towards achieving, having fun, and gaining lifelong skills like teamwork at a young age. The scholarship program funds the sport or art activity of their choice, which may be on their school team, paying team enrollment fees, equipment, and competition fees.

Therapy sessions are provided by Kelly's Angels to provide children with an outlet to work through their trauma with a licensed clinical therapist. Therapy is at the core of our services, and it is a key priority as not addressing these issues immediately can create further complications that can undermine the other services. We also provide hour sessions to parents and care-givers that are also processing their grief, as this helps to support the overall family and improves the support structure in place for the children.

As a core service, we are certain that the need for therapy to grow. CDBG funding will allow for more hours for therapists, which will enable us to serve more clients. We also plan to expand the availability of services to weekends so they are more accessible to working parents and care-givers.

Project Activity or Program Service #	Describe the Deliverable
1	Kids will stay in school, have better attendance, grades and graduation.
2	Help develop into caring supportive children and adults.
3	Positive peer relations.
4	Stronger kids overcome trauma.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Kelly's Angels Foundation a survivor led organization, has been working in the trenches battling for the "forgotten children" of San Joaquin County specifically Stockton. With time we have grown to be efficient in developing, implementing and administering the proposed project.

Our team of professional volunteers have been the pillar of our growth, that has propelled us as an agency that has been serving Stockton for the last 6 years. Kelly's Angels Foundation has managed 4 years of City of Stockton's CDBG grants and 3 years of San Joaquin County CDBG grants. With the city of Stockton's CDBG grant our chance for success increases as we continue to cultivate.

We have had several clients graduate our program, high school, and college. We are hopeful that these blooming adults comeback to share their experience with our future and present clients.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

Outreach for Kelly's Angels is accomplished by community awareness campaign via our website (www.kelsangels.org) and Facebook page, but it also accomplished by referrals through partnering with local agencies such as Table Community Foundation, Community Partnerships for Families of San Joaquin, Reinvent South Stockton, Victim Witness, Victim of Violent Crimes, Child Abuse Prevention Council, Crime Survivors for Safety and Justice, Parents of Murdered Children and Community Hospice of San Joaquin. We start our services by first having a one on one meeting with the client and their family, have them fill out our new client intake forms. During our meeting we found out which of our services the family would like to obtain. Using the information for what services are needed, we then follow up with staff and set up proper appointments, make appropriate phone calls in a timely manner

Project Deliverable #	Describe the Deliverable
1	Positive youth development.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

To measure effectiveness of positive youth outcomes, we will measure and track change. Pre and post assessments will measure attendance of activities, change, grades, arrest, engagement in sports, truancy, client satisfaction and graduation. These will be assessed every 6 months and we are expecting to achieve, positive engagement by clients.

Deliverable #	Task that Support Deliverable
1	Positive youth outcomes

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

The target population for our services is the children and surviving family members of homicides and violent crime, colloquially known as the Forgotten Victims. This is our primary eligibility requirements.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Kelly's Angels Foundation fills in the gaps of many of the existing or similar services available in Stockton. For example the Stockton Women's Center Promising Pathways offers therapy and mentorship programs to youth who are experiencing mental and behavioral health issues which is sometimes caused by violent crimes, but their program is limited to ages 16-25. Our mentorship program is open to youth of all ages and also provides those services to family members and care givers. We also provide other services that are unique to our area, such as the sports and arts

scholarship programs.

More specifically, Kelly's Angels is a foundation that focuses and specializes in supporting a specific demographic. Because of that our organization is especially familiar with the issues that experience can create, and we have familiarized ourselves and have trained to meet those specific goals.

Currently, we work with Table Community Foundation, Community Partnerships for Families of San Joaquin, Reinvent South Stockton, Victim Witness, Victim of Violent Crimes, Child Abuse Prevention Council, Crime Survivors for Safety and Justice, Parents of Murdered Children and Community Hospice of San Joaquin. We still want to make it a point to work with more organizations with similar approaches to violence.

While we suffer from overrepresentation for violent crime, our city lacks services for children traumatized by these crimes. The children of homicide victims are known as the forgotten victims. Our foundation sees a need for services for both the children victimized by these crimes and their families.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

Homicide historically unfortunate will always be a problematic, especially in Stockton. The need for our services will continue, as 8-10 close family members are impacted by each homicide.

Our long term plan, is to guide children through, the devastating generational trauma, that impacts them like a normal day of school. We are hopeful that these "forgotten children" will be receptive to our antidote of support, bringing social and emotional normalcy and a positive impact to their traumatic life.

Activities will be closely monitored after the client's program completion. We welcome clients, to be involved with our program by participating in activities as mentors, volunteers and future leaders in our community. The tools given, at Kelly's Angels Foundation, will have a lifelong positive impact on our clients. We will be there to continue to support these young adolescents.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

Kelly's Angels is not currently receiving any federal funds, and none of its employees, volunteers, or board members have any formal affiliation with city employees, including its elected officials.

H. ESG

Completed by jguerrero@kelsangels.org on 1/22/2022 1:33 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
N/A

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
No

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by jguerrero@kelsangels.org on 1/24/2022 11:30 AM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by jguerrero@kelsangels.org on 1/24/2022 12:07 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
Regulations and laws placed by system leaders, have barriers for the very people they are intended to help. Trauma requires immediate help, not 4-6 weeks which if your fortunate to receive services. Centrally located, immediate and free services are 2 of our important values to help relieve and not limit access to our services provided..

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
Kelly's Ange;s Foundation is located one block from the downtown RTD bus hub. RTD also donates a limited amount of bus passes yearly and a discount rate for additional passes. Part of our services include in home visits, as many trauma survivors, do not want to leave their home or venture off to other unfamiliar areas.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by jguerrero@kelsangels.org on 1/24/2022 2:49 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

project_22.docx

☑ **Organization Operational Budgets *Required**

PROPOSED BUDGET 2022.docx

☑ **Organization Financial Statements *Required**

tax_22.pdf

☑ **Tax Status *Required**

irs.pdf

☑ **Board of Directors Roster *Required**

board.docx

☑ **Articles of Incorporation/Bylaws *Required**

articles.pdf

☑ **Conflict of Interest Statement *Required**

conflict_interest.pdf

☑ **Organization chart *Required**

organization_chart.jpg

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

bda_22.pdf

☑ **Business License Number *Required**

business_22.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

1697657_CGL_Acord25_1_220124174224924.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

bylaws.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration** ***Required**

thumbnail_Screenshot 2022-01-24 at 12.23.06 PM.png

☑ **Key Program Staff Resume** ***Required**

Jamie_Guerrero_Resume_new.pdf

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by jguerrero@kelsangels.org on 1/24/2022 2:57 PM

Case Id: 48555
Name: Kelly's Angels Foundation Inc - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
JAMIE GUERRERO

Title
EXECUTIVE DIRECTOR

Date
01/24/2022

Signature
JAMIE GUERRERO
Electronically signed by jguerrero@kelsangels.org on 1/24/2022 2:50 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
signature.pdf

Program Overview

Completed by tyadon@parentsbychoice.net on 12/22/2021 4:52 PM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by tyadon@parentsbychoice.net on 12/22/2021 4:57 PM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Suitable Living Environment

If using ESG funds
Homelessness Prevention

B. Contact Information

Completed by tyadon@parentsbychoice.net on 12/22/2021 5:04 PM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Parents by Choice, Inc

B.2. Mailing Address
306 E. Main Street Suite 300 Stockton, CA 95202

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Tony

B.4. Last Name
Yadon

B.5. Email
tyadon@parentsbychoice.net

B.6. Phone Number
(209) 275-2487

POINT OF CONTACT INFORMATION
B.7. First Name
Tony

B.8. Last Name
Yadon

B.9. Email
tyadon@parentsbychoice.net

B.10. Phone
(209) 275-2487

ORGANIZATION CONTACT INFORMATION
B.11. Website
parentsbychoice.net

B.12. DUNS Number
969,357,156

B.13. EIN Number
352,274,016

B.14. Business License Number and Expiration Date
22-00114819, Expires June 30, 2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
70

B.17. Number of Volunteers
10

C. Funding Request

Completed by tyadon@parentsbychoice.net on 1/24/2022 9:06 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Safe Step for Youth

C.2. Project Site Location
306 E. Main St Suite 300 Stockton, CA 95202

C.3. Funding Requested in this application
$426,217.09

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$568,289.46

C.6. Other funds not yet secured
$142,072.36

D. Organization Information

Completed by tyadon@parentsbychoice.net on 1/24/2022 10:01 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Parents by Choice exists to bring hope and healing to children, youth and families.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	250
Low Income (50%-80%)	500
Very Low Income (30%-50%)	500
Extremely Low Income (Less than 30%)	250
	1,500

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	900	550
Black/African American	425	80
Asian	100	0
Am. Indian/Alaskan Native	10	0
Native Hawaiian/Other Pacific Islander	10	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	55	20
	1,500	650

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	50
Female Headed Households	300
Seniors	75
Youth	400
Homeless	25
	850

E. Project Funds

Completed by tyadon@parentsbychoice.net on 1/24/2022 9:19 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG			$0.00		$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG			$0.00		$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
San Joaquin County request: $142,072.36 to pay for 5 slots per month.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The funding request is for a defined number of spaces in the project. If the approved amount is less than the request, available slots will be reduced to match the level of approved funding.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The entire City of Stockton will be served by the 15 "Stockton" slots described in this application. An additional five spaces have been proposed to San Joaquin County.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
Yes

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Transition-Aged Youth, 18-24 (until their 25th birthday)

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
Yes

Referrals from outside agencies, such as the Women's Center, Children's Home of Stockton, Child Abuse Prevention Council, San Joaquin County Human Services Agency, etc.

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
PbC's Safe Step for Youth program will assist 20 youth in securing stable housing, finding and maintaining employment, furthering their educational goals, and building a solid financial foundation. The program will provide services to youth ages 18 to 24 who are economically and/or emotionally disconnected from their families and are experiencing homelessness or unstable living conditions.

E.9. Select the common indicator that your agency will use to track clients.
Households: unit of measurement for housing activities only

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary unit of service will be stable housing. This is defined as a private room in a shared apartment, as described in the Project Narrative.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	0
Households	20
Other	0
	20

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Parents by Choice will engage in outreach with community partners to introduce this program to our target population. These partners include, but are not limited to, the Women's Center Youth and Family Services, Child Abuse Prevention Council, the Children's Home of Stockton, Family Resource and Referral, Child Welfare, Probation and others. Agency outreach material will be printed in both English and Spanish.

F. Project Impact

Completed by tyadon@parentsbychoice.net on 1/24/2022 10:10 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	1
Very Low Income (30%-50%)	3
Extremely Low Income (Less than 30%)	16
	20

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	10	4
Black/African American	4	0
Asian	0	0
Am. Indian/Alaskan Native	1	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	1	1
Asian & White	1	0
Black/African American & White	1	1
Am. Indian/Alaskan Native & Black/African American	1	0
Other Multi-Racial	1	1
	20	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	60
Female Headed Households	325
Seniors	85
Youth	450
Homeless	75
	995

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	0	0
2020-2021 (Anticipated)	250	1,600	1,500
2021-2022	280	1,800	1,750
	530	3,400	3,250

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Parents by Choice's Safe Step for Youth program will provide housing, services, and support to 20 at-risk or homeless transition age youth (TAY) ages 18-24. This program utilizes a supportive housing model, which comprises housing made affordable through long-term rental assistance paired with intensive services promoting housing stability. Program participants will be housed at no cost to them and will receive related services to assist them in obtaining and maintaining independence and self-efficacy.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Youth and families in San Joaquin County (SJC), like in many other California counties, face economic challenges, underemployment, and limited access to education and training. Over the past decade, San Joaquin County's population growth rate has exceeded the statewide average during a time of severe economic instability. The consequences of that instability continue to affect family security and health. 28.3% of children in San Joaquin County are living in poverty. Based on the high levels of poverty and childhood and environmental trauma, SJC children are susceptible to toxic stress and long-term academic, physiological, and emotional impacts. In 2015, 16.4 % of children in SJC had experienced two or more adverse childhood experiences (ACES). The impact of ACEs begins in childhood and continues through adolescence and adulthood. Youth with more ACEs are more likely to experience mental health challenges, developmental delays, negative cognitive and socio-emotional health issues, academic challenges, behavioral health issues, and specialized health needs. ACEs also increase the likelihood that an individual will not complete high school, not obtain a college degree, be unemployed as an adult, live below the poverty line, and experience homelessness. 46% of runaway and homeless youth reported being physically abused, 38 percent reported being emotionally abused, and 17 percent reported being sexually abused by a family or household member. 75% of homeless or runaway youth have dropped out or will drop out of school. Over 50% of youth who go through foster care are unemployed or homeless by age 24.

The 2019 San Joaquin County Homelessness Census and Survey found that nearly 160 youth ages 18-24 were homeless in San Joaquin County, and 66% of those transition age youth (TAY) are unsheltered. By far, the largest concentration of these homeless individuals is in Stockton. Between 20 and 40 percent of homeless youth identify as LGBTQ+. While current housing programs address housing needs and risk of homelessness for current and former foster and probation youth, youth who are not as directly involved in these systems do not have the same access to transitional housing. It is true that youth who are not emancipated foster or probation youth may also be at risk of homelessness due to their histories of trauma, poverty, chronic and toxic stress, lack of connections and stable relationships, or a myriad of other factors. Homelessness is not only a risk for systems-involved youth.

The needs of youth, especially those living with a risk of homelessness, are distinct from adults and the support and interventions provided to these youth should reflect their unique needs. Youth facing homelessness experience simultaneous pressure related to earning an income, finding and accessing safe, supportive relationships, completing school, maintaining social connections, healing from and dealing with the impacts of trauma and adverse childhood experiences, and managing the normal stress of this stage of life.
Housing alone does not prevent or end homelessness. Youth must feel connected to the community, have access to their cultural reference group, monetary support, assistance with obtaining and maintaining employment, and ongoing support to manage existing and emerging mental health and trauma-related issues. Services must be provided in tandem with safe, affordable housing.

Other existing area programs offer a shelter environment to Transition Age Youth. Many of the strategies we propose, including a bridge to permanent housing and intensive case management, could not possibly be employed in a short-term shelter environment. There are not any current supported housing programs within Stockton or the larger San Joaquin County outside of the foster care system, and many at-risk or homeless youth do not meet that eligibility criteria.

Effectively responding to and preventing youth homelessness requires coordination across systems and between local service providers. Community-side efforts to address homelessness and issues contributing to it throughout Stockton and San Joaquin must include community-wide planning, coordination, and strategic use of resources and the programming and services tailored to the particular strengths of and challenges facing individuals and families within that community.

G. Project Narrative

Completed by tyadon@parentsbychoice.net on 1/24/2022 10:48 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

PbC's Safe Step for Youth program will assist 20 youth in securing stable housing, finding and maintaining employment, furthering their educational goals, and building a solid financial foundation. The program will provide services to youth ages 18 to 24 who are economically and/or emotionally disconnected from their families and are experiencing homelessness or unstable living conditions. Prevention/Early Intervention: Our program seeks to mitigate the impact of trauma and to improve both short and long-term outcomes, and we anticipate that youth who complete the program will experience improved social and emotional functioning, communication, relationship and interpersonal skills, health, improved family functioning, and achievement of personal goals, all contributing to their short and long-term ability to secure and maintain independent living.

Stabilization: PbC's Safe Step program model is centered on Housing First, an evidence-based, client-centered practice shown to reduce homelessness. Individuals with access to this program will be housed faster than in programs offering a more traditional approaches, will stay housed longer and more stably than other programs, have a high likelihood of retaining housing stability and, in general, access services more often and are less costly to public systems than participants in other types of housing programs. Black, indigenous, and people of color (BIPOC) are disproportionately represented within the unhoused population, the traditional "housing readiness" models can reinforce inequities. Housing First is a model more likely to attain equitable housing and health outcomes.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be

submitted with the application.

PbC aims to reduce and prevent homelessness among youth not only by providing housing but through directly addressing unmet needs and underlying issues that are both immediate and long-term contributors homelessness and other poor outcomes. In addition to safe, appropriate, and affordable housing, all youth will also receive support related to employment and/or education, strengthening relationships and developing permanent natural supports, community connections, and addressing trauma-related and mental health challenges.

PbC will work to create knowledge of the program with other agencies and community partners through outreach, online advertising, flyers, and networking. PbC has strong existing community relationships that will support these outreach efforts.

Eligibility and Admission

PbC will accept youth into the program ages 18 to 24 who are economically and/or emotionally disconnected from their families and are experiencing homelessness or unstable living conditions. Youth may self-refer, but we anticipate that most referrals will come directly from shelters, community centers, street outreach, drop-in centers, or other parts of response systems frequented by vulnerable young people experiencing homelessness. Parenting youth will be accepted as space allows. Wherever possible, priority for entry will be given to youth with the greatest need, which can be determined through a combination of factors including, but not limited to, experience with chronic homelessness, current or past issues with mental illness and/or substance use, high utilization of crisis services, and membership in an at-risk sub-populations (i.e. LGBTQ+ youth, BIPOC youth, parenting teens, youth with histories of or current risk of commercial sexual exploitation, etc.). Housing is not conditional on a set of readiness criteria.

Beginning with the admission process and throughout the program, PbC will emphasize youth choice and will encourage youth to bring their own lived expertise, knowledge, and perspectives to the program and its services. Upon receipt of a referral, the Program Director will arrange an in-person interview with the youth. The Program Director will explain the benefits and expectations of the program, discuss the youth's goals for the future, and offer the youth time to ask questions. The referred youth's potential roommate may also participate in this interview process to answer questions from their perspective and to ensure a mutual fit.

During the intake process, youth will be advised of their tenant rights, receive a program handbook, and review and sign a copy of the participant application. PbC offers options for apartment locations and will discuss the move-in schedule with youth. The Program Director will provide any referred youth who are not accepted to the program with specific reasons for the decision, conditions necessary to re-apply, and alternate housing options for consideration.

Program participants must agree to program guidelines outlined in the Safe Step for Youth Handbook. Youth must maintain program eligibility through either (1) maintaining employment at least part time (20 hours per week), (2) attending school at least part time, or (3) participating in an activity that aids in removing barriers to the previous items (e.g., mental health services, Alcoholics Anonymous meetings, etc.).

PbC staff attempt to have as much contact as possible in the first 30 days of placement to ensure that the needs of the youth are being met. Staff are trained to develop strength-based contact strategies with youth to encourage engagement and supportive working relationships. Staff work to build positive, supportive, and nurturing relationships through partnership, positive reinforcement, and by modeling strengths-based, positive adult roles.

Staff partner with youth to create a plan on how they will keep in contact, with a schedule chosen by the youth. Shared responsibility is an important component of PbC's service philosophy. Above all, participants are recognized as adults. Once they demonstrate responsibility, youth will receive a minimum of one contact per week throughout the

duration of their program. The intensity and frequency of visits will be predicated on their age, the needs of the client, or crisis situations. High risk and high needs youth will receive daily contact either by phone or in-person from program staff while risk persists. PbC emphasizes that this is a "no fail" program built on the strengths of the participants.

Safe Step Staffing

PbC will employ compassionate, creative, and resilient staff members with a strong understanding of adolescent and young adult development and a positive youth development approach to working with at-risk youth. The Safe Step program employs a .5 FTE Program Director with a Bachelor or Master's Degree, 2 FTE Transition Coaches with Bachelor's Degrees, and a .25 FTE Administrative Assistant. Transition Coaches spend time with each participant at least weekly to support their goals, provide encouragement, and link them to community resources. Transition Coaches will help youth reach their goals through coaching and mentoring. The Program Director will meet regularly with each staff member and program participant to ensure the goals of the program are being met, and will act as the point-of-contact for referral sources. Program staff will link participants to any additional services necessary to meet their goals, including those provided directly by PbC and those provided by other community providers.

A PbC staff member will be on call 24 hours a day for placements and emergencies. Youth will have access to their Transition Coach and the Program Director as needed. All staff carry cell phones and are trained in how to handle emergency situations. Program staff have access to the Program Director, Clinical Director, and Executive Director to assist with problem-solving and managing crises as needed.

Housing and Basic Needs

Housing is provided via a permanent scattered-site model in affordable housing units leased by PbC. Rental units may include apartments, single family dwellings, or condominiums. Single youth will share a two-bedroom unit with another youth in the program as a built-in support network. Families may have their own apartments or may share a larger unit with other parenting youth for mutual support.

At entry to the program, youth will be provided with all of the furnishings and household accessories needed at no cost to them. Furnishings include a bed, dresser, sofa, dining table, bathroom accessories, wall decorations, and kitchen utensils, among other necessary items. Youth may shop alongside PbC staff so that their apartment furnishings are a reflection of themselves.

Participants will receive housing at no cost for the first year of their participation in the program. During the second year and as long as they remain in the program, they will pay a portion of rent and utilities based on their income. Youth will receive a grocery voucher each month and small stipends for achieving monthly goals. They will also receive gift cards for personal items.

PbC's Transition Coaches will help participants learn how to manage money, including budgeting, savings, and balancing a checking account. Staff will also assist the youth in establishing the utilities in their own name.

Program participants have a lease and all the rights and responsibilities of tenancy. PbC will also ensure the personal safety of program participants and will review written safety rules and guidelines, including who to contact in case of problems with gas, electricity, plumbing, window and door locks, smoke detectors, etc. in the apartment, and safety at night when getting to and from the apartment, within the first 30 days of the program. PbC will work with each youth to resolve safety concerns and reduce harm and risk of eviction or housing disruption. There are instances in which youth may need to move units or exit the program due to unwillingness or inability to address safety concerns. Participants sign an agreement acknowledging that they may be dismissed from the program for reasons related to

the following: (1) refusal to meet minimum eligibility requirements of the program; (2) behaving in a manner that is dangerous to themselves or others and/or having weapons in their apartment; (3) particicpating in the exploitation of other PbC youth for the purposes of Commercial Sexual Exploitation and/or gang activity; (4) using their apartment for illegal activity, including but not limited to possession of drugs with the intent to sell, trafficking others, etc.; (5) bringing unsafe guests to their apartment and/or tell unsafe people where their apartment is located (note: “unsafe" may include violent or abusive individuals, drug dealers, etc.); (6) breaking the rules of lease/apartment complex and/or if the Apartment Management requests their removal; (7) prolonged unexplained absences from the apartment/program. The program is voluntary and youth may exit if they decide they no longer want to be a part of the program. If a client is arrested and detained, PbC will discuss this situation on a case by case basis to determine whether to reserve their space in the program. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.

Support with Permanent Housing

PbC will help participants who want to remain in their units to do so. Participants who complete the program may choose to remain in their unit, and PbC staff will work to ensure that the lease transfers to the participant. PbC currently has apartments in desirable neighborhoods near shopping, schools and employment opportunities. PbC nurtures effective relationships with landlords, providing information about the program and considering them as part of the support for youth working toward a goal of reducing homelessness. Our current THP+FC program has a strong relationship with the Venetian Bridges and Riverwood complexes in Stockton. During the program, we will have regular Roommate Meetings to ensure a comfortable and effective living situation. Regular and random apartment checks will also take place to ensure cleanliness and to check for health and safety concerns. As participants near the final quarter in the program, or if a need for a housing change arises during the program, PbC staff will assist with housing locator services, show participants how to fill out an application for rent, and provide advocacy on the participant’s behalf with landlords as needed.

There may be times when a youth needs to be rehoused because their housing is not a good fit or because of eviction. In these cases, PbC will work with the youth to find alternative housing within or outside the Safe Step program, depending on the needs and preferences of the youth and availability of housing. Transition Coaches will continue to support youth through these transitions, emphasizing that a loss of housing is not a personal failure, treating the situation like a learning opportunity, and engaging the youth and providing support until they are housed again.

Case Management

Case management is youth-centered and driven by the youth’s individual goals. Case management comprises a number of different interventions intended to promote housing stability, build life and independent living skills, enhance engagement with family, friends, and community, and achieve educational and employment goals. Transition Coaches are trained in and actively employ evidence-based practices for engagement, including motivational interviewing and client-centered counseling. Transition Coaches develop relationships with program participants and use a variety of strategies and approaches to help them achieve their goals, including: assessment, goal setting, referrals and linkage, building life skills, problem solving, mediation and communication skill building, advocacy, and support navigating systems. Services are informed by a harm-reduction philosophy, where participants are engaged in nonjudgmental communication regarding any high risk behaviors and offered education regarding how to avoid risky behaviors and engage in safer practices. Transition Coaches will connect youth to evidence-based treatment the youth chooses.

Mental Health and Medical Care

We recognize that youth may come to this program with underlying mental health and trauma-related issues that impact their behavior, relationships, and functioning in work or school. At the time of admission, PbC completes an

assessment of each youth to ensure that their individual needs are met through the program. PbC considers physical, emotional, social, cultural, cultural, and spiritual well-being in promoting positive youth development. Services are individualized, needs-driven, and centered around the youth's ideas of the support they need. PbC's framework is geared toward positive youth development that emphasizes the youth's assets and strengths as much as their needs and vulnerabilities. We work to enhance health, confidence, and resilience.

PbC provides individual and group counseling in accordance with the identified needs of the youth. PbC has a range of regular therapeutic groups available for transition age youth, which will be expanded and adapted to the Safe Step program. Mental health services are a core component of PbC's services, and we have a licensed therapist on staff. PbC will refer youth to outside mental health and medical providers as needed. PbC has strong referral relationships with San Joaquin County Behavioral Health Services, the Child Abuse Prevention Council, and the Women's Center Youth and Family Services.

Educational Advocacy and Support

Youth will receive support to obtain educational goals. PbC will assist youth who do not have a high school diploma or GED with enrolling in a GED program. PbC will provide weekly check ins on the status of the youth's progress in the GED program and will provide additional tutoring and support as needed. The PbC team will support each youth in pursuing post-secondary education or vocational training depending on their interests. Support services include completing college applications, applying for financial aid, and accessing other school resources.

Job Readiness

Helping youth obtain employment is a core component of the THP Plus program, to ensure that youth obtain independence and permanency. Youth not enrolled in a college or vocational program are expected to work at least 20 hours per week. The PbC team will support each youth in developing a resume, filling out job applications, preparing for interviews, learning job skills, and accessing employment opportunities. We work with the Stockton WorkNet Center, as well as the JobCorps Center in Sacramento (funded through the Job Training and Partnership Act and overseen by the San Francisco Regional Office of Job Corps), to provide training and job opportunities to youth participating in the Safe Step program.

PbC will provide employment opportunities through the businesses we own: Plaza Perks, a coffee shop opened in 2020, Main Street Gifts, a retail gift shop coming to downtown Stockton in July 2022, and a commercial restaurant coming to downtown Stockton in the Fall of 2022. The sole purpose of these small businesses is to provide job opportunities for vulnerable youth, in a compassionate, supportive environment. More information about the coffee shop can be found at the following link: https://youtu.be/YBV-kecvi7s.

PbC requires parenting youth to attend our Positive Parenting Program (Triple P) as part of their program participation. Triple P consists of six weekly small groups focusing on topics such as understanding children's growth and needs, training on positive discipline, and the development of parenting skills. These groups provide an opportunity for parents to connect with one another, share resources and lessons learned, and also to create community through informal mutual support. PbC provides nearly 50 different Triple P groups each year, involving a diverse population of parents, so TAY parents will be given the opportunity to attend a group of their peers if they choose.

Community Involvement

PbC seeks to help youth develop the skills and relationships they need to integrate and participate into the community. PbC will assist youth in establishing and maintaining healthy personal relationships. The program includes a monthly one hour community meeting in which participants are able to talk about how things are going for them

living on their own, their struggles, and their inspirations. The focus is on improving life skills, social skills, and emotional wellbeing. Attendance at community meetings is voluntary but strongly encouraged. Approximately once each month there will be a planned community activity by program staff for all youth. Activities will be voluntary and will focus on life skills and/or building community. Youth will be encouraged but not required to attend. Examples of past activities include bowling, laser tag, museum trips, beach outings, and paintball. Youth will be able to participate in interviewing staff as a way to observe and practice interviewing for future employment themselves. They may also be asked to participate in interviews with potential program participants.

Participants will also be empowered to give back to the community at large through participation in outreach and training programs provided by PbC to the community. This will not only empower program youth, but help to improve the lives of other youth facing homelessness.

Exit-Planning and After-Program Care
In support of the goal to develop permanent, positive adult relationships, PbC will start exit planning on day one and will make program staff available to youth after their exit. The PbC Transitional Housing program will remain in contact with "alumni" youth who have exited the PbC program. Agency staff will be available for 180 days post exit. Some of the aftercare services provided by the agency include a detailed exit plan that documents the services needed and how participants can access them and a road map of future goals in place so both the team and the youth are in sync. Youth and program staff will exchange contact information, including contacts for family, friends, employers, teachers, mentors, etc. Continued staff-client contact will be approved by a supervisor. Management will be aware that a staff person is in contact with a former client to ensure professional boundaries and avoid conflicts of interest. PbC will support periodic alumni get-togethers.

Peer support groups are offered to former clients as well as the opportunity for them to mentor/support current clients. Those that have completed the program successfully can help those in the program; Most importantly, participants will be aided in transitioning from program dependency and creating community-based support systems. Youth will be given a gift card for food or movies if they check in every six months. PbC will hold an annual holiday party so alumni and current clients can touch base with peers they may have lost contact with. Youth will be encouraged to use social networking to stay in touch with other youth and PbC.

We will measure the following outcome objectives:
1. The program will assist participants in securing stable housing during program participation and upon exit.
2. The program will assist youth in obtaining education and employment goals.
3. Program participants will address mental health or trauma-related issues that impact housing stability.
4. The program will assist youth in establishing a solid financial foundation.
5. The program will encourage social inclusion/community involvement.

Project Activity or Program Service #	**Describe the Deliverable**
1	Annually, 80% of program participants will successfully maintain stable housing and will exit the program to stable housing.
2	Of the program participants not employed at time of entry, 70% will obtain employment or will enter a vocational training program, internship or will volunteer within six months of program entry.
3	75% of program participants will have obtained their HS diploma or equivalent upon exit.

4	80% of program participants will exit with a positive balance in their personal savings account.
4	95% of youth will access the necessary services and support related to achieving at least one (1) personal goal related to improved physical and/or mental health, reduced substance use, enhanced personal safety, improved self-esteem, and/or enhanced resilience.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Parents by Choice (PbC) was established in June 2006 by Tony Yadon, MA, a social worker with a wealth of experience and a deep understanding of California's foster care system, with the mission to bring hope and healing to children, youth, and their families. PbC began with one staff member, a small office, and the vision for an organization committed to ensuring that all children have the resources they need to grow up healthy and whole.

Over the past 15+ years, PbC has grown into an established, well-respected organization. PbC is governed by an active, community-based Board of Directors and is led by the founder and Executive Director. PbC's leadership and culture center children as the "big deal" of the organization. With support from the state of California, San Joaquin, Stanislaus and Solano counties, private grants, annual community fundraisers, and donor contributions, PbC is financially stable and its budget has grown substantially and safely during its 15-year history. PbC's $5.5 million annual budget and staff of more than 70 employees support four core programs: Foster Care and Adoption Support, Transitional Housing for Foster Youth, Mental Health Services, and the Positive Parenting Program (Triple P). PbC services are provided in a warm, welcoming, safe, and child-friendly environment in its offices in Stockton, Modesto, and Fairfield, and in other community spaces in Lodi, Manteca, and Tracy through longstanding partnerships with other community organizations. PbC is a fully licensed Foster Family Agency with national accreditation from the Council on Accreditation (COA).

PbC also has a strong relationship with The Housing Authority of San Joaquin and is a partner in a Project Homekey application, which will renovate a Motel 6 property into 128 one bedroom units. PbC will have use of approximately nine of the units for the TAY population. This project hopes to bring $26 million in State support to San Joaquin County for the hotel renovation, and has received a matching pledge of $6 million from the City of Stockton.

PbC has developed responsive, innovative services that meet the unique, diverse, and evolving needs of at-risk San Joaquin children and families. PbC serves more than 1,000 individuals annually through an array of direct and outreach services that include orientation, training, and ongoing support to foster families, independent housing and comprehensive support services to foster youth aged 18-21, adoption support, outpatient and school based mental health services and parenting groups and classes. Services are provided in both English and Spanish by a passionate and qualified staff who hold associate, bachelor's, or master's degrees in applied practice fields including counseling, marriage and family therapy, social work, and other social and behavioral sciences. PbC staff have extensive training and experience in preventing child abuse and neglect and teaching healthy, safe parenting techniques and are committed to partnering with San Joaquin children, families and the community to protect and invest in children's futures.

PbC has proven experience and expertise partnering with San Joaquin County Human Services Agency, Children's Services, and other county departments and community agencies to contribute to safety net services for San Joaquin County's most vulnerable children and families. PbC provides Intensive Services Foster Care (ISFC) services, which are short-term treatment interventions to promote healing, child stabilization, and to facilitate the permanent transition into a home. In partnership with San Joaquin County, PbC operates a Transitional Housing Program that provides safe

and supportive housing to youth who are aging-out of foster care. PbC provides mental health services in San Joaquin county and began providing school-based mental health services at four high schools in Stockton through a contract with San Joaquin Behavioral Health in 2020.

At the core of many PbC programs and services is the Positive Parenting Program (Triple P), which PbC has been providing since 2012 with funding from SJC. Triple P is an adaptable, evidence-based curriculum that has been shown to reduce child abuse and neglect and out-of-home placements by promoting age and developmentally appropriate positive communication, increasing confidence in parents and self-esteem in children, teaching tools for healthy boundary-setting, and increasing skills for positive discipline and managing stress and anger without violence. PbC's parenting groups are designed to reduce stress and build strong and healthy attachments between children and their parents or caregivers. Triple P doesn't tell people how to parent, but rather introduces simple and practical strategies that they can adopt to suit their own values, beliefs, and needs. Triple P builds upon parents' inherent expertise and imparts skills and techniques that they can put into practice right away. Triple P also helps to build family relationships that encourage children to realize their full potential and to learn strategies for self-regulation.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

PbC intends to implement this program on the following timeline:
March/April 2022: Anticipated award letter from San Joaquin County/City of Stockton
May/June 2022: Hire staff, receive technical assistance, outreach to landlords, publicize services.
July 2022: Proposed start date of project. Begin recruitment of Transition Coaches.
August 2022: Begin accepting referrals to the program and implementing the project.
September/October 2022: PbC will begin housing program participants within 90 days of receiving funding.
December 2022: The first program participants will have leases in their own names.

PbC will employ compassionate, creative, and resilient staff members with a strong understanding of adolescent and young adult development and a positive youth development approach to working with at-risk youth. The Safe Step program employs a .5 FTE Program Director with a Bachelor or Master's Degree, 2 FTE Transition Coaches with Bachelor's Degrees, and a .25 FTE Administrative Assistant. Transition Coaches and Employment Specialists spend time with each participant at least weekly to support their goals, provide encouragement, and link them to community resources. Transition Coaches will help youth reach their goals through coaching and mentoring. The Program Director will meet regularly with each staff member and program participant to ensure the goals of the program are being met, and will act as the point-of-contact for referral sources. Program staff will link participants to any additional services necessary to meet their goals, including those provided directly by PbC and those provided by other community providers.

A PbC staff member will be on call 24 hours a day for placements and emergencies. Youth will have access to their Transition Coach and the Program Director as needed. All staff carry cell phones and are trained in how to handle emergency situations. Program staff have access to the Program Director, Clinical Director, and Executive Director to assist with problem-solving and managing crises as needed.

PbC will accept youth into the program ages 18 to 24 who are economically and/or emotionally disconnected from their families and are experiencing homelessness or unstable living conditions. Youth may self-refer, but we anticipate that most referrals will come directly from shelters, community centers, street outreach, drop-in centers, or other parts of response systems frequented by vulnerable young people experiencing homelessness. Parenting youth will be accepted as space allows. Wherever possible, priority for entry will be given to youth with the greatest need, which can be determined through a combination of factors including, but not limited to, experience with chronic

homelessness, current or past issues with mental illness and/or substance use, high utilization of crisis services, and membership in an at-risk sub-populations (i.e. LGBTQ+ youth, BIPOC youth, parenting teens, youth with histories of or current risk of commercial sexual exploitation, etc.). Housing is not conditional on a set of readiness criteria.

Project Deliverable #	Describe the Deliverable
1	Annually, 80% of program participants will successfully maintain stable housing and will exit the program to stable housing.
2	Of the program participants not employed at time of entry, 70% will obtain employment or will enter a vocational training program, internship or will volunteer within six months of program entry.
3	75% of program participants will have obtained their HS diploma or equivalent upon exit.
4	80% of program participants will exit with a positive balance in their personal savings account.
4	95% of youth will access the necessary services and support related to achieving at least one (1) personal goal related to improved physical and/or mental health, reduced substance use, enhanced personal safety, improved self-esteem, and/or enhanced resilience.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

PbC will obtain individual level data through a number of sources, including the Strengths and Difficulties Questionnaire (SDQ), administered at entry and at six month intervals, participant satisfaction surveys, measurement of achievement of goals outlined in the Ansell Casey Life Skills Assessment tool, case notes, incident reports, team meetings, and case consultation. Program staff will maintain details of how each youth is progressing according to the above outcomes. PbC may also track data through the following measures and indicators: (1) Housing stability (homelessness, subsidized housing, monthly rent, are they in their same housing unit?); (2) Employment and wages (salary or hourly wage, receiving public benefits (SSI, Food Stamps, WIC, CalWorks/TANF, GA), child support); (3) Family Status (any new births, living with a custodial child); (4) Educational status (GED/HS equivalent, community college, four-year college or more); (5) Employment and vocational training (including military, Job Corps, AmeriCorps, Peace Corps); (6) Financial aid or support (grants, loans or scholarships, child support, family financial support); (7) Permanency; (8) Health (insurance through employer, MediCal, other; medical appointments; mental health needs; substance abuse; physical or developmental disability); (9) Savings and Finances (checking and savings accounts); (10) Voter registration; and (11) Involvement in adult criminal justice system (incarcerated/charged: misdemeanor/felony).

Our criteria for success is that participants secure stable housing during program participation and upon exit, youth obtain education and employment goals, program participants will address mental health or trauma-related issues that impact housing stability, youth establish a solid financial foundation, and youth experience enhanced social inclusion/community involvement. By the end of this grant, we expect to have helped at least twenty youth achieve those successes. The proposed long-term benefits of this program include: youth and adults have the skills they need to obtain and maintain stable housing, decrease in homelessness and housing instability, decrease in poverty, improve education and employment functioning, attain improved racial equity in housing and health outcomes, decrease in systems involvement and cost to systems, and breaking cycles of intergenerational trauma.

Deliverable #	Task that Support Deliverable
1	Annually, 80% of program participants will successfully maintain stable housing and will exit the program to stable housing.

2	Of the program participants not employed at time of entry, 70% will obtain employment or will enter a vocational training program, internship or will volunteer within six months of program entry.
3	75% of program participants will have obtained their HS diploma or equivalent upon exit.
4	80% of program participants will exit with a positive balance in their personal savings account.
4	95% of youth will access the necessary services and support related to achieving at least one (1) personal goal related to improved physical and/or mental health, reduced substance use, enhanced personal safety, improved self-esteem, and/or enhanced resilience.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

PbC will accept youth into the program ages 18 to 24 who are economically and/or emotionally disconnected from their families and are experiencing homelessness or unstable living conditions. Youth may self-refer, but we anticipate that most referrals will come directly from shelters, community centers, street outreach, drop-in centers, or other parts of response systems frequented by vulnerable young people experiencing homelessness. Parenting youth will be accepted as space allows. Wherever possible, priority for entry will be given to youth with the greatest need, which can be determined through a combination of factors including, but not limited to, experience with chronic homelessness, current or past issues with mental illness and/or substance use, high utilization of crisis services, and membership in an at-risk sub-populations (i.e. LGBTQ+ youth, BIPOC youth, parenting teens, youth with histories of or current risk of commercial sexual exploitation, etc.). Housing is not conditional on a set of readiness criteria.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Other existing area programs offer a shelter environment to Transition Age Youth. For example, The Women's Center Youth and Family Services offers a youth homeless shelter and the Children's Home of Stockton offers their Catalyst youth shelter. We are proposing an independent living program and supported housing model that not only provides housing, but also better prepares youth for adulthood and long-term improved outcomes. There are not any current programs like this within Stockton/San Joaquin County outside of the foster care system, and this program will intentionally serve youth who are unable to access similar existing programs because they do not meet that eligibility criteria. This program will provide stable housing with services and support, while helping youth make important steps in their journey towards adulthood. Many of these strategies, including bridge to permanent housing and intensive case management, could not possibly be employed in a short-term shelter environment.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

PbC will identify and obtain ongoing local, state, and federal funding opportunities and seek private donations to sustain this program. PbC's goal is to sustain this program for as long as there is a community need.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

None

H. ESG

Completed by tyadon@parentsbychoice.net on 1/24/2022 9:05 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. <u>For ESG only</u> Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by tyadon@parentsbychoice.net on 1/24/2022 9:05 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
Yes, the agency will lease some of the property and own other property. Leases and purchase agreement have been uploaded.

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more information click

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by tyadon@parentsbychoice.net on 1/24/2022 10:48 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☑ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
PbC will work to create knowledge of the program with other agencies and community partners through outreach, online advertising, flyers, and networking. PbC has strong existing community relationships that will support these outreach efforts. PbC will reach out to shelters, child welfare social workers, probation officers and nonprofit organizations to educate them about this new project. Information will also be posted on the agency's website and on social media.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
The agency administration office and the program residences are located along major bus lines. Participants will receive free bus passes from PbC, if requested. With transportation often a barrier to accessing services, our strategy is to utilize affordable housing in locations that are convenient to schools, churches, community centers, public transportation, and other services. Our current leased apartments are located in complexes which are in safe neighborhoods and are close to San Joaquin Delta College. In addition to these sites, our office located at 306 E. Main Street, Suite 300, Stockton, CA is also where we offer additional services and childcare is available.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☑ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by tyadon@parentsbychoice.net on 1/24/2022 10:56 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Safe Step For Youth - 2022 Budget.pdf

☑ **Organization Operational Budgets *Required**

2022 Budget.pdf

☑ **Organization Financial Statements *Required**

Balance Sheet 11302021.pdf
Balance Sheet 12312020.pdf
Profit & Loss Jan to Nov 2021.pdf
Profit & Loss 2020.pdf

☑ **Tax Status *Required**

IRS Non Profit Letter.pdf
FTB Exemtion Letter.pdf

☑ **Board of Directors Roster *Required**

Board of Directors 2022.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation - Endorsed.pdf
Revised Bylaws 2018.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Policy.pdf

☑ **Organization chart *Required**

Organizational Chart 2022.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

BoardResolutionCDBGSigned.pdf

☑ **Business License Number *Required**

City of Stockton Business License.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

PbC Proof of Ins 2021.pdf
Certificate_XWS61851010_2271721.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel Policies.pdf

☑ **Use Permit/State License (as applicable)**

THP License.pdf

☑ **Rental or Lease agreement**

Lease 1.pdf
Lease 2.pdf

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM Registration Status.pdf

☑ **Key Program Staff Resume *Required**

Tony Yadon Resume 2022.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

Safe Step Referral Form.pdf
Safe Step Intake Form.pdf

Submit

Completed by tyadon@parentsbychoice.net on 1/24/2022 11:33 AM

Case Id: 48528
Name: Parents by Choice - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Tony Yadon

Title
Executive Director

Date
01/24/2022

Signature
Anthony Yadon
Electronically signed by tyadon@parentsbychoice.net on 1/24/2022 10:56 AM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Signature Page.pdf

Program Overview

Completed by rcall@readytoworksjc.org on 1/3/2022 12:52 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by rcall@readytoworksjc.org on 1/3/2022 12:53 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:

If using ESG funds
Homelessness Prevention

B. Contact Information

Completed by rcall@readytoworksjc.org on 1/6/2022 10:06 AM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Ready To Work

B.2. Mailing Address
119 E Weber Ave Stockton, CA 95202

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Ray

B.4. Last Name
Call

B.5. Email
rcall@readytoworksjc.org

B.6. Phone Number
(209) 986-3291

POINT OF CONTACT INFORMATION
B.7. First Name
Deborah

B.8. Last Name
Johnson

B.9. Email
djohnson@readytoworksjc.org

B.10. Phone
(209) 684-6212

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.readytoworksjc.org

B.12. DUNS Number
80,921,951

B.13. EIN Number
-814,884,512

B.14. Business License Number and Expiration Date
22-00127946 11-30-22

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
16

B.17. Number of Volunteers
5

C. Funding Request

Completed by rcall@readytoworksjc.org on 1/20/2022 11:01 AM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Homeless Employment And Rehousing Through Teamwork - HEARTT -

C.2. Project Site Location
999 W. Matthews rd French Camp, CA 95231

C.3. Funding Requested in this application
$50,000.00

C.4. Other funds already secured for the project
$1,697,207.00

C.5. Total Cost to Complete Project
$50,000.00

C.6. Other funds not yet secured
$50,000.00

D. Organization Information

Completed by rcall@readytoworksjc.org on 1/19/2022 3:02 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Ready to Work seeks to reduce the number of homeless people in Stockton and San Joaquin County by helping persons with a history of homelessness or involvement in the criminal justice system rebuild their lives and the lives of their families.

Ready to Work will help its clients achieve self-sufficiency through cost-effective employment and housing programs that incorporate case management, counseling, treatment, financial planning, work training, paid work, job placement, and assistance in obtaining permanent housing. These programs will enable clients to develop a strong work ethic, commit to personal responsibility, and establish financial stability.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	115
	115

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	51	30
Black/African American	57	0
Asian	3	0
Am. Indian/Alaskan Native	1	0
Native Hawaiian/Other Pacific Islander	1	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	2	0
	115	30

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served

Disabled	13
Female Headed Households	0
Seniors	3
Youth	10
Homeless	115
	141

E. Project Funds

Completed by rcall@readytoworksjc.org on 1/19/2022 3:04 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
N/A

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
One-time funding

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG			$0.00		$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG			$0.00		$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG			$0.00		$0.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
- $595,950 from the Community Corrections Partnership (annual, July 1 to June 30).

- $338,970 from the Homeless Housing and Assistance Program ($169,485 secured for 2022.
- $77,299 from the Community Based transitional Housing Program.
- 121,000 from Stockton Caltrans contract.
- $150,000 from Modesto Caltrans contract.
- $120,000 from City of Stockton contract.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
Ready To Work's program will be able to continue functioning if we do not receive all the funding requested in this grant application. We are grateful to have received HHAP funding support from the City of Stockton, but since we were awarded only half of our total HHAP request additionally to the CoC, San Joaquin County, and our 4 year donation drive has come to an end we are seeking some additional funding if possible with this application.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
Ready To Work's service area is San Joaquin County, which includes the City of Stockton. Our main office is in Stockton. Stockton is the largest city in San Joaquin County, and at least 50% of our program clients come from the Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Homeless Persons

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Ready To Work (RTW) is a proven concept now and has played an integral role in intervening and in preventing recidivism back into homelessness for the formally incarcerated (high propensity for homelessness) and homeless individuals that RTW serves that are most desperately in need of shelter type housing, income, case-management, wrap-around services, job training, job placement and housing placement in Stockton and in San Joaquin County. Given the COVID-19 pandemic situation, RTW has provided emergency mutual aid assistance, and general staffing, to many agencies, because of their personnel shortages, including the City of Stockton Public Works Dept. , St. Mary's Dining Hall, The Salvation Army, and Downtown Stockton Alliance with its homeless shower facilities all in Stockton. RTW homeless staffed paid work crews are more needed than ever by keep clients sheltered, off of the streets and gainfully involved in forward moving activities for long-term sustainability and permanent housing placement. ESG funding will assist us in our mission to move recently incarcerated individuals and homeless individuals from jail and the streets to gainful employment allowing these individuals to self-shelter. The RTW program is designed to permanently remove people living in our streets and under overpasses.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
RTW is a 24/7 facility that provides emergency sheltering of 21 beds for homeless individuals at any one time (those not from incarcerated backgrounds) and 24 beds for those from incarcerated backgrounds. RTW serves those that are most desperately in need of shelter type housing, income, case-management, wrap-around services, job training, job placement and housing placement with the mission to keep them off the streets for good.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	60
Households	0
Other	0
	60

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.

RTW houses individuals who meet the definition of “homeless,” as defined by the HEARTH Act, at the RTW Housing Campus. RTW clients are identified by direct outreach to homeless encampments throughout Stockton and San Joaquin County and by referrals through HMIS/Coordinated Entry. Clients are assessed before entry to identify individual needs, program fit, and willingness to participate in support services. RTW’s primary target population is unsheltered homeless. RTW clients are identified through street outreach conducted by the agency and street outreach conducted by community partners, including PATH, CareLink, and Homeless Outreach Projects in Stockton and within San Joaquin County.

F. Project Impact

Completed by rcall@readytoworksjc.org on 1/19/2022 3:17 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	115
	115

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	22	14
Black/African American	35	0
Asian	2	0
Am. Indian/Alaskan Native	1	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	0	0
	60	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	8
Female Headed Households	0
Seniors	3
Youth	5
Homeless	60
	76

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	0	0
2020-2021 (Anticipated)	27	60	60
2021-2022	27	60	60
	54	120	120

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

RTW provides shelter for individuals who meet the definition of "homeless," as defined by the HEARTH Act, at the RTW Housing Campus. Clients are assessed before entry to identify individual needs, program fit, and willingness to participate in support services and paid work crews. Then clients are provided work at the level of their capabilities and provided case management and training to move them from lower paying jobs to higher paying jobs so they can self-shelter.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

95-100% of individuals served by Ready to Work qualify as extremely low income, making less than 30% of the area median income as defined by the Department of Housing and Urban Development -- 88% of those individuals served enter RTW with no income at all. Meanwhile, 33% of the individuals who exit Ready to Work have income at exit , while a large portion of our clients refuse to take the exit interview.

RTW's programs align with the Strategic Plan on Homelessness developed jointly by the San Joaquin Continuum of Care, San Joaquin County, and the City of Stockton. RTW plays a very important role in helping meet the goals of the joint authority Strategic Plan on Homelessness and even the Communitywide System Performance Goals as adopted by the CoC by actively doing following:

• Reducing the time persons remain homeless by increasing systemwide shelter capacity and providing case management, support services, and resources to move people from homelessness to permanent housing, including resources to increase household income and resources to obtain permanent housing such as individual grants and rapid re-housing.

• Reducing the percent of persons returning to homelessness from permanent housing by equipping those who leave the HEARTT program (our emergency sheltering program) with long-term skills to maintain their income and housing, and by linking those leaving the HEARTT program to rapid re-housing resources. This includes capturing data on those exiting the program, and continuing case management services after discharge from shelter.

• Reducing the total number of people who are homeless by increasing systemwide shelter capacity and providing the support services and resources necessary to move people from homelessness to permanent housing.

• Increasing the number of people who increase their cash income by linking participants to paid work and other

resources that increase household income.

• Reducing the number of people who become homeless for the first time by utilizing appropriate resources available through the Continuum of Care Coordinated Entry and HMIS to divert households from emergency services when possible.

• Increasing the percentage of people who exit from the streets and emergency shelter to permanent housing by helping individuals increase their household income and linking households to rapid re-housing services.

The main challenge of improving the homeless issue is lack of affordable housing. It's a challenge for RTW to move individuals to gainful; employment at a level that can afford to self-shelter. But that is our goal and we are having success!

G. Project Narrative

Completed by rcall@readytoworksjc.org on 1/19/2022 3:21 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☑ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

RTW plays a very important role in helping meet the goals of the joint authority Strategic Plan on Homelessness and even the Communitywide System Performance Goals as adopted by the CoC by actively doing following:

• Reducing the time persons remain homeless by increasing systemwide shelter capacity and providing case management, support services, and resources to move people from homelessness to permanent housing, including resources to increase household income and resources to obtain permanent housing such as individual grants and rapid re-housing.

• Reducing the percent of persons returning to homelessness from permanent housing by equipping those who leave the HEARTT program with long-term skills to maintain their income and housing, and by linking those leaving the HEARTT program to rapid re-housing resources. This includes capturing data on those exiting the program, and continuing case management services after discharge from shelter.

• Reducing the total number of people who are homeless by increasing systemwide shelter capacity and providing the support services and resources necessary to move people from homelessness to permanent housing.

• Increasing the number of people who increase their cash income by linking participants to paid work and other resources that increase household income.

• Reducing the number of people who become homeless for the first time by utilizing appropriate resources available through the Continuum of Care Coordinated Entry and HMIS to divert households from emergency services when possible.

• Increasing the percentage of people who exit from the streets and emergency shelter to permanent housing by helping individuals increase their household income and linking households to rapid re-housing services.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of

approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Ready to Work is proud to say that we are currently and effectively implementing our program (24/7) and will continue to do so. RTW staff and housing services is providing shelter, food, clothing, income and support, workforce development and links to permanent housing to homeless adults in Stockton and San Joaquin County. RTW accomplishes this through case management, mainstream services, increasing household income/paid work experience, and direct assistance in securing permanent housing through our 45 beds for our population target of those chronically experiencing homeless (veterans, hard to place homeless, those struggling with addiction, transitional aged youth 18-24 years of age, the formerly incarcerated on probation or parole, a heavy client base of persons of color who are disproportionately homeless, all specifically residents of the City of Stockton and San Joaquin County).

Project Activity or Program Service #	Describe the Deliverable
1	RTW staff and housing services is providing shelter, food, clothing, income and support, workforce development and links to permanent housing to homeless adults in Stockton and San Joaquin County.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

RTW also operates a program (Homelessness And Recidivism Prevention, or HARP) that focuses on homeless men exiting the criminal justice system and who are on felony probation. HARP has been housing clients since July 2018. All individuals served by the HARP program are either literally homeless or at risk of homelessness at program entry according to the definition of the HEARTH Act. (Funding sources listed previously)

HARP provided shelter and services to individuals through 24 beds available, a little more than half of our total 45 beds. Of those leaving HARP, 56% exited into a permanent living situation or a facility that provides ongoing services and/or treatment.

RTW has been in existence for 4 years. The current Executive Director has 25 years of experience working with nonprofit leadership, both as the leader of nonprofit organizations (United Cerebral Palsy, YMCA, Emergency Food Bank, Stockton Shelter for the Homeless and now RTW) and as a volunteer. He is also an active participant in the CoC. RTW's program director has more than 30 years' experience in the State Department of Corrections and Rehabilitation, including several as warden of the Chowchilla prison overseeing a large population in crowded and volatile living conditions. Case Managers, Work Crew Leaders and Facility Monitors are all hired based on their skill and desire to serve our clients and help them become successful. We train our staff to provide the very best service to our clients with the goal to move them to gainful employment and self-shelter.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

Ready to Work serves people throughout Stockton and San Joaquin County. Individuals who receive the benefit of RTW's component are residents at the shelter. These clients are referred by partner agencies (such as street outreach, shelters, law enforcement, incarceration facilities, etc.) and through self-referral. After a brief period of stabilization,

clients are placed on RTW client work crews. As part of their living at the shelter, all clients receive extensive case management, financial support and management, links to mainstream services, links to wraparound services, and links to affordable housing and health care providers. Counseling and group sessions, including substance abuse support, are offered on site. Services are provided to individuals independent of their participation in work crews. Services continue after clients have obtained employment outside of RTW and after they have moved into housing if clients are interested.

Project Deliverable #	Describe the Deliverable
1	RTW staff and housing services is providing shelter, food, clothing, income and support, workforce development and links to permanent housing to homeless adults in Stockton and San Joaquin County. RTW accomplishes this through case management, mainstream services, increasing household income/paid work experience, and direct assistance in securing permanent housing. The goal is to improve the clients' ability to find gainful employment so they can self-shelter.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

RTW has placed 14 program participants in permanent housing this year that normally would be living on the streets. We expect our successful outcomes to continue upward and even go higher with some of our workforce development enhancement trainings and certifications that are scheduled for 2022-23 and beyond.

Success is measured and tracked in the HMIS for: Earned income, successful exits to permanent housing, employment, not returning to homelessness, obtaining transportation, leaving addictive behavior, not returning back to incarceration (leaving probation), stabilized mental health, etc.

Deliverable #	Task that Support Deliverable
1	RTW accomplishes this through case management, mainstream services, increasing household income/paid work experience, and direct assistance in securing permanent housing.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

RTW's population target are those chronically experiencing homeless (veterans, hard to place homeless, those struggling with addiction, transitional aged youth 18-24 years of age, the formerly incarcerated on probation or parole, a heavy client base of persons of color who are disproportionately homeless, all specifically residents of the City of Stockton and San Joaquin County).

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

(See poverty, income at entry and exit narrative above previously stated)

Most of our population either comes from the streets, homeless shelters/transitional housing, or come directly from

jail/prison. They come to Ready to Work because they have nowhere to go but to a shelter or the streets.

Chronic homelessness impacts 7% of our clients, according to the definition used by the Department of Housing and Urban Development, and 61% of our clients self-report struggles with illegal drugs and alcohol use. About 10% of our clients report some significant type of mental illness or disability, while a small percentage of our clients have a physical disability, developmental disability, or another chronic health condition.

The clients served by RTW are some of the most vulnerable in society, facing numerous obstacles to housing, employment, and self-sufficiency.

Our RTW operation employs the homeless with minimum overhead.

RTW has operated its model since July 2018, with individual clients working on RTW-overseen crews. These crews clean up local roads; perform landscaping and beautification; and provide support for other nonprofits that serve the needy and homeless. While they are working at this level they are receiving training and/or counseling to improve their economic situation by achieving certifications (truck driving, restaurant work, etc.) or vocational training.

RTW doesn't just provide income to those with zero income; it teaches clients the importance of giving back while learning skills needed to provide for themselves. This is a crucial step for clients bridging the gap between homelessness and unemployment on one side and employment and housing on the other. This takes many steps, and paid work overseen by RTW provides that critical bridge.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
RTW is an organization that strives to cultivate diversified income streams for sustainability (donors, government grants (local, state and federal) and municipality contract work).

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.
We have no conflicts of interest with this application for federal funds.

H. ESG

Completed by rcall@readytoworksjc.org on 1/21/2022 11:00 AM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
45

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
Ready To Work (RTW) program provides formerly incarcerated and/or chronically homeless individuals temporary shelter and cost-effective employment skills. The mission of RTW is to reduce the number of homeless people (males) in San Joaquin County by assisting them rebuild their lives and the lives of their families. Clients are provided temporary shelter, food, cost effective clothing, earning income and support services. RTW believes by providing workforce development and assistance to permanent housing, these key factors can lead to long term self-sufficiency. We accomplish this through case management, mainstream services, paid work experience, and direct assistance in securing permanent housing. The clients enrolled in this program are provided work experience opportunities that can lead to permanent employment. RTW's goal is to transition individual to higher paying jobs through specialized training, educational efforts, and certifications. These skills will allow RTW clients the ability to compete with others for higher paying employment. The RTW program is designed to take chronically homeless individuals off the streets and teach them how to work and thrive, much like the saying "Give a man a fish and feed him for a day. Teach a man to fish and feed him for a lifetime." The RTW program is a win/win/win. The City of Stockton receives debris removal and pick up services at a high-quality level. RTW clients are provided employment and work experience. RTW is funded by the contract so they can continue to provide the services that help chronically homeless get off the streets, employed, and working toward self-sufficiency.
Clients are housed in old honor farm barracks. There are two wings that hold 22 and 23 clients respectively. These are open dorms with no walls. So our COVID protection must be at its highest. The Program Manager provide testing with testing kits when appropriate. Clients and staff where appropriate PPE (gloves, masks, sanitizers, etc.) following State of California's Department of Public Health and Cal/OSHA guidelines. RTW was fortunate to have had many PPE supplies donated in 2021. RTW cannot rely on donations in the future to protect employees and clients. The estimated cost of PPE for the coming year will exceed $5,000.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by rcall@readytoworksjc.org on 1/6/2022 3:23 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
Own

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by rcall@readytoworksjc.org on 1/6/2022 3:27 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☑ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
RTW as part of its strategic plan in 2021 will be reaching out to cultivate more potential employer and career training partnerships to help create even increased sustainable career paths for our program participants through workforce development.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
RTW has a program policy to make sure program participants get to and from work and have basic needs met through necessary transportation. We encourage clients to save earned income to purchase their own transportation (many have). Many carpool to work with each other. Some walk to the bus lines (however they are not very frequent near the shelter). When transportation needs are not easily accessible to clients, RTW will drive them to and pick them up from work, or arrange an Uber/Lift. Those on our work crews receive transportation with their supervisor in one of our passenger vans.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time**

buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by rcall@readytoworksjc.org on 1/20/2022 11:03 AM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Budget 2022 With ESG Expenses.xlsx

☑ **Organization Operational Budgets *Required**

Budget 20-21 and 2021-22.xlsx

☑ **Organization Financial Statements *Required**

Ready To Work 2019 Audited Financial Statement.pdf
Audit Explanation.docx

☑ **Tax Status *Required**

Nonprofit determination letter.pdf

☑ **Board of Directors Roster *Required**

Ready to Work Executive Board of Directors.docx

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation amendment 12-16-19.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Policy.pdf

☑ **Organization chart *Required**

Approved Org Chart 1-8-22.docx

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Authorization to Request Grant.pdf

☑ **Business License Number *Required**

Business License Number for City ESG.docx
RTW Business License 2022.msg

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Certificate of Insurance 2022.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Grievance and Fair Hiring Practices Excerpted from Personnel Handbook — 02-17-20.pdf
Non Discrimination Policy towards staff or Clients Excerpted from Personnel Handbook — 02-17-20.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM Screen Shot.pdf

☑ **Key Program Staff Resume *Required**

Resume 2019 Nonprofit.docx

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by rcall@readytoworksjc.org on 1/21/2022 1:58 PM

Case Id: 48566
Name: Ready To Work - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Ray Call

Title
Interim Executive Director

Date
01/21/2022

Signature
Ray Call
Electronically signed by rcall@readytoworksjc.org on 1/21/2022 11:01 AM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
CoS ESG Authorized Signatory.pdf

Program Overview

Completed by ksalas@secondharvest.org on 1/19/2022 12:40 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by ksalas@secondharvest.org on 1/19/2022 12:41 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by ksalas@secondharvest.org on 1/19/2022 12:59 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Second Harvest of the Greater Valley

B.2. Mailing Address
1220 Vanderbilt Circle Manteca, CA 95337

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Keenon

B.4. Last Name
Krick

B.5. Email
kkrick@secondharvest.org

B.6. Phone Number
(209) 239-2091

POINT OF CONTACT INFORMATION
B.7. First Name
Kirsten

B.8. Last Name
Salas

B.9. Email
ksalas@secondharvest.org

B.10. Phone
(209) 239-2091

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.localfoodbank.org

B.12. DUNS Number
169,214,483

B.13. EIN Number
680,376,587

B.14. Business License Number and Expiration Date
2200126133 11/30/22

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
24

B.17. Number of Volunteers
30

C. Funding Request

Completed by ksalas@secondharvest.org on 1/19/2022 1:01 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Food Assistance

C.2. Project Site Location
1220 Vanderbilt Circle Manteca, CA 95337

C.3. Funding Requested in this application
$40,000.00

C.4. Other funds already secured for the project
$3,293,022.00

C.5. Total Cost to Complete Project
$3,383,022.00

C.6. Other funds not yet secured
$50,000.00

D. Organization Information

Completed by ksalas@secondharvest.org on 1/19/2022 1:07 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Feeding the community through our partnerships

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	2,214
Low Income (50%-80%)	4,580
Very Low Income (30%-50%)	6,040
Extremely Low Income (Less than 30%)	25,606
	38,440

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	11,650	5,878
Black/African American	6,257	1,429
Asian	2,943	405
Am. Indian/Alaskan Native	1,431	1,002
Native Hawaiian/Other Pacific Islander	434	117
Am. Indian/Alaskan Native & White	164	47
Asian & White	498	152
Black/African American & White	2,684	663
Am. Indian/Alaskan Native & Black/African American	250	70
Other Multi-Racial	12,129	8,351
	38,440	18,114

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	4,152
Female Headed Households	6,319
Seniors	2,839
Youth	0
Homeless	0
	13,310

E. Project Funds

Completed by ksalas@secondharvest.org on 1/21/2022 2:00 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
N/A

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	Food Assistance	City	$30,000.00	complete	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	Food Assistance	City	$30,000.00	complete	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG	Food Assistance	City	$30,000.00	Underway	$30,000.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
General Funds/Grants $50,000

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The proposed activities could continue with a smaller amount of funding but may decrease the number of pounds of nutritious food we can purchase and provide. We plan to grow in small increments as we secure funding to sustain our current programs over the next several years.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The City of Stockton will be served through Second Harvest of the Greater Valley's (SHGV) Food Assistance Program with partnered agencies located in the City of Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
Yes

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.

N/A

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Second Harvest will utilize Stockton CDBG funds towards the purchase of food to be provided to those experiencing food insecurity.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
Second Harvest of the Greater Valley keeps a record of number of pounds provided.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	20,000
Households	0
Other	0
	20,000

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Our Food Assistance Program collaborates with 25 non-profit charities that provide a food pantry program in the City of Stockton. Non-profit agencies visit the Food Bank to select groceries, canned fruits and vegetables, cereals and bread, dairy products, meats, fresh fruits and vegetables. They distribute the food through their food pantries to low-income individuals in need of food. SHGV and partner agencies must provide services to all people regardless of their demographics, including individuals and families that are homeless, female head of household, veterans, homeless, disabled, elderly, all sexual orientations, and all races and ethnicities. Referrals are made through our Food Bank and our partnered agencies. Second Harvest will continue to collaborate with sites that provide a service in high need areas to ensure a priority focus on low-income areas.

F. Project Impact

Completed by ksalas@secondharvest.org on 1/21/2022 2:11 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	2,000
Low Income (50%-80%)	3,000
Very Low Income (30%-50%)	5,000
Extremely Low Income (Less than 30%)	10,000
	20,000

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	10,000	2,500
Black/African American	3,000	1,500
Asian	2,975	1,000
Am. Indian/Alaskan Native	500	200
Native Hawaiian/Other Pacific Islander	250	150
Am. Indian/Alaskan Native & White	100	25
Asian & White	75	20
Black/African American & White	500	200
Am. Indian/Alaskan Native & Black/African American	100	50
Other Multi-Racial	2,500	1,000
	20,000	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	2,150
Female Headed Households	6,000
Seniors	1,500
Youth	0
Homeless	0
	9,650

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	11,116	11,116
2020-2021 (Anticipated)	0	38,440	38,440
2021-2022	0	15,000	15,000
	0	64,556	64,556

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Our Food Assistance Program collaborates with 25 non-profit charities that provide a food pantry program in the City of Stockton. Non-profit agencies visit the Food Bank to select groceries, canned fruits and vegetables, cereals and bread, dairy products, meats, fresh fruits and vegetables. They distribute the food through their food pantries to low-income individuals in need of food.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

In San Joaquin County, an estimated 92,520 people are living in food-insecure households, including 40,750 food-insecure children, 20% of the county's total children (source: Feeding America, the largest hunger-relief charity in the United States). The County Community Data Profile shows 22.4% of the population living below the poverty line. In the City of Stockton 10% has reported they live in a household with no personal vehicle available. Second Harvest's Food Assistance Programs work endlessly to ensure that our services are being provided in the greatest areas of needs. The City of Stockton is in dire need of supportive services to those that are struggling with food insecurity, homelessness, and urgent crisis in their lives. Second Harvest provides access to supplemental food to extend the resources of low-income residents of Stockton.

G. Project Narrative

Completed by ksalas@secondharvest.org on 1/19/2022 1:49 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☑ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

he Food Assistance Program aligns with the City of Stockton's public service needs under early intervention, transition, and maintenance. Our programs give youth, families, and seniors a resource to access supplemental food to extend their monthly food budgets. Collaboration with non-profit agencies has strengthened our ability to bring maintenance to desperate areas of food insecurity, providing them with a variety of food they can count on.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

In the 2022-2023 Fiscal Year, Second Harvest Food Bank estimates we will reach 15,000 individuals, children, and seniors at sites in the City of Stockton with 1,000,000 pounds of supplemental groceries through our Food Assistance Program. This will provide supplemental groceries, including fresh fruits and vegetables, to help support their daily food intake needs and extend limited food budgets.

Project Activity or Program Service #	Describe the Deliverable
1	pounds

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

In 1976, Good Samaritan Community Service, Inc. began to provide services for seniors. After 45 years, it has since transformed into Second Harvest Food Bank of the Greater Valley, serving individuals, seniors, and children in San Joaquin, Stanislaus, Merced, and the Mother Lode Counties. The Food Bank provides four programs in San Joaquin and Stanislaus Counties: Food Assistance, Fresh Food 4 Kids, Mobile Fresh, and Senior Brown Bag. Program expansion has brought challenges in staying sustainable and keeping up with the current needs in food security. Developing a strong, engaged board has played a supportive role in fundraising and securing donors. By working as a team, including staff, board members, volunteers, and community members, we have been able to face multiple challenges and find efficient solutions in food banking. Second Harvest's staff bring long-standing experience and commitment to our mission.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

The Food Bank staff will pick up donations, store, and prepare food to be picked up by agencies. Second Harvest's non-profit agencies utilize our online shopping process to order food for their pantries. Each pantry chooses food items, such as meats, cheese, yogurt, canned foods, boxed items, etc. to redistribute. The Agency then makes an appointment to come to pick up their order at Second Harvest distribution center in Manteca. Agencies can benefit from the Food Banks expanding capacity, with the ability to quickly move food in and out. Agencies have the flexibility to pick up foods that they prefer and amounts that work best in their food distributions. This differs from each agency depending on the size of the program and service area. The clients will visit the food pantries located in their city to receive food.

Project Deliverable #	Describe the Deliverable
2	people unduplicated

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

Second Harvest will measure the progress by poundage received and distributed to participants, unduplicated and duplicated individuals served, demographic breakdowns, monitoring visits, and the number of deliveries. By the end of the fiscal year, the Food Assistance Program will provide 15,000individuals, seniors, and children 1,000,000 pounds of nutritious supplemental groceries, including fresh fruits and vegetables, through 20 non-profit agencies located in the City of Stockton

Deliverable #	Task that Support Deliverable
1	reports
1	ceres -computer tracking program for pounds

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

Second Harvest Food Bank serves people with diverse demographics backgrounds including individuals and families that are homeless, female head of household, veterans, homeless, disabled, elderly, all sexual orientations, and all races and ethnicities. Second Harvest Food Bank provides Food Assistance programs for low-income households making less than 80% of the median income, in the City of Stockton.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Second Harvest collaborates with local food banks, food pantries, homeless service agencies, and community services. Second Harvest values the collaboration between agencies and knows that it takes many resources to help the immense need in our communities. The Food Bank is just one piece of a complex food system, feeding the need.

Second Harvest Food Bank is not a direct provider of food assistance to the public. We support the distribution efforts of local non-profit agencies that provide food pantries or feeding programs of their own. Second Harvest Food Bank utilizes its capacity to receive and transport large donations from local manufacturers, growers, and distribution centers. Second Harvest Food Bank has a truck fleet and the workforce to pick up and sort products to prepare for re-distribution. Without Second Harvest Food Bank's Food Assistance programs, local non-profit agencies would have a difficult time providing the labor and funds for direct services to those most at risk of going hungry.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

Second Harvest Food Bank’s team knows the importance of keeping up with the changing face of hunger. The current dependence on food banks has shifted from an emergency response to food insecurity, to a long-term assistance resource. The Food Bank continues to stay prepared by following food insecurity trends to plan for the needs of the communities. Second Harvest has a full-time Grant Specialist to focus on securing additional program funding. Second Harvest’s Director of Operations will continue to establish additional relationships with food donors to sustain the Food Assistance Program. Growth will take place when appropriate and sustainable by funding and product sourcing.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

N/A

H. ESG

Completed by ksalas@secondharvest.org on 1/21/2022 2:11 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by ksalas@secondharvest.org on 1/21/2022 2:12 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
n/a

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
n/a

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
n/a

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
n/a

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
n/a

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
n/a

I.8. When will construction start and end? Provide a timeline with all critical milestones.
n/a

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
n/a

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by ksalas@secondharvest.org on 1/21/2022 2:15 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☑ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
A large challenge is the future of donated food to the food bank and the unknown future of funding to be able to purchase the food necessary to support the level of increased distribution. As the effects of the pandemic continue, the food bank was required to make adjustments toward increases in capacity and storage to ensure all vital food can be stored adequately. As we move forward the biggest challenge is the possibility of having to purchase food because of the lack of food donations coming in from corporate grocers. Second Harvest has hired a second Grant Writer and Cause Marketing staff to ensure growth of funding to keep up with the growth of our distribution needs.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
Second Harvest partners with many different agencies that are located all over the City of Stockton.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by ksalas@secondharvest.org on 1/21/2022 2:29 PM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Stockton 22-23 Budget.xlsx

☑ **Organization Operational Budgets *Required**

Organization Budget 21-22.pdf

☑ **Organization Financial Statements *Required**

SHGV 2021 Financial Statements Audit.pdf

☑ **Tax Status *Required**

501c3 Letter of determination name change.pdf

☑ **Board of Directors Roster *Required**

SHFB Board Roster 21-22 Rev. 9-22-21.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Corporate By Laws (SHFB).pdf

Articles of Incorporation.pdf

☑ **Conflict of Interest Statement *Required**

Corporate By Laws (SHFB).pdf

☑ **Organization chart *Required**

SHGV Organization Chart 6-21.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Board Resolution Authorization for Grants Submittal 21-22.docx

☑ **Business License Number *Required**

City of Stockton License 2021-2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

21-22 COI For City of Stockton.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel Policies.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAMS Active status.pdf

☑ **Key Program Staff Resume *Required**

Key Program Staff Resume.docx

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

SHGV General Quick Facts.pdf

Submit

Completed by ksalas@secondharvest.org on 1/24/2022 10:34 AM

Case Id: 48642
Name: Second Harvest of the Greater Valley - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Kirsten Salas

Title
Director of Grants and Programs

Date
01/21/2022

Signature
Kirsten Salas
Electronically signed by ksalas@secondharvest.org on 1/21/2022 2:30 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
CITY OF STOCKTON SIGNED 22-23.pdf

Program Overview

Completed by rcerezo@stmarysdiningroom.org on 12/28/2021 9:04 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by rcerezo@stmarysdiningroom.org on 12/28/2021 9:09 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☐ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:

If using ESG funds
Emergency Shelter

B. Contact Information

Completed by rcerezo@stmarysdiningroom.org on 1/10/2022 2:48 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
St. Mary's Dining Room

B.2. Mailing Address
545 W. Sonora Street Stockton, CA 95203

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Edward

B.4. Last Name
Figueroa

B.5. Email
efigueroa@stmarysdiningroom.org

B.6. Phone Number
(209) 467-0703

POINT OF CONTACT INFORMATION
B.7. First Name
Ryan

B.8. Last Name
Cerezo

B.9. Email
rcerezo@stmarysdiningroom.org

B.10. Phone
(209) 467-0703

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.stmarysdiningroom.org

B.12. DUNS Number
617,744,619

B.13. EIN Number
942,687,280

B.14. Business License Number and Expiration Date
12/31/2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
49

B.17. Number of Volunteers
222

C. Funding Request

Completed by rcerezo@stmarysdiningroom.org on 1/21/2022 8:43 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
St. Mary's Dining Room

C.2. Project Site Location
545 W. Sonora Street Stockton, CA 95203

C.3. Funding Requested in this application
$75,000.00

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$3,587,000.00

C.6. Other funds not yet secured
$0.00

D. Organization Information

Completed by rcerezo@stmarysdiningroom.org on 1/14/2022 12:57 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
St. Mary's Dining Room responds to poverty in San Joaquin County by feeding the hungry, caring for health issues and restoring human dignity to over 700 individuals each day.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	4
Low Income (50%-80%)	19
Very Low Income (30%-50%)	112
Extremely Low Income (Less than 30%)	2,814
	2,949

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	1,722	1,166
Black/African American	803	0
Asian	73	0
Am. Indian/Alaskan Native	77	0
Native Hawaiian/Other Pacific Islander	34	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	240	0
	2,949	1,166

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	648
Female Headed Households	955
Seniors	869
Youth	152
Homeless	2,103

	4,727

E. Project Funds

Completed by rcerezo@stmarysdiningroom.org on 1/18/2022 9:05 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
One-time funding

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG	St. Mary's Dining Room	City/County/State	$249,116.00	Complete	$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG	St. Mary's Dining Room	City/County/State	$91,450.00	Complete	$0.00
FY2019/20 CDBG			$0.00		$0.00
FY2019/20 ESG	St. Mary's Dining Room	City/County	$74,111.00	Complete	$0.00
FY2020/21 CDBG			$0.00		$0.00
FY2020/21 ESG	St. Mary's Dining Room	City	$45,923.00	Complete	$0.00
FY2021/22 CDBG	HVAC Kitchen and Dining Room	County	$50,000.00	Underway	$18,432.00
FY2021/22 ESG	St. Mary's Dining Room	City/County	$386,332.00	Underway	$101,896.66

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
St. Mary's Dining Room is in the process of requesting funds from both City of Stockton and San Joaquin County for this program. We also seek other sources of funding for this program through donations and grants from businesses, corporations, service clubs and community organizations. Because of the pandemic, we have not had any fundraising events in the past 2 years. One of our goals in 2022 is to finally host an event. Seeking and obtaining bequests or legacy gifts are also a target for our organization as it is important to the long-term financial sustainability of our program.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
Just over 85% of our funding is generally provided by local community members. St. Mary's Dining Room is committed to cultivating donors who are passionate about our mission goals and objectives to serve a vulnerable population. Our pledged gift program also provides relief and is necessary to sustain our programs long-term. Volunteerism is also important to the sustainability of our organization to assist our already hard-working and dedicated staff to meet daily operation needs. If we are unable to generate necessary funding to sustain our programs, then it is imminent we would need to decrease our services to an already struggling population.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
Approximately 95% of our guests live within the city limits of Stockton, but our vital services are available to all residents who live in the San Joaquin County area.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
Yes

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the

space below.
Yes

Homeless Persons

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Funding from the City of Stockton will be utilized strictly towards maintenance and operational needs of our many programs and services. We anticipate to expend all awarded funds through this application within one year upon acknowledgement and agreement with the City of Stockton.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
Our primary units of service are individuals who use our services. For example, an individual who has 3 meals in one day is counted as 3 units of service. We collect this data daily in both our dining room during meal services and at our clothing and hygiene center. We are also able to produce an accurate and unduplicated number of individuals utilizing our services through HMIS.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	280,000
Households	0
Other	0
	280,000

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Our Director of Social Services continues to do street outreach weekly to homeless individuals staying in encampments, their own cars or along street sidewalks in the surrounding areas of our campus. We provide useful information to those experiencing homelessness and need access to resources such as food, showers, clothing,

medical or dental care and also case management services. But most importantly, we try to create trusting relationships with those who are not quite ready yet to seek the help. These weekly encounters hopefully build that trust so that one day, those who are hesitant can feel comfortable to ask for the help. Our Director of Social Services, and many of our other staff members are also bilingual (English/Spanish) speakers which is a valuable asset given the population we serve and are able to communicate available resources to dominantly Spanish-speaking individuals. St. Mary's Dining Room collaborates with other agencies and service providers to help promote our services throughout communities in San Joaquin County. We bring awareness of the issues surrounding homelessness and poverty to hopefully empower community members to do the same.

F. Project Impact

Completed by rcerezo@stmarysdiningroom.org on 1/14/2022 12:04 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	5
Low Income (50%-80%)	18
Very Low Income (30%-50%)	107
Extremely Low Income (Less than 30%)	3,014
	3,144

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	1,790	1,234
Black/African American	880	0
Asian	95	0
Am. Indian/Alaskan Native	66	0
Native Hawaiian/Other Pacific Islander	39	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	274	0
	3,144	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	866
Female Headed Households	1,060
Seniors	925
Youth	209
Homeless	2,305
	5,365

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	45	3,000	2,850
2020-2021 (Anticipated)	50	3,100	2,945
2021-2022	60	3,200	3,040
	155	9,300	8,835

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

Our ongoing program includes a Kitchen and Dining Room program, a Clothing and Hygiene Center, a Social Services (Case Management) program, a Medical Clinic and a Dental Clinic. All programs and services are offered at no-cost to our community of those struggling with issues of homeless and poverty.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Our program helps address the complex issues of individuals and families who are experiencing homelessness and poverty. Individuals or households that live at or below the poverty line can come to St. Mary's Dining Room to get the necessary needs for themselves and their families, like healthy and nutritious meals, hot showers and clean clothing and even receive support services through our case management program, whether its in search of housing, government benefits or daily services and more. St. Mary's Dining Room provides all services at no cost to our guests, including services for the uninsured through our medical and dental clinics.

A challenge that we constantly try to tackle is being able to share our mission and the information of our services with the community through our outreach program, especially to those who are unsheltered. In just the past six months, from July 1-December 31, 2021 we have outreached to 251 unduplicated and unsheltered individuals. These individuals may either live in encampments, their personal vehicles, on the streets, or in abandoned buildings. Our community needs St. Mary's Dining Room so that all individuals experiencing homelessness, sheltered or unsheltered, can care for their daily health needs and hopefully take the next steps so that they can eventually reach greater self-sufficiency. Our outreach program is critical to our mission to inform those outside our campus gates of the available programs and services. By doing this weekly, our hope is to build a trusting relationship with these individuals so they are able to connect to services sooner than later.

G. Project Narrative

Completed by rcerezo@stmarysdiningroom.org on 1/18/2022 11:58 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☑ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Our kitchen and dining room program provides three hot meals every day. Hunger and food insecurity may and will effect one's health and ability to focus. Providing our guests access to a nutritious and wholesome meal, three times a day, will ensure that struggling individuals can function at their highest ability and eliminate the pains of hunger. This program helps to ensure that guests do not decline and promotes their overall, daily health.

Both our Medical and Dental clinics offer preventative care and minimizes our guests' need for emergency services. Emergency and Medical services are costly to both individuals and families especially if they are uninsured. Our clinics offer our guests who are uninsured, a place they can seek medical and dental assistance at no cost to them. Our medical and dental clinics address both maintenance and stabilization by supporting the uninsured in our community not have a decline in their health and not worry about the costs.

Our Social Services Department provides case managers who work with our guests individually to provide necessary support in covering a range of issues associated with homelessness and poverty. We provide referrals and advocacy for individuals dealing with issues including mental health, substance abuse, medical care and more, help our guests' stability in life so they can work on other important issues at hand. Our volunteer behavioral health clinician is available to assist guests suffering from mild to moderate mental health concerns. Having a clinician available and accessible onsite allows us to give immediate attention and connect them to care in a safe and comfortable environment. Our case managers also assist in further services including but not limited to, housing, childcare, employment opportunities and accessing state benefits. Support in these areas offers our guests stabilization that is often critical in reaching greater self-sufficiency.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

St. Mary's Dining Room addresses both the daily and the long-term needs of individuals and families experiencing both homelessness and poverty each day.

The PAUL FAIRBROOK KITCHEN and FR. ALAN MCCOY DINING ROOM operates 365 days a year providing three hot meals a day to anyone in need. In 2021, St. Mary's Dining Room served 253,414 meals to the hungry in our community.

Our KARA BREWER FAMILY CLOTHING & HYGIENE CENTER, now open seven days a week, provides guests with hot showers, clean clothing, hygiene products, and baby supplies such as diapers and formula. These services support the basic hygiene health of those we serve and also brings human dignity to light that is often stripped away when one is struggling with homelessness and poverty. Individuals who neglect to care for their hygiene presents a public health issue. Our hygiene center supports the daily overall health and well-being of our community. St. Mary's Dining Room provided hygiene services to 38,689 adults and children. Hygiene is important, especially during what seems to be an endless pandemic, and can also help decrease the chances of spreading diseases caused by poor hygiene.

The VIRGIL GIANELLI M.D. MEDICAL CLINIC and our ST. RAPHAEL'S DENTAL CLINIC provides for the basic medical and dental needs of our guests. Thanks to our volunteer medical professionals through the partnership with Community Medical Center and dental professionals through the San Joaquin Dental Society, we can offer general medical care, optometry, diabetes care, chiropractic care, podiatry, dental cleanings, fillings, extractions, dentures and both medical and dental education. 2,359 patients received medical care and 664 received dental care in 2021 through St Mary's Dining Room.

The SOCIAL SERVICES program provides street outreach, case management, advocacy and referral. Our guests' lives are often complicated, accompanied by a variety of barriers that must be addressed to achieve self-sufficiency. We work with our guests to address the lack of shelter or housing, access to mainstream benefits and services, addressing legal issues, employment, mental health issues, and substance abuse. Our social services program has also expanded to include onsite behavior health care through our partnership with Community Medical Center, domestic violence support groups and a senior center designed to assist guests ages 55+.

For all services, we served an unduplicated number of 3,144 guests.

Project Activity or Program Service #	Describe the Deliverable
1	The PAUL FAIRBROOK KITCHEN and FR. ALAN MCCOY DINING ROOM provides three meals 365 days a year.
2	Our KARA BREWER FAMILY CLOTHING & HYGIENE CENTER provides hot showers, clean clothing and vital hygiene products 365 days a year.
3	Our SOCIAL SERVICES program offers case management, outreach, advocacy and referral services five days a week for individuals striving to reach greater self sufficiency.

4	The VIRGIL GIANELLI M.D. MEDICAL CLINIC and our ST. RAPHAEL'S DENTAL CLINIC provides the basic medical and dental needs of our guests. We offer general medical care, optometry, diabetes care, chiropractic care, podiatry, dental cleanings, fillings, extractions and dentures.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
St. Mary's Dining Room has been serving those experiencing homelessness and the financially burdened of our community since 1955 starting as a one meal a day soup kitchen grown to three hot meals a day today. In 2000, the first permanent structures were built of our dining room and medical clinic. In 2015, we added dinner service 7 days a week to our Kitchen and Dining Room program. We have been operating our medical services for over 65 years and dental services for over 34 years.

In 2009 our Social Services program officially opened. In 2016, on-site mental health services were added to our Social Services department which provides prevention and early intervention for behavioral health care. In 2017, we opened our Guest Enrichment Center, providing care for our older adult population and providing a meeting space for a variety of support programs such as AA and domestic violence support groups. In 2018, the Housing Navigator Program was begun as a way to support individuals through the process of obtaining housing or being placed on a waiting list for housing.

Our Clothing and Hygiene Center has been providing showers, clean clothing and hygiene needs to our guests since 1996. In 2020, due to the growing concerns of the pandemic, our Clothing and Hygiene Center went from being open 5 days a week to 7 days a week. At the beginning of January 2022, we have implemented daily data collection through Homeless Management Information System (HMIS) in our dining room. Since our Dining Room attracts most of our guests daily, new and old, this will allow us to collect even more accurate information about our guests and our ability to track the services that have been provided to them.

Each year, due to the increasing needs of the community, St. Mary's Dining Room has grown and expanded our services to address fundamental needs that are constantly changing.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
For us to accomplish our mission of feeding the hungry, caring for health issues and restoring human dignity each day, we heavily look to our limited yet dedicated staff and passionate volunteers in each of our programs. Our Volunteer Manager is key to build and cultivate relationships with community members and organizations in hopes it will empower our community to volunteer. St. Mary's Dining Room is also committed to building genuine relationships through stewardship and cultivation of new and existing donors.

The more we can outreach to community members, organizations and donors (potential and current), we will bring more awareness of our programs and services so that anyone who is experiencing homelessness or struggling financially, is able to access our services if needed.

Project Deliverable #	Describe the Deliverable
1	Staff and Volunteers are critical to the daily operations of our organization. If we are not fully staffed, we need both in order to operate at full-capacity. When we operate at full-capacity,

	we are able to offer our guests the best service possible. We are fortunate to do this every day.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

St. Mary's Dining Room measures the success of our programs and services by the goal of meeting the daily needs of each and every one of our guests that walk through our gates. Success in our Kitchen and Dining Room, Clothing and Hygiene Center and Social Services program means our ability to provide the needs of our guests each day such as a meal, a shower and/or a change of clothes, help with access to resources and referrals. In our Medical and Dental Clinics, we base our success on the amount of services we are able to provide in each clinic to the uninsured of our community. It is difficult to set a number of individuals we hope to achieve in helping because that number and the needs of our guests are always fluctuating. One individual may need a shower one day, but we may never see that person again throughout the calendar year. Whereas we have individuals who access our hygiene center and meal services daily. Our success is knowing we helped these individuals with the basic but overall important needs that every human being deserves.

Deliverable #	Task that Support Deliverable
1	Our criteria for our success is minimal. Our success is knowing we helped struggling individuals and families with essential needs that are important to their overall daily health. Our success is knowing that we helped our guests respectfully and with dignity.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

St. Mary's Dining Room supports the basic needs of individuals and families who are struggling with homelessness and poverty. Our programs are no-barrier and have no eligibility requirements in place. In order to receive care and services, an individual or family must abide by our rules of conduct while on our campus.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Our community is fortunate to have other programs that offer meals, mobile showers, clothing, medical and dental services to low income individuals and families. St. Mary's Dining Room offers similar services and a medical and dental clinic that offers uninsured guests services at no cost. Our Social Services program is aware and stern on not duplicating services, for example, we do not provide employment services, but we can be utilized as a referral for an individual looking for work. If there is a service that our guests are in need of and we are unable to provide it on campus, we direct them to a service or resource that can help. We also work closely and collaborate with the Emergency Food Bank, Community Medical Centers, San Joaquin Behavior Health, Stockton Shelter for the Homeless and other agencies to ensure the needs of struggling members of our community experiencing homelessness and poverty are taken care of.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

St. Mary's Dining Room is committed to donor and volunteer stewardship and cultivation of those individuals who are passionate and dedicated to our mission. This plays into our long-term financial sustainability plan by offering donors an opportunity to invest in our mission through a donor pledge program. Our over 66 years of service to our

community demonstrates the value we provide to those experiencing homelessness and poverty not only in Stockton, but county-wide.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

St. Mary's Dining Room is not aware of any direct or implied conflict of interest existing between our organization's employees or board members and the City of Stockton.

H. ESG

Completed by rcerezo@stmarysdiningroom.org on 1/21/2022 8:51 AM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
Our programs are dedicated to serving struggling individuals and families with the basic and essential needs to live daily, such as food through our meal services, hot showers and clean clothing through our hygiene services and medical and dental care provided in our clinics. COVID-19 has affected many individuals and families in our community, whether it be a loss of employment that could potentially lead to an inability to pay for housing, food or medical expenses. St. Mary's Dining Room is here to serve individuals and families who have or will face these consequences. When our community is healthy, that helps mitigate the spread of the virus.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by rcerezo@stmarysdiningroom.org on 1/10/2022 2:51 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
No

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by rcerezo@stmarysdiningroom.org on 1/18/2022 12:32 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☑ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
Much of our marketing is done through social media or by word of mouth. We try to keep the community updated on any new programs or changes through our social media accounts. We have a great following on social media but that only reaches a small fraction of our community and the chain in communication may only go so far. Before the pandemic, our primary approach to inform the community about our work is through our More than Meals Tours. These were normally held twice a month and gave us an opportunity to share the importance of our work and how we are a positive impact on the community. We feel that if community members are engaged in at least one of these tours, then support for our mission continues to grow. As critical as our More than Meals Tours are to our marketing approach, unfortunately, due to the pandemic, we were not able to host any More than Meals Tours in 2021. Our goal is to host at least one fundraising event in 2022. We have enhanced our quarterly newsletter and is also available to view digitally through our website. Our website is also currently in the process of a refresh and plans are underway to create a new promotional/informational marketing video to share with the community.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
San Joaquin Regional Transit (RTD) is accessible to and from our campus. Our Social Services department is able to provide our guests with bus passes to get to and from their necessary medical or housing appointments. St. Mary's Dining Room also utilizes health access vans and ride services.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to**

improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☑ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by rcerezo@stmarysdiningroom.org on 1/21/2022 1:34 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

2022 Organization Budget- No Discretionary.pdf

☑ **Organization Operational Budgets *Required**

Departmental Budgets - 2022.xlsx

☑ **Organization Financial Statements *Required**

2020 Audit Final.pdf

☑ **Tax Status *Required**

501c3 2013.pdf

☑ **Board of Directors Roster *Required**

2022 Board List.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation.pdf

☑ **Conflict of Interest Statement *Required**

Conflict of Interest Policy.pdf

☑ **Organization chart *Required**

Org. Chart 2022.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Authorized CEO Board Resolution 0820.pdf

☑ **Business License Number *Required**

doc20736120220121133019.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

2021 Certificate of Liability Insurance - City of Stockton.pdf
doc20736220220121133040.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Personnel Policies.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM.gov Screen Shot 022221.pdf

☑ **Key Program Staff Resume *Required**

Georgie Nguyen Resume for Grant.pdf
doc20734120220121095728.pdf

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by rcerezo@stmarysdiningroom.org on 1/21/2022 1:35 PM

Case Id: 48544
Name: St. Mary's Dining Room - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Edward Figueroa

Title
CEO

Date
01/21/2022

Signature
Edward Figueroa
Electronically signed by rcerezo@stmarysdiningroom.org on 1/21/2022 1:35 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Authorized Signatory 22-23.pdf

Program Overview

Completed by ceo@stocktonshelter.org on 1/23/2022 1:35 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by ceo@stocktonshelter.org on 1/23/2022 1:38 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:

If using ESG funds
Emergency Shelter

B. Contact Information

Completed by ceo@stocktonshelter.org on 1/23/2022 1:40 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Stockton Shelter for the Homeless

B.2. Mailing Address
411 S. Harrison St 611 W. Church Street Stockton c, CA 95203

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
JoLyn

B.4. Last Name
McMillan

B.5. Email
ceo@stocktonshelter.org

B.6. Phone Number
(209) 465-3612

POINT OF CONTACT INFORMATION
B.7. First Name
JoLyn

B.8. Last Name
McMillan

B.9. Email
ceo@stocktonshelter.org

B.10. Phone
(209) 465-3612

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.stocktonshelterforthehomeless.com

B.12. DUNS Number
188,171,904

B.13. EIN Number
680,095,693

B.14. Business License Number and Expiration Date
Stockton Shelter for the Homeless

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
46

B.17. Number of Volunteers
27

C. Funding Request

Completed by ceo@stocktonshelter.org on 1/23/2022 1:41 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Emergency Shelter Program

C.2. Project Site Location
411 S. Harrison St 611 W. Church Street Stockton , CA 95203

C.3. Funding Requested in this application
$200,000.00

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$600,000.00

C.6. Other funds not yet secured
$400,000.00

D. Organization Information

Completed by ceo@stocktonshelter.org on 1/23/2022 1:50 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
With support from our community, Stockton Shelter for the Homeless compassionately addresses the needs of homeless individuals and families by providing safe shelter, basic necessities and a structured opportunity to regain self-sufficiency.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	6
Low Income (50%-80%)	498
Very Low Income (30%-50%)	378
Extremely Low Income (Less than 30%)	1,298
	2,180

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	1,163	0
Black/African American	725	0
Asian	53	0
Am. Indian/Alaskan Native	25	0
Native Hawaiian/Other Pacific Islander	41	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	173	0
	2,180	0

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	566
Female Headed Households	134
Seniors	305
Youth	378
Homeless	2,180

	3,563

E. Project Funds

Completed by ceo@stocktonshelter.org on 1/24/2022 1:05 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	Shelter Operations	City	$90,000.00	Complete	$0.00
FY2017/18 ESG	Shelter Operations	City,County, State	$149,109.00	Complete	$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG	Shelter Operations	City, County, State	$63,669.00	Complete	$0.00
FY2019/20 CDBG	Workforce Development	City	$135,000.00	Renegotiated	$0.00
FY2019/20 ESG	Shelter Operations	City, County	$83,645.00	Complete	$0.00
FY2020/21 CDBG	Shelter Operations	City, County	$304,315.00	consolidated contract for city underway	$109.00
FY2020/21 ESG	Shelter Operations	City, County, State	$93,495.00	Complete	$0.00
FY2021/22 CDBG	Shelter Operations	City, County	$350,000.00	County contract pending, underway	$0.00

FY2021/22 ESG	Shelter Operations	City, County	$56,905.00	City contract pending, underway	$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
SSH is requesting, and typically receives, additional ESG funding from San Joaquin County. SSH receives funding from private donors, foundations FEMA, SAMHSA and the annual Festival of International Cuisine fundraiser. We do not currently have any letters of commitment for this project.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
Stockton Shelter for the Homeless has served San Joaquin County's homeless population since 1987. Due to the County's dire need, there is no doubt that SSH will continue to serve the community in one capacity or another in the years to come. However, without ESG funding, the organization's operational capacity will be impacted. Operations would have to be scaled back. The degree to which is undetermined. The numbers of individuals served would still be tracked using HMIS.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
SSH serves the entire city of Stockton

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Homeless

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Funds will be used to help SSH offset the costs of running the largest low-barrier shelter in Northern California. Costs include utilities, supplies, maintenance and repairs and insurance.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
Units of service are defined as homeless men, women and children who come to SSH for services.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	2,200
Households	0
Other	0
	2,200

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
SSH case managers and intake specialists partner with Stockton Police Department and professionals from other organizations that work with the homeless to form teams to outreach to individuals living on the streets and in encampments to offer shelter and other supportive services such as health care, substance abuse and mental health counselling. SSH staff regularly attend resource fairs where booths are held to raise public awareness of the services the Shelter offers. This allows the Shelter staff to network with other agencies and expand services offered at the Shelter. Upon completion of the new Navigation Center, there will be a single location for homeless and service providers to come together under one roof

F. Project Impact

Completed by ceo@stocktonshelter.org on 1/23/2022 2:23 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	5
Low Income (50%-80%)	25
Very Low Income (30%-50%)	250
Extremely Low Income (Less than 30%)	1,920
	2,200

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	1,150	0
Black/African American	750	0
Asian	50	0
Am. Indian/Alaskan Native	15	0
Native Hawaiian/Other Pacific Islander	25	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	210	0
	2,200	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	550
Female Headed Households	150
Seniors	300
Youth	300
Homeless	2,200
	3,500

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	300	2,180	2,000
2020-2021 (Anticipated)	300	2,180	2,000
2021-2022	300	2,200	2,000
	900	6,560	6,000

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

SSH will continue to operate as Stockton and San Joaquin County's only truly low barrier shelter, providing a safe place for homeless men, women and families to live while receiving case management and other services in an effort to regain self-sufficiency. In addition to the Men's, Women's and Family shelters, SSH will continue to operate a Veteran's program and Housing Opportunities for People With AIDS (HOPWA) program

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Stockton Shelter is the only 100% low barrier shelter in the city. The city and state have identified our services as essential and we are not allowed to close during the pandemic. The shelter desperately needs funding to keep programs open and running at full capacity.

G. Project Narrative

Completed by ceo@stocktonshelter.org on 1/23/2022 2:48 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Transition – Many of our clients come to us with mental health and/or substance abuse issues. By working with a case manager utilizing a harm reduction model, they are able to taper off the drugs or alcohol and work towards stabilizing their situation. For some, this means leaving the shelter and entering a program. For others, they have regular appointments with a behavioral health clinician or substance abuse counselor to address the underlying issues that may have led to their current situation.

Stabilization – Once the client reduces or stops their substance use or begins to take medications for their mental health issues, they become stable and can then begin working towards bettering their situation. This includes ongoing visits with their case manager, behavioral health or substance abuse professional, volunteering at the Shelter or next door at
St. Mary's Dining Room and applying for benefits to which they may be entitled.

Self-sufficiency – When a client is stable on medications and no longer spending all of their limited income to feed their substance abuse issues, they can work to regain self-sufficiency. Clients continue to work with their case manager and participate in money management to build a savings account. They look for work, if they are able, or obtain SSI or other
benefits to which they are entitled. They work on paying back creditors and improving their credit scores so that they will be able to move out of the shelter and into their own place.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the

average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Stockton Shelter for the Homeless (SSH) “Emergency Shelter Program” focuses on providing temporary emergency shelter, food, clothing, bedding and personal hygiene items. Case management for single women and families provides mental health and substance abuse referrals, assistance with job and housing placement and referrals to other needed services in the community. For our single men, we have a case manager who is focused on assisting with obtaining benefits to which they are entitled, mental health and substance abuse referrals and identifies landlords and property owners who are willing to accept our homeless men as residents. SSH is the largest emergency homeless shelter and the only exclusively low-barrier shelter in San Joaquin County and one of the largest shelters in California. In2021, we provided services to over 2180 unduplicated individuals, including over 300 children.

In 2020, SSH was forced to change the way we performed our services. The COVID-19 pandemic stretched our resources, both in terms of supplies and personnel. The Shelter had to find a way to keep individuals and families safe while continuing to provide maximum service to the community.

As the pandemic continued into the summer and then the fall of 2020, SSH became the last stop for high-risk homeless individuals before entering Project Roomkey. SSH staff put all the belongings of every new resident of the Motel 6 in our “hotbox” to eradicate bedbugs. The Shelter also served as the meeting point for the transport vans that took the high

risk individuals to the motel. The staff have helped coordinate over a dozen mass COVID testing events on our campus to keep the Shelter staff and the both the sheltered and unsheltered homeless safe from infection. Throughout the pandemic, all new residents to the Shelter, those who are not part of the daily check-ins, are tested for COVID-19. They are isolated from the main population until their test results are returned. The shelter has remained open with only two minor outbreaks in the men's shelter and until January, 2022, no outbreaks in the family shelter.

In addition to the changes COVID-19 brought to SSH, the agency took possession of 9 RV’s on loan from the City of Stockton from the State of California’s fleet. Seven of the trailers are used to house families who are preparing to move out to their permanent housing. Two of the trailers are housing participants of our Pets and Partners program. This program allows the Shelter to provide temporary housing for homeless individuals with pets and couples without children, two segments of the homeless population that are underserved in our County. Additionally in January 2021 we opened the City's only low barrier women's shelter to meet a completely unmet need in Stockton.

By the end of 2022, SSH will have completed construction on the Men’s Expansion, adding over 180 beds to our capacity, and a Navigation Center. Our Navigation Center will offer a wide spectrum of services that included case management, medical care, mental health and substance abuse screening, access to appropriate treatment, public benefits and employment resources, and most importantly, assistance to finding appropriate and available housing. In total, we expect that 1,000 people will have received services through the Navigation Center and expansion by the end of 2023.

Project Activity or Program Service #	Describe the Deliverable
1	Shelter At Capacity

G.4. Describe your agency’s capacity to implement this program or project (identify agency’s federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).

After many attempts by multiple different organizations over the years, a group of philanthropic business and government professionals succeeded in generating enough support from the community to establish the Stockton

Shelter for the Homeless in 1987. Initially focusing on emergency shelter for single men, SSH's programs quickly expanded to meet the needs of single women and families. This included case management and referrals, meal service and transitional housing programs. In 1993, Stockton Family Shelter was in danger of closing its doors. So, it was moved from the Confucius Building on Lafayette Street to our main campus. In the last 34 years, SSH has grown to become the largest emergency shelter in the region and among the largest in the state.

In partnership with San Joaquin County Public Health Department, SSH has operated a transitional housing program for the homeless living with HIV/AIDS since 1993. The program was unique to San Joaquin County. Though it began as a 12-bed group home for single men and women, which is still the centerpiece of our services for this population, the program has grown tremendously. Eventually, the federal government would come to fund the program through the Department of Housing and Urban Development's Housing Opportunities for People with AIDS (HOPWA). Since 2000, SSH has added five 2-bedroom condominiums and a 3-bedroom home, greatly expanding our capacity to offer shelter for homeless families with one or more members living with HIV/AIDS.

Since 2010, we have operated a transitional housing program for homeless, single, male veterans through a contract with the Department of Veterans Affairs. This program currently has a 14-bed capacity and is housed in a separate annex within the Men's Shelter. Veterans participating in this program live full-time at the Shelter with access to laundry facilities and receive comprehensive case management services.

In 2020, SSH applied for HHAP funding from the City of Stockton, San Joaquin County and the Continuum of Care. Nearly $4.5 million was awarded for the expansion of the Men's Center and the new Navigation Center, along with over $642,000 for rapid re-housing, case management and outreach services.

In January 2021 the Shelter opened the city's only low barrier women's shelter, serving a previously underserved population. It currently operates over its 22 bed capacity.

Since the start of the pandemic, SSH has implemented a program of cleaning and sanitation, mask and hand sanitizer distribution and enforcing social distancing among the residents of the shelter through CARES and other funding sources.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

Ongoing maintenance is performed by the Shelter's two full-time maintenance team, supplemented by the Assistant Operations Manager and volunteers. Supervising this team is the CEO. Case managers for the Family Shelter are supervised by the Family Shelter Manager. The Men's case manager is supervised by the CEO

Project Deliverable #	Describe the Deliverable
1	Shelter at Capacity

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

Success is measured by our ability to keep every bed and room operational through ongoing repairs or replacement of worn out equipment. Being able to continue to operate at or above capacity every day of the year marks achieved effectiveness.

Deliverable #	Task that Support Deliverable
1	Shelter at capacity

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

From its inception, SSH has chosen to serve a wide range of homeless populations living in our region, rather than focusing on specific groups to the exclusion of others. SSH does not discriminate based on age, gender identification, transgender status, sexual orientation, marital/pregnancy status, religious affiliation or lack thereof of, state of sobriety or mental health diagnosis. Clients with a violent criminal history may be denied admittance to the Family Shelter as protection for the many children residing here. However, a criminal background does not necessarily restrict admittance to the Men's Shelter. The only other restrictions placed on entry into the Shelter is the ability to ambulate and complete activities of daily living without assistance (i.e. eating, bathing, dressing and continence management) as SSH is not equipped to provide assisted living, and the presents of pets. At this time we do not have facilities for the large scale
sheltering of pets. However, in 2020, we began a small pilot program that now shelters four individuals and three animals. Because there are so few restrictions on admittance the Shelter, we serve over 43% of the county's sheltered homeless.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

As the largest low barrier emergency homeless shelter in San Joaquin County, SSH provides a critical service for the entire region by keeping homeless families and individuals safe and off the streets. SSH serves thousands of homeless individuals annually.

SSH is a first responder to our community's homeless crisis. No other organization in the area is equipped or prepared to address the volume of homeless individuals that SSH serves every day. SSH is the only truly low-barrier homeless shelter in San Joaquin County. Other organizations that serve the homeless do so for only certain segments of the homeless population. SSH accepts all individuals and families seeking emergency shelter regardless of race, color, religious affiliation, gender identity, sexual orientation, marital and/or pregnancy status, veteran status, income, sobriety or mental health diagnosis.

SSH adheres to the "Housing First" model, meaning that we do not test for drugs or alcohol as a condition of acceptance to the shelter. As stated on the SJCOC website, "Starting with the establishment of the United States Interagency Council on Homelessness in 2004 under the George W. Bush Administration, "Housing First" has become one of the guiding
principles of effectively reducing homelessness. Since then, hundreds of jurisdictions across the US, including the Federal Government, State of California, County of San Joaquin, City of Stockton and City of Lodi have all adopted "Housing First" strategies which in part require programs to demonstrate that they are not placing sobriety requirements on
participants as a condition of receiving housing and services in order to acquire grant funds. In particular, the State of California has enacted extensive legislation which set requirements for housing programs under "Housing First"." SSH is the only low barrier shelter in San Joaquin County adhering to the "Housing First" model in 100% of our programs. Health experts are optimistic that the new COVID-19 vaccines will stem the tide of infections and deaths related to the disease. However, they are clear in their assessment that the virus, in one form or another, is here to stay. With

that in mind, SSH must make permanent many of the changes we adopted in 2020 to safeguard our residents, staff and volunteers. This requires additional staffing, supplies and equipment necessary to keep our Shelter safe.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

SSH requests and receives additional ESG and CDBG funding from City of Stockton and San Joaquin County. SSH also receives funding from private donors, Festival of International Cuisine fundraiser, private foundations, SAMHSA and FEMA to assist with the costs associated with the Emergency Shelter Program. Depending on the amount of ESG funding granted, we may need to scale down shelter operations. We do not have any commitment letters for this project currently.

SSH actively researches and applies for alternative funding sources (i.e. private foundations, government grants, etc.). Each month a newsletter is sent out to approximately 4,000 residences and businesses, keeping them apprised of shelter activities and needs, while soliciting support. SSH also uses social media and its website to stay connected to the public. The organization has a diverse donor base and continually seeks ways to expand. Further, every year, the Festival of International Cuisine fundraiser is held, bringing in over $100,000. The event also increases the organization's public profile and raises awareness of the issue of homelessness in our community.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

N/A

H. ESG

Completed by ceo@stocktonshelter.org on 1/23/2022 2:55 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
350

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
Once every hour, SSH staff clean and sanitize hard surfaces of the shelter, such as door knobs, hand rails, counters and bathrooms. Each morning, all beds, including mattresses, and the space around each bed is sanitized. Throughout the day, masks and hand sanitizer are distributed to all residents, staff and guests. Maintain staffing levels to ensure these activities are maintained is critical to the health and safety of the shelter.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by ceo@stocktonshelter.org on 1/23/2022 2:59 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
Stockton Shelter for the Homeless has served San Joaquin County's homeless population since 1987. Due to the County's dire need, there is no doubt that SSH will continue to serve the community in one capacity or another in the years to come. However, without ESG funding, the organization's operational capacity will be impacted. Operations would have to be scaled back. The degree to which is undetermined. The numbers of individuals served would still be tracked using HMIS.

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	5	0	0	0.00 %

J. Policy Consistency

Completed by ceo@stocktonshelter.org on 1/23/2022 3:01 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
SSH will continue to fundraise through special events, direct mailings and social media, we well as applying for grants from private foundations and corporations.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
SSH is located on public transportation lines. In addition, we receive numerous donations of bus passes every year for our clients' use.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☑ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by ceo@stocktonshelter.org on 1/24/2022 1:05 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

City ESG Budget 22-23.xlsx

☑ **Organization Operational Budgets *Required**

Final BUDGET 2021 - 2022.xlsx

☑ **Organization Financial Statements *Required**

2019 audit.pdf

☑ **Tax Status *Required**

501c3.pdf

☑ **Board of Directors Roster *Required**

Board Roster_2022.docx

☑ **Articles of Incorporation/Bylaws *Required**

Bylaws Amended FINAL 1-9-22.pdf

☑ **Conflict of Interest Statement *Required**

conflict-of-interest-form.pdf

☑ **Organization chart *Required**

ORG CHART_2022.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Authorized Signatory.pdf

☑ **Business License Number *Required**

Business License_2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Cirtificate of Liability Insurance.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Stockton Shelter Employee Handbook (Revision) 4.2.21.docx

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM Screenshot.png

☑ **Key Program Staff Resume *Required**

JoLyn McMillan_Resume.pdf

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by ceo@stocktonshelter.org on 1/24/2022 1:05 PM

Case Id: 48654
Name: Stockton Shelter for the Homeless - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
JoLyn McMillan

Title
CEO

Date
01/24/2022

Signature
JoLyn McMillan
Electronically signed by ceo@stocktonshelter.org on 1/24/2022 1:05 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Authorized Signatory.pdf

Program Overview

Completed by tnewcomb@nochildabuse.org on 12/27/2021 9:30 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by tnewcomb@nochildabuse.org on 12/27/2021 11:36 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by tnewcomb@nochildabuse.org on 12/28/2021 1:37 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
The Child Abuse Prevention Council

B.2. Mailing Address
PO Box 1257 Stockton, CA 95201

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Lindy

B.4. Last Name
Turner-Hardin

B.5. Email
lturner@nochildabuse.org

B.6. Phone Number
(209) 644-5311

POINT OF CONTACT INFORMATION
B.7. First Name
Jami

B.8. Last Name
Alexander

B.9. Email
jalexander@nochildabuse.org

B.10. Phone
(209) 851-3486

ORGANIZATION CONTACT INFORMATION
B.11. Website
nochildabuse.org

B.12. DUNS Number
49,819,613

B.13. EIN Number
942,497,046

B.14. Business License Number and Expiration Date
22-00123602, 7/31/2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
178

B.17. Number of Volunteers
150

C. Funding Request

Completed by tnewcomb@nochildabuse.org on 1/24/2022 7:31 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
CASA Growth Plan

C.2. Project Site Location
127 N Sutter Street 2nd Floor Stockton , CA 95202

C.3. Funding Requested in this application
$75,000.00

C.4. Other funds already secured for the project
$0.00

C.5. Total Cost to Complete Project
$115,000.00

C.6. Other funds not yet secured
$40,000.00

D. Organization Information

Completed by tnewcomb@nochildabuse.org on 12/28/2021 2:20 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
The Child Abuse Prevention Council protects children and strengthens families through awareness and outcome driven programs delivered with compassion.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	6,878
	6,878

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	4,495	2,385
Black/African American	585	0
Asian	1,052	0
Am. Indian/Alaskan Native	156	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	590	0
	6,878	2,385

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	0
Homeless	0

	0

E. Project Funds

Completed by tnewcomb@nochildabuse.org on 1/5/2022 12:07 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
NA

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	CASA Growth Plan		$50,000.00	complete	$0.00
FY2019/20 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
At this time there are no other proposed funding streams. Currently we are in year 2 of a grant from National CASA which ends June 2022. If those funds are made available again we will submit a request.
The Court Appointed Special Advocate Program (CASA) is a program under the umbrella of the Child Abuse Prevention Council (CAPC). The CASA program works with dependent youth in the foster care system. In order to meet the needs of the 1700 children in foster care that reside in San Joaquin County, the CAPC has initiated a capital campaign/growth plan, CASA: Change a Child's Story.

The CASA Growth Plan started February 2020 as a 5 year campaign to increase youth served by the CASA program by 20%. This hefty growth plan was scheduled to launch in the community March of 2020 with a large media campaign. Shortly after billboards and bus awareness ads were placed out and around the community, Covid hit with a vengeance. One year later we altered the plan to add a 6th year to makeup for the losses caused by Covid. At this time, we continue to monitor the trends of the disease and the impact on the CASA growth plan. We are determined to move forward with growth in the CASA program which means more youth in foster care served. The CASA Development Committee, which was created to oversee the philanthropic campaign, continues to move forward and are exploring new partnerships in grant identification and application to further support the staffing growth required to achieve our goals. Additionally, as we watch the struggle with other non profits, as well as other CASA programs around the country, we are happy to share that we continue to serve youth and continue to move trend upwards in number of youth served. The CAPC board also is committed to raise money for this program.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
If the program is not funded, fewer foster youth will receive advocacy services, increasing youth's risk of homelessness, teen pregnancy, and unemployment. CASA would be able to sustain at current capacity with no further funding. Our identified CASA growth plan will allow us to serve 150 youth by the end of this 2023 grant period. Any funds received will assist in the growth of the program. CASA currently receives limited funds from the Judicial Council of California, Office of Emergency Services, SJC Human Services Agency and Title IV-E. The funding is capped, not based on number of youth served. The CAPC believes CASA services are critical to the safety and well-being of our children, therefore currently subsidizes the short fall of funds through philanthropic fundraising and grants.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The Child Abuse Prevention Council / CASA Program offers services to children and families throughout San Joaquin County. Foster youth placements fluctuate; however, the many of children are from, and placed in, Stockton.
Of the County's 1700 foster youth, approximately 700 are residents of Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

CASA serves dependent youth of the foster care system (abused children).

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
A minimum of 4 classes a year will be offered. A minimum of 50 community members will be trained with an 85% graduation rate of 42 individuals being sworn in to be matched with a youth in fostercare.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	50
Households	0
Other	0
	50

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
CASA staff complete regular outreach/trainings to Social Workers, Attorneys, Judges and other community agencies throughout the year regarding the benefits and positive outcomes that youth achieve when assigned to a CASA

volunteer. Volunteers spend an average of 2 hours per week with their youth, mentoring, advocating and teaching basic life and independent living skills.

F. Project Impact

Completed by tnewcomb@nochildabuse.org on 12/27/2021 1:00 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	150
	150

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	90	55
Black/African American	33	0
Asian	1	0
Am. Indian/Alaskan Native	0	0
Native Hawaiian/Other Pacific Islander	1	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	25	0
	150	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	50
Homeless	0
	50

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	90	120	50
2020-2021 (Anticipated)	90	150	50
	180	270	100

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

The Child Abuse Prevention Council (CAPC) aims to increase the number of Court Appointed Special Advocates (CASA) volunteers to support the growing number of Stockton children in foster care who have been removed from their homes due to abuse and neglect. Funding requested will be used to fund a Recruiter/Trainer position that will recruit and train more CASA volunteers, developing the CAPC's capacity to serve 150 youth in foster care.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The County Needs Assessment ranked child abuse among the top 5 priority health needs. Participants in the County wide survey ranked the three primary causes of child abuse and neglect as poverty, drug abuse and the lack of services. Focus groups concurred with these opinions and identified unemployment, the rising poverty rate, shrinking community services, and accessibility to services as the primary obstacles to family stability and reunification.

In San Joaquin County, 2 children enter foster care a day due to abuse or neglect. Currently, we have 1700 children in our foster care system with CASA serving only 6%. Statistics tell us that:

- 50% of foster children will not graduate from high school
- 1 in 5 foster youth will be homeless after age 18
- Only 50% of foster youth are employed by the age of 24
- 71% of young women who were in foster care will be pregnant by age 21

As evidenced by the statistics above, youth in foster care may become a pipeline into homelessness, unemployment and other adversities which further strain community services. As a City we must start investing in prevention. The SJC CASA growth plan will allow us to serve 20% of our foster youth over the next 6 years.

Dynamic and creative community engagement planning is the foundation for successful recruitment of volunteers, education and funding. Your funding will support the CASA program as a solution that will not only strengthen and enhance our community, but improve the likelihood of positive life outcomes for the children and youth affected by abuse and neglect.

G. Project Narrative

Completed by tnewcomb@nochildabuse.org on 1/24/2022 7:35 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Many states/counties are turning their focus toward prevention efforts within foster care. Statistics illustrate an unfortunate reality that the foster care system provides a clear a pipeline for illiteracy, unemployment and homelessness. In San Joaquin County alone, we have over 1700 children in our foster care system; based on data trends - we know that 50% will not graduate from high school. Imagine for a second the impact that dropping 850 kids into Stockton with no education will have on our community! Undoubtedly, the homeless population would rise, as would unemployment, and it is highly likely that gang participation and violence would also increase.

CASA volunteers provide PREVENTION in many ways. They are a strong advocates in education, and many of our volunteers hold the educational rights of their foster youth: attending IEPs, CFTs, and holding educational institutions accountable by ensuring the educational rights of our youth are delivered and maintained. CASA youth have higher rates of graduation and higher rates of college attendance than foster youth who do not have a CASA volunteer. With higher rates of high school and college graduation, Youth who have CASA volunteers have better opportunities for employment, which provides opportunity for them to achieve stable housing.

A CASA volunteer is a sworn officer of the court, appointed by a juvenile court judge to advocate for children who are living in foster care as a result of abuse or neglect. State caseworkers are very busy and usually have an overload of cases, leaving them unable to attend to each individual child with the necessary care and attention required for their needs. The CASA program ensures that someone is looking out for the best interest of each individual child; we know that each child is one caring adult away from a successful future. Each CASA volunteer spends several hours a month with a youth he or she has been assigned. The CASA volunteer is a stable adult, mentor, and – in most cases – the only person who is not paid to be in a child's life. The earlier the INTERVENTION of a CASA volunteer in a foster child's life,

the more opportunities they will have to address the child's trauma and provide a stable, loving relationship that can serve as the essential foundation for healthy relationships across their lifetime.

CASA volunteers take an active role in STABILITY by helping identify permanency options. The CASA volunteer advocates and supports the child's journey through the foster care system by identifying permanent living arrangements, rather than simply allowing the youth to age out of the system. Many CASA volunteers stay with their youth until the end of their dependency case which provides them with a stable, positive, and caring individual who helps with healing from trauma, increases motivation and helps address mental health issues. Research shows that this stability increases high school graduation rates, employment options and strengthens our community.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

The Court Appointed Special Advocates (CASA) program at CAPC began in 2003 and targets our community's most vulnerable children. Currently there are over 1,700 children in San Joaquin County's Foster Care System. Most children are removed due to extreme physical, sexual, and emotional abuse as well as general and medical neglect. About 85% of these families have severe drug addictions and domestic violence as a component of the abuse they inflict on their children.

The decision around who cares for a child that is removed from parental custody rests with the Dependency Judge of the San Joaquin County Superior Court. During this often-lengthy process, the CASA volunteers, advocate for the foster child, with the intent of finding a permanent home for the child as quickly as possible.

These volunteers are sworn in as Officers of the Court and perform as independent investigators for the Dependency Court Judge. CASA volunteers undergo extensive background checks, followed by 30+ hours of classroom training, and many hours of homework and personal research. This training equips them with the skills and tools needed to collect detailed information about their assigned child by interviewing parents, teachers, counselors, probation officers, family members and the child to determine the child's needs.

All CASA volunteers are supported in their efforts by a CAPC Case Manager who provides professional staff support to CASA volunteers, ensuring that children involved with the CASA program receive sound advocacy and early permanency planning. The Case Manager also provides overall volunteer supervision and coordination of case assignments.

CASA volunteers spend an average of 6 hours per month/70+ hours per year with the youth, role modeling basic life skills, providing mentorship and advocacy as well as assisting with permanency. One of the overall goals of the CASA volunteer is to help children in foster care develop placement stability and successful permanency, through reunification, guardianship, adoption or another form of life-long connections, commitment and support.

While the main CASA office is open Monday-Friday 8 am -5 pm, CASA volunteers tend to spend time with their youth in the evenings or weekends. CASA volunteers also attend court and school meetings as well as social service appointments which may fall within the regular work week. The CASA program also hosts evening and weekend activities open to all the CASA youth and their volunteers such as holiday parties, social events like swimming and roller skating and educational nights like resume writing.

The CASA program works! We know that children who have experienced abuse and neglect fare better with a CASA volunteer by their side. Studies have shown that children with CASAs:

- Are more likely to find a safe permanent home
- Are more likely to succeed in school
- Are half as likely to re-enter foster care

Successful funding for the CASA program provides community education, recruitment and the necessary training for new advocates needed to serve our proposed increase in youth. The new advocate trainings will prepare the new CASA volunteer with skills and insight into the unique needs of foster youth so they can effectively advocate for them. This also ensures they are distinctively positioned to support their foster youth in advocating for the needs that, if unaddressed, would cause challenges in their relationships with foster families, schools and peers.
Program is ongoing with no specific start or end date. Services are continuous.

Project Activity or Program Service #	Describe the Deliverable
1	The Trainer will deliver a minimum of 4 classes per year providing the CASA curriculum. Graduates will be sworn in and assigned a CASA youth within 2 weeks.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
The mission of the San Joaquin County Child Abuse Prevention Council (CAPC) is to eliminate child abuse and neglect through prevention, intervention and education. CAPC has been in operation since 1978. Operating Monday through Friday 8-5pm with afterhours appointments available. The CAPC operates out of two main administrative locations in downtown Stockton and provides services county-wide through 23 off site locations, employing over 175 staff. Our programs are free, confidential, outcome-driven, and always delivered with compassion. Services are available in English and Spanish and available to other non-English speaking clients with the help of translation services. We serve anyone in crisis regardless of income, age, gender, ethnicity, physical or mental challenges, religion, or sexual orientation.
The Child Abuse Prevention Council offers direct services under three Departments:
1. Early Education,
2. Family Strengthening, and
3. Clinical Services.

Governed by a 12-member Board of Directors and under the management of a seasoned team of social service professionals, the CAPC is fiscally strong, with a $20 million budget in the current fiscal year, reflecting a combination of federal, state, local governments, private foundations, businesses, and individuals, as well as the United Way and other philanthropic organizations. CAPC is audited annually and is fiscally and programmatically compliant. CAPC's administrative functions are supported primarily by undesignated donations and special event fundraising, with only a small portion (10%) supported by direct service contracts.
The Executive Director reports to the Board and leads a diverse team of highly qualified and committed directors with varying Bachelors and/or Masters degrees in Marriage & Family Therapy, Social work, and Early Childhood Education. Program oversight is provided by the Program Director (PD) who oversees and supports all CAPC programs and

assures programmatic compliance. The PD is the supervisor of the Director of Family Services.

The CASA program is in the CAPCs Family Services Department. The Family Services Department is managed by a team comprised currently of a Director and three Program Managers with over 40 years of combined social service experience. Contract compliance is assured by the Program Director and Family Services Director. Monthly managers meetings (with Board representation) are convened to discuss progress, monitor compliance with regard to contract outcomes, and to collaborate to correct any factors that may need immediate attention to ensure that program requirements are being met. The Family Services Director also facilitates the monthly San Joaquin Child Abuse and Neglect meeting (SCAN) and attends the monthly Child Death Review Team meetings as well as the Fetal Infant Mortality Rate meeting.

Our multi-lingual CASA team consists of the program manager, 4 case workers and the Recruiter/Trainer. The team holds various certifications on topics including: trauma informed practices, therapy for children with attachment related concerns, engagement skills for Transitional Age Youth, Strengthening Families and Protective Factors, various parent education curricula and ongoing trainings in providing crisis-intervention and prevention services to children and families. All CAPC staff are required to regularly train in the areas of signs and symptoms of child abuse, mandated reporting laws, child development, Domestic Violence, cultural competency, vicarious trauma and maintenance of professional boundaries

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

The CASA Program is implemented through the Family Services Department under the umbrella of the Child Abuse Prevention Council and supervised by a Program Manager. The first step of implementation is recruiting and training volunteers. This aggressive recruitment campaign is done by the recruiter/ trainer through outreach, speaking engagements and social media campaigns.

Once volunteers are identified they will attend 30 hours of training receiving the National CASA curriculum. Topics in the curriculum include; courtroom procedures, cultural awareness, adverse childhood experiences and toxic stress, family finding and advocating the special needs of abused and neglected children. The culmination of the initial training is the swearing-in ceremony with the Juvenile Court Judges where CASA volunteers become sworn officers of the Court. We encourage people from all backgrounds and professions to join our volunteer program.

Youth are formally referred to the program via the dependency Judge. Once the youth is matched with the CASA volunteer, the volunteer engages with the child and the stakeholders in their life–parents, family members, social workers, school officials, health providers and anyone else knowledgeable about the child's history. The CASA volunteer also reviews all records pertaining to the child–school, medical and caseworker reports, and other documents. CASA volunteers advocate for the child's best interest in the outcome of their case as well as to ensuring their needs are met while they in the foster care system. Each case is as unique as the child involved. What we do know is that this connection can change the trajectory of a foster child's life.

The CASA volunteer then provides a judge with a carefully researched background of the child to help the court make sound decisions about the child's future. The CASA makes recommendations to the judge on placement and services so that every child can have a safe, permanent home and the opportunity to thrive.
In fulfilling this child-centered role, the CASA performs three separate functions:

- An INVESTIGATOR whose task is to uncover all relevant facts and report them to the court;
- An ADVOCATE for the best interest of the child in the courtroom and in the child welfare and social services systems,

identifying resources and services in the child's best interest; and
• A MONITOR who ensures that court orders are being followed and all services are provided in a timely manner and who brings to the court's attention any new developments, changes, or concerns.

The Program Manager has direct oversight of the program and CASA staff. Volunteers are supervised by the CASA staff who will ensure that the CASA Volunteer has all the tools and information needed to successfully advocate for the child.

Project Deliverable #	Describe the Deliverable
1	Trainer will conduct a minimum of 4 trainings per year
2	Youth will be matched with a volunteer and a Volunteer Coordinator will oversee the volunteers

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
The CASA Growth Plan effectiveness will be measured by:

1. The number of new CASA volunteers sworn in- 42 by end of FY 2023
2. The number of foster children served - 150 by the end of FY 2023

By successfully meeting the goals above we will serve 150 children in foster youth. These youth will benefit from the relationship with their CASA and experience a sense of stability that will lead to higher self-esteem, stronger academic results and better health outcomes.

Deliverable #	Task that Support Deliverable
1	Complete a minimum of 4 trainings per year
2	A minimum of 50 individuals will attend training
3	85% of attendees will graduate and match with a youth
4	150 youth will be served by a CASA 22.23

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
The CASA program serves foster youth throughout San Joaquin County. HUD recognizes foster youth as a priority low-income population. We know that children who have experienced abuse and neglect fare better with a CASA volunteer by their side. Studies have shown that children with CASAs:
• Are more likely to find a safe permanent home
• Are more likely to succeed in school
• Are half as likely to re-enter foster care

Any youth in the SJC dependency system can benefit from a CASA. Research suggests that 95% of the children who have been assigned CASA volunteers tend to spend less time in court and less time within the foster care system than those who do not have CASA representation. Judges have observed that CASA children also have better chances of

finding permanent homes than non-CASA children. Currently, there are over 70 children on the CASA SJC waitlist.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
CASA is a National program, with 44 CASA programs throughout California. In SJC it is run under the umbrella of the Child Abuse Prevention Council. This is a one-of-a-kind program. While there are other mentor programs, CASAs are court appointed by the judge to give recommendations regarding education, foster placements, health and general wellbeing. It is a collaboration between the CAPC, Human Services Agency (HSA) and the dependency courts. CASAs reach out to all collateral contacts, including the youth's social worker, to gather an overall picture of the needs, supports and accomplishments in the youth's life. These updates are then reported to the judge to assist in recommendations regarding the youth.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
The CASA program currently receives financial support from the Judicial Council of the California Courts, Governor's Office of Emergency Services and through various fundraising events hosted by the CAPC Marketing Department. To help sustain the recruitment and funding efforts of the campaign we have assembled a CASA Development Committee. The committee is made up of stake holders from our community which include community members, philanthropists, CASA staff and volunteers. The CASA Development Committee is leading the charge in identification of funding streams (which may include philanthropy, grants, contract, and outreach/ community giving campaigns). The CAPC board is fully committed to supporting the CASA growth plan and marketing campaign. The Development Director will also take leadership in leveraging the city's investment in growing CASA with additional public and private fundraising to create larger impact and growth.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.
We are no aware of any conflicts of interest.

H. ESG

Completed by tnewcomb@nochildabuse.org on 1/19/2022 11:03 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. <u>For ESG only</u> Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by tnewcomb@nochildabuse.org on 12/28/2021 2:33 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
NA

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
NA

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
NA

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
NA

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
NA

I.8. When will construction start and end? Provide a timeline with all critical milestones.
NA

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
NA

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by tnewcomb@nochildabuse.org on 1/5/2022 1:11 PM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☑ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.

The CASA growth plan is a 3-pronged approach which includes recruiting CASA volunteers, building the capacity to serve more children and raising funds to support the additional staff needed with the expansion. In order for the community to participate in the CASA growth plan, we need to educate the community to the depth and severity of the problem. The problem: foster youth leave foster care at alarming rates ill-equipped with the skills needed to graduate from college, hold jobs and find stable housing, the answer, CASA. The recruiter will be utilizing a marketing, publicity campaign which will include community presentations designed to educate our community on the plight of our foster youth. We must educate the community on how they can help change the trajectory of a foster youth's life. The foster youth of San Joaquin County deserve a chance to succeed. With the help of this community, we can meet our goal to increase volunteers and build the capacity to serve more youth per year.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients

The CAPC's 3 main administrative locations are located in downtown Stockton, walking distance from the main bus terminal. This proximity allows anyone in Stockton to have viable access to the CAPC and its programs. The CASA program works primarily with youth in foster care. The CASA volunteers are authorized to transport the youth as needed to visits, events, appointments, court and special events/trips.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by tnewcomb@nochildabuse.org on 1/24/2022 10:03 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

CDBG Budget 22.23 Exhibit B - KV.pdf
CBDG Budget 22.23 budget KV.docx

☑ **Organization Operational Budgets *Required**

21.22 Agency budget.pdf

☑ **Organization Financial Statements *Required**

CAPC Audited Financial Stmts FYE 6.30.20 Final.pdf

☑ **Tax Status *Required**

501 c 3.pdf

☑ **Board of Directors Roster *Required**

CAPC Board of Directors 2021.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Restated CAPC Bylaws 8.13.2020.pdf

☑ **Conflict of Interest Statement *Required**

conflict of interest.pdf

☑ **Organization chart *Required**

ORG CHART 7.1.2020 Revision #3.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Board approval notes Item 3.2b.pdf

☑ **Business License Number *Required**

21-22 Newberry Business License (1).pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

City-of-Stockton_San-Joaquin-Cou_21-22-#1-Liabil_6-21-2021_1684329189_1 (1).pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

HR.001.Employee Handbook CAPC Revised 10.2020.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SAM.GOV info 21.22.pdf

☑ **Key Program Staff Resume *Required**

2021 Danielle Daly resume -1.pdf
Jami Alexander resume.pdf
Trinidad Olivas-Newcomb 1.20.22.pdf

☐ **Title Report**

***No files uploaded*

☐ **Optional Documents**

***No files uploaded*

Submit

Completed by tnewcomb@nochildabuse.org on 1/24/2022 10:49 AM

Case Id: 48540
Name: SJC CASA 22.23 - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Jami L Alexander

Title
Director of Family Services

Date
01/24/2022

Signature
Jami L Alexander
Electronically signed by tnewcomb@nochildabuse.org on 1/24/2022 10:48 AM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Certification page.pdf

Program Overview

Completed by tuleburgpress@gmail.com on 1/13/2022 11:48 AM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by tuleburgpress@gmail.com on 1/13/2022 10:19 AM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds

B. Contact Information

Completed by tuleburgpress@gmail.com on 1/19/2022 2:40 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Tuleburg Press

B.2. Mailing Address
343 E Main St STE 101 Stockton, CA 95202

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Paula

B.4. Last Name
Sheil

B.5. Email
tuleburgpress@gmail.com

B.6. Phone Number
(209) 949-2233

POINT OF CONTACT INFORMATION
B.7. First Name
Paula

B.8. Last Name
Sheil

B.9. Email
tuleburgpress@gmail.com

B.10. Phone
(209) 949-2233

ORGANIZATION CONTACT INFORMATION
B.11. Website
tuleburgpress.com

B.12. DUNS Number
59,680,084

B.13. EIN Number
464,171,927

B.14. Business License Number and Expiration Date
22-00130155, October 31, 2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
4

B.17. Number of Volunteers
25

C. Funding Request

Completed by tuleburgpress@gmail.com on 1/19/2022 2:01 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
The Write Place

C.2. Project Site Location
343 E Main St STE 101 Stockton, CA 95202

C.3. Funding Requested in this application
$35,000.00

C.4. Other funds already secured for the project
$69,950.00

C.5. Total Cost to Complete Project
$164,950.00

C.6. Other funds not yet secured
$60,000.00

D. Organization Information

Completed by tuleburgpress@gmail.com on 1/18/2022 2:10 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
As a non-profit publishing company, Tuleburg Press fosters literacy in our diverse community by identifying, publishing, and/or mentoring emerging, talented, local writers, especially those who write about life in the Central Valley. To that end, the organization operates THE WRITE PLACE, a creative writing and book arts center in downtown Stockton, CA, providing a public service that benefits low and moderate income persons that will increase writing proficiency and confidence through guided projects and making and printing books of their own.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	51
Low Income (50%-80%)	28
Very Low Income (30%-50%)	127
Extremely Low Income (Less than 30%)	137
	343

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	201	118
Black/African American	55	3
Asian	25	1
Am. Indian/Alaskan Native	15	8
Native Hawaiian/Other Pacific Islander	8	3
Am. Indian/Alaskan Native & White	0	0
Asian & White	1	1
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	38	11
	343	145

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	14
Female Headed Households	67
Seniors	17

Youth	27
Homeless	71
	196

E. Project Funds

Completed by tuleburgpress@gmail.com on 1/19/2022 2:45 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
We are submitting only one application.

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG			$0.00		$0.00
FY2017/18 ESG			$0.00		$0.00
FY2018/19 CDBG			$0.00		$0.00
FY2018/19 ESG			$0.00		$0.00
FY2019/20 CDBG	The Write Place	City	$25,000.00	Completed	$0.00
FY2019/20 ESG			$0.00		$0.00
FY2020/21 CDBG	The Write Place	City	$35,000.00	Completed	$0.00
FY2020/21 ESG			$0.00		$0.00
FY2021/22 CDBG	The Write Place	City	$30,000.00	Underway	$25,322.00
FY2021/22 ESG			$0.00		$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
Proposed funding for The Write Place July 22- June 23

San Joaquin County CDBG Grant $10,000 Projected
Stockton Arts Commission Grant $7,200 Applied
Fully Booked Annual Fundraiser $20,000 TBD
Cares Arts and Culture $10,000 Applied
Fees $9000 Projected

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
Affordable housing and economic development projects dominate the local CDBG awards. Tuleburg Press/The Write Place, as a Public Service project, provides creative and much needed literacy programming in our community. Our position downtown is more than a physical space; we are also heavily engaged in social engagement and community activism around arts and culture, traditionally underserved areas in Stockton.

Tuleburg Press does not use CDBG funds to match grant funds as this revenue source is highly competitive on the local level and subject to tremendous uncertainty at the federal level. However, receipt of these funds and our cautious stewardship of these resources has increased our credibility in the community with corporate sponsors. We have been able to sustain our local fundraising efforts for five years in a row, but every year we are looking at new and increased local corporate funding.

The CDBG funds are the ONLY funds that permit operational expenditures. We must receive CDBG funds to remain downtown. When we first applied for CDBG funding the amount was 1/3 of our budget. For this application the amount requested is 1/5 of our budget.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
The project service area is the county with primary emphasis in Stockton.

Tuleburg Press uses a HUD Beneficiary Certification Statement updated every April to reflect the new HUD income guidelines. We also print the form in English and Spanish to help with completion.

Clients take classes at our site or during an outreach activity, such as a festival, or when we take programs offsite to community centers or other program sites. Often we are dealing with minors who arrive without parents or guardians or with schoolchildren and their teachers. Getting the 100% of the data forms for all our classes or events has proven impossible.

Therefore, we are relying on federal definitions of low income based on free or reduced lunch eligibility when we are dealing with local school field trips. We are also focusing our outreach to San Joaquin Housing Authority operated community centers, the Stockton Shelter for the Homeless, and to Title I elementary schools where federal low-income levels are predetermined.

We are attaching the LMISD Map (Schools.png) based on 2006-2010 ACS, and noting the locations of schools and centers in which we operate. SUSD Hoover Elementary School is a Title 1 school where 82.2% of the students are socio-economically disadvantaged and 16.7% are English language learners.

We did not see an upload for these files under REQUIRED DOCUMENTS, so they are added to our OPTIONAL DOCUMENTS: HUD Self-Certification forms in English and Spanish and LMISD (Schools/png) Map

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
Yes

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The requested CDBG funds for 2022-2023 will cover rent, utilities (heating/air and partial internet) and insurance at The Write Place, a project of Tuleburg Press. The success of the project is dependent on having an open to the public downtown book arts center.

The center is where all supplies and equipment are gathered, displayed and stored. Book arts specific equipment includes paper marbling and paper making vats, 5-gallon buckets, drying racks, display cases, sewing frames, foiling machines, book presses, hydraulic paper presses, letterpress printers (the Golding #3 Pearl and the Chandler & Price), paper cutters, board shear, more than 100 drawers of type, a full-color printer; our 500-book library of art, writing and poetry books, paints, inks, papers of all weights and colors, brayers, brushes, book cloth and leather, etc.

The center is where staff and volunteers are trained and where monthly classes are held, field trips occur, and the community gathers to celebrate reading and writing when we present authors, such as the state poet laureate or launch a new book published by Tuleburg Press.

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
HOURS
The primary unit of service are classes/workshops or community outreach HOURS (Stockmarket, Collide, Earth Day, Cinco de Mayo, Dia de los Muertos, Black Family Day, etc). We have chosen hours because all of these service objectives have variable hours.

NUMBERS
We also track numbers of classes provided and numbers of resource materials distributed.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	350
Households	0
Other	0
	350

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
As a non-profit publishing company, Tuleburg Press fosters literacy in our diverse community by identifying, publishing, and/or mentoring emerging, talented, local writers, especially those who write about life in the Central Valley.

To that end, the organization operates THE WRITE PLACE, a creative writing and book arts center in downtown Stockton, CA, providing a public service that benefits low and moderate income persons that will increase writing proficiency and confidence through guided projects and making and printing books of their own.

We have ongoing meetings with downtown area schools to introduce classes at THE WRITE PLACE. We offer introductory workshops at no or minimal cost, with scholarships available for low income participants. We meet with the San Joaquin County Office of Education, Teach for America, Worknet, The Pride Center, and teacher preparation programs at Humphrey's, University of the Pacific, Delta College, and Stanislaus State.

We will continue to expand our social media outlets, and our community newsletter. We appear periodically on radio KXVS cultural and Spanish-speaking programs.

We continue to expand a coded database of Tuleburg Press contributors (financial and other), students, local VIPs, and persons/organizations with a “need to know.” We already participate in community events and activities of other organizations, e.g., Chambers of Commerce; Stockmarket and solicit speaking opportunities to community groups, e.g., Rotary, Lions, League of Women Voters, et al.

The project will serve participants by coordinating and collaborating with the Chicano Research Center (Latinx), the Stockton Shelter for the Homeless (Unhoused), Fathers and Families (Low Income), The Pride Center (Youth/LGBTQIA+), and the Family Resource and Referral Center (Youth, Low Income).

Primary service delivery will be at THE WRITE PLACE in Cort Tower, downtown Stockton, CA.

F. Project Impact

Completed by tuleburgpress@gmail.com on 1/19/2022 11:53 AM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	154
Low Income (50%-80%)	49
Very Low Income (30%-50%)	53
Extremely Low Income (Less than 30%)	94
	350

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	125	35
Black/African American	45	6
Asian	30	5
Am. Indian/Alaskan Native	4	1
Native Hawaiian/Other Pacific Islander	5	1
Am. Indian/Alaskan Native & White	3	0
Asian & White	5	0
Black/African American & White	10	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	123	110
	350	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	25
Female Headed Households	85
Seniors	40
Youth	160
Homeless	40
	350

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	1	322	278
2020-2021 (Anticipated)	1	254	211
2021-2022	1	350	245
	3	926	734

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

The Write Place will conduct workshops in creative writing, letterpress printing, papermaking and bookbinding for adults and children either at its downtown location or a school or community sites; refurbish and upgrade one elementary school library; and provide printing services for low income students and the unhoused.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

In Feb. 2017, Tuleburg Press established The Write Place, modeling it after 826 Valencia in San Francisco and 916 Ink in Sacramento.

THE WRITE PLACE is the ONLY creative writing and book arts center in the San Joaquin Valley. There is a writing center in Sacramento, but it does not offer bookmaking or letterpress printing. There are no literary publishers in Stockton other than Tuleburg Press.

We are providing service. training, and creative opportunities that are only available otherwise in the Bay Area and for free or at 1/4 the cost, prices that our community can afford. It is imperative that Stockton continues to grow its arts and culture scene. The Write place joins the Haggin Museum, the Stockton Symphony, the Children's Museum, etc. in providing needed services and opportunities.

G. Project Narrative

Completed by tuleburgpress@gmail.com on 1/19/2022 12:21 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☐ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Prevention: Research shows that engaging youth and adults in project-based learning enhances student performance, increases motivation and engagement. The process of making a book from scratch increases creativity, critical thinking, collaboration, and communication. People of all ages need these skills to help navigate everyday circumstances. Having a sense of oneself as a creator, as problem solver, and as a contributor builds self-esteem and confidence that allows people to withstand negativity and overcome obstacles.

Early Intervention & Intervention in General: The arts are therapeutic. Many of our participants have experienced trauma through domestic violence, street crime, fosterage or homelessness. They lack stable families. They have mental illnesses, including PTSD. For children the early intervention and attention is key to later educational success. While it is true that people must attain the basics as Maslow described: food, clothing, shelter before they can self-actualize, Tuleburg Press takes up in conjunction with other service providers to add the educational component addressed in Bloom's Taxonomy: (1) knowledge, (2) comprehension, (3) application, (4) analysis, (5) synthesis, and (6) evaluation. Bloom's taxonomy provides a systematic way of describing how a learner's performance grows in complexity when mastering academic tasks.

Transition: Our writing and book arts programs are beneficial, especially for participants who need quiet, focused time with no distractions. Two of our programs – the Transformational Writing Group and Pieces to Peace Project specifically address "writing trauma out of the body."

At one writing workshop at the Children's Home of Stockton, the four female participants were agitated due to the attempted suicide of one of their cottage members. All had witnessed the event and the girl being taken away in the ambulance. I asked them to sit and write about what had happened. They didn't have to share and they could destroy

the writing at the end. They just had to write the experience "out of the body."

Remarkably, the participants, ages 15-18, wrote for significantly longer than was required, and read out loud what they had written. The narratives were honest and detailed. One participant had experienced the death of her brother from an overdose, so the event was traumatically triggering. Between my facilitation and the intervention of their cottage administrator, all participants left the session relieved of some of the pressure of the day.

These testimonials are from Fall 2021 work with the Children's Home of Stockton:

Ashton, 16. Thank you for allowing me to have the opportunity to experience your workshop. I loved the process of making my own book. I also loved being able to express my feelings in your writing group. I enjoyed the whole thing. If I could go back and do the whole thing all over again, I would.

Logan, 15. Thank you for teaching me how to make paper out of clothes. Maybe I will come back. It was fun. (What is significant about Logan's few remarks is that it took him several visits to the center before he was engaged. He was always quiet and wrote little, but the impact was bigger than he acknowledges. He was able to resume visits with his father.)

Administrator Mike M. The kids love their journals. They are very precious to them. They take them everywhere.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.
Project: The Write Place

The Goal of The Write Place is to educate the public -- youth and adults -- about the book arts (papermaking, letterpress printing and bookbinding) and to develop book artist in our community in order to foster literacy.

Activities as follows:

1. Writers-in-Residence for 4-6 Grades:
Objective is to serve at-risk youth with male teacher role models, engage them in reading and writing through the hip-hop music genre, and enhance their creativity and artistic output. 3 days a week, 1 hour sessions during the school year.

2. Classes
a. Write Place Objective is to expand the community's appreciation of the book arts and to develop book artists who can teach and make product to sell via Etsy, eBay, Stockmarket, etc. through bookbinding, paper making and letterpress printing. Classes are schedule according to instructor availability and range from 3-8 hours in length. Classes run year round, 3-4 per month.

b. Pieces to Peace: Transformative Writing Project.
Working with CBOs, we identify clients affected by trauma and/or with mental health issues.
Objective is to rag pulp an article of clothing, make paper, and make a journal.
Objective is to write in monitored, therapeutic sessions to reduce anxiety, depression and guilt. Sessions are twice a

month for 2 hours each.

c. one. Charter Elementary School for homeless students.
Provide on-going arts curriculum support as needed throughout the school year.
Objective is to enhance reading and writing skills and develop creativity and confidence in homeless children. Children come to the center for supplemental writing instruction twice a week during the school year.

3. Children's Book and Fund Drive
Maintain current level of performance with selected SUSD Title 1 School
Objective is to upgrade one library a year, weeding collection, updating collection, establishing a circulation routine.
Activity occurs during the school year. Approximately $5,000 cash and 2500 books per school,
Goal is to get all SUSD elementary libraries back into operation.

4. Research and development of community writing programs, such as Tent-2-Tent, zine development, printing services, chapbook creating, anthologies, manuscript review, book editing.

Project Activity or Program Service #	Describe the Deliverable
1	Writer-in Residence: 3 days a week, 1 hour sessions during the school year.
2	Classes: Write Place Classes run year round, 3-4 per month; Pieces to Peace Sessions are twice a month for 2 hours each; one.Charter Elementary *homeless students) come twice a week during the school year.
3	CBFD SUSD Elementary Library raise approximately $5,000 cash and donate or buy with those funds 2500 books per school,
4	Ongoing creation of programs to meet assessed community needs.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Tuleburg Press was formed in 2012 with a grant of $1,250 from the Marian Jacobs Literary Forum and received nonprofit status in Dec. 2013 and its IRS Tax Exemption in August 2014.

With $28,000 in the bank in Feb. 2017, Tuleburg Press established a writing center in downtown Stockton to serve writers of all ages. Modeled after 826 Valencia in San Francisco and 916 Ink in Sacramento, the center – called THE WRITE PLACE– offers creative and expository writing and publishing opportunities for students and adults and professional development for teachers in teaching writing.

In addition, the center is a venue for book clubs and adult writing groups, such as NaNoWriMo. At night and on the weekends, the center offers books arts workshops to the public, such as letterpress printing, bookbinding and papermaking.

THE WRITE PLACE provides the location and access to writing supplies and creative projects to enhance the lives of marginalized groups: Kelly's Angels Foundation, STAND, Open Door Services for Disabled Adults, one.Charter Elementary School for Homeless Children and Civic Pride Independent Academy, Stockton Family Shelter, Conway

Homes and Sierra Vista, San Joaquin Housing Authority

2013-Present -- Publishing
The primary work of the parent nonprofit Tuleburg Press is to support the publication of local writers. To date, Tuleburg has published nine (9) books of literary and educational merit that have sold well at Delta College and throughout the region.
· 55 and Counting, a book of poetry by David Walden
· Desperation Passes by Phil Hutcheon
· A Lady's Place, the history of Stockton's Philomathean Club by Mary Jo Gohlke.

Books published in 2018:
· The Last Real Hobo, by Galt resident Terry Albritton.
· The Great Chinese New Year's Race and Other Children's Plays by Heather Rule.
· Lost and Found: A Collection of Haiku on Love, Loss and Life by Barron Sudderth.

Books published in 2019:
· There's Goose in My Tree by Debra K. Johnson

Books published in 2020:
· The Doughboys of San Joaquin County by Elaine Dixon-Ugarkovich

Books published in 2021:
My Spiritual Walk as A Wolfhound: A Grunt in Vietnam by Joe Maes

2016-Present--Fully Booked (Annual fundraising dinner)

Our signature fundraising event "Fully Booked" is held in fall. It has netted an average of $20-$25,000. Profits are restricted to THE WRITE PLACE, the focus of this application.

Past and Present Sponsors include: The Port of Stockton, Cortopassi Family Foundation, AG Spanos Companies, University of the Pacific, San Joaquin Delta College, Iacopi Lenz Accounting, Friends of the Stockton Public Library, Animal Protection League, Donald and Susan Lenz, Property Management Experts, Stocktonians Taking Action to Neutralize Drugs (STAND), Derivi Castellanos Architects, Stockton Arts Commission, Channel Brewing, The Stockton Ports, The Stockton Arena, Food4Less, SJ Assessor Steve Bestolarides, SJ Supervisor Kathy Miller, Thomas Zuckerman, Assemblywoman Susan Eggman, Lee Neves, and San Joaquin Community Foundation, Financial Center Credit Union.

The event allows us to educate the public about the book arts and the power of writing to effect change. Short films on writing in the community and presentations by the Stockton poet laureate form the program.

2015-2018 -- Community Building

For 2015-16, Tuleburg Press was a recipient of office space and resources at Huddle/Ten Space, having competed in the Huddle Entrepreneur Lab pitch competition against other entrepreneurs.
We developed BiblioKids and provided a summer book arts camp at Taft Community Center in June, 2017.

Our 2018 Summer/Fall offerings included a 2-week Book Arts Camp for Kids, and two 4-week “DIY Zine” workshops, one for kids and one for adults, partially funded by the California Arts Council and the Stockton Arts Commission.

Throughout 2018, Tuleburg Press participated in every ArtSplash, El Concilio’s 50th Anniversary Cinco de Mayo Festival, in every Stockmarket, in an Eleanor Project at The Haggin Museum, Family Day at the Park, and held a teambuilding papermaking workshop with the Highwater Brewing Company staff!
We went all out for Stockton Arts Week, collaborating with the Mexican Heritage Center on its Dia De Los Muertos Festival – creating gigantic hats a la Catrina -- and offering a day-long printing workshop and tour of the unique Utility Covers downtown, created by artist Molly Toberer and installed in 2004.

We presented Leanne Grabel, Seattle poet and Stockton native; Derek Moore, a Pulitzer Prize-winning journalist, who was part of the team that covered the Sonoma fires last year, and Dan Gioia, California’s Poet Laureate. These programs were attended in total by 150 people.

We are a partner with the Stockton Arts Commission and Visit Stockton.com on Stockton Arts Week/Collide Fest for 2019.

2013-Present -- Child Book and Fund Drive - Library Enhancement Program
The library enhancement program was adopted by Tuleburg Press in 2013. The program was begun four years early by a Delta College professor, Sam Hatch. Schools are chosen according to low-income and free-lunch status. Priority is given to the schools without existing libraries or library technicians.

Totals for the Tuleburg Press Children’s Book and Fund Drive
Funds raised for local schools $50,100
Number of books provided 22,415

Activities during July 2019-June 2020. Hampered by the Covid-19 pandemic in 2020, we still maintained an important presence in the community.

Tuleburg Press Children's Book Fund Drive (TPCBFD) 2019-2020 - Cleveland School (Title 1 School) Consultation, weekly meetings in the library, weeding the stacks, purchasing new books, and setting up new scheduling for student check out Cleveland School received $5,893 in cash and 841 books. (8 months x 4 weeks x 3 hours/mo, 112 hours)

Afterschool Program at The Write Place
Operated Aug-March, 2020 then closed, serving nine families with daily activities including homework help, reading, creative writing and cursive development, bookbinding, and letterpress printing.(5 days a week/2.5 hr X 10 weeks, 125 hours)

100 Resource Packets Distributed
Spring Writer in Resident – Orlando Molina “Dino Rhyme Flow” was working at Sierra Vista-SJ Housing Authority. When we shut down, we created 100 packets with his Rhymosaurs books, stickers, pens, paper, crayons and an anthology of the students’ poetry. He delivered these door-to-door. (preparation and delivery 4 hours)

30 Resource Packets Distributed
Book/Supply Drop to one. Charter Elementary School included books and arts supplies for 30 students. (preparation and delivery 4 hours)

Free printing for students and teachers May through September. We promoted this service to University of the Pacific and to Delta College and printed curriculum, handouts, study materials and student notes. (30 Students served, 2 hour printing time and distribution, 60 hours)

Activities in July 2020-June 2021:

Community Medical Centers (CMC) Words Outspoken workshops at Hatch Workshop's outdoor space Hatch during June-August. We produced a transformative book art program using traditional papermaking processes as a form of trauma therapy, social engagement, and community activism. (35 participants served, 16 workshops, 60 hours)

CMC Pieces to Peace Sept to Present workshops at The Write Place working with client referrals to process trauma and experience through papermaking. We produced a transformative book art program using traditional papermaking processes as a form of trauma therapy, social engagement, and community activism. (20 clients served, 5 hours prep and workshop,100 hours)

Stockton Strong Community Support Grant with Orlando Molina/Rhymosaurs. We distributed book supplies and learning materials to families with the SJC Housing Authority at Sierra Vista and Conway. Youth were encouraged to participate in hip-hop and poetry classes via Zoom. Free laptops and hotspots were made available through SJC Housing Authority. (30 Families served, 5 laptops/hotspots distributed)

City of Stockton Community Support Grant in collaboration with other arts organizations such as Hatch Workshop, CCHAI, Stockmarket, Placeholder, and Stockton Art League, to host free social-distanced letterpress, bookbinding, paper marbling, and zine workshops during the months of October through December. (42 participants,7 workshops, 87 hours)

Held our annual Fully Booked fundraiser virtually. We created a 25 Video library highlighting video interviews and demonstrations from community partners and included virtual tours of The Write Place. This content is evergreen on our YouTube page and helped publicize local artists, writers, and literary resources. (25 volunteers, 25 videos, 1010 hours)

Transformative Writing Group met bi-monthly 2 hour writing sessions for an average attendance of 6 writers (288 hours)

Held Music Box Fundraiser with board donation of 35 vintage music boxes.

Developed Tent-2-Tent, a local newsletter for people experiencing homelessness with supplies them with resources and recent events. (600 newsletters distributed, featured front page The Record, Feb 1, 2021)

Completed the first Pieces to Peace Veterans Writing Project through a California Arts Council grant. We compiled participants' stories and material for a short video documentary and began the process of publishing one of the veterans' manuscripts. (30 Participants, 9 workshops/writing sessions, 75 hours)

Distributed approximately 5,000 books to community Little Free Libraries.

Completed a California Arts Council grant by hiring four writers to engage the community in online zine workshops for youth and adults and to participate in monthly writing exercises. (57 households reached and 300 art kit bags distributed at Covid-safe events).

July 2021-Present

Tuleburg Press Children's Book Fund Drive (TPCBFD) 2020-2021 - Hoover Elementary (Title 1 School) Consultation, weekly meetings in the library, weeding the stacks, purchasing new books, and setting up new scheduling for student check out Hoover School received $5,993 in cash and 221 books. Faculty will use cash donated to buy new books. (8 months x 4 weeks x 3 hours/mo, 112 hours)

Afterschool Program at The Write Place

Partnered with Unbound in July 3 workshops geared 21 students/3 instructors/9 hours.

Hired Summer Intern for The Write Place.

Reopened The Write Place August 2021, serving nine families with daily activities including homework help, reading, creative writing and cursive development, bookbinding, and letterpress printing.(3 days a week/2.5 hr X 10 weeks, 75 hours)

Community Medical Centers (CMC) Words Outspoken Event in November. We engaged three participants in performing in the live-streamed capstone event of turning trauma into art. healing through transformation. (3/12 hours)

CMC Pieces to Peace Sept to Present workshops at The Write Place working with Children's Home of Stockton residents to process trauma and experience through papermaking. We produced a transformative book art program using traditional papermaking processes as a form of trauma therapy, social engagement, and community activism. (21 participants/180 hours)

Held our 6th annual Fully Booked fundraiser virtually. We engaged nine local artists in an Artists Challenge to create side tables for our auction. Promoted Tuleburg Press/The Write Place through a virtual auction of art, books, jewelry and ceramics created or donated by local artists/supporters. We acknowledged epic donor the Port of Stockton and local comic artist Stephen Bentley for their commitment to literacy and the book arts.

Transformative Writing Group met bi-monthly 2 hour writing sessions for an average attendance of 6 writers (288 hours). We published 600 copies of a 65-page chapbook of writers' works and distributed for free throughout the community.

Partnered with Sligo Scholars to fund and send 3 local post/writers to the annual Yeats Summer Institute in Sligo, Ireland, July 28-Aug 5, 2022. Raised $7,500 through foundations for these scholarships.

Partnered with San Joaquin Delta College to promote and publish a Youth Poetry Anthology. Coordinated by Professor Gabrielle Myers, local high school and college English teachers received a request to participate and lesson plans for several poetry forms. The theme is Stockton and Its Environs: Poems of Place. Publication due in April, 2022.

Increasing The Write Place Community Studio Memberships so individual artists can utilize the space and equipment for their own book arts projects.

Supported our Writer in Residence, Orlando "Zeps" Molina" with the publication of his fourth book in the Rhymosaurs

series.

With Covid restrictions lifted, we offered four (4) book arts workshops in December: paper marbling, letter press printing, drum leaf binding, Coptic binding. 18 participants/20 hours

Delivered 2,800 books to community Little Free Libraries. These books were donated to Tuleburg Press by local businesses after estate sales.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?

Tuleburg Press, a nonprofit 501 (c) 3 founded in 2012, is an organization managed solely by its board of directors, who represent a culturally and ethnically diverse background similar to that of our region. All Tuleburg Press board members are active in the community in various types of art and literary expression.

Collectively they hold decades of award-winning experience in writing, reporting, publishing, the arts, and community service, as well as other professional experience in business, non-profit, and program development and management.

STAFF: The board is chaired by Paula Sheil, a graduate of the University of the Pacific (UOP) who currently teaches English composition as a tenured instructor at San Joaquin Delta College (SJDC). She has written for, founded, and published two art and literature magazines and quarterlies; Artifact (SJDC student publication), and Zambomba! (Poetry quarterly), which generated nation-wide publication of some of her poetry pieces and the works of poets across the country. Before joining the faculty at Delta she wrote feature stories for The Record, Stockton's local newspaper, for 10 years. Her board experience includes current board member status of the Stockton Arts Foundation and being the chair of the Marian Jacobs Literary Forum. She is a past president of the Stockton Arts Commission. Both her writing and community work have earned her awards from the California Newspaper Publishers Association (CNPA), a STAR Award from the Stockton Arts Commission, and the Susan B. Anthony Award for her work in the creative arts.

Sheil also manages The Write Place. Past college interns and current center staff members have arts and education training. Sheil coordinates/manages The Write Place as a volunteer. There are two part-time staff: one administrative/grant writer and the other a studio manager. All are background checked and tested for tuberculosis.

ACCESS - Centrally Located Downtown:

Tuleburg Press leases space in Cort Tower and began developing its book arts curriculum and building out the papermaking and letterpress studios in 2017. On March 1, 2022, Tuleburg Press/THE WRITE PLACE will celebrate its 5th Anniversary as a creative writing and book arts center.

Primary service delivery will be at THE WRITE PLACE in Cort Tower, downtown Stockton, CA in order to maintain client accessibility. Local transit is accessible downtown. We are located one block from the RTD Transit Hub.

Client/participants are solicited from networking with other CBOs, through social media and general press announcements, and through our growing database of participants.

Project Deliverable #	Describe the Deliverable

1	Primary deliverable to get our client participation back to pre-Covid numbers.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
Retention, completion and making stated goals are indicators of success.

We require sign-in sheets at every class or event to track participant hours.

We use participant satisfaction surveys for each class/workshop/event for marketing.

We require HUD Beneficiary Qualification Statements to tract required HUD data. And maintain 51% or better low-income participants.

We seek to reach 70% of our established participant load, on a project-by-project basis.

Because we established the physical location of the book arts center in downtown Stockton with local support bolstered by CDBG funding, we track all the required HUD demographics and have been more successful each year in meeting our numbers.

During the Covid-19 pandemic, we are grateful to the Stockton/San Joaquin leadership for the relief funds that we were able to secure because we have weathered this crisis. We have not served as many individual participants this year due to the pandemic, but all of the funds we received kept artists working and engaged with the community. Continuing support from major San Joaquin County firms, local arts agencies, and the California Arts Council are also measures of success.

1. Established stronger collaboration with local CBOs
2. Secured NEW funding from local and national foundations

Deliverable #	Task that Support Deliverable
1	Collaborating with Community Medical Centers, we will explore other underserved client populations (in addition to homeless and veterans)
2	Increase corporate or foundation funds by 5%

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
The Write Place service area is predominately Stockton-based and immediately outside the city limits in the county, such as Taft Community Center and Taft Elementary School on Downing Ave, Stockton, CA 95206.

THE WRITE PLACE is primarily for students, though there are fee-for-service programs for adults. The students identified in the downtown area are largely Hispanic/Latino. The majority are language learners and their English language skills are far below the state average. This population in general is identified through state and local data collection processes.

Empirically, our society has come to realize the direct correlations between literacy and quality of living. Literacy rates

have become a common indicator for a range of issues, from health to drop-out rates and to poverty levels, to likelihood of incarceration. Tuleburg Press works to encourage, stimulate, and strengthen both literacy and the literary arts in the interest of improving the overall quality of life for Stocktonians by providing one of the most crucial skills in building a prosperous and meaningful life. These skills apply to both vocation and professional careers
.
Given the available data on student populations in the targeted area, it is our belief that being a “student” in Stockton is eligibility enough.

In terms of adults, current Census information from the US Department of Education determined that currently 61% of the population in the primary zip code of South Stockton has completed high school or equivalency level of education, which is 20% lower than the national average
.
From the perspective of the writers and educators at Tuleburg Press one necessity in resolving these issues is evident, and that is the opportunity for the community to engage in art and literature in the interest of promoting literacy, inspiration, and hope. Improvement in literacy rates increase people’s success in attaining quality education, and education enhances the other essential quality of life factors, such as health and employment. To us, addressing the disparities that burden our community begins with reading and writing. We are teaching new generations the fundamentals of the craft of book making and offering the community a gathering place for ideas.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
THE WRITE PLACE is the ONLY creative writing and book arts center in the San Joaquin Valley. There is a writing center in Sacramento, but it does not offer bookmaking or letterpress printing. There are no literary publishers in Stockton other than Tuleburg Press.

Collaborations exist with agencies that promote literacy: Friends of the Stockton Public Library, Reach Out and Read, San Joaquin A+, The Record’s Family Literacy Day in the Park, and Read to Me are just a few of the many that promote reading; THE WRITE PLACE fills in the literacy gap with writing.

Major collaborations in 2020-21 include Pieces to Peace with Community Medical Centers and the Children's Home of Stockton, Hoover Elementary School and one.Charter Elementary School. All provide program participants.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
1. Tuleburg Press/The Write Place continues to seek additional art grants and arts foundation funding.
2. We will increase our product revenue stream from letterpress printing poetry broadsides, letterhead, and greeting cards.
3. We will increase participation in our CRM (customer relationship management) database.
4. Revitalize the Stockton Arts Foundation, a 501 (c) 3, with other artists and arts venue providers.
5. We will lobby the City of Stockton to restore the $1.3M Arts Endowment that was lost in the bankruptcy.
6. We will engage local funders in support of the Arts Foundation similarly to the way our community has participated in the San Joaquin Community Foundation.
7. We will continue to seek contracts with local schools.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of

Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

We have no board members who pose a conflict of interest with community boards, commissions or committees, or who are City Council Members or City employees. However, Joel Reyna, Jr., a member of the board, the Field Representative for CA Senator Susan Eggman, District 5.

H. ESG

Completed by tuleburgpress@gmail.com on 1/19/2022 2:02 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
N/A

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.

I. Public Facility Project

Completed by tuleburgpress@gmail.com on 1/13/2022 2:40 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by tuleburgpress@gmail.com on 1/13/2022 2:36 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☐ **Accessing and utilizing "un-tapped" resources**

☑ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
We have found that transportation has been the biggest barrier to servicing low-income participants. The focus of our efforts now are to deliver more programming on site: community centers, shelters, schools.

We have painted and outfitted a small trailer with papermaking and printing equipment so that we can set up on site whether it's at a school or community playground or park. We successfully utilized our colorful trailer and printing equipment at the Stockton Arts Commissions "Collide" arts festival in October, 2019. We have the required insurance for this rig.

Our plan is to use this trailer set up to take our programs to locations where the participants cannot come to us downtown.

We received funding from the Manteca-based Raymus Foundation for portable bookbinding and letterpress printing equipment to make our practices portable.

We have also applied to the Stockton Arts Commission to set up at 10 community-based, ethnically diverse festivals and serve larger populations in outdoor, Covid-safe environments.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
The Write Place is located one block from the downtown RTD transfer station.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by tuleburgpress@gmail.com on 1/19/2022 2:28 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

22-23 Project Budget.pdf

☑ **Organization Operational Budgets *Required**

21-22 Actual Budget.pdf
22-23 Operational Budget.pdf

☑ **Organization Financial Statements *Required**

IRS 2020 Taxes.pdf
Audit Report 2021_Tuleburg Press_Signed.pdf
Balance Sheet Dec 31 2021.pdf
P&L Dec 31 2021.pdf

☑ **Tax Status *Required**

Tuleburg IRS EIN.pdf

☑ **Board of Directors Roster *Required**

Roster Rev 12.31.2021.docx.pdf

☑ **Articles of Incorporation/Bylaws *Required**

TP_Articles_of_Incorporation_11_1_13.pdf

☑ **Conflict of Interest Statement *Required**

TP Conflict of Interest.pdf

☑ **Organization chart *Required**

Tuleburg Press ORganizational Chart.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Tuleburg Board Authorization City.pdf

☑ **Business License Number *Required**

Business License 2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Tuleburg Updated WC Cert with All Policies.pdf
WC Waiver Subrogation.pdf
Tuleburg GL AI Endt (1).pdf
Tuleburg Additional Insured and Endts (1).pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

TP Policies_Procedures.pdf

☑ **Use Permit/State License (as applicable)**

Business License 2022.pdf

☑ **Rental or Lease agreement**

Lease for Cort Tower, Ground Floor.doc
Tuleburg Addendum V 2020-2023 (1).pdf

☑ **Evidence of Site Control**

N:A.pdf

☑ **SAM.gov - screen shot of sam.gov registration *Required**

SamRegistration_Screenshot2022.png

☑ **Key Program Staff Resume *Required**

JessicaFong11_2021Resume.pdf
Sheil RESUME 2022 REV.pdf

☑ **Title Report**

N:A.pdf

☑ **Optional Documents**

2020 Annual Report (2) (1).pdf
22552-Wolfhound COVER.pdf
CMC_P2P_TuleburgPress_workshop_flyer.pdf
Sligo Flyer (3).pdf
21_22 HUD Form.docx.pdf
Spanish HUD_Form_docx.pdf
Schools.png

Submit

Completed by tuleburgpress@gmail.com on 1/19/2022 2:47 PM

Case Id: 48603
Name: Tuleburg Press - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Paula Sheil

Title
President

Date
01/19/2022

Signature
Paula Sheil
Electronically signed by tuleburgpress@gmail.com on 1/19/2022 2:28 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
City CDBG Certification.pdf

Program Overview

Completed by upliftallfoundation@gmail.com on 1/22/2022 8:16 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Last modified by upliftallfoundation@gmail.com on 1/22/2022 6:36 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☑ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Public Service

If using ESG funds
Street Outreach

B. Contact Information

Completed by upliftallfoundation@gmail.com on 1/23/2022 11:24 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Uplift All Foundation

B.2. Mailing Address
6351 St Andrews Drive Stockton, CA 95219

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Chinu

B.4. Last Name
Mehdi

B.5. Email
chinu60m@yahoo.com

B.6. Phone Number
(209) 609-3674

POINT OF CONTACT INFORMATION
B.7. First Name
Chinu

B.8. Last Name
Mehdi

B.9. Email
chinu60m@yahoo.com

B.10. Phone
(209) 609-3674

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.upliftallfoundation.org

B.12. DUNS Number
99,175,743

B.13. EIN Number
814,647,810

B.14. Business License Number and Expiration Date
50697 | December 31, 2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
7

B.17. Number of Volunteers
50

C. Funding Request

Completed by upliftallfoundation@gmail.com on 1/23/2022 11:26 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
Loads of Hope, 3-Van Fleet Operations 2022-23

C.2. Project Site Location
Multiple high propensity homeless sites within the City of Stockton 316 N El Dorado St Stockton, CA 95202

C.3. Funding Requested in this application
$303,864.00

C.4. Other funds already secured for the project
$94,920.00

C.5. Total Cost to Complete Project
$398,478.00

C.6. Other funds not yet secured
$0.00

D. Organization Information

Completed by upliftallfoundation@gmail.com on 1/22/2022 8:47 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
The mission of Uplift All Foundation is to inspire and empower the homeless in our community.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	100
	100

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	688	215
Black/African American	341	0
Asian	46	0
Am. Indian/Alaskan Native	120	0
Native Hawaiian/Other Pacific Islander	27	0
Am. Indian/Alaskan Native & White	43	0
Asian & White	1	0
Black/African American & White	2	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	98	0
	1,366	215

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	0
Homeless	100
	100

E. Project Funds

Completed by upliftallfoundation@gmail.com on 1/23/2022 11:36 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
We are only submitting one

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
N/A

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	N/A	0.00	$0.00	0.00	$0.00
FY2017/18 ESG	N/A	0.00	$0.00	0.00	$0.00
FY2018/19 CDBG	N/A	0.00	$0.00	0.00	$0.00
FY2018/19 ESG	N/A	0.00	$0.00	0.00	$0.00
FY2019/20 CDBG	N/A	0.00	$0.00	0.00	$0.00
FY2019/20 ESG	N/A	0.00	$0.00	0.00	$0.00
FY2020/21 CDBG	N/A	0.00	$0.00	0.00	$0.00
FY2020/21 ESG	N/A	0.00	$0.00	0.00	$0.00
FY2021/22 CDBG	Loads of Hope 2	205,000	$205,000.00	205000	$0.00
FY2021/22 ESG	Loads of Hope: Mobile Laundromat	141050	$141,050.00	Underway	$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.
Uplift All Foundation has secured 94,920; plus, the equipment and infrastructure is in place to roll out three Laundrovans; a program titled Loads of Hope: Mobile Laundromats for the Homeless.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
- Uplift All Foundation will be forced to scale the services based on funding provided by this grant.
- Yes, the funding requested is not intended to sustain the agency. We are requesting funding one of several of our programs to offer services for the homeless .
- The ESG funding requested is to specifically serve the City of Stockton's homeless population. We are not subsidizing any outside funding or program outside of the city of Stockton.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
For over 6 years, Uplift All Foundation has been supporting the City of Stockton's homeless residents. At this point our 100% services have been in Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
Yes

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
Yes

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
No

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
Yes

Homeless persons

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
Yes

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
The funding will be mostly used for payroll for an estimated 13-15 staff members, some will be selected from the homeless clientele. With the funds staff will be paid to ensure services are consistent and continual throughout the city. Additionally, supplies needed will be purchased with the grant funding, (i.e. detergent, propane, fuel and other supplies)

E.9. Select the common indicator that your agency will use to track clients.
Persons: unit of measurement for public services/ESG

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The Loads of Hope Mobile Laundromats fleet at the City of Stockton will measure the laundry loads per day. One laundry load is done per person per day (E11 "Other" = Laundry Loads) Quantified individual residents and most importantly statistical data about the population we are serving over a 12-month period.

Uplift All-Foundation will coordinate the annual reports.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	0
Households	0
Other	18,720
	18,720

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
The key to the success of Uplift All Foundation's Loads of Hope program is the accessibility to the homeless population. The service is free and we coordinate wrap around services to a population which has no way of obtaining these important, crucial services for their well-being.

We anticipate washing 18,720 Laundry loads at multiple city locations. The service recipients will all be homeless persons.

For outreach, we have an established network of non-profit agency-partners, faith based organizations and a strong rapport with homeless persons. We will use our network to reach those in need.

F. Project Impact

Completed by upliftallfoundation@gmail.com on 1/22/2022 11:26 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	0
Low Income (50%-80%)	0
Very Low Income (30%-50%)	0
Extremely Low Income (Less than 30%)	100
	100

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	9,221	2,898
Black/African American	4,606	0
Asian	616	0
Am. Indian/Alaskan Native	574	0
Native Hawaiian/Other Pacific Islander	364	0
Am. Indian/Alaskan Native & White	1,624	0
Asian & White	14	0
Black/African American & White	182	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	1,330	0
	18,531	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	0
Seniors	0
Youth	0
Homeless	100
	100

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	0	0	0
2020-2021 (Anticipated)	25	122	122
2021-2022	75	478	478
	100	600	600

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

We anticipate positioning the three mobile laundromats in high density homeless areas. Our staff will ask participants to remove all personal belongings from the clothing (all pockets inside out) and to place them in a basket and complete a brief intake/survey form. The basket will be taken into the laundromat by staff; once washed and dried the belonging will be returned to the participant.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

The Homeless population in Stockton has tripled since 2017. This population is at risk of higher infection rates because of the lack of overall personal hygiene. Individuals experiencing homelessness have significant barriers to self-care and personal hygiene. Unkempt clothing and personal contact with others in the same concentrated, infectious situation creates the perfect storm for bacterial infestations and disease transmission. The stigma of drug abuse, alcoholism, and aggressive behavior are significant barriers to using public facilities, such as a public laundromat. Laundromat services are cost-prohibitive, as well as, impossible to access because of lack of transportation. Even though some shelters have limited laundry services for their residents, service is not available to the over one thousand unsheltered population. In a survey of homeless clients, it was revealed that most homeless reported they hand-wash clothes in tepid water in a public bathroom or do not launder their clothes.

Mobile Laundromats are vital to our city's commitment to public safety and disease prevention, as well as the dignity for the homeless population. This proposal offers the first step in preventing the spread of Covid-19, influenza, chicken pox, meningitis, E. coli, salmonella, staphylococcus, infections transmitted by body lice and many health threats. Also, the homeless population was being missed in being educated and given covid-19 vaccinations and tests.

Uplift All Foundation is the only organization offering mobile and free laundry services to to the homeless. This was a huge service gap provided neither the City of Stockton nor any other community based organization.

G. Project Narrative

Completed by upliftallfoundation@gmail.com on 1/23/2022 11:57 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☐ **PREVENTION - Helps prevent a problem before it emerges**

☑ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☑ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☐ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Early intervention - if clothes are not laundered, they are vectors for spreading viral and bacterial infections and other transmittable diseases. Clean laundry and hygienic practices provide a tool of early intervention and prevention. Our laundromats are servicing the homeless in an outdoor setting while still maintaining proper social distancing to reduce the spread of Covid-19

Transition - Our clients with clean clothes are more acceptable in society. They look presentable for job interviews,

Self-Sufficiency - Per our mission we provide the tools knowledge and the education for the homeless to become self-sufficient.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be submitted with the application.

Uplift All Foundation has three mobile laundrovans (laundromats in vans) which are placed strategically where the homeless population is dense. Our schedules are posted and proper outreach is done to the homeless. We work five days a week in three different locations at the same time. We service Monday through Friday, from 7:30 am for a duration of eight hours each day or until our last load of laundry is done. On average, each van services at least 25-loads per day. Our services run throughout the year, rain or shine.

Because people experiencing homelessness cannot access a stationary laundromat due to lack of transport, lack of finances to afford the cost of public laundromats and are often unwelcome at public laundromats; because of the social stigma surrounding those who are homeless, clean clothing is not accessible to the population. However, Loads of Hope Mobile Laundromats have the mechanism to rectify this by bringing laundry facilities to them. The mobile unit offers to reach those most in need. As encampments and individuals migrate over time, we can now prioritize placement where the homeless population gather and camp.

Each laundrovan is equipped with four washers and four dryers, a generator, a propane tank, water heater, and a hand washing sink. Each laundrovan can be placed at any location where we feel is going to be most accessible and beneficial to the clients.

Besides providing clean clothes, we are giving Covid-19 vaccinations; as well as, flu shots to the homeless.

While the service recipients wait for their clothes, Uplift All Foundation has an hour to provide services from our partners agencies in the areas of mental health, drug prevention, health care services, holistic services, and/or job training.

Project Activity or Program Service #	Describe the Deliverable
1	Quantify laundry loads on a daily, weekly, monthly and annual basis

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Uplift All Foundation is a registered 501(c)(3) U.S. nonprofit organization with a vision to inspire and empower people experiencing homelessness in San Joaquin County. Since 2016, Uplift All Foundation has offer education services to people experiencing homelessness. We have demonstrated an educational model that bridges people experiencing homelessness with services to reengage self-worth and self-sufficiency.

Uplift All Foundation staff and volunteers achieve this by working directly with the people experiencing homelessness, coordinating various local non-profit services, businesses, public institutions and private citizens to put forth a network process in social re-engagement.

Since 2016, Uplift All Foundation has been working directly with clients to provide job training, writing classes, meditation and yoga classes. To date, we have provided over 600 free education hours for 1000's of clients annually. This unique bridge has been built thanks to the consultants and a continual leverage of resources in the City of Stockton.

In 2019, Uplift All Foundation launched the first Mobile Laundromat Program in San Joaquin County. In 2022, we are launching a fleet of three mobile laundrovans, Loads of Hope 1, Loads of Hope 2, and Loads of Hope 3. We have a team of board members, employees, staff, and volunteers working for the success of the program.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Each mobile laundromat will be operated with three specific roles.

1. Driver/Laundromat Staff Member: This staff person will be responsible for driving the Loads of Hope Van to the designated areas. Once the mobile laundromat is stationed; this person will collaborate with an assistant to process client requests.

2. Support Staff: The support staff will ride along with the driver/staff member. Upon arrival; together they will set-up, offer the services, and breakdown to return the van to its headquarters.

3. Manager: Uplift All Foundation's manager will evaluate the city's high propensity homeless areas and will establish partnerships to park the Loads of Hope Vans within walking distance of those in need. The manager will coordinate all three vans.

The vans will be placed where the homeless population is high. The demand will dictate where we take the laundrovans. Thus, accessibility will not be an issue. The service is free and therefore, cost is not an issue for the homeless.

Project Deliverable #	Describe the Deliverable
1	Quantify service locations and loads per location

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?
On a daily basis; the units will park at different locations. Each service recipient will complete an Intake form. The form will consist of the participants information and it will offer a survey to understand the needs of those being served.

The manager will quantify the number of clients served, and enter the survey data to quantify the area need, and measure responses to the surveys. It is difficult to measure prevention, but the feedback we are getting from our clients as to how much they appreciate the services. The value of the service can be validated by the fact that every day we offer the service, clients are waiting for us even before we arrive.

The partner agency services will be orchestrated via Community Based Organization (CBO) to ensure best match for the need of our city's homeless persons.

Deliverable #	Task that Support Deliverable
1	By the number of people that are using partner services

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?
Population: This program is targeting homeless persons. Via research, statistical data, and measurable outcomes; and, we will identify high propensity areas.

Benefits to the recipient: The recipient of the service will lower the risk of infectious disease; while strengthening its self-care. We have no eligibility requirements.

Benefits to the business community: City businesses and City park facilities will have lower encounters of clogged

sinks and bathrooms as homeless persons will not be challenged with washing their clothing in public restrooms.

Benefits to the community: personal hygiene plays a major part in lowering the risk of infectious disease. Loads of Hope gives an opportunity to homeless persons to practice personal hygiene.

Benefit to the city: Each load of laundry is about 10-15 pounds; if not washed, clothing would be thrown away as trash on the streets. This reduces garbage on the streets.

Covid-19 vaccinations and testing: We have been successful in encouraging and giving Covid-19 vaccinations to the homeless.
Flu Shots: We are giving flu shots to the homeless. This has helped mitigate the spread of Covid-19 and the flu.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.
Loads of Hope is the only mobile Laundromat in the City of Stockton offering Free Laundry services to the homeless. We are taking the services to the homeless.

We collaborate with the following agencies and programs:
1. Downtown Business Alliance (DSA)- The organization has set-up public restrooms and showers which are being used by the homeless population.
2. St. Mary's Dinning Room – We have a long standing relationship with St. Mary's and provide ours services on their facilities.
3. St. John's Episcopal Church - We provide laundry services and other wrap around services at the church parking lot.
4. Showered with Love - We are aligning our services with Showered with Love to achieve full personal hygiene.
5. Alliance Church - We use their facilities in North Stockton and also coordinate with Showered with Love.
6. County Public Health - In collaboration with County Public Health, we provide Covid-19 vaccinations and testing at various locations.
7. WorkNet - In collaboration with WorkNet, we are providing on the job training to the homeless.
8. Health and Human Services - We are bringing the Human Services department to our site so that the homeless do not have to go to their office.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.
Uplift All Foundation continuously engaging private donors and corporate funds. This approach brings additional outside of the local jurisdiction support to maintain the operation going beyond the CDBG Grant.

We hold fundraisers to generate income.
We work with local businesses for funding because the program not only helps the homeless, but the community at large.
Community volunteers- We have a strong core of volunteers who are dedicated to the cause.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

Stockton City Council Member Susan Lenz serves on the board of Uplift All Foundation. Enclosed you will find our agency's conflict of interest form and she has been informed of this grants submission.

H. ESG

Completed by upliftallfoundation@gmail.com on 1/22/2022 11:51 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. For ESG only Number of Beds:

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
N/A

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by upliftallfoundation@gmail.com on 1/22/2022 11:53 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	10	10	0	0.00 %
Expect to Retain	10	10	0	0.00 %

J. Policy Consistency

Completed by upliftallfoundation@gmail.com on 1/23/2022 11:59 AM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
The Loads of Hope Mobile Laundromats bring the laundry service to the homeless. The mobile vans are located within walking distance of heavily populated homeless areas.

The vans mobility eliminates the accessibility issue since we are going to the different locations and the homeless are aware of our schedules.

The services are free; thus removing the cost barrier.

We have bilingual staff thus removing the language barrier(s).

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
Our program is based on bringing access to the population in need eliminating transportation barriers for our clients.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.**

☐ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☑ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

Completed by upliftallfoundation@gmail.com on 1/23/2022 12:01 PM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Loads of Hope 3-Laundrovans Program Budget 2022-23.pdf

☑ **Organization Operational Budgets *Required**

Uplift Agency Budget 2022-23.pdf

☑ **Organization Financial Statements *Required**

Uplift All 2020 Tax Returns.pdf

☑ **Tax Status *Required**

UPLIFT All Foundation IRS Determination Letter.pdf

☑ **Board of Directors Roster *Required**

Board Roster 2022-23.pdf

☑ **Articles of Incorporation/Bylaws *Required**

Articles of Incorporation.pdf

☑ **Conflict of Interest Statement *Required**

Susan Lenz Conflict of Interest form 2022.pdf

☑ **Organization chart *Required**

UPLIFT All Foundation - Organization chart.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

Presidents Letter in support of grant.pdf

☑ **Business License Number *Required**

Uplift Stockton License 22 - 106679.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

Uplift All Foundation Liabiltiy and Workers comp.pdf

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

Affirmative Action and Grievance Procedure.pdf

☐ **Use Permit/State License (as applicable)**

***No files uploaded*

☐ **Rental or Lease agreement**

***No files uploaded*

☐ **Evidence of Site Control**

***No files uploaded*

☑ **SAM.gov - screen shot of sam.gov registration *Required**

Uplift All Foundation - SAMS Number.jpg

☑ **Key Program Staff Resume *Required**

Ron Amador Resume 2021.pdf

☐ **Title Report**

***No files uploaded*

☑ **Optional Documents**

Uplift - Self certification-intake form for Loads of Hope Program.pdf

Submit

Completed by upliftallfoundation@gmail.com on 1/23/2022 12:15 PM

Case Id: 48512
Name: Uplift All Foundation - 2022/23
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Mandeep "Chinu" Mehdi

Title
Treasurer

Date
01/23/2022

Signature
Chinu Mehdi
Electronically signed by upliftallfoundation@gmail.com on 1/23/2022 12:02 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
Uplift CDBG 2022 Authorisation.pdf

Program Overview

Completed by jnuno@visionaryhomebuilders.org on 1/19/2022 10:24 AM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

Program Overview

Please provide the following information.

CITY OF STOCKTON

Community Development Block Grant (CDBG)
Emergency Solutions Grant (ESG) Program
For Fiscal Year 2022-2023

For more guidance, click here to view the full Application Instructions for Funding for CDBG & ESG

General Information and Application Instructions For Funding

The City of Stockton anticipates receiving federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate-income persons, expand economic opportunities, provide decent housing, and/or provide a suitable living environment. As a recipient of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) funds, the City allocates these funds to different activities to meet priority needs and the specific objectives identified in the City's Consolidated Plan.

For the upcoming 2022-2023 Program Year, the City of Stockton expects to allocate approximately **$645,000** to Subrecipients under the CDBG program and **$292,000** under the ESG Program. These estimates are based on the City's 2021-2022 allocations so actual amounts may vary.

Community Development Block Grant Community Development Block Grant (CDBG) funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to provide benefits to low- and moderate-income persons, eliminate slums and blight, and meet an urgent community need.

Emergency Solutions Grant (ESG) provides funding to assist the homeless or those who are about to be homeless. The program places an emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Within this framework, the City of Stockton's Housing Division has also established broad local community development objectives intended to benefit low- and moderate-income households.

EDD Goals and Objectives:

The proposed project must meet one of the following goals identified in the City of Stockton's 2020-2025 Consolidated Plan, which guides efforts to address Stockton's priority housing and community needs:

- **Housing and Services for the Homeless:** Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

- **Affordable Housing:** Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

- **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.

- **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.

- **Community Development Needs:** Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.

Applications **must be received by 5:00 p.m., Monday, January 24, 2022.** Mailed, e-mailed or facsimiles applications will not be accepted. Applications are available online at http://www.stocktonca.gov/housing. For program information or application assistance, contact City of Stockton – Economic Development Department at (209) 937-8539 or e-mail economic.development@stocktonca.gov.

A. Eligibility

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 10:58 AM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

A. Eligibility

Please provide the following information.

1. CDBG National Objective

☑ **Benefit low- and moderate- income persons**

☐ **Prevent or Eliminate slums or blight**

☐ **Fulfill community development needs that have a particular URGENT Need**

2. Project Category: Please select one

If using CDBG funds:
Decent Affordable Housing

If using ESG funds

B. Contact Information

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 11:03 AM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

B. Contact Information

Please provide the following information.

B.1. Organization Name
Visionary Home Builders of California, Inc.

B.2. Mailing Address
315 N. San Joaquin Street Stockton, CA 95202

EXECUTIVE DIRECTOR INFORMATION
B.3. First Name
Carol

B.4. Last Name
Ornelas

B.5. Email
cjornelas@visionaryhomebuilders.org

B.6. Phone Number
(209) 466-6811

POINT OF CONTACT INFORMATION
B.7. First Name
Jose

B.8. Last Name
Nuno

B.9. Email
jnuno@visionaryhomebuilders.org

B.10. Phone
(209) 466-6811

ORGANIZATION CONTACT INFORMATION
B.11. Website
www.visionaryhomebuilders.org

B.12. DUNS Number
196,737,563

B.13. EIN Number
680,062,062

B.14. Business License Number and Expiration Date
Lic #: 22-00129543 / Expiration Date: 8/31/2022

B.15. Type of Agency
501(c)(3)

B.16. Number of Paid Staff
72

B.17. Number of Volunteers
0

C. Funding Request

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 11:46 AM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

C. Funding Request

Please provide the following information.

C.1. Title of Proposed Project
VHB Homeownership and Rental Center: Education, Counseling and Program Enrollment Services

C.2. Project Site Location
315 N. San Joaquin Street Stockton, CA 95202

C.3. Funding Requested in this application
$145,000.00

C.4. Other funds already secured for the project
$241,500.00

C.5. Total Cost to Complete Project
$386,500.00

C.6. Other funds not yet secured
$145,000.00

D. Organization Information

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 11:06 AM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

D. Organization Information

Please provide the following information.

D.1. Please describe your agency's mission.
Is to create and advocate for healthy, vibrant, safe communities through the development of affordable housing and educational opportunities for families, seniors and individuals of low and moderate income.

D.2. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in each category. (For 2021 HUD income limits for the Stockton area, please refer to them here .

Income Limits	Clients Served
Moderate Income (More than 80%)	290
Low Income (50%-80%)	583
Very Low Income (30%-50%)	436
Extremely Low Income (Less than 30%)	508
	1,817

D.3. Please list the total number of Stockton clients your agency served in the PRIOR fiscal year (2020-2021) in the race/ethnicity categories below. The total number must match the total number listed in the income categories in question #2 above.

Race	Clients Served	# Hispanic within each race
White	890	763
Black/African American	636	0
Asian	127	0
Am. Indian/Alaskan Native	18	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	55	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	91	1,054
	1,817	1,817

D.4. In the Prior fiscal year (2020-2021), list the total number of Stockton clients served in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	1,526
Seniors	18
Youth	0
Homeless	0

	1,544

E. Project Funds

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 2:53 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

E. Project Funds

Please provide the following information.

E.1. If you are submitting more than one application for Stockton funding, enter the numerical ranking of the priority of this proposal and the total number of proposals your agency is submitting for the coming fiscal year.
1 of 1

E.2. Please indicate if this application is a request for one-time funding and/or "seed" funding. If not applicable, state "N/A.
This application request is for one-time funding.

E.3. If you are applying for additional funds for a current program/project, provide a status update on the existing funds and when funds will be fully spent. Please list all CDBG and ESG funds received within the last 3 years including funding amount and their status.

Years Requested	Activity Title	Source of Funding (City and/or County)	Fund Amount	Status of Project (Complete, underway, or canceled)	Balance
FY2017/18 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2017/18 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2018/19 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2018/19 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2019/20 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2019/20 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2020/21 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2020/21 ESG	N/A	N/A	$0.00	N/A	$0.00
FY2021/22 CDBG	N/A	N/A	$0.00	N/A	$0.00
FY2021/22 ESG	N/A	N/A	$0.00	N/A	$0.00

E.4. List all committed and proposed funding sources for your proposed project and indicate the status of each source. Attach copies of any commitment letters you may have in the required documents section.

Committed Source: UnidosUS; $241,500 The Status of this source is: Awarded
A copy of the Committed Grants Funds is provided as an attachment. It is labeled as: Leveraged Grant Funds-$241,500 UnidosUS-VHB Award Agreement. It is uploaded into the following Application Section: Under Required Documents; Optional Documents.

E.5. What will be the impact on your agency, program, or project goals be if the program is not funded at the full amount requested? Will your organization have the ability to sustain itself if the funding allocated is less than the amount requested? Please provide detailed information to understand if this is a funding gap and/or funds used to leverage additional sources outside of Stockton i.e. County/State/Federal/Private Funds
The impact to our agency by not being funded the full amount requested is that we will have longer wait times to serve clients due to the number of staff/HUD Certified Housing Counselors available to assist. Instead of clients being able to meet with a HUD Certified Housing Counselor within 1 to 2 days after they submit an application with their supportive documents, the client may have to wait 3 to 4 days depending on the number of clients/case load a HUD Certified Housing Counselor may be experiencing at the time. Funding our agency at the full amount requested will allow us to hire and retain an adequate staffing level of HUD Certified Housing Counselors and clerical/admin staff to serve Stockton residents.

If the funding allocated is less than requested, our agency can sustain our program however, the program will experience a decrease on the number of clients served due to limited staffing levels created by a funding gap. We anticipate that in the upcoming months due to housing costs and ending of various rental subsidy and mortgage forbearance programs, a large number of renters and homeowners will be seeking our educational and counseling services. Specifically for services under our rental assistance and mortgage delinquency & default resolution programs. Additionally, we anticipate an increase of First Time Homebuyers wanting to purchase a home and seek guidance on how to save money, pay down debt, increase their credit scores and information on Down Payment Assistance Programs by the City of Stockton.

The funding being requested under the City of Stockton CDBG funds FY22-23 is to fill the funding gap identified to operate our program with an adequate staffing capacity. The program cost is: $386,500.
Our agency has already secured and received a commitment from a private funding source in the amount of: $241,500 from (UnidosUS) located outside of Stockton. Their commitment is 62.5% of the program budget. The remaining funding gap of $145,000 represents 37.5% of the program budget. A copy of the Committed Grants Funds is provided as an attachment. It is labeled as: Leveraged Grant Funds-$241,500 UnidosUS-VHB Award Agreement. It is uploaded into the following Application Section: Under Required Documents; Optional Documents.

E.6. The City's funding is intended to benefit residents of the City of Stockton. Briefly define your entire service area (e.g., a portion of the city, entire city, county).
Our agencies primary service area is serving the residents of the City Stockton located in San Joaquin County. The methodology that our agency uses to target and delineate the most efficient and effective service coverage area begins at our corporate office within our Homeownership and Rental Center in Downtown Stockton, CA (315 N. San Joaquin Street Stockton, CA 95202). At this location, our Education and Counseling services are carried our in person and via remote virtual video and phone teleconference formats. Our entire service area includes San Joaquin County although our clients served reside in the City of Stockton.

Our agency has provided housing education and counseling services to residents of the City of Stockton since 1999. Since 2008, our agency has provided Foreclosure Prevention/Default Counseling and foremost has been a local non-profit community builder of Affordable Housing since 1983; over Thirty Nine (39) years, with the majority of developments in the City of Stockton.

E.7. How does (will)your organization verify income eligibility of your clients?

Area Benefit Project service area has been identified and determined to be statistically low-income based on the 2010 Census. If you use this method, provide all Census Tracts and Block Groups served by your project and a calculation of the low-income percentage. Please utilize the following web application to confirm eligibility . Area benefit applicants are required to confirm block groups/census tracts are eligible. Map depicting area with low/mod % is required with this application.
No

Self Certification Clients independently "self-certify" on an intake form, membership form, etc. If you use this method, please upload a blank intake form under Required Documents
No

Client Document Review Clients provide tax documents, pay stubs, etc., to verify income. Documents are reviewed by staff. If you use this method, please upload a blank worksheet under Required Documents
Yes

Presumed Beneficiaries Clients served are primarily and specifically from one of the following groups: abused children, battered spouses, elderly persons (62 years of age or older), special needs/disabled persons, migrant farm workers, handicapped individuals, homeless persons. If you use this method, please indicate which group in the space below.
No

Economic Development Beneficiaries Financial or Technical Assistance to Businesses. The number of full-time, part-time jobs created or retained; the number of businesses to be provided counseling or technical assistance (DUNS Number required at time of assistance). Please attach a blank worksheet under Required Documents
No

Other Survey, other documentation (required documentation for other governmental programs, etc. Please explain in the space below.
No

E.8. Describe in detail how your agency will use Stockton CDBG/ESG funds in this program/project.
Our agency will use Stockton CDBG funds during this grant term of FY22-23 to hire and and retain an adequate staffing level of: one (1) HUD Certified Housing Counselor, one (1) Intake Specialist/Clerical staff member and one (1) Receptionist/Admin staff member to serve Stockton residents with various Education and Counseling services. Clients will be assisted with any of the following services: Homebuyer Education/Counseling, Rental Counseling and Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling. A HUD Certified Housing Counselor will asses the clients needs which may include being in danger of eviction or having a need to stabilize their housing situation. We often service clients whom are are most at risk of losing their housing. Through effective client

management, we help create a housing pathway tailored to individual client needs. The HUD Certified Housing Counselors also help clients identify the root causes of why people lose their housing and empower residents to address and identify various causes of housing instability.

Per the program budget, we will use funds for Direct Program costs and Project Administration. For a specific line items breakdown of costs to be covered by this funding please refer to the Program Budget. It is uploaded into the following Application Section: Project Budget.

E.9. Select the common indicator that your agency will use to track clients.
Households: unit of measurement for housing activities only

E.10. Define the primary unit of service (e.g. number of classes provided, hours of case management, number of medical visits, number of meals served, etc.) to be used when tracking this program/project, submitting invoices, etc. Note: Do NOT reiterate the number of clients or number of households served.
The primary unit of service to be used during the grant period of FY22-23 is Activity 1 (Households): the number of clients that received Education & Counseling services and Activity 2 (Other): Program Enrollment Services via Pre, Post and Follow up counseling.

E.11. Provide a numeric GOAL for the units of service to be provided to Stockton clients by this project. Note: "Other" refers to the unit of service in question #E.10 above.

	Total
Persons	0
Households	300
Other	1,500
	1,800

E.12. Describe the service delivery methods and outreach your agency will conduct towards your target population in question E.11 above, including to low income, limited English speakers, and disabled persons.
Our agencies outreach efforts will include researching the latest marketing trends that will reach our target population in the City of Stockton consisting of clients that are: Moderate Income (More than 80%), Low Income (50%-80%), Very Low Income (30%-50%) and Extremely Low Income (Less than 30%).

During the previous FY 2021 and into 2022 due to COVID-19 health and safety precautions, our agency pivoted and enhanced our program service delivery model to provide our target populations a safe alternative. We used remote virtual video, phone teleconference formats and if needed an in-person appointment if virtual was not possible by the client. As an organization providing essential services, we adapted to the "new normal" and continued helping our clients, residents and community members with our services. Additionally, our agency was able to provide services to limited English speakers and disabled persons and will continue to do so. We have HUD Certified Counselors on staff that speak Spanish and can deliver these services in house as needed.

For this new FY22-23 grant period we will continue a hybrid of services as it turned out to be a very effective for both clients and staff. We plan to strategize effective ways to communicate and engage with our target populations. We also plan meaningful ways to incorporate the communities participation and input into our activities and services.

Examples of our service delivery methods include as follows:
- Develop and maintained a comprehensive list of resources (employment, education, social services, other transitional supportive housing agencies) available to the community

- Conduct a needs assessments with community input
- Host multiple home buyer, rental counseling and financial capability/education workshops and classes
- Engage rental community residents; low to moderate income by bringing them into the decision making process on appropriate services for their communities
- Meet with rental property/community managers to advertise our agency service to their residents
- Build community participation with various activities, programs and events
- Develop strategies to assist clients in overcoming various barriers that might impede access to services
- Initiate outreach that better address the needs of our Spanish-speaking community members
- Create a leadership platform with partner agencies for residents to exercise their voice and community power
- Meet with agency executive team and community managers to determine community needs and desired outcomes
- Plan consistent and meaningful resident and community meetings around housing and rental needs
- Promote resident involvement on housing advocacy and community issues
- Measure outcomes through surveying community needs
- Expose individuals and families information on opportunities for home ownership and rental services
- Participate in housing advocacy partner meetings and share programs provided by our agency.

F. Project Impact

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 4:17 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

F. Project Impact

Please provide the following information.

F.1. Please list the total client income of Stockton clients your agency PROPOSES to serve through this program/project for each category below in fiscal year 2022-2023. (For current HUD income limits for the Stockton area, please refer to the link here.

Income Limits	Potential Clients Served
Moderate Income (More than 80%)	270
Low Income (50%-80%)	540
Very Low Income (30%-50%)	450
Extremely Low Income (Less than 30%)	540
	1,800

F.2. Please list the total number of Stockton clients your agency PROPOSES to serve through this program/project in the race/ethnicity categories below in fiscal year 2022-2023. The **total number must match the total number listed in the income categories in question F.1 above.

Race	Clients Served	# Hispanic within each race
White	882	774
Black/African American	648	0
Asian	108	0
Am. Indian/Alaskan Native	18	0
Native Hawaiian/Other Pacific Islander	0	0
Am. Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	72	0
Am. Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	72	1,026
	1,800	

F.3. In the UPCOMING fiscal year 2022-2023, indicate the number of Stockton clients your agency will serve in each category below:

Category	Clients Served
Disabled	0
Female Headed Households	1,530
Seniors	18
Youth	0
Homeless	0
	1,548

F.4. List the average number of unduplicated clients served daily, the total unduplicated number served annually, and the percentage of clients served that reside in Stockton for the current year, as well as the number you anticipate serving in Fiscal Year (FY) 2022-2023.

Reporting Year	Average # of Clients Served Daily	Total Unduplicated # of Clients Served Annually	Total # of Clients Served residing in Stockton City Limits
2019-2020 (Projected- if currently providing this service)	4	1,500	1,490
2020-2021 (Anticipated)	4	1,650	1,640
2021-2022	6	1,800	1,790
	14	4,950	4,920

F.5. Provide a concise description of the proposed project such as work to be performed, services to be provided. No more than 3 sentences.

During this grant period FY22-23, we anticipate a total of 1,800 persons would have received services via in person/alternative formats including virtual: Activity 1 (Households): 300 Education and Counseling services and Activity 2 (Other): 1,500 Program Enrollment Services via Pre, Post and Follow up counseling.

Activity 1 (Households): 300 clients received services in any of the following Education and Counseling services: Homebuyer-Pre-Purchase Education workshops, classes, counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.

Activity 2 (Other): 1,500 clients received services in any of the following Program Enrollment Services: Pre, Post and Follow up counseling.

F.6. How was the need for this service/activity/project determined? Describe the challenges, needs or service gaps in Stockton that your program/projects address.

Our agency has been providing Educational and Counseling services since 1999. We are one of the local non-profit HUD Approved agencies in Stockton that provide these services at no cost to to clients.

The need for this service was determined by our agency researching key issues causing housing challenges to residents of the City of Stockton. We conducted informal interviews with our current clients and residents of our multi-family low-income-housing developments and asked what situations they believed lead to residents losing or retaining their housing. We found especially during this time of COVIID-19 Pandemic that a lack of communication between landlord and tenants, fluctuations in job stability and job loss, strained family or roommate relationships, poor spending habits, sudden or long term disability and illness including addictions, and changes in the housing market rates contributed.

The housing issues in Stockton are significant due to several factors including: the high cost of living in the State of California, the relatively affordable pricing of single and multi-family housing units in comparison to surrounding areas located within a one-hour distance radius and the shortage of housing units available in the general Stockton market. Per an online report provided by Rent Cafe; (https://www.rentcafe.com/average-rent-market-trends/us/ca/sanjoaquin-county/stockton/), 27,192 or 28% of the households in Stockton, CA are renter-occupied while 68,322 or 71% are owner-occupied". Additionally it goes on to say that "the average rent for an apartment in Stockton is $1,503 for a Average Apartment Size of 788 sq. ft.".

Due to a shortage of low-to-moderate income housing it has led to an increase in homelessness in the City of Stockton. Per the San Joaquin County Continuum of Care; 2019 Point in Time Count of the Sheltered and Unsheltered Homeless; (http://www.sanjoaquincoc.org/point-in-time-sjc/), the San Joaquin Continuum of Care counted 1,558 unsheltered homeless individuals living within the geographic region of San Joaquin County. Of those, 59% were in the City of Stockton.

The COVID-19 pandemic has increased the need for affordable housing and resources to programs and services that help individuals and families in need. Per an online report provided by Bloomberg CityLab; (https://www.bloomberg.com/news/features/2020-07-06/why-is-homelessness-such-a-problem-in-u-s-cities), "the coronavirus pandemic has created unprecedented new homelessness policy challenges" and further points out that "homeless advocates are concerned that once coronavirus-related rent and mortgage forbearance policies expire, many more people could be driven into homelessness".

The strain of homelessness in the community has led to issues of blight, economic insecurities, health and safety concerns and an overall sense that there is a lack of progress. We want to help make a difference in our community to provide stability to current and prospective Homeowners and Renters through our Educational and Counseling programs.

G. Project Narrative

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 3:56 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

G. Project Narrative

Please provide the following information.

G.1. How would you characterize your program/project based on the continuum of approaches to housing and public service needs listed below: (Select Top Three)

☑ **PREVENTION - Helps prevent a problem before it emerges**

☐ **EARLY INTERVENTION - Addresses a problem in its early manifestation to keep it from becoming worse**

☐ **TRANSITION - Helps move clients toward a better situation, lower level of need, etc.**

☐ **MAINTENANCE - Helps to ensure that clients do not decline, etc.**

☑ **SELF-SUFFICIENCY - Helps move clients toward a situation in which they will no longer need the program or service**

☑ **STABILIZATION - Helps clients attain stability so that they can work toward a better situation**

G.2. Describe in detail how the program/project will address each of the 3 housing and public service needs selected above (i.e. how it specifically addresses prevention/early intervention etc.)

Through the VHB Homeownership and Rental Center: Education, Counseling and Program Enrollment Services program, we are addressing the following three (3) continuum of approaches to housing and public service needs: Prevention, Self-Sufficiency and Stabilization. Examples for each are below:

Prevention: Preventing housing instability would also alleviate strain on local programs and services that are overwhelmed with current demand.

Self Sufficiency: By teaching individuals and families healthy financial habits and how to navigate and understand various housing programs and resources available to them (local, state and federal) by preparing participants of the program to make the best choices for themselves.

Stabilization: Our agency assess household needs to eligible individuals and families who are in danger of eviction and to stabilize those who are most at risk of losing their housing. Through effective client management, we help create a housing pathway tailored to individual and family needs. Our Housing Counselors also help clients identify the root causes of why people lose their housing and empower residents to address and identify various causes of housing instability.

G.3. Provide a detailed description of your proposed project/ activity. Describe the work to be performed, including the activities to be undertaken or the services to be provided, the goals and objectives and the method of approach. Be specific about the days/times of services and the frequency and duration of services received by the average client or participant. A timeline/schedule including activity start date and completion date must be

submitted with the application.

Description of Proposed project:

Through the VHB Homeownership and Rental Center: Education, Counseling and Program Enrollment Services program we are providing essential services to residents of the City of Stockton to assist them with their housing needs to navigate and understand the various housing programs and resources available to them (local, state and federal). Languages that the services can be provided in house are English and Spanish. Our agency provides guidance to clients so that they can make the best choices for themselves. From preventing housing instability to building better healthy financial habits, we assist them in the process and alleviate strain on local programs and services that are overwhelmed with current demand.

Timeline/Schedule: This project will be broken out in two (2) Activities with the following schedule: Start date of 7/1/22 and Completion date of 6/30/23.

Activities are as follows:

During this grant period FY22-23 a total of 1,800 persons would have received services in person/alternative formats including virtual: 300 Education and Counseling services and 1,500 Program Enrollment Services via Pre, Post and Follow up counseling.

- Activity 1 (Households): 300 clients received services in any of the following Education and Counseling services: Homebuyer-Pre-Purchase Education workshops, classes, counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.

- Activity 2 (Other): 1,500 clients received services in any of the following Program Enrollment Services: Pre, Post and Follow up counseling.

For a visual representation of the of the path clients take when they seek services at our agency please review the VHB PAS Dept. Client Flow Diagram_20220124 document under the Required Document Section, Optional Documents.

Days /times of Service: The days/times of services for Education and Counseling services to be rendered to clients is Monday thru Friday 8:00AM to 5:00PM.

Workshops/Classes are offered one (1) Saturday every two (2) months with the flexibility to increase to a monthly basis depending on client demand for services. An overview of Work to be performed under Activity 1 and Activity 2 is below. For additional details please refer to the VHB HC Dept-Annual Work Plan FY 2020_20210407 document under the Required Document Section, Optional Documents "Program policies and procedures for those programs that you are applying for assistance/funding".

Work to be Performed: (Activity 2: Other):

Intake: The typical entry point is a walk-in, picking up/downloading from our website an application or phone call prompted by hearing about our services by word of
mouth, referral by a city or county down payment assistance program, a lender, a realtor, a community presentation with community partners or at a local church or
club, a radio or TV PSA, etc. An Intake Specialist, Counselor or administrative staff person who is trained in requirements of the Privacy Act obtains and or reviews the completed Education and Counseling Programs Application Packet with Disclosure Statements and Third Party Authorization for Services. This basic information review is used to determine if the agency can assist a potential client, schedule an appointment with a housing

counselor or refer the potential client to other resources. If the potential client is eligible, basic information gathered from their application will be entered into the Client Management system (CMS). This client intake process is housing counseling and is reported to HUD under housing counseling activities.

Work to be Performed: (Activity 1: Households)
Initial Session: At their one-on-one appointment via in person or alternative location/setting format for cases in which the agency and the client mutually agree on the need for an alternative setting or alternative format (which can include: Telephonic, Remote systems, Virtual/Video Conferencing using Skype, Google Hangouts,
Zoom technology, other platforms, video cameras and the internet), and cases in which the agency's facilities are not accessible by which are mutually acceptable
to the housing counselor and client. a. The client meets individually with a pre-purchase housing counselor. During this appointment, the client's situation is assessed as far as their goals, credit history, income and expenses. An assessment is made to determine when they might be able to purchase a home and how much mortgage they can afford. Together with their housing counselor, a work plan is created which will allow the client to reach their goal of homeownership. If the client is already mortgage ready, we give them a list of at least three lenders to go mortgage shopping. We follow those clients through their home purchase and encourage them to come in for another appointment to review their loan documents. For those clients who are not mortgage ready, a work plan is created for them to become mortgage ready.

Work to be Performed: (Activity 1 Households / Activity 2: Other)
Follow-Up: VHB counselors will make a reasonable effort to have follow-up communication with the client, to assure that the client is progressing toward his or her housing goal, to modify or terminate housing counseling, and to learn and report outcomes. Client follow-up should be conducted by a qualified housing counselor.
The counselor should make reasonable efforts to conduct a verbal (in person, phone or virtual/video conferencing) follow-up session within the first 60 days of no client contact. If unsuccessful, after two attempts to conduct a verbal follow-up session, the counselor must write a letter or send an e-mail to the client stating that such efforts have been made and inform the client that there is a need for follow-up communication. The letter will request that the client contact the housing counseling agency no later than 30 days from the date of the letter, to help the agency assess if additional client services are necessary to assist them in achieving their housing goals or if services should be terminated. Issuing surveys to assess housing outcomes does not fully meet the requirement for client follow up. Hiring a third party agency to conduct follow-up services is prohibited.

Work to be Performed: (Activity 1 Households / Activity 2: Other)
Termination of Counseling/Resolution: The housing counseling agency will document in the clients file when housing counseling services are terminated. The housing counselor must notate the Clients file with the date and cause/explanation of termination. Client files must not remain open indefinitely. The counselor must make reasonable efforts to conduct a verbal (in person, phone or virtual/video conferencing) follow-up session within the first 60 days of no client contact. If unsuccessful, after several attempts to conduct a verbal follow-up session, the counselor will write a letter or send an email to the client stating that such efforts have been made and
inform the client that there is a need for follow-up communication. The letter must request that the client contact the housing counseling agency no later than 30 days from the date of the letter, to help the agency assess if additional client services are necessary to assist them in achieving their housing goals or if services should be terminated. If the agency does not have any client contact within a 90-day period, the agency must not bill or count that client as an active file against any future billing periods unless client contact is reinitiated.

Goals, Objectives and Expected Outcomes: Follow ups calls are made to check progress against the work plan. Some clients are ready within 6 months; others may take up to two years. Follow up appointments are made to keep the

client on track. If a client does not return for their follow up appointment, we use HUD's 3 touch rule to try to regain contact. If after the 3rd contact the client is not responding, the file is closed. On average, the pre-purchase counselor spends about 3 hours on a client who is mortgage ready. For a client who is not mortgage ready, approximately another 2 hours is spent every 4 to 6 months.
For additional details on our Education and Counseling services offered with additional detail for each, please refer to the VHB HC Dept-Annual Work Plan FY 2020_20210407 document under the Required Document Section, Optional Documents.

Project Activity or Program Service #	Describe the Deliverable
1	300 clients received services in any of the following Education and Counseling services: Homebuyer-Pre-Purchase Education workshops, classes, counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.
2	1,500 clients received services in any of the following Program Enrollment Services: Pre, Post and Follow up counseling.

G.4. Describe your agency's capacity to implement this program or project (identify agency's federal grants managed, staff resources, skills and experience, number of years in operation, accomplishments to date, etc.).
Our agency has been providing services to the City of Stockton since 1983 over Thirty-Nine (39) years. From improving the living environment for farm workers living in public housing, to todays realization of being a prominent leader in the development and renovation of housing for families, senior and Veterans in the Central Valley region. The agency serves primarily low-and-moderate income families and individuals within the City of Stockton and San Joaquin County. The agencies multi-family communities has brought in from private sector partners millions of dollars into the local community.

Our agency has the capacity to implement this program with HUD Certified Housing Counselors and administrative staff ready to deliver the program. Accounting staff having the technology, tools and experience in managing the federal funds.

Jose Nuno; Vice President of Programs and Services and HUD Certified Housing Counselor, as the Direct Program Administrator of this program has over 17 years of experience and the skills in overseeing Educational and Counseling program along with various other Affordable Housing programs that range from the Development of multi-family and Single Family units to overseeing the agencies multi-family communities in the Capacity of the agencies Director of Asset Management. A copy of the Resume for Jose Nuno is included under the Required Document Section, Optional Documents.

G.5. Explain how your agency will implement this program/project and what staff will administer the activities. How will clients access the program/project?
Our agency will implement this program by advertising the program to the City of Stockton community and working with other local community agency partners.
For specific information about the how clients will be serviced though the specific program they are being assisted with, please refer to the VHB HC Dept-Annual Work Plan FY 2020_20210407 document under the Required Document Section, Optional Documents "Program policies and procedures for those programs that you are applying for assistance/funding".

For a visual representation of the of the path clients will take once they are connected with our agency for services, please refer to the VHB PAS Dept. Client Flow Diagram_20220124 document under the Required Document Section, Optional Documents.

Project Deliverable #	Describe the Deliverable
1	Jose Nuno; Vice President of Programs and Services and HUD Certified Housing Counselor, as the Direct Program Administrator of this program has over 17 years of experience and the skills in overseeing Educational and Counseling program along with various other Affordable Housing programs that range from the Development of multi-family and Single Family units to overseeing the agencies multi-family communities in the Capacity of the agencies Director of Asset Management.
2	Two (2) Hud Certified Housing Counselors will be conducting the Initial Client Sessions assisting clients with their Education and Counseling needs that include: Homebuyer-Pre-Purchase Education workshops, classes, counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.
3	One (1) Intake Specialist will be conducting client file preparation including Data Entry of Client Files and Coordinating Set up of Workshops/Classes). The Intake Specialist will assist the client prior them prior to being serviced by a HUD Certified Housing Counselor.
4	One (1) Receptionist/Admin will be receiving and returning client inquiries as part of carrying out Program Enrollment Services for Clients from the entry point they seek services which include: Pre, Post and Follow up counseling.

G.6 Describe how you will measure the effectiveness of this program/project. Describe your criteria for success. What results do you expect to have achieved at the end of this grant?

Our agency measures our success and failures using SMART goals. We set specific, measurable, aggressive yet achievable, relevant and time bound outcomes. This enables us to measure our production and successes more effectively. A Phase and Gates model is used to measure progress and outcomes and helps us to define the success of our models. For this program we will be reviewing the client services on a Weekly, Monthly and Quarterly basis. Adjustments will made as needed throughout the grant funding period and changes will go into effect no later than on a Monthly and Quarterly basis to achieve Activity Goals.

Deliverable #	Task that Support Deliverable
1	At the Monthly Check of Activity 1 Client Services provided, Program Administrator will review report to see if a minimum of 25 clients have been serviced under Education and Counseling services that include: Homebuyer-Pre-Purchase Education workshops, classes, counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.
2	At the Monthly Check of Activity 2 Client Services provided, Program Administrator will review report to see if a minimum of 125 clients have been serviced under any of the following Program Enrollment Services: Pre, Post and Follow up counseling.
3	At the Quarterly Check of Activity 1 Client Services provided, Program Administrator will review report to see if a minimum of 75 clients have been serviced under Education and Counseling services that include: Homebuyer-Pre-Purchase Education workshops, classes,

	counseling sessions, Rental Counseling/ Education orientations and workshops, Financial Capabilities/Education with Mortgage Delinquency & Default Resolution Counseling.
4	At the Quarterly Check of Activity 2 Client Services provided, Program Administrator will review report to see if a minimum of 375 clients have been serviced under any of the following Program Enrollment Services: Pre, Post and Follow up counseling.

G.7. Describe the population this program/project will serve and how they will benefit. Does your program target a special group (i.e., homeless, special needs, elderly) that benefits or will benefit from your program? What are your eligibility requirements?

The population this program will assist includes persons that are in the following incomes that range from the following:

- Moderate Income (More than 80%)
- Low Income (50%-80%)
- Very Low Income (30%-50%)
- Extremely Low Income (Less than 30%)

Clients so long as they are not individuals seeking services as an investor of rental apartments or single family homes will benefit from our services as anyone can take advantage of any our Educational and Counseling services regardless of their income level. Our services are for people who reside in the in their own primary housing unit/home dwelling. The services offered to clients is custom to each client depending on their specific situation at that moment of time that they are seeking assistance. regardless of the AMI income level.

G.8. Briefly explain how this service/activity/project differs from other programs providing similar services in Stockton/San Joaquin County. Also indicate any networking or collaboration which occurs with agencies or programs providing the same or like services AND their role in this specific program/project.

Our program differs from other services offered within the City of Stockton, as Visionary Home Builders is a local HUD Approved Counseling agency with HUD Certified Housing Counselors based in the City of Stockton. We specialize in teaching individuals and families healthy financial habits and how to navigate and understand various housing programs and resources available to them (local, state and federal) by preparing participants of the program to make the best choices for themselves. Our agency collaborates with various local non-profits (i.e. El Concilio and Community Partnership for Families of San Joaquin County) and governmental agencies (i.e. Housing Authority of the County of San Joaquin and San Joaquin Fair Housing) and refers clients to services that we believe may assist the client further beyond/in addition to the service that we offer.

Additionally, through our multi-family communities located throughout the City of Stockton we can quickly share and connect our multi-family residents to resources and services offered in the City of Stockton.

G.9. Describe leveraging or sustainability efforts your organization is implementing to ensure the long-term viability of this program/project.

Our agency is actively engaged in an ongoing basis for funding opportunities and grants by Local State, Federal and Private entities. This is done on an ongoing annual basis seeking funding ranging from $150,0000 to over $400,000.

G.10. Identify any potential conflict of interest with this application for federal funds. Conflict of interest may exist with employees of the organization who sit on community boards, commission, or committees. Similarly, City of Stockton Council members or City employees who may sit on your board of directors pose possible conflicts of interest.

No potential conflict of interest identified at this time with this application for federal funds.

H. ESG

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 3:48 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

H. ESG

Please provide the following information.

H.1. <u>For ESG only</u> Number of Beds:
0

H.2. Provide a concise description of the proposed project and how will directly prevent, prepare for and/or respond to the COVID-19 pandemic.
Due to COVID-19 pandemic our program is essential for families to get the assistance and guidance they need to find resources to assist them with Rental Counseling, rental subsidy resources, Financial Education and Mortgage Delinquency & Default Resolution Counseling. As a HUD Approved Agency with HUD Certified Housing Counselors our staff can advise clients with accurate and latest information and programs available to assist them through their crisis at no cost to them. Clients will participate on an Initial Counseling Session where they will go over with a HUD Certified Counselor and guide them on options/solutions to assist in overcoming their issue. Please note, at times, due to the complexity of a clients situation it is not a guarantee that even an action plan; created by the client with the assistance of the HUD Certified Counselor, is followed it still may not remove the barriers to resolve the Clients' issue.

H.3. Will the service to be provided with these funds fill a service gap needed to be addressed?
Yes

H.4. Duplication of Benefits: Federal finance assistance was provided to my organization to addresses losses resulting from a federally declared emergency or disaster, and my organization has not received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance) and the total amount of funding received does not exceed the total needs for those costs.
No

I. Public Facility Project

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 12:53 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

I. Public Facility Project

Please complete this step if you are applying for a Public Facility project. If not, please mark this step as complete and continue.

I.1. Is your agency requesting funds for a Public Facility project (e.g. construction)?
No

I.2. Please describe all planning/predevelopment steps that have been completed to date. (e.g., architectural plans, engineering, land use approvals, permits, funding commitments, etc.)
N/A

I.3. Provide a detailed narrative (e.g. rehabilitation or new construction) and a detailed scope of work.
N/A

I.4. Does the agency own or lease the property where the project will occur? Who is the legal property owner? If you are leasing, please provide a copy of the lease in the required documents section. If you do not have site control, describe your site control plan.
N/A

I.5. Will relocation be required if the building is occupied?
No

If yes, describe and attach your agency's relocation plan in the required docs section.
N/A

I.6. Identify the project team. (e.g. architect/engineer/general contractor, and or consultants).
N/A

I.7. Has a market study, property needs assessment and/or other evaluation that identifies the need for the proposed project been completed? If so, describe and upload the project reports and schedule). If no reports have been completed, explain how you plan to proceed.
N/A

I.8. When will construction start and end? Provide a timeline with all critical milestones.
N/A

I.9. Is this project a multi-phased activity?
No

I.10. Will this project require implementation of Davis-Bacon/Fair Labor Standard Act requirements? Note: Please contact staff immediately if you have questions regarding Davis-Bacon requirement or for more informationclick

here.
N/A

I.11. For Public Service, Public Facility projects and Economic Development activities: Is this a new program/service or an expansion of an existing program/service? Explain.
N/A

I.12. For Economic Development activities only. Indicate the number of full-time and part-time jobs you expect to be created and retain, if your application is funded. Also indicate number of jobs likely to be filled by a low-income person:

Job Type	Total Full-Time Jobs	Total Jobs Full-Time & Low-Income	Total Part- Time Jobs	Percent of Part-Time Jobs that will be Low-Income
Expect to Create	0	0	0	0.00 %
Expect to Retain	0	0	0	0.00 %

J. Policy Consistency

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 3:53 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

J. Policy Consistency

Please provide the following information.

J.1. Identify AT LEAST ONE barrier in implementing your program/project:

☐ **A marketing and publicity campaign that provides consumers with additional education and information about the agency's programs and services.**

☐ **Coordination and collaboration with other service providers.**

☑ **Accessing and utilizing "un-tapped" resources**

☐ **Removing barriers that limit access to services and participation (e.g. language, time, cost, transportation, etc.).**

J.2. Describe in detail how the program/project will address the barrier selected in question I.1.
We will reach out to community partners and funders for any advise/suggestions to help ensure our program is meeting the needs of the community.
Our agency collaborates with various local non-profits (i.e. El Concilio and Community Partnership for Families of San Joaquin County) and governmental agencies (i.e. Housing Authority of the County of San Joaquin and San Joaquin Fair Housing) and refers clients to services that we believe may assist the client further beyond/in addition to the service that we offer. This will help in determining if we need to make adjustment or create a new program that will help meet any new community needs.

J.3. Describe in detail how the program/project is accessible to clients via public transportation, and if applicable, any measures used to specifically reduce the transportation barriers for clients
During this grant period we do not foresee any accessibility issues or transportation barriers issues for our clients to receive services. We are near to public transportation in Downtown Stockton if a client needed/wanted to receive services in person inside our office. This would be the in person option for clients that were not able to have access to to an electronic device (mobile phone, tablet, computer) that would allow them to be provided services via Virtual format. If they do not have an electronic device or want to participate with the Counselor in person, we would explore alternatives that would work for the client and counselor an effort to provide the service without incurring a transportation barrier to the client.

J.4. Identify AT LEAST ONE City of Stockton U.S. Department of Housing and Urban Development (HUD) FY 2020-2025 Consolidated Goal that relates to your program/project:

☐ **Housing and Services for the Homeless: Provide housing and supportive services for the City's homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to**

improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.

☑ **Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income households. Provide homeownership opportunities for low-income-moderate income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.**

☐ **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. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons**

☐ **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**

☐ **Disaster Response: Support disaster response and recovery activities in the event of a local, state, or national disaster or emergency.**

K. Required Documents

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Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

K. Required Documents

Please provide the following information.

Please upload the required documents below.
Articles of Incorporation/Bylaws
Conflict of Interest Statement (if not included in Bylaws)
Organization Chart
Board of Directors Roster – A current roster of the organization's officers and members of its Board of Directors, which includes their name, position held, address, telephone number, and current employer(s). Please note any conflicts of interest falling under 24 CFR 570.611.
Board of Directors' authorization to request CDBG/ESG/ESG-CV funding
Business License Number – The City of Stockton requires all non-profits to maintain a business license. Non-profits may obtain a business license, free of charge, on the 1st floor of City Hall.
Organization Operational Budgets – A copy of the organization's operational budget for the current fiscal year and proposed budget for the 2021-2022 fiscal year.
Organization Financial Statements – Please submit one of the following:

- For organizations that received City funding in prior years: an audited or reviewed compilation report performed by a Certified Public Accountant for the most recent year.
- For all other organizations, an audited report: a compilation report, or the organization's bookkeeping records in the form outlined above (Balance Sheet, etc.), for the most recent year.

Tax Status – Each applicant must have 501(c)(3) or tax-exempt non-profit status. Please submit one of the following verifying documents:

- A determination letter from the U. S. Internal Revenue Service, confirming 501(c)(3) Tax-exempt status of organization
- A letter from the California State Franchise Tax Board certifying tax-exempt status of organization.

SAM.gov – screen shot of sam.gov registration
Personnel Policies including Affirmative Action Plan and Grievance Procedure
Insurance certificate -Type of Insurance Carried, Bonding, Workers 'Compensation

- **Project Budget** – A copy of the project budget (separate from operational budget) showing all funding sources and uses. Identify specific items that City funds would pay for if approved. For public facility improvement/construction projects; care should be taken in presenting a budget which reflects accurate labor and material costs, including all sources and uses and budget assumption for development phases
- **Scope of Work including project timeline**
- **Affirmative Action Plan a written program in which an employer details the steps it has taken and will take to ensure the right of all persons to advance on the basis of merit and ability without regard to race, color, religion, sex, national origin, age, disability.**
- **Section 504 Handicap Accessibility of the ADA Section 504 states that "no qualified individual with a disability in the United States shall be excluded from or denied the opportunity to receive benefits and services from certain programs.**

- **Procurement Plan (Typically a minimum of 3 bids, quotes, or estimates is required WBE/MBE Outreach, etc.)**
- **Necessary federal state and local permit and license (as applicable) – For first time applicants, new projects, or expansion of existing facilities. Include date of approval and status, as applicable.**
- **Copy of Rental or Lease agreement (required if applicant is proposing to use CDBG funds to make a portion of lease payments)**
- **Evidence of Site Control- For public facility/construction projects, provide a copy of the deed trust to project site**
- **Title Report -For public facility/construction projects/substantial rehabilitation**
- **Include all program policies and procedures for those programs that you are applying for assistance/funding**
- **Optional Documents**

Documentation

☑ **Project Budget *Required**

Budget-VHB Program Budget FY22-23_20220124.pdf

☑ **Organization Operational Budgets *Required**

VHB-Budget FY22-23.pdf
VHB-Budget FY21-22.pdf

☑ **Organization Financial Statements *Required**

2020 Visionary Home Builders Final Audit.pdf

☑ **Tax Status *Required**

VHB 501(c)(3) Exempt Status Letter_2018-11-13.pdf

☑ **Board of Directors Roster *Required**

VHB-Board of Directors 2022 Roster.pdf

☑ **Articles of Incorporation/Bylaws *Required**

VHB Articles of Incorporation.pdf

☑ **Conflict of Interest Statement *Required**

VHB-Board Conflict of Interest Statement.pdf

☑ **Organization chart *Required**

VHB Org Chart 2022-01-18.pdf

☑ **Board of Directors' authorization to request CDBG/ESG funding *Required**

VHB BOD-Authorization to Request FY22-23 CDBG Funding.pdf

☑ **Business License Number *Required**

VHB-Business License-City of Stockton_Up to 8-31-2022.pdf

☑ **Type of Insurance Carried, Bonding, Workers 'Compensation *Required**

VHB-Insurance Certificate_2022.PDF

☑ **Personnel Policies including Affirmative Action Plan and Grievance Procedure *Required**

VHB-Personnel Policies-Highlighted_Employment Handbook 2.23.2020 Final.pdf

☑ **Use Permit/State License (as applicable)**

NA Page.pdf

☑ **Rental or Lease agreement**

VHB-Lease Agreement_PAS Dept..pdf

☑ **Evidence of Site Control**

NA Page.pdf

☑ **SAM.gov - screen shot of sam.gov registration** ***Required**

SAM.gov_VHB Administrator & Agency Entity Info.pdf

☑ **Key Program Staff Resume** ***Required**

Resume-Jose A. Nuno_20220123.pdf

☑ **Title Report**

NA Page.pdf

☑ **Optional Documents**

Leveraged Grant Funds-$241,500 UnidosUS-VHB Award Agreement.pdf
VHB Property Map - Revised January 2022.pdf
Client Application for Services-PAS Education and Counseling _20210830.pdf
VHB HC Dept-Annual Work Plan FY 2020_20210407.pdf
VHB PAS Dept. Client Flow Diagram_20220124.pdf

Submit

Completed by jnuno@visionaryhomebuilders.org on 1/24/2022 4:23 PM

Case Id: 48635
Name: Visionary Home Builders of California, Inc. -
Address: *No Address Assigned

Submit

Please provide the following information.

☑ **Applicant certifies that CDBG/ESG funding will not be utilized in a manner that would be considered a duplication of benefits.**

☑ **I hereby certify that I have read this application, and the exhibits thereto, and know the contents thereof, and that the statements therein are true, and that I have been authorized by the governing board to submit this application.**

Authorized Representative Name
Jose Nuno

Title
Vice President of Programs and Services

Date
01/24/2022

Signature
Jose Nuno
Electronically signed by jnuno@visionaryhomebuilders.org on 1/24/2022 4:20 PM

Please download and upload the Certification page here.

☑ **Certification Page *Required**
VHB-BOD-Submission Authorization FY22-23 Certification Page.pdf

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING AND ADOPTING THE 2022-2023 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME, AND EMERGENCY SOLUTIONS GRANT PROGRAMS

Title I of the Housing and Community Development Act of 1974 ("Act") finds and declares that the future welfare of the nation and the well-being of its citizens depends upon establishing and maintaining viable urban communities as social, economic, and political entities and requires systematic and sustained action by federal, state, and local governments to eliminate blight and conserve and renew older urban areas in order to improve the living conditions and environment of low- and moderate-income families, and to develop new centers of population growth and economic activity; and

Of utmost importance to the welfare of the community and a vital concern under the Act with regard to persons of low- and moderate-income is eliminating slums and blight, preventing blighting influence, and preventing the deterioration of private property, neighborhoods, and community facilities; and

The elimination of conditions that are detrimental to the health, safety, and public welfare, through code enforcement, acquisition, demolition, rehabilitation assistance, community development, and related activities are vital concerns to the City of Stockton ("City"); and

In compliance with 24 C.F.R., Parts 91, 92, 570, and 576, which address the Consolidated Submission for Community Planning and Development Programs, the City prepared a Consolidated Plan for Community Development Block Grant ("CDBG"), Home Investment Partnerships ("HOME"), and Emergency Solutions Grant ("ESG") Programs; and

The Consolidated Plan is the City's five-year planning document for CDBG, HOME, and ESG funds, which provides an assessment of local housing conditions and a long-term strategy for addressing community needs; and

Each year, the City prepares a One-Year Action Plan, which identifies the specific activities which will be funded during that year to accomplish the goals and objectives that were established in the Consolidated Plan; and

On March 3, 2022, and March 15, 2022, the Community Development Committee reviewed and made funding recommendations to the City Council; and

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On April 3, 2022, a public notice was published announcing the availability of the 2022-2023 One-Year Action Plan for public review. The Annual Action Plan contains proposed allocations and uses of CDBG, HOME, and ESG funds; the notice was published in The Record, the local newspaper of general circulation, and posted in public places, thereby beginning a 30-day period for citizens to review and comment on the draft plan; and

The City's application for funds under the CDBG, HOME, and ESG Programs, which are incorporated in the One-Year Action Plan, must be filed with the United States Department of Housing and Urban Development ("HUD") on or before May 15, 2022; and

On May 3, 2022, the City Council held a public hearing, during which staff presented an overview of the elements of the proposed One-Year Action Plan, and citizens were provided an opportunity to comment and all persons requesting to be heard were heard and their comments considered; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council hereby approves the 2022-2023 One-Year Action Plan for the CDBG, HOME, and ESG Programs and the related application documents, all of which are on file with the Office of the City Clerk and the Economic Development Department, and a summary of which is attached hereto as Exhibit "1" and the One-Year Action Plan sources and uses, attached hereto as Exhibit "2", both of which are incorporated by this reference.

2. The City Manager or his designee is hereby authorized to:

   a. Take such action as appropriate to file the 2022-2023 One-Year Action Plan and pursue the allocation of funds as set forth within the One-Year Action Plan and accompanying application.

   b. Execute all grant agreements and amendments and all other documents pertaining thereto and furnish such additional documentation as may be required by HUD and act as the authorized representative of the applicant.

   c. Upon receipt of said grant funds, to make all necessary appropriations of funds in compliance with and for the purposes stated in the One-Year Action Plan and accompanying application.

   d. Take any administrative actions with the subrecipients (e.g., contracting with the subrecipients) as appropriate to carry out the purpose and intent of this Resolution.

//

3. The City Council hereby assures the United States of America and the Secretary of HUD that the City, as the applicant, shall:

a. Fully comply with the HUD regulations effectuated by Title VI of the Civil Rights Act of 1964.

b. Fully comply with the federal labor standards imposed under Title VII of the Housing and Community Development Act of 1977.

4. Authorizing the City Manager, or designee, to appoint staff as the Certifying Officer responsible for completing the environmental review process to ensure compliance with the National Environmental Policy Act (NEPA).

5. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED May 3, 2022.

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

CITY OF STOCKTON

2022-2023
ANNUAL ACTION PLAN

Economic Development Department
Housing Division
400 East Main Street
Stockton, CA 95202
(209) 937-8539
www.stocktonca.gov/housing

Executive Summary

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

1. **Introduction**

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning July 1, 2022, and ending June 30, 2023, using the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds that are received by the City of Stockton from the U.S. Department of Housing and Urban Development (HUD). The Action Plan describes how the City will address the proposed priority goals, activities, planned outcomes, and budget for the new fiscal year and the funding resources allocated to housing and community development projects to meet its established goals as identified in the City's Five-Year 2020-2025 Consolidated Plan.

2. **Summarize the objective 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 Annual Action Plan for the 2022-23 program year 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 (FY 2020-2025). The City anticipates allocating $3.3 million in CDBG funding, $1.7 million in HOME funding, and $292,000 in ESG funding. The objectives and outcomes that are anticipated from the implementation of the 2022-23 Action Plan are identified in AP-20 and AP-35.

The City will fund 19 grants to 18 agencies that will assist low-income persons and address the City's five primary goals and priorities to guide efforts to address Stockton's priority housing and community development needs:

- Housing Services for the Homeless. 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 wrap-around services on-site.*

- Affordable Housing. Preserve, improve, and expand the supply of quality 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 to keep their homes safe and well maintained by providing rehabilitation assistance*.

- Services for Special Needs. Provide supportive services necessary to meet the needs of the City's non-homeless special needs populations. *Improve community health care, including basic and specialty care. Support and expand programs and opportunities that engage seniors as well as youth.*

- 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. *Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons;*

- 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.*

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 annually monitors Subrecipient agencies that are recipients of the division's Federal Grant funds. Staff reviews the agencies programmatic, fiscal management, and performance goals; this information is factored into the Community Development Committee's (CDC) discussion and evaluation of the agencies future request for funding through the annual grant application process. The CDC and staff also use this information to recommend grant funding to the City Council.

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.

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

Summary from citizen participation section of plan.

The goals and priorities in the FY 2022-23 Action Plan were developed through a series of public hearings and outreach conducted by the City and the Community Development Committee when developing the Five-Year Consolidated Plan FY 2020-2025.

The planning process for the development of this Annual Action Plan began in December 2021 with published notices and direct e-mails to the City's housing and community development distribution list providing notification that the City was accepting applications for funding under the CDBG, ESG, and HOME programs through January 31, 2022. The notifications reached over two hundred agencies, individuals, and stakeholders.

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 need, 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 Consolidated and Action Plans, the

City's consultant met one-on-one with agencies and organizations located throughout the city and county, including public and assisted housing providers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. Additionally, the City held four focus group meetings with stakeholders other than those targeted for direct consultation, though anyone with an interest in the Consolidated Plan was encouraged to attend. The focus groups were organized around four general topic areas that expanded beyond the content covered by the one-on-one consultations. These included housing, business development, economic development, and issues pertinent to the Central City. The focus group meetings were open to the public and advertised in the local newspaper. City staff also reached out to a variety of stakeholders directly to encourage their participation. In most cases, the consultations and focus group discussions represented a continuation of the ongoing interactions and dialogue between the City and local stakeholder groups.

The City held an application workshop in December 2021. Notices regarding the workshop were mailed directly to agencies on the City's Economic and Housing distribution list and published in the local newspaper 'The Record' prior to the workshop.

Following the application submission period of January 24, 2022, funding requests 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 2022-2023 Consolidated Plan.

The public will have two opportunities to review the proposed FY 2022-23 Action Plan. A 30-day public review period on the draft FY 2022-23 Action Plan will occur from April 3, 2022, through May 3, 2022. Furthermore, the draft Action Plan will be reviewed at a public hearing at the City Council's May 3, 2022, meeting. The public hearing was noticed to the public in The Record as well as the local Spanish newspaper, Latino Times. The draft Stockton Action Plan was made available for public review at the Economic Development Department front counter and online.

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 the public comments to the Annual Action Plan will be included as an attachment to this Plan at the conclusion of the public review period on May 3, 2022. It will include any public comments received at the Stockton City Council's Public Hearing held on May 3, 2022.

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 Stockton 2020-2025 Consolidated Plan and Annual Action Plan represent refined and updated versions of the City's prior planning document and therefore do not represent a major shift in strategic direction. Programs to preserve, enhance, and increase the supply of housing affordable to lower-income households remain a priority; however, emphasis is placed on a holistic approach to overall community development. This entails providing housing opportunities for vulnerable populations, and emergency shelter and transitional housing as a priority. The Consolidated Plan supports these residents by fostering a system of supportive services, and by directing public investments, such as improved public infrastructure, facilities, and services, where they can benefit the City's lower- and moderate-income populations. At the same time, efforts to provide expanded business assistance and educational opportunities for workers and entrepreneurs will help to provide increased opportunities for residents 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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

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

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The planning process required under HUD regulations for the development of the Action Plan 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 Plan itself must include a summary of the consultation process, including the identification of participating agencies and organizations, as well as a summary of efforts to enhance coordination between public and private entities.

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(l)).

To facilitate the preparation of the Consolidated Plan, the City of Stockton consulted one-on-one 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. These consultations represent a continuation of ongoing interactions between the City and the agency or organizations described. For a complete list of those contacted for participation in Consolidated Plan consultations, please refer to Table 2, below.

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

Consultation and coordination with the 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 remainder of the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. In addition to coordinating plan development with the available information from the CoC application, the City also conducted consultations with a variety of consortia members, including San Joaquin County, the Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women's Center - YFS, and Dignity's Alcove Veterans Housing, among other important organizations and agencies.

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, and 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 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 CoC administrator, Adam Cheshire, while the Central Valley Low Income Housing Corporation (CVLIHC) is responsible for the administration of the Homeless Management Information System (HMIS).

2. **Describe agencies, groups, organizations, and others who participated in the process and consultations. Other local/regional/state/federal planning efforts considered when preparing the Plan.**

1	Agency/Group/Organization	Arnaiz Development Company, Inc.
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the focus group discussions, 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	Agency/Group/Organization	Catholic Charities of the Diocese of Stockton
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs for elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
3	Agency/Group/Organization	Central Valley Low Income Housing Corporation
	Agency/Group/Organization Type	Housing Services-Homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process as a lead participant in the Continuum of Care. The anticipated outcome was to collect information regarding resources available for, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies.
4	Agency/Group/Organization	Conway Homes Resident Council
	Agency/Group/Organization Type	Housing Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Resident Council President for Conway Homes, one of the Housing Authority of San Joaquin's (HACSJ) public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination of the anti-poverty and non-housing community development strategies, among others.
5	Agency/Group/Organization	Dignity's Alcove
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs - Veterans Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social services available to veterans, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategies.

6	Agency/Group/Organization	Gospel Center Rescue Mission
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	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 experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness, non-homeless special needs, and anti-poverty strategy, among other areas.

7	Agency/Group/Organization	Health Plan of San Joaquin County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Non-Homeless Special Needs Anti-Poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the healthcare, housing, and social service needs of low-income and homeless individuals, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
8	Agency/Group/Organization	Housing Authority of the County of San Joaquin
	Agency/Group/Organization Type	Housing Public Housing Authority Services - Housing Other Government - County Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Market Analysis Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process as the certified Public Housing Agency. 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	Agency/Group/Organization	Lutheran Social Services of Northern California
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding housing and social services needs of youth on the edge of homelessness and to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
10	Agency/Group/Organization	New Directions
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-Homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and antipoverty strategy, among other areas.
11	Agency/Group/Organization	San Joaquin County Behavioral Health Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Health Agency Other Government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Non-Homeless Special Needs Anti-Poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	San Joaquin County Commission on Aging

	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
13	Agency/Group/Organization	San Joaquin County Human Services Department of Aging and Community Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other Government - County Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the focus group discussions, with following up consultation including a conference call with various organizations representing the needs of elderly and disabled residents. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
14	Agency/Group/Organization	San Joaquin Fair Housing Association

	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. 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	Agency/Group/Organization	Second Harvest Food Bank
	Agency/Group/Organization Type	Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
16	Agency/Group/Organization	Sierra Vista Resident Council
	Agency/Group/Organization Type	Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Resident Council President for Sierra Vista, one of the Housing Authority of the County of San Joaquin's (HASJs) public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination the anti-poverty and non-housing community development strategies, among others.
17	Agency/Group/Organization	St. Mary's Interfaith Dining Room
	Agency/Group/Organization Type	Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. 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.
18	Agency/Group/Organization	STAND Affordable Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information the housing market, barriers to affordable housing development, and the connection between housing and public safety, as well as to improve coordination with the Consolidated Plan housing and antipoverty strategies.
19	Agency/Group/Organization	Stockton Emergency Food Bank
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
20	Agency/Group/Organization	Stockton Shelter for the Homeless
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Non-Housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.
21	Agency/Group/Organization	University of the Pacific's Thomas J. Long School of Pharmacy and Health Sciences
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social services, public facilities, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
22	Agency/Group/Organization	Visionary Home Builders
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information the housing market, barriers to affordable housing development.
23	*Agency/Group/Organization*	Women's Center Youth and Family Services

	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.

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

During Consolidated Plan development, the City of Stockton consulted a wide variety of agencies in-depth, including those listed in the table above. During Action Plan development, we posted information on the City's website, Facebook page, sent out flyers to our mailing list of stakeholders, and advertised public hearings in the local newspaper. Going forward, we will enhance these notifications to cast a wider net and encourage additional agencies to participate.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Continuum of Care	San Joaquin County Community Development Department	As the largest City in the CoC, the City of Stockton has a seat on the CoC governing body, ensuring coordination with the CoC and the action planning process.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

2. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting.

The planning process for the development of this Annual Action Plan began in December 2021 with published notices and direct emails providing notification that the City was accepting applications for funding under the CDBG, ESG, and HOME programs through January 31, 2022. The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing, held in November 2019, 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 application submission period, funding requests were reviewed by staff and members of the Community Development Committee (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 2020-2025 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 March 3, 2022, and March 15, 2022, which resulted in recommendations to the Council on the use of funds.

Citizen Participation Outreach

Sort order	Mode of outreach	Target of outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Mailer via Email	Mailing List	December, 2021 a mailer advertising the NOFA requesting applications due by January 24, 2022	None received	Not applicable	N/A
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	None received	Not applicable	https://www.facebook.com/CityofStockton
3	News Paper Ad	Non-targeted/broad community	A NOFA requesting applications due by January 24, 2022, and notice of March 03, 2022 meeting published in the Record.	None received	Not applicable	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	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Attendance included CDC members, community members, stakeholders, and staff. A series of public hearings and outreach was conducted by the City and the CDC when developing the Five-Year Consolidated Plan 2020-2025.	None received	N/A	

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

During the planning period, the City expects to receive approximately $3.33 million in annual CDBG funding. This would equal a five-year total of $16.65 million. The City also anticipates receiving an annual allocation of approximately $1.7 million in HOME funding for housing activities, and administrative costs, which would equal a five-year total of $8.5 million. The City also expects to receive an estimated $292,000 in annual ESG funding, which would equal a five-year total of $1.46 million.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$3,388,867	293,835	1,397,794	$5,080,495	10,166,601	
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,760,529	100,000	777,738	$2,638,267	5,281,587	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	292,000	0	0	292,000	876,000	

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

The City will leverage its CDBG, ESG, and HOME Investment Partnership program entitlement funding with State resources that include: Homeless Housing Assistance and Prevention (HHAP) program funding, and Permanent Local Housing Allocation (PLHA) program funding, and Low-Income Housing Tax Credit program funding. The State funding sources are allocated solely for housing projects and/or programs capital projects that support human services projects that target very low and low-income persons; and Social Opportunity Endowment (SOE) funds are allocated to public service programs that assist very low and low-income persons. HOME Investment Partnership funds are allocated to projects that provide tenant-based rental assistance to formerly homeless persons and those at risk of homelessness. In some instances, City surplus General funds are used for specific projects and homeless services.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing Public Housing Homeless	City-wide	Affordable Housing Homelessness	CDBG: $895,588 HOME: $2,738,267	Rental Units Constructed: 80 Rental Units Rehabilitated: 40 Direct Financial Assistance to Homebuyers: 2
2	Housing & Services for the Homeless	2020	2025	Homeless	City-wide	Homelessness Affordable Housing	CDBG: $895,588 HOME: $2,738,267	Tenant-based rental assistance / Rapid Rehousing: 40 Public service activities for low/moderate income housing benefit: 145 Homeless Person Overnight Shelter: Persons Assisted 4200 Persons Assisted Homeless Prevention: Persons Assisted: 145 Public facility/infrastructure activities other than housing: 330

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Economic Development	2020	2025	Non-Homeless Special Needs Non-Housing Community Development 2	City-wide	Non-Housing Community Development 2	CDBG: $585,000	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 14 Businesses assisted: 11
4	Public Services	2020	2025	Non-Homeless Special Needs; Non-Housing Community Development	City-wide	Non-Housing Community Development	CDBG: $758,000	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted

Table 2 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Goal Descriptions

1	**Goal Name**	Housing and Services for the Homeless
	Goal Description	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	**Goal Name**	Affordable Housing
	Goal Description	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 keep their homes safe and well maintained by providing rehabilitation assistance.
3	**Goal Name**	Support Economic Development
	Goal Description	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	**Goal Name**	Services for Special Needs
	Goal Description	Provide supportive services necessary to meet the needs of the City's non-homeless special needs populations. Improve community health care, including basic and specialty care. Support and expand programs and opportunities that engage seniors as well as youth.
5	**Goal Name**	Public Services
	Goal Description	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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Stockton Action Plan includes the proposed projects and activities to be undertaken by the City of Stockton that will implement its Housing and Community Development activity plan contained in the FY 2020-2025 Consolidated Plan. The projects described in this section are funded with FY 2022-2023 federal funding from the Community Development Block Grant Program (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME). Additionally, a number of projects the City is funding are through its state-allocated funding sources such as the Housing and Homeless Assistance Program (HHAP) and the Permanent Local Housing Assistance program (PLHA).

The projects and programs that the City funded with CDBG, HOME and ESG funds during the previous fiscal years have contributed toward substantial improvements in the lives and neighborhoods of Stockton's low-income residents and provided various safety net programs, safe, decent housing for many who would not otherwise be able to afford it. The programs and activities funded in the FY 2022-2023 Action Plan will build on these prior successes and continue to meet the objectives of the 2020-2025 Consolidated Plan.

#	Project Name
1	CDBG Administration
2	CDBG Housing Program - Delivery
3	CDBG Housing Programs - Multi-Family Program
4	Debt Service - Section 108 Loan Repayment
5	Emergency Repair Program
6	San Joaquin Fair Housing
7	Gospel Center Rescue Mission
8	Visionary Home Builders of California, Inc.
9	Parents By Choice, Inc.
10	Bread of Life
11	Second Harvest Food Bank
12	Children's Home of Stockton
13	Ready to Work
14	Uplift All Foundation
15	San Joaquin County Aging and Community Services
16	Downtown Stockton Alliance
17	Micro-Storefront Beatification Grant
18	Boys & Girls Club at Sierra Vista-Stockton
19	Kelly's Angels
20	Tuleburg Press
21	Child Abuse Prevention Council
22	HOME Administration

23	HOME Program Delivery
24	HOME Housing Loans
25	CHDO Set-Aside Funds

Table 7 - 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 in the community. Over the past several years, the CDBG, ESG, and HOME programs have experienced funding reductions. The City will continue to apply for funding and/or support applications by othfrom organizations to expand affordable housing opportunities, homeless assistance, and supportive services, and to meet the other needs of the low-income residents and neighborhoods. The funding is allocated to a variety of housing and public service projects/programs and activities to help address the priority needs identified in the City's Five-Year Consolidated Plan. Federal funding is leveraged by local and state funding sources.

Barriers to addressing underserved needs include:

Reduced levels of federal CDBG, ESG, and HOME funding.
A shortage of affordable housing targeting very low-income and working-class households compared to the growing demand (households with incomes at or below 50 percent of the AMI).
Significant increases in the cost of fair market rents.

A significant decrease in community resources resulted in a declining or stagnating supply of services due to a lack of available supportive services funding.
Increased demand for services is due to population growth between 2010 and 2018 in Stockton, particularly in low-income areas.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Administration
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Support Economic Development Public Services
	Needs Addressed	Homelessness Affordable Housing Non-Housing Community Development 1 Non-Housing Community Development 2
	Funding	CDBG: $1,016,099
	Description	Administration of CDBG program including staff and operational costs of oversight and management. Matrix code: 21A Citation: 570.206
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration
	Location Description	N/A - Administration
	Planned Activities	General Program Administration
2	**Project Name**	CDBG Housing Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $350,000
	Description	Staff and service delivery costs are associated with the implementation of various housing rehabilitation programs. Matrix Code: 14H, National Objective: LMH Citation: 570.202 Performance Measure: DH-2
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low-income households
	Location Description	Citywide
	Planned Activities	Rehabilitation Administration and Down Payment Assistance

3	**Project Name**	CDBG Multi-Family Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $138,533
	Description	CDBG funds will be provided through various City housing programs for the improvement of low- and moderate-income housing city-wide. The Multi-family Housing Program will be available to assist in the rehabilitation or the development of low- and moderate-income multi-family housing. Matrix Code: 14B National Objective: LMH Citation: 570.202 Performance Measure: DH-2
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate-income families
	Location Description	City-wide
	Planned Activities	Rehabilitation, Multi-unit residential
4	**Project Name**	Debt Service - Section 108 Loan Repayment
	Target Area	City-Wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: $2,543,183
	Description	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
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	N/A
5	**Project Name**	Emergency Repair Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Services for Special Needs
	Funding	CDBG: $60,000
	Description	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 Program was designed to provide one-time emergency repair assistance to low-income property

		owners. Properties with one 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 Performance Measure: DH-1
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately four low-income properties, with one owner over the age of 65 or with special needs may be eligible.
	Location Description	City-wide
	Planned Activities	Rehabilitation; Single unit residential
6	**Project Name**	San Joaquin Fair Housing
	Target Area	City-wide
	Goals Supported	Affordable Housing Public Services
	Needs Addressed	Affordable Housing
	Funding	CDBG: $90,000
	Description	This activity supports the local fair housing office which provides services in the form of landlord/tenant education and mediation. Matrix Code: 05J Citation: 570.201(e) Performance Measure: DH-1 National Objective Code: LMC Presumed benefit: No
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	3,349 low-income households will be assisted with fair housing mediation services, while several thousand more inquiries will be answered via telephone, email, and/or mailings.
	Location Description	401 South El Dorado Street, Suite A, Stockton, CA 95203
	Planned Activities	Provide support to City of Stockton residents regarding landlord/tenant rights, mediation, and other housing-related services.
7	**Project Name**	Gospel Center Rescue Mission
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: $75,000
	Description	Rehab of sleeping quarters and bathroom, and expansion of laundry area serving homeless individuals. Making existing facilities ADA compliant, A/C units, and expanding of community closet. Matrix Code: 03C Citation: 570.201(c) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
	Target Date	6/30/2023
	Estimate the number and type of families	705 homeless individuals staying at the emergency shelter.

	that will benefit from the proposed activities	
	Location Description	229 East Church Street, Stockton, CA 95203
	Planned Activities	Rehabilitation of sleeping quarters and bathrooms, and expansion of laundry area

8	**Project Name**	Visionary Home Builders of California
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 1
	Funding	CDBG: $50,000
	Description	Operating expenses to retain HUD Certified housing counselor, intake specialist, and admin staff in order to serve the community through education and counseling services and program enrollment services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	individuals from low-income households.
	Location Description	City-wide
	Planned Activities	Public Services (General)
9	**Project Name**	Parents By Choice
	Target Area	City-wide
	Goals Supported	Public Services Services for Special Needs
	Needs Addressed	Homelessness Non-Housing Community Development 1
	Funding	CDBG: $115,000
	Description	The Safe Step for Youth Program will provide at-risk or homeless transition-age youth with housing assistance through long-term rental assistance paired with wraparound services geared toward promoting housing stability. Matrix Code 05D Objective Code URG
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 At-Risk 18–24-year-old youth that are at-risk or homeless.
	Location Description	City-Wide
	Planned Activities	Public Services (General)
10	**Project Name**	Bread of Life
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: $45,000

	Description	Funds to be used to help maintain a food pantry; rent for warehouse space, wages, and usual day-to-day operations including utilities, insurance, IT, and supplies.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated impact for 55,000 City of Stockton residents ranging from moderate to extremely low income.
	Location Description	3034 Michigan Ave Stockton, CA 95204
	Planned Activities	Public Services Food Services
11	**Project Name**	Second Harvest of the Greater Valley
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: $40,000
	Description	Funds are to help with the continuation of the collaboration of 25 non-profits within the City of Stockton that are supporting a food pantry program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20,000; Low-income families or individuals in need of food.
	Location Description	City-Wide
	Planned Activities	Public Services, Food Assistance
12	**Project Name**	Children's Home of Stockton
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: $90,000
	Description	The program would continue to sustain operations and services for its Catalyst Program through which they will provide shelter and supportive services for transition-age youth.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	18 transition-age youth, 18-24 years of age.
	Location Description	City-wide
	Planned Activities	Helping youth achieve self-sufficiency and permanent housing
13	**Project Name**	Ready to Work
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless

	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: $20,000
	Description	The program aims to prevent homelessness for the formerly incarcerated population. Through case management and wrap-around services, they will help with job and housing placement and job training.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	115 Previously incarcerated individuals
	Location Description	City-Wide
	Planned Activities	Helping previously incarcerated individuals find jobs that suit their skill set in order to help with long-term housing stability.
14	**Project Name**	Uplift All Foundation
	Target Area	City-wide
	Goals Supported	Public Services Housing and Services for the Homeless
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: $55,000
	Description	Funding to be used for staff payroll some of which staff will be chosen from within the homeless population. The remaining funding will be used to aid in the funding supplies for the mobile laundry vans, Loads of Hope.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 Homeless
	Location Description	City-wide
	Planned Activities	Public Services Homeless
15	**Project Name**	San Joaquin County Aging and Community Services
	Target Area	City-wide
	Goals Supported	Public Services Services for Special Needs
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: $15,000
	Description	Program funding to be used to purchase and deliver meals to Stockton residents, “Meals on Wheels”.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 seniors in need of food assistance.
	Location Description	City-wide

	Planned Activities	Public Services (General) Senior Services
16	**Project Name**	Downtown Stockton Alliance
	Target Area	City-Wide
	Goals Supported	Housing and Services for the Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $40,000
	Description	Funds are to support the Portable Bathroom and Shower Program which is offered within the City of Stockton 5 days a week to the homeless population.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	400 City of Stockton homeless
	Location Description	Services offered in the parking lot of St. John's Church
	Planned Activities	Public Services
17	**Project Name**	Micro Storefront Beautification Grant
	Target Area	City-Wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: $30,000
	Description	Assist commercial property and/or business by providing funding for minor storefront improvements. Matrix Code: 14E Citation: 570.202 Performance Measure: EO-3 National Objective: SBA Presumed benefit: No
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	6
	Location Description	Eligible areas include targeted commercial corridors: Charter Way, MLK Jr. Blvd., E. Main Street, Airport Way, Wilson Way, E. Fremont Street, West Lane, E. Ben Holt (East of Pacific Ave.), Hammer Lane, Lower Sacramento Rd. (Near Ponce De Leon), Pacific Ave. (between Harding and Alpine Ave.), Harding Way, Yosemite St., El Dorado St.(up to Essex St.), California St. (up to Alpine Ave.) and the Downtown Improvement District.
	Planned Activities	Assist commercial property and/or business by providing funding for minor storefront improvements
18	**Project Name**	Boys & Girls Club at Sierra Vista-Stockton
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: $20,000

	Description	Provide for the purchase and supply of Club Connect Kits which provide members with weekend food and snack boxes. Kits also provide supplies for school and some PPE items for the entire family.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	175 Youth and families that are low-income
	Location Description	Sierra Vista Homes
	Planned Activities	Provide the youth with kits for food, PPE, and activities
19	**Project Name**	Kelly's Angels
	Target Area	City-wide
	Goals Supported	Support Economic Development Public Services
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: $15,000
	Description	Funds to aid in the continuation of providing services to youth who are experiencing trauma. Funds are for mental and behavioral health programs to assist with recovery.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	49 Youth experiencing trauma due to the victimization of their parents or caregivers from homicide and other violent crimes.
	Location Description	City-wide
	Planned Activities	Funding for recovery through behavioral health programs, therapy services, tutoring, and mentoring services, scholarships, sports, arts, and music programs.
20	**Project Name**	Tuleburg Press
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: $35,000
	Description	Funds to cover the expenses for The Write Place as well as to offer workshops in creative writing, papermaking, letterpress printing, and bookbinding.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	350 Low-income and unhoused students
	Location Description	City-wide
	Planned Activities	Refurbishing an elementary school library
21	**Project Name**	Child Abuse Prevention Council
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2

	Funding	CDBG: $73,000
	Description	Funding is aimed at increasing the number of Court Appointed Special Advocates volunteers (CASA) to support the number of Stockton children in foster care. Funding will also be used to create another job that will be geared toward recruiting and training that will occur as the need for CASA volunteers increases.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 youth in foster care will benefit from this funding.
	Location Description	127 N. Sutter Street Stockton, CA 95202
	Planned Activities	Increase the number of CASA volunteers.
22	**Project Name**	HOME Administration
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Public Services
	Needs Addressed	Homelessness Affordable Housing Non-Housing Community Development 2
	Funding	HOME: $260,000
	Description	Administration of HOME Program including oversight, management, and capacity building.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Administration of HOME Program.
23	**Project Name**	HOME Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $150,000
	Description	Delivery costs are associated with the implementation of specific housing programs and projects. This includes staff time spent reviewing agreements, staff reports, and general technical assistance provided to HOME-assisted projects.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-Wide
	Planned Activities	Delivery costs associated with the implementation of specific housing programs and projects.
24	**Project Name**	HOME Housing Loans
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing
	Needs Addressed	Homelessness Affordable Housing
	Funding	HOME: $1,960,655
	Description	HOME funds will be used to provide financial assistance for the rehabilitation or development of low-income housing on a city-wide basis. The Housing Rehabilitation Program will be available to assist single-family homeowners to make repairs to their residences. The Down Payment Assistance Program will assist qualified low-to-moderate income households with down-payment assistance and/or soft 2nd mortgages. Funds will also be available for multi-family rehabilitation or construction projects.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	To be determined (subject to proposals).
	Location Description	City-wide
	Planned Activities	Financial Assistance for the rehabilitation or development of low-income housing.
25	**Project Name**	CHDO Set-Aside Funds
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Public Services
	Needs Addressed	Homelessness Affordable Housing
	Funding	HOME: $264,079
	Description	Set-Aside funds are required by HUD HOME regulations for housing activities owned, developed, and/or sponsored by qualified Community Housing Development Organizations (CHDO).
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	To be determined (subject to proposals).

	Location Description	City-wide
	Planned Activities	Financial assistance for the rehabilitation or development of low-income housing.

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. Organizations that are awarded program and/or project funding may have their headquarter offices located in other cities within San Joaquin County; however, all Stockton-funded activities are required to serve only City of Stockton eligible households.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

The City of Stockton allocates resources on a citywide basis. For example, the housing rehabilitation programs, and down-payment assistance programs are equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. Households with the greatest demonstrated unmet need generally receive higher priority for assistance. Additional preference is given to households residing in areas with disproportionately high concentrations of low- and moderate-income households, minority households, and/or households experiencing HUD-defined housing problems, such as those areas identified under subsection MA-50 of the Consolidated Plan. Projects located in areas that correspond with other related or complementary programs and/or projects also receive additional preference or priority consideration. For example, funding for the rehabilitation of existing rental housing, that would be affordable to low- and moderate-income households and located in areas targeted for crime abatement activities under the Stockton Marshall Plan would receive higher priority than projects located in other areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2020-2025 Consolidated Plan establishes housing strategies for the renter, owner, and homeless populations and Five-Year goals for each of these target populations. 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 and fund the following activities to address housing needs:

- Multi-Family Loan Pool
- CHDO Set-Aside
- Housing Rehabilitation Program
- Down Payment Assistance Program
- Homeless Support
- Emergency Repair Program
- San Joaquin Fair Housing

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 City plans to issue a NOFA in the upcoming year that the Housing Authority will be eligible to apply for funding. Additionally, the Housing Authority recently applied for funding for two of its pipeline affordable housing developments Sonora Square Apartments and Conway Homes projects that are progressing through the funding process. Once completed, the Housing Authority will be able to offer upward of sixty-four (64) more units to low-income families.

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. The City's Down Payment Assistance Program funds can be used in conjunction with the Housing Authority's homebuyer program funds including the Housing Choice Voucher Program.

Under the Housing Authority's 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

The City will utilize Emergency Solutions Grant funds to assist in funding the operation of emergency homeless shelters, funding the building and expansion of low-barrier shelters, implementing Homeless Prevention, and Rapid Re-Housing activities which will assist in reducing and preventing homelessness. The City of Stockton works with the San Joaquin Continuum of Care (CoC) to implement policies, and procedures and establish performance standards for those agencies providing services to address the needs of the homeless persons and as identified in the Continuum's planning guidelines. The CoC is a consortium of local government agencies, non-profit organizations, and other interested parties, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. They hold meetings that are open to all homeless providers, and that serves as a venue for ongoing program planning and coordination and feedback for addressing homelessness across all ages. The CoC has identified the following homeless performance measures goals:

1. Reduction in the average and median length of time persons remain homeless.
2. Reduction in the percentage of persons who return to homelessness from permanent housing.
3. Reduction in the total number of persons who are homeless.
4. Increase in the percent of adults who gain or increase employment or non-employment cash income over time.
5. Reduction in the number of persons who become homeless for the first time.
6. Increase in the percent of persons who exit to or retain permanent housing from PSH.
7. Reduce the number of people living unsheltered in our community.
8. Increase the number of units available to those exiting homelessness.

Additionally, CVLIHC, which serves as the Homeless Management Information System (HMIS) lead, and the Family Resources and Referral Center, which serves as the organization responsible for implementing the Coordinated Entry System and assisting in the development of its policies and procedures as well as establishing coordinated partnerships between all organizations, agencies and local shelters and service providers as part of the CES Committee that reports to the Continuum of Care

(CoC). CVLIHC will continue to conduct outreach to the shelters to notify them of the activities and the process for making referrals to the various programs.

In keeping with the goals of the CoC, Central Valley Low Income Housing Corporation (CVLIHC), recently completed Phase 1 of their Town Center Studios project. The goal of this project is to convert a hotel into studio apartments for use by the unhoused chronically homeless and at-risk of homelessness population. Through the completion of Phase I, CVLIHC has been able to offer housing to 27 individuals across 20 units. Currently, they will be embarking upon Phase II where they will provide another 20 available units.

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 CoC recently conducted the 2022 Point-in-Time Count (PIT) which, utilized methods of outreach that were considerably improved over prior years. Thus, the PIT identified a slightly larger population of unsheltered homeless, compared to prior years. Based on this significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of needs, including an analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans' status, disability status, etc.). These data can subsequently be used to better assess the needs of the unsheltered homeless and can be used to direct any indicated changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest to reach regarding available services.

The following represents a list of actions to be taken during the five-year planning period designed to improve outreach to homeless persons, especially unsheltered persons, as well as those who are at risk of homelessness. Note that these actions are not only designed to promote outreach that both identifies and quantifies needs, but also offer opportunities to inform the homeless regarding available resources for service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one education.

Addressing the emergency shelter and transitional housing needs of homeless persons.
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. The remainder of this section presents a summary of the major findings identified under the Potential Housing Constraints Section of the City of Stockton Housing Element. To the degree practicable, the analysis also includes a discussion of the actions to be taken to overcome these constraints, as identified in the Housing Element.

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 Housing Element of the City of Stockton General Plan, adopted in April 2016, provides a thorough analysis of the existing policy barriers to affordable housing development. An analysis of the permitted densities and development standards identified that the adopted Code facilitates the production of a variety of housing types, with residential development permitted in non-residential and mixed-use zones, with permitted densities up to 87 units per acre Downtown. The Housing Element states that the City applies flexible development standards for infill housing projects to encourage the development of underutilized properties, however, development standards may be modified to create consistency with surrounding development and physical site constraints. The Housing Element determined that the City's overall parking standards did not constitute a constraint, nor does processing and permitting. Since the last Housing Element, the City's Affordable Housing Density Bonus has been made consistent with State law. It allows for a density bonus of up to 35 percent and allows developers that are eligible for a density bonus to receive up to three additional incentives.

The City adopted a Development Code amendment in 2016 to be consistent with State law to allow emergency shelters by right, without discretionary review, in the PF, IL, and IG zone. Per the San Joaquin Partnership's Regional Development Fee Comparative Analysis Report (June 2013), the City of Stockton's fees for a single-family dwelling was the second-highest of all the San Joaquin County jurisdictions but were about average for all 21 jurisdictions included in the analysis. To promote affordable housing, the City established a fee reduction program for developers of affordable housing units. Developers of multi-family housing developments can receive a fee reduction of $14,997 per unit and a fee reduction of $19,997 for single-family residential development.

Based on an analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitates the production of a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities as high as 87 units per acre in the downtown area. Additionally, the City has flexible development standards to encourage the development of small infill parcels.

Recent state legislation provides clarification and fee assistance for the creation of Accessory Dwelling Units (ADUs) with two separate bills signed on October 8, 2017: SB 229 (Wieckowski) and AB 494 (Bloom). These bills, effective January 1, 2018, clarify and improve various provisions of the law to promote the development of ADUs, including allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities, such as special districts and water corporations, and reducing parking requirements. In 2018, City Council accept the Planning Commission's recommendation and adopt an Ordinance to amend Title 16 of the Stockton Municipal Code, Section 16.80.310, "Secondary Dwelling Units;" and Section 16.240.020, "Definitions of Specialized Terms and Phrases;" to comply with state planning and zoning law (Government Code Section 65852.2).

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, shelter, and/or services for the homeless, elderly, and working poor.

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 program. The City will continue to use its Notice of Funding Availability NOFA process to solicit eligible affordable housing projects to fund.

Actions planned to reduce lead-based paint hazards.

The actions described in the Lead-Based Paint Hazards section of the Consolidated Plan will be carried out as needed during FY 2022-23. The City complies with all federal requirements related to the prevention of lead-based paint poisoning as provided in the Residential Lead-Based Paint Hazard Act of 1992, also commonly referred to as Title X, Housing and Community Development Act of 1992. Additionally, the City of Stockton collaborates with the following agencies to identify and reduce lead-based paint incidences: The Housing Authority, San Joaquin County Public Health Services, and San Joaquin County Environmental Health.

The City of Stockton becomes involved in lead-based paint hazard evaluation and reduction because of its implementation and operation of federally funded projects such as CDBG and HOME that require lead-based evaluations for existing housing units built before 1950. Single-family owner-occupied housing projects that are to be rehabilitated are inspected and tested for lead-based paint hazards. Based on the test results, any identified hazards are remediated prior to unit occupancy.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(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.

Action Plan CDBG response:

The City expects to receive approximately $1,691,629 of program income during the 2022-2023 program year, which includes $1,397,794 of repayment from the Redevelopment Successor Agency and $1,068,240 of reprogrammed funds.

The City does not have any float-funded activities. The City also does not have any program income received in the preceding program year that has not been included in a prior plan nor any surplus funds from an urban renewal settlement.

The City expects to spend 85 percent of its CDBG allocation on activities that benefit persons of low- and moderate income.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities
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.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Action Plan HOME response:

The City of Stockton proposes to use its allocation of HOME funds to rehabilitate and construct both rental and owner-occupied housing units and to fund the City's Down Payment Assistance Program (DAP). Most of the funds will be subject to an annual request for developer proposals to be used for an eligible activity, including real property acquisition, site improvements, construction, and rehabilitation costs. 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 an annual Notice of Funding Availability (NOFA) identifying the purpose and type of funds available, with announcements sent via e-mail to interested parties and regional developers and posted to the City's website, social media pages and with the 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 next 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 concerning funding are then 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, including the (DAP). Information about all the housing programs is posted on the City's website. 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. Advertisements and public notices are also run-in local newspapers, including the local Spanish newspaper.

To ensure that households utilizing the City's DAP are ready to undertake and maintain homeownership, the City requires that all households must have completed a minimum eight classroom-hour homebuyer training course given by a HUD-approved trainer prior to the close of escrow. The City also ensures that the households become successful homeowners by making sure that the home they are purchasing is affordable for them. The total housing cost cannot exceed 35 percent of the household's income and their total debt cannot exceed 41 percent of their income.

When HOME funds are allocated for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the City utilizes the HOME affordable homeownership annual limits provided by HUD for newly constructed housing and for existing housing.

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:**

Recapture of HOME Subsidy

The City of Stockton's Down Payment Assistance Program requires 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, down payment assistance 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:**

Marketing and Outreach for HOME funded projects

The City's Affirmative Marketing Policy has been in use since 2000 and is made a part of all HOME agreements for projects of five or more units. The purpose of the policy is to assure that individuals who normally might not apply for vacant units because they are socially and/or economically disadvantaged be informed of vacancies, be encouraged to apply, and have an equal opportunity to rent units. The policy establishes methods for informing the public about fair housing laws and affirmative marketing policies; procedures to be used by owners to solicit applications; records that must be maintained; and how the City will assess the success of affirmative marketing actions.

The City also ensures that outreach to minority and women-owned businesses occur for the issuance of all contracts. The City has adopted Affirmative Outreach Action Guidelines for use with all federally

funded projects.

Affirmative action requirements are also included in all subrecipient agreements to ensure that if subrecipients are hiring contractors and subcontractors, they adhere to the provisions of the City's Affirmative Action Program and meet all federal requirements.

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)**

   See Attached, Appendix C.

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

   While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With single sub-recipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. Further development and improvement of the current HMIS are underway.

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.

City staff and the Community Development Committee (CDC) hold an annual Kick-off/Needs Assessment Meeting in the late Fall, which serves as the basis for the development of the Annual Action Plan.

- Update annual Action Plan Schedule, Application, and Instructions.
- Issue Public Notice.
- Issue NOFA.
- Post agenda.
- Publish notice of NOFA in the Record and link to the application and instructions on the City's website through the City's Grants web-portal Neighborly; Annual Applications are generally submitted in Mid-January, however, due to COVID-19 the application submittal was mid-February.
- 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 the Clerk before each meeting, February-March.
- Subrecipients sent recommendation letters in advance of Council hearing.
- Issue Public Notice.
- Distribute draft Action Plan requesting public comment.
- Award Funds-City Council reviews staff and CDC funding recommendations at publicly noticed meetings and votes for their approval.
- Action Plan is submitted to HUD via IDIS.
- Award letters sent to sub-recipients following AAP submittal, including CFDA number Agreements. Draft agreements with sub-recipients and route for signatures, Summer
- Prepare environmental documentation.
- 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 sub-recipients, 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.

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.**

The goal of the CoC is to coordinate local efforts to identify and address the needs of the homeless population, provide coordinated outreach services, and to identify gaps and shortfalls where additional resources and coordination may be necessary. The CoC incorporates the resources and efforts of a wide variety of organizations and agencies. These include the Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women's Center - YFS, the Gospel Center Rescue Mission, the Saint Mary's Dining Hall, and Dignity's Alcove Veterans Housing, among other important organizations and agencies. Information is collected through direct outreach, during Point in Time counts, and data entry into the HMIS system.

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).

APPENDIX C

AP-90 ESG Response

Program Year 5 Action Plan ESG response:

1. The following standards for providing Homelessness Prevention and Rapid Re-Housing assistance have been developed in cooperation with the San Joaquin Continuum of Care. To date, policies have not been developed for homeless assistance activities, but the City is committed to working with the Continuum of Care in the development of these policies in the future.

A. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance

All participant households must meet the following requirements:

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

B. Policies and procedures for coordination among providers.

CVLIHC, who provides the homelessness prevention and rapid re-housing activities for both the City of Stockton and San Joaquin County, has established relationships with all the local shelters and service providers. CVLIHC will conduct outreach to notify them of the ESG program, changes in eligibility standards, and the process for making referrals to the program. CVLIHC is also well known in the community and receives many calls directly from those looking for housing assistance.

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

C. Policies and procedures for determining and prioritizing which eligible families will receive assistance

Assistance will be provided to eligible households in the order in which they are interviewed. If a household is eligible and funds are available, they will receive assistance. All rapid re-housing clients must meet HUD's homeless definition (24 CFR 576.2) – person(s) staying on the streets, in a shelter, or someone exiting an institution after a stay of 90 days or less and who resided in a shelter or on the streets before the institution. All prevention clients must be able to demonstrate at least two HUD defined risk factors and that except for this program, the household will become homeless. While the ability to sustain housing is not a threshold requirement for program eligibility, as a program goal it is a consideration in determining the amount and length of assistance.

D. Standards for determining share of rent and utilities that participant will pay, how long assistance may be received, how the amount of that assistance will be adjusted over time. Include limits, if any, on maximum amount of assistance, maximum number of months, or maximum number of time they may receive assistance.

The following guidelines shall apply to all participating households:

- Rent assistance will be limited to units that meet reasonable rent standards established by HUD;
- Rent assistance cannot duplicate by time or amount assistance of assistance from any other federal, state, or local rent subsidy;
- No rents will be paid directly to a participant household or individual member of a participant household;
- Assistance is limited to one episode of homelessness or threat of homelessness;
- The maximum amount of monthly rent assistance will be $1,000; and
- The maximum amount of assistance (all categories or types combined) to any one household is $2,500.

The following guidelines shall apply to short-term rent assistance:

- One-time assistance to qualified households covering no more than current month rent and up to two months in arrears.

The following guidelines shall apply to medium-term rent assistance:

- To qualify for more than one time assistance, participants must be reassessed by an authorized case manager monthly;
- The level of rent assistance after the initial assistance will normally be reduced by at least ten percent each month;
- The maximum assistance available is three months' rent assistance plus no more than one month in arrears; and
- Assistance beyond three months is on an individual, case-by-case basis.

Security deposits may be made for program participants to obtain new housing and utility deposits may be made for new units or when service is restored.

1. While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With a single subrecipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. In addition, the City of Stockton is working with the San Joaquin Continuum of Care to develop and implement a formal coordinated assessment tool and process for use by all providers.

2. The City of Stockton uses the same process to select the CDBG and ESG subrecipients. A Notice of Funding Availability was issued in December 17, 2021 notifying interested organizations that the funding would be available. Upon receipt of applications, City staff met with the Community Development Committee (CDC), a citizen's advisory group, on February 10, and March 3, 2022 and reviewed the CDBG/ESG applications and made recommendations which were

forwarded to the City Council with a recommendation to increase or decrease any final funding allocations on a pro rata basis. A public hearing before the City Council will be held on May 3, 2022 at which time the Council will be asked to approve the allocation of ESG funds.

4. All ESG subrecipient organizations have homeless or formerly homeless individuals as members of their Boards of Directors. Through coordination with the San Joaquin Continuum of Care, input on programs and policies from homeless and/or formerly homeless persons is provided regarding decisions on the use of ESG funds.

5. Performance standards for the ESG Rapid Re-housing and Homeless Prevention activities are based on standards used in evaluating HPRP performance and were developed in coordination with the San Joaquin Continuum of Care. These measures take into account the reduced level of funding that is available through the ESG program than was available through the HPRP. Specific performance measures focus on housing stability and recidivism, which are linked together; measurement is possible because all homeless service providers in the Continuum of Care participate in the HMIS.

   Housing Stability: 70% of program participant households will maintain housing stability for 6 months following the end of rental assistance.

   Measurement: Percentage of program participant households who maintain tenancy for 6 months following the end of rental assistance.

   Recidivism: Less than 30% of program participant households will experience a subsequent episode of homelessness as evidenced by their return to emergency shelter.

   Measurement: Total number of adult program participants with successful exits from the program (with a successful housing outcome) that had an emergency shelter stay of at least 1 night within 6 months of exiting the program

   The City and the San Joaquin Continuum of Care will continue to discuss and examine additional, feasible performance standards. Other standards will be considered as the programs evolve.

The City of Stockton and the San Joaquin Continuum of Care have worked together to develop the policies and procedures that have been developed for ESG activities and to discuss the basic allocation of ESG funds. Meetings focused on how to replicate the successes of the joint HPRP effort of San Joaquin County and the City of Stockton. Based on HPRP results, there was a general conclusion that the most effective use of ESG funds would be to continue the providing funding to the homeless shelters at essentially the same level as in prior years, with the remaining funding going to continue the homeless prevention and re-housing program as initially implemented in 2009. However, specific allocations of funds were made by the CDC and the City Council as described previously.

2022-2023 SOURCES AND USES DRAFT
COMMUNITY DEVELOPMENT BLOCK GRANT

	2020-2021 ALLOCATION	2021-2022 ALLOCATION	Proposed 2022-2023 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	3,427,828	3,388,867	3,388,867	-
Program Income	175,000	75,000	100,000	25,000
Prior Years Program Income			193,835	193,835
Successor Agency Repayment Program Income	1,557,391	1,595,238	1,397,794	(197,444)
Reprogrammed Funds	800,000	500,000	1,068,240	568,240
Prior Year Reprogrammed Funds		1,200,000		(1,200,000)
TOTAL SOURCES	**$ 5,960,219**	**$ 6,759,105**	**$ 6,148,736**	**$ (610,369)**
USES OF FUNDS:				
Program Delivery Costs				
Administration	1,032,044	996,821	1,016,099	19,278
Program Delivery	299,582	292,141	350,000	57,859
Total	**$ 1,331,626**	**$ 1,288,962**	**$ 1,366,099**	**$ 77,137**
Housing Programs				
Housing Programs	797,255	1,439,372		(1,439,372)
Housing Rehab Program			200,000	200,000
Homeless Support	200,000	350,000	696,454	345,588
Total	**$ 997,255**	**$ 1,789,372**	**$ 896,454**	**$ (893,784)**
Subrecipient Assistance				
Boys & Girls Club at Sierra Vista-Stockton	-	50,000	20,000	(30,000)
Bread of Life	15,000	30,000	45,000	15,000
Child Abuse Prevention Council	50,000	70,000	73,000	3,000
Children's Home of Stockton	-	-	90,000	90,000
Community Center for the Blind and Visually Impaired	13,330	12,660		(12,660)
Community Medical Centers, Inc - Public Facility	-	127,489		(127,489)
Downtown Stockton Alliance	93,422		40,000	40,000
Emergency Food Bank	43,500	45,000		(45,000)
Gospel Center Rescue Mission	87,748	75,000	75,000	-
Kelly's Angels Foundation	25,000	20,000	15,000	(5,000)
New Legacy Foundation	-	20,000		(20,000)
Parents by Choice, Inc.			115,000	115,000
San Joaquin Fair Housing	125,000	154,851	90,000	(64,851)
Second Harvest Food Bank	30,000	30,000	40,000	10,000
SJC HSA – Meals on Wheels	12,000	15,000	15,000	-
Stockton Shelter for the Homeless	125,000			-
Tuleburg Press	25,000	30,000	35,000	5,000
Uplift All Foundation			55,000	55,000
Visionary Home Builders of CA			50,000	50,000
Women's Center-Youth & Family Services	-	80,000		(80,000)
Total	**$ 620,000**	**$ 760,000**	**$ 758,000**	**$ (2,000)**
Economic Development Programs				
Commercial Façade Improvement Program	300,000	450,000	175,000	(275,000)
Stockton Entrepreneurship Program	150,000	235,000	200,000	(35,000)
Emergency Grant Program	10,000	-		-
Fresh Produce Access Grant - Stocked Full of Produce	40,000	60,000	30,000	(30,000)
Hire Stockton - Workforce Development	80,000	-		-
Micro Storefront Beautification Grant	20,000	40,000	30,000	(10,000)
Stockton Community Kitchen Incubator	60,000	-		-
Food Entrepreneurship & Urban Garden Support	-	100,000	150,000	50,000
Oak Park Ice Rink	325,000			-
Oak Park Facility Upgrades		150,000		(150,000)
Total	**$ 985,000**	**$ 1,035,000**	**$ 585,000**	**$ (450,000)**
Debt Service - Section 108 Loan	**$ 1,851,338**	**$ 1,885,771**	**$ 2,543,183**	657,412
TOTAL USES OF FUNDS	$ 5,785,219	**$ 6,759,105**	**$ 6,148,736**	**$ (611,235)**

2022-2023 SOURCES AND USES DRAFT
COMMUNITY DEVELOPMENT BLOCK GRANT - REVOLVING LOAN

	2020-21	2021-2022 ALLOCATION	Proposed 2022-2023 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
Revolving Loan Balance		550,000		(550,000)
Revolving Loan Balance (Increase)			146,533	146,533
RL Program Income (Housing)		25,000	50,000	25,000
RL Program Income (ED)		5,000	2,000	(3,000)
TOTAL SOURCES		**$ 580,000**	**$ 198,533**	**$ (381,467)**
USES OF FUNDS:				
Housing Programs				
Emergency Repair Program	100,000	60,000	60,000	-
Single Family Housing Repair Program		520,000	138,533	(381,467)
Total	100,000	$ 580,000	$ 198,533	$ (381,467)
Economic Development Programs				
Small Business Micro Loan Program	50,000		-	-
Total	50,000	$ -	$ -	$ -
TOTAL USES OF FUNDS	**5,935,219**	**$ 580,000**	**$ 198,533**	$ (381,467)

HOME INVESTMENT PARTNERSHIPS

	2020-2021 ALLOCATION	2021-2022 ALLOCATION	Proposed 2022-2023 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	1,593,808	1,760,529	1,760,529	-
Program Income	200,000	100,000	200,000	100,000
Prior Years Program Income			777,738	777,738
Reprogrammed Funds	-	-		-
TOTAL	**$ 1,793,808**	**$ 1,860,529**	**$ 2,738,267**	**$ 877,738**
USES OF FUNDS:				
HOME Administration	179,381	176,053	260,000	83,947
Program Delivery	100,000	100,000	150,000	50,000
Loan Fund	1,275,356	1,320,397	1,960,655	640,258
CHDO Set-Aside	239,071	264,079	264,079	(0)
TOTAL	**$ 1,793,808**	**$ 1,860,529**	**$ 2,634,734**	**$ 774,205**

EMERGENCY SOLUTIONS GRANT

	2020-2021 ALLOCATION	2021-2022 ALLOCATION	Proposed 2022-2023 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	292,582	292,379	292,379	-
TOTAL	**$ 292,582**	**$ 292,379**	**$ 292,379**	**$ -**
USES OF FUNDS:				
ESG Administration	**$ 10,000**	**$ 20,000**	**$ 20,658**	**658**
Sub-Recipient Assistance				
Gospel Center Rescue Mission	25,439	25,000		(25,000)
Haven of Peace	21,582	20,000		(20,000)
St. Mary's Interfaith Dining Room	45,923	38,427	62,500	24,073
Stockton Shelter for the Homeless	54,415	40,000	72,500	32,500
Women's Center - Youth/Family Services	28,189	25,000		(25,000)
Ready to Work	-	15,000	20,000	5,000
Central Valley Low Income Housing Corp.	95,054	94,452	102,500	8,048
CVLIHC (HMIS Administration)	11,980	14,500	14,500	-
Subrecipient Assistance Total	**$ 282,582**	**$ 272,379**	**$ 272,000**	**$ (379)**
TOTAL	**$ 292,582**	**$ 292,379**	**$ 292,658**	**$ 279**

2022-2023 ANNUAL ACTION PLAN

Stockton City Council
May 03, 2022
Agenda Item 10.1

Background – Annual Action Plan

- Submitted annually to HUD by May 15th
- Identifies specific activities that will be funded in the upcoming Fiscal Year with federal funding:
  - Community Development Block Grant (CDBG) Funds
  - HOME Investment Partnership Funds
  - Emergency Solution Grant (ESG) Funds
- Action Plan Allocations meet the City's 5-Year Consolidated Plan Goals to serve over 15,000 low-income residents within Stockton
- Allocations are prepared with Community Development Committee and public input

Timeline

- November 1, 2021-CDC Meeting-Annual Plan kickoff
- December 17, 2021-NOFA issued: Published notices and direct emails sent notifying the community that applications were being accepted for funding
- January 10, 2022-Community NOFA Annual Plan kickoff
- January 24, 2022- CDBG & ESG application deadline
- March 3, 2022-CDC Meeting with NOFA applicants for program presentations
- March 15, 2022-CDC Meeting to determine funding allocations; unanimously agreed on recommended funds

CDBG Allocation

	2021-22 Allocation	2022-23 Allocation	Difference
REVENUE			
New Entitlement	$3,388,867	$3,388,867	$0
Program Income	$75,000	$100,000	$25,000
Prior Years Program Income	$0	$193,835	$193,835
Successor Agency Repayment	$1,595,238	$1,397,794	($197,444)
Reprogrammed Funds	$500,000	$1,068,240	$568,240
Prior-Years Reprogrammed Funds	$1,200,000	$0	($1,200,000)
TOTAL REVENUE	**$6,759,105**	**$6,148,736**	**($610,369)**
EXPENSES			
Administration	$996,821	$1,016,099	$19,278
Program Delivery	$292,141	$350,000	$57,859
Housing/Rehab Programs	$1,439,372	$200,000	$200,000
Homeless Support	$350,000	$696,454	$346,454
Subrecipient Assistance	$760,000	$758,000	($2,000)
Economic Development	$1,035,000	$585,000	($450,000)
Debt Service	$1,885,771	$2,543,183	$657,412
TOTAL EXPENSES	**$6,759,105**	**$6,148,736**	**($610,369)**

Economic Development Programs

	2021-22 Allocation	2022-23 Allocation	Difference
Commercial Façade Improvement Program	$450,000	$175,000	(275,000)
Micro Storefront Beautification Grant	$40,000	$30,000	($10,000)
Stockton Entrepreneurship Program	$235,000	$200,000	($35,000)
Fresh Produce Access Grant- Stocked Full of Produce	$60,000	$30,000	($30,000)
Food Entrepreneurship & Urban Garden Support	$100,000	$150,000	$50,000
Oak Park Facility Upgrades	$150,000	$0	($150,000)
TOTAL	**$1,035,000**	**$585,000**	**($450,000)**

CDBG & ESG NOFA Funding Requests

- **Total allocation**: **$1,030,000**
  - CDBG $758,000
  - ESG $272,000

- 29 CDBG & ESG applications were received requesting $3.3 Million in grant funds
- 19 CDBG/ESG applications are recommended for funding 14 CDBG and 5 ESG totaling $1,030,000

Subrecipients – CDBG Allocation

Subrecipient	Project Type	2021-22 Allocation	2022-23 Request	Recommend ation
Gospel Center Rescue Mission	Public Facility (Special Needs)	$75,000	$275,000	$75,000
Tuleburg Press	Public Service (Literacy)	$30,000	$35,000	$35,000
Second Harvest Food Bank	Public Service (Food)	$30,000	$40,000	$40,000
Kelly's Angels Foundation	Public Service (At-Risk Youth)	$20,000	$50,000	$15,000
San Joaquin Fair Housing	Public Service	$154,851	$174,255	$90,000
Bread of Life	Public Service (Food)	$30,000	$90,000	$45,000
Child Abuse Prevention Council	Public Service (At-Risk Youth)	$70,000	$75,000	$73,000
Boys & Girls Club at Sierra Vista-Stockton	Public Service (At-Risk Youth)	$50,000	$51,375	$20,000
Children's Home of Stockton	Public Service (At Risk Youth)	$0	$200,000	$90,000
Downtown Stockton Alliance	Public Service	$0	$51,752	$40,000
SJC Aging and Community Services	Public Service (Special Needs)	$15,000	$15,000	$15,000
Parents by Choice	Public Service (At-Risk Youth)	$0	$426,217.09	$115,000
Uplift All Foundation	Public Service	$0	$303,864	$55,000
Visionary Home Builders of CA	Public Service	$0	$145,000	$50,000
TOTAL SUBRECIPIENT FUNDING		**$760,000***	**$1,932,463.09**	**$758,000**

* Contributing to the overall total funding allocation for FY 21-22 are four other agencies not listed above which will not receive funding FY 22-23

Emergency Solutions Grant (ESG)

	2021-22 Allocation	2022-23 Allocation	Difference
REVENUE			
New Entitlement	$292,379	$292,379	$0
TOTAL REVENUE	$292,379	$292,379	$0
EXPENSES			
Administration	$20,000	$20,658	$658
St. Mary's Dining Room	$38,427	$62,500	$24,073
Stockton Shelter for the Homeless	$40,000	$72,500	$32,500
Ready to Work	$15,000	$20,000	$5,000
CVLIHC – Rehousing/Prevention	$94,452	$102,500	$8,048
HMIS Administration	$14,500	$14,500	$0
Gospel Center Rescue Mission	$25,000	$0	($25,000)
Haven of Peace	$20,000	$0	($20,000)
Women's Center-YFS	$25,000	$0	($25,000)
TOTAL EXPENSES	**$292,379**	**$292,658**	**$279**

HOME Investment Partnerships

	2021-22 Allocation	2022-23 Allocation	Difference
REVENUE			
New Entitlement	$1,760,529	$1,760,529	$0
Program Income	$100,000	$200,000	$100,000
Prior Years Program Income	$0	$777,738	
TOTAL REVENUE	$1,860,529	$2,738,267	$877,738
EXPENSES			
Administration/Program Delivery	$176,053	$260,000	$83,947
Program Delivery	$100,000	$150,000	$50,000
HOME Loan Funds	$1,320,397	$1,960,655	$640,258
CHDO Set-Aside	$264,079	$264,079	$0
TOTAL EXPENSES	**$1,860,529**	**$2,634,734**	**$774,205**

Recommendations

Recommend that the City Council adopt a resolution

1. Approving the FY 2022-23 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs; and
2. Authorizing the City Manager, or designee, to appoint staff as the Certifying Officer responsible for completing the environmental review process to ensure compliance with the National Environmental Policy Act (NEPA); and
3. Authorizing the City Manager, or designee, to execute and submit all documents to the U.S. Department of Housing and Urban Development and to take actions necessary and appropriate to carry out the purpose and intent of the resolution.