



**2017-18 Annual Action Plan**  
**Community Development Block Grant Program**

**CITY OF LODI**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**NEIGHBORHOOD SERVICES DIVISION**



*FINAL- JULY 19, 2017*



## **Executive Summary**

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

#### **1. Introduction**

This 2017-2018 Annual Action Plan (Action Plan) is the fourth of five required annual updates to the 2014-2018 Consolidated Plan. The Action Plan sets forth the year's anticipated projects and goals that align with the projects, goals, and needs identified in the Consolidated Plan. In order to be eligible to receive CDBG funds, the City of Lodi must submit a Consolidated Plan to the Department of Housing and Urban Development (HUD) every five years, and is required to update that plan annually. The Consolidated Plan is an assessment and analysis of local conditions and issues related to housing, homelessness, community development, and economic development. Utilizing a comprehensive outreach and citizen participation process, the Consolidated Plan describes priority needs facing the community and develops strategies to address those needs.

During the 2017-2018 plan year, Lodi will receive \$633,771 in Community Development Block Grant (CDBG) funds.

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

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

The Needs Assessment within the 2014-2018 Consolidated Plan identified several target populations:

- Extremely low-income and very low-income households;
- Seniors;
- Youth, primarily ages 6 – 17;
- Persons with disabilities; and
- Foster youth.

The Needs Assessment also identified several types of projects and services that are needed in the community, including the following:

- Public facilities (either new or upgrades/expansions to existing facilities), including community centers, youth facilities, community gardens and one-stop service centers;
- Affordable housing programs for new housing construction, the preservation and rehabilitation of existing rental housing, emergency housing repairs, down-payment assistance and tenant-based rental assistance;
- Crime prevention activities to provide resources to support law enforcement and crime prevention programming in designated neighborhoods;
- Public improvements, especially those focused on increasing accessibility, such as ADA curbs ramps and sidewalk infill, and storm drainage and flooding improvements;
- Public services for a wide range of populations, including seniors, youth, disabled persons, homeless households, foster youth, displaced workers, and households with fair housing issues;
- Employment development services to provide training and to support job creation.

Through the full five year term of the Consolidated Plan, the City of Lodi anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City's ability to fund some project types.

Due to the high cost of housing, funds for affordable housing or other large capital improvement projects will need to come from other sources than the City's CDBG allocation, such as the State HOME Program and HUD's Section 108 Loan Guarantee Program.

### **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 of Lodi received \$613,405 in CDBG entitlement funds in FY15-16. The City funded eight social service organizations for a variety of services including: after-school programs, adult English language classes, a mobile farmers market, fruits and vegetables for needy families, gang prevention, youth counseling, family resources, and fair housing assistance. Awards ranged from \$1,500 to \$15,000. Lodi's Graffiti Abatement program also received funding to help keep the Low to Moderate Income (LMI) Target Area clean from graffiti. The City also awarded funds to expand the financial opportunities of residents through a small business training program.

Additionally, the City supported community development projects that addressed clearly identified needs. Among these initiatives were programs that focused on handicap accessibility projects and public infrastructure improvements in low-income neighborhoods. Four projects were awarded for the purpose of aiding disabled individuals in low-income areas to have greater ADA accessibility, including sidewalk ramps, parking stalls, ramps, and more.

Both the public service programs and the community development projects in 2015-2016 were based on priorities identified in the 2014-2018 Consolidated Plan.

In the 2014-18 Consolidated Plan, the City identified ten (10) goals that it would like to achieve over that five year period. The following is a look back at what five-year goals were met and what additional goals still need to be addressed. A brief list of these goals are: 1) produce new affordable housing, 2) preserve existing affordable housing, 3) rehabilitate existing housing, 4) expand financial opportunities, 5) build capacity and leadership, 6) improve access to social services, 7) improve accessibility, 8) construct or upgrade public facilities, 9) address blight and nuisance, and finally, 10) secure additional funding.

During the City's first plan year 2014-2015, the City selected projects that achieved five out of its ten goals. During its second plan year, 2015-2016, the City set-out to achieve those remaining goals. Those projects included Housing Authority Washington Street Improvements, Small Business Development Center, and additional activities that were allocated not as projects but efforts under Administrative duties. Those administrative duties included building capacity and leadership through collaborating with California Human Development so to increase citizen participation within the CDBG program, and working with the organization to facilitate its formation as a community-based development organization (CBDO). Also, to securing additional funding, the City applied for and obtained a United States Environmental Protection Agency - Brownfields Community-Wide Assessment Grant to identify and work towards the eventual clean-up of various sites. Sites will focus on Lodi's most economically distressed and culturally diverse neighborhoods. This remediation will improve these lower income areas and make them attractive for continued future business and residential use.

### **Evaluation of Past Performance - Prior Years**

#### *Prior Years*

Selection of these projects was based on priorities identified in the 2014-2018 Consolidated Plan.

In the 2014-18 Consolidated Plan, the City identified ten (10) goals that it would like to achieve over that five year period. The following is a look back at what five-year goals were met and what additional goals still need to be addressed. A brief list of these goals are: 1) produce new affordable housing, 2) preserve existing affordable housing, 3) rehabilitate existing housing, 4) expand financial opportunities, 5) build capacity and leadership, 6) improve access to social services, 7) improve accessibility, 8) construct or upgrade public facilities, 9) address blight and nuisance, and finally, 10) secure additional funding.

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### **Evaluation of Past Performance - 2016-17 Housing Priorities**

#### *2016-17 Housing Priorities*

After those two plan years, one goal still remained outstanding: rehabilitate existing housing (goal 3); however, additionally, another goal, to produce new affordable housing units (goal 1), which the City had planned to reach through its HOME grant funds, was not reached due to complications with implementing the HOME program. To address this, and as described above: the City initiated three new projects to address housing affordability (goals 1, 2, and 3): Salvation Army Transitional Housing Facility Rehabilitation, Housing Rehabilitation and Emergency Repairs loans and/or grants; and First-Time Homebuyer Program. The housing rehabilitation program guidelines are set for Council approval in early April, and the First-Time Homebuyer Program guidelines are in the draft phase.

Two goals which the City wants to continue to prioritize are to build capacity and leadership and to secure additional funding. The City initially started to work on establishing a Neighborhood Revitalization Strategy Area. To do this the City engaged in a transformation program called Asset Based Community Development (ABCD). The benefits of the ABCD workshops can be clearly seen by the formation of five resident-driven community improvement projects (see Attachments). These are led by a diverse cross-section of residents, and they are all focused around improving Lodi's most low-income neighborhoods. The benefits of the ABCD approach have also been the cross-collaboration among the City and various local entities, and increased public input in the formation of CDBG projects and other City projects. Through partnership with other entities the City has found sufficient non-CDBG sources of funds and assistance to provide support to these groups. As such, the City does not foresee establishing a NRSA. The City believes it can accomplish the same results with the current ABCD initiative with the

Chamber, and without the additional processes required by HUD. Lastly, the ABCD workshops have addressed the goals to build leadership and increased neighborhood capacity.

Moreover, as a result of the ABCD approach, the City has seen a marked increase in the number of residents, especially Spanish-speaking and those from lower income neighborhoods, that attend and provide feedback at the various outreach meetings (i.e. Lodi Improvement Committee, City Council, and community held meetings). As such, the City will continue to grow its relationships with these organizations, residents, and neighborhood and look for opportunity to build capacity and leadership of the City and its organizations and residents.

The above ten goals were based on nine priority needs. One of the priority needs identified is for crime prevention and senior services. The City's 2014-15 and 2015-16 projects did not address social services to seniors directly, and the City's social services funding was not prioritized around crime prevention. As such, the City looked to address these priority needs in 2016-17 through meal on wheels programs for social services and increased funds for gang prevention and youth services.

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

Summary from citizen participation section of plan.

Two objectives of a Consolidated Plan are to: 1) promote citizen participation in the development of local priority needs and objectives; and 2) encourage consultation with public and private agencies to identify shared needs and solutions to persistent community problems.

In following these, the Neighborhood Services Division of the Community Development Department developed a Citizen Participation Plan that invites the community to provide input on the way HUD's CDBG grant funds are spent in the City. This Citizen Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of the City's awarded HUD funds. Lodi created this document to ensure that various and effective methods of outreach and channels of communication were used to reach residents and gather their input. Moreover, one of the most important practices outlined in the plan is for the City to encourage participation from low and moderate income residents, especially those living in low to moderate income neighborhoods.

Community and neighborhood meetings are organized by City staff to seek community input and identify community needs. When possible, meetings are organized by local community organizations which in the City's experience have helped draw-in more low and moderate income residents. These

meetings serve several purposes:

- Obtains community input about how funds should be spent;
- Solicits information about neighborhood needs;
- Builds a sense of community among neighborhood residents;
- Encourages community empowerment and greater community voice;
- Provides neighborhoods with information about city services;
- Reaches those living in low and moderate income neighborhoods.

See "Continued-Citizen Participation and Consultation Process" below for more details.

### **Continued- Citizen Participation and Consultation Process**

Another outreach method the City uses is to gather feedback from local or regional nonprofits, agencies, and businesses, because these entities may serve Lodi residents, have specialized knowledge about diverse cross-section of resident needs, bring expertise from various professional fields, and whose activity directly impact residents. The City conducts consultations with these entities through various formal and informal methods such as surveys, public meetings, community events, and other activities.

Together, these meetings and consultations are effective ways that the City has reached a diverse number of residents for a comprehensive and collaborative approach to driving community development goals and decisions. The City's efforts have resulted in gathering feedback from individuals and organizations that are, or represent, minorities, non-English speaking residents, persons with disabilities, and low- and moderate income persons.

The City continues to address potential gaps in the diversity and number of residents reached. The following are a few examples of efforts to overcome gaps in the institutional structure and to enhance coordination for greater community input:

- The Neighborhood Services Division staff work with the City's Finance, Parks, Planning, and Public Works Departments to ensure that capital improvement projects are on schedule, and that invoices are paid in a timely manner.
- The Neighborhood Services Manager participates in the following community/collaborative committees on a regular basis: (a) San Joaquin County Emergency Food and Shelter Board, (b) The Committee on Homelessness, (c) City of Lodi ADA Committee/Citizen Advisory Panel, and (d) Lodi Improvement Committee.
- The Neighborhood Services Manager facilitated the update of the City's Housing Element, particularly in the discussions surrounding multi-family and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.

- The Neighborhood Services Manager led the development of an Analysis of Impediments to Fair Housing Choice.
- The Neighborhood Services Manager develops relationships with local nonprofits, such as California Human Development, for opportunities to collaborate on outreach efforts.

In closing, the City was recently recognized for its efforts to reach more minority, Spanish-speaking, and lower income residents. In May, California Human Development honored the City with the Farmworker Champion Award for encouraging Lodi's Hispanic community to participate in meetings: "...the City is now empowered with first-hand information and is taking action to address the conditions facing Lodi's poorest farmworkers and others who live in poverty" (source: California Human Development, *Faces of the Field Stories of Success*, April 29, 2016).

The City will continue to use outreach methods that work while looking for new ways that will gather the voices of all its residents.

## 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.

The City of Lodi offered several opportunities for participation and comment through the 2017-18 Annual Action Plan process, including monthly Lodi Improvement Committee (LIC) meetings, and an additional fifteen other meetings. During the previous 2016-17 Annual Action Plan process an online and paper survey was conducted which still provides relevant information for the 2017-18 plan period.

Participants from these outreach efforts represent a cross-section of the community; however, extra effort was taken to obtain comments from residents who would be the beneficiaries of CDBG programs. Many of those spoke Spanish and live in a lower income neighborhood. Comments ranged from concerns over gang activity to cleaner streets. Over 143 residents participated in these meetings (some attended more than once) and 70 have provided feedback through the survey. A summary of comments from last year's survey and this year's 2017-18 AAP process, include:

- Establish a Community Center in Heritage District.
- Street cleaning to attract more business and reduce blight.
- Address and reduce gang and criminal activity.
- Improve parent supervision to prevent youth criminal activity.
- Prevent youth from using drugs and stealing.
- Address increasing homeless population.
- Assist people who have substance abuse issues.

- Make improvements to alleys and road.
- Provide more ADA accessibility and pedestrian sidewalks and crossings, especially Cherokee Lane corridor.
- Address contamination to groundwater from agriculture fields.
- Gang prevention program was effective last year for participants and their families.
- Salvation Army tutoring and mentoring program helps children and youth to not fall behind in school.
- Lodi's economy (wine industry, retail, manufacturing, etc) is supported by Lodi's farmworkers, service workers, and blue collar workers, so the City's CDBG should be used to support them which is vital to our economy.
- Seniors prefer hot meals over frozen.
- Food assistance programs helps not just the homeless but Lodi's families at lower-incomes to have a meal.
- Alley improvements are vital to adequate City infrastructure for residents, especially those in low income neighborhoods.
- Understand what the outreach requirements are for this program.
- When residents participate and have their opinions heard, this empowers them to be more active in their community. See Summary of Public Comments below.

### **Summary of Public Comments-Continued**

A summary of comments from the community meetings and public hearings, include:

- Improve Washington Street sidewalk, since nothing has been done there yet.
- Where has the medical/dental clinic gone if not going to be built at old K-mart spot?
- What are the plans to help our youth?
- I agree alleys need to be fixed because they make our neighborhood look bad, but would it be possible to build low-income housing too? The rent is getting so high and we cannot afford it or maybe have rent control housing.
- Help with childcare. Like a center with teachers to help us care for our children while we work.
- We need to show up at other meetings like this one.
- I am a single mother and there are many like me. We'd like to get psychological help for mothers who have lost a child to illness or violence. We have to pay for counseling, but since we are single moms we have to work all day just to afford rent.
- We thank you for helping us and listening to us.
- Thank you for doing these meetings.
- Lodi and Washington Avenue need a stop sign. There is a pedestrian crossing, but no one respects. This is very important because it is a busy stretch where there are no traffic lights between Central and Stockton, so cars speed on that stretch.
- The One-Eighty Youth Programs Adolescent and Family Services received prior CDBG funding, but the services they provided did not meet HUD program standards. (The City received a public

records request of prior year awards to the One-Eighty. The public provided comments and questions regarding prior year awards and the City is still responding to those questions and will continue to engage with public requests regarding this matter)

- More funding should be provided for senior meals because there is a great need.
- When I was in high school, the One-Eighty program was pressuring me to become their type of Christian, when I already was one, but not the one they approved.
- One-Eighty programs are not secular because they are proselytizing during them.
- One-Eighty programs discriminate on basis of sexual orientation and practice of religion, because they put pressure on youth participants to be straight and to practice their religion, and those that do not are not accepted.
- For the One-Eighty project, the application scope increased/changed from its original.
- The One-Eighty program discriminates against those who want to rent its facility.
- The One-Eighty program will be able to charge more to rent its facility after the improvements are made and that benefit shouldn't be used to benefit its religious activities.
- The One-Eighty program stays that they spend about five hours a day on average on planning and operations of their Why-Try program, but I don't think they do or need to.
- The One-Eighty program needs a co-signer in case they violate terms of contact and need to pay the CDBG grant award back.

More outreach details and the public comments from the above mentioned meetings can be found in **Attachment A**.

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

The City has not received any public comments that were not accepted.

## **7. Summary**

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	LODI	Community Development Department

Table 1 – Responsible Agencies

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Joseph Wood, Neighborhood Services Manager  
 City of Lodi - Community Development Department  
 221 West Pine Street  
 P.O. Box 3006  
 Lodi, CA 95241  
 jwood@lodi.gov  
 (209)333-6800 ext 2467

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

### **1. Introduction**

There has been a significant amount of attention to homeless issues within Lodi and throughout San Joaquin County in the past year. A Committee on Homelessness in Lodi was formed in 2015 and has continued to meet to identify and explore a number of short- and long-range solutions to reduce homelessness and mitigate its effect on the community.

During that time, the 2015-2016 Grand Jury initiated an examination of the homeless situation in San Joaquin County. Through the course of its investigation, jurors found some consistent themes: witnesses for virtually each entity felt resources were scarce and the issues complex, emotional and multi-faceted. In addition, witnesses indicated that local community leaders must ultimately lead any initiatives and that strategies developed must be based on our County's unique needs. A one-size-fits-all approach will not be effective.

The Grand Jury went on to determine that while resources to address homeless issues may be limited there are many public, private and non-profit agencies attempting to help. Unfortunately, there is little, if any, coordination among the various groups. While resources may be scarce, resourcefulness should not be.

In addition to the lack of coordination among agencies, there is no overarching strategic plan to prevent and end homelessness.

Among other things, the Grand Jury found:

- San Joaquin County does not have a single clearly defined strategic plan to address homelessness.
- Collaboration and communication among County government and private agencies is virtually nonexistent.
- There are many governmental, private and non-profit agencies that strive to help the homeless, but there is no leadership to focus all the parties involved.
- The lack of leadership, communication and collaboration indicates that addressing homelessness in the County has not been a major priority.

As a result, the Grand Jury recommended that:

- County officials take the leadership role in creating a single, focused and coherent strategic plan to address homelessness.
- This strategic plan needs measureable long- and short-term goals and objectives with an established timeline and an annual evaluation process.

- One individual within County government be appointed to oversee all matters related to the homeless.
- That individual needs to report directly to the County Administrator and have the authority, resources and respect to bring together the necessary entities to develop the County's Strategic Plan on Homelessness. See Attachment B for additional details.

**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))**

City staff has been meeting with several local health, mental health and service agencies to explore opportunities to increase service delivery through mobile and fixed locations in or at least closer to the neighborhoods where the clientele reside. Also, the City has collaborated with the San Joaquin County Behavioral Health Services on a senior housing project called Cranes Landing Apartments, which will also have eight units for Behavior Health Services clientele that meet certain requirements. The project has been under construction for the past 12 months and should be occupied by June 2017.

City staff has also coordinated with local agencies to reach more residents for gathering feedback on Action Plan activities and priorities.

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

The City of Lodi, along with several other cities from throughout the county, partnered with the San Joaquin County Continuum of Care (CoC) in January 2017 for the count and survey of "unsheltered homeless" persons within the county.

The City of Lodi will continue to work as part of the San Joaquin County Continuum of Care (CoC) in 2017-18 and will support the policy changes recommended to the San Joaquin County Board of Supervisors to provide a more coordinated approach to addressing these issues.

Lastly, the Lodi Improvement Committee, a City Board/Commission with members appointed by the Mayor and City Council, is also a forum for discussing, gathering information, and promoting actions regarding homeless issues, among other resident driven topics, in the City.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Lodi does not have sufficient population to receive Emergency Shelter Grant (ESG) funding directly. The San Joaquin County Neighborhood Preservation Division administers several federal grant programs that provide direct assistance to homeless individuals and families. They include several Supportive Housing Programs (SHP) and a Shelter Plus Care (SPC) Program. The SPC program provides rent assistance for disabled homeless individuals. Supportive Housing Programs provide rent assistance and supportive services to homeless families and individuals to assist them in making a successful transition from homelessness to independent living. Funds for these programs are received through HUD's Continuum of Care Homeless Assistance Grant Application process.

Based upon the recommendations from the Countywide Homelessness Task Force to the Board of Supervisors, the CoC will be looking to have more agencies and organizations participate in the HMIS in order to better identify and track homeless clients and the services that they receive. Lodi will assist and help facilitate that expanded participation in HMIS from local service providers.

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

Table 2 – Agencies, groups, organizations who participated

1	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>CALIFORNIA HUMAN DEVELOPMENT CORPORATION</p> <p>Housing            Services - Housing            Services-Children            Services-Elderly Persons            Services-Persons with Disabilities            Services-homeless            Services-Health            Services-Education            Services-Employment            Service-Fair Housing            Neighborhood Organization</p> <p>Housing Need Assessment            Homeless Needs - Chronically homeless            Homeless Needs - Families with children            Homelessness Needs - Veterans            Homelessness Needs - Unaccompanied youth            Homelessness Strategy            Non-Homeless Special Needs            Market Analysis            Anti-poverty Strategy</p> <p>Staff routinely meets with CHD and the local Hispanic and Pakistani community through meetings facilitated by CHD as a means of providing information on what is being done to address needs identified in the Consolidated Plan and to receive feedback from that community on those and other issues. Information from those meetings had a direct bearing on some of the projects recommended for funding.</p>
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2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>HOUSING AUTHORITY OF SAN JOAQUIN COUNTY</p> <p>PHA Services - Housing</p> <p>Housing Need Assessment Public Housing Needs Market Analysis</p> <p>Staff consulted with the Housing Authority to review opportunities to provide new affordable housing or the rehabilitation of existing affordable housing. No projects were submitted this year for Salvation Army projects but discussions continue for future projects.</p>
3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>LOEL Foundation</p> <p>Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Foundation Neighborhood Organization</p> <p>Housing Need Assessment Non-Homeless Special Needs</p> <p>Staff consulted with the LOEL Foundation in regards to various needs and issues that were related to their role within the community. These discussions led to proposed projects to help address priority needs of Lodi residents, particularly the elderly.</p>

4	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Second Harvest Food Bank</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p>	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>Staff consulted with Second Harvest in regards to various needs and issues that were related emergency food. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
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5	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	<b>THE SALVATION ARMY</b>
	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Neighborhood Organization	
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with the Salvation Army - Lodi Corp in regards to various needs and issues that were related emergency food and shelter, housing and supportive services. No projects were submitted this year for Salvation Army projects but discussions continue for future projects.

6	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>SAN JOAQUIN FAIR HOUSING ASSOCIATION</p> <p>Services - Housing Service-Fair Housing</p> <p>Housing Need Assessment Market Analysis</p> <p>Staff consulted with Fair Housing in regards to various needs and issues that were related housing and discrimination.</p>
7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Community Partnership for Families of San Joaquin</p> <p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment</p> <p>Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff consulted with the Community Partnership regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
8	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>One-Eighty Youth Programs Adolescent &amp; Family Services</p> <p>Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Victims of Domestic Violence  Services-homeless  Services-Health  Services-Education  Services-Employment  Neighborhood Organization</p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Housing Need Assessment  Homeless Needs - Families with children  Homelessness Needs - Unaccompanied youth  Anti-poverty Strategy</p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>Staff consulted with the One-Eighty Youth Services regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. As a result, CDBG projects were proposed and submitted to improve the facilities for better access to their services.</p>

10	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>SAN JOAQUIN COUNTY HUMAN SERVICES AGENCY-MEALS ON WHEELS</p> <p>Services-Children Services-Elderly Persons Services-homeless Services-Employment</p> <p>Non-Homeless Special Needs Economic Development Anti-poverty Strategy</p> <p>Staff consulted with HSA regarding establishing a North County Service Center in Lodi in order to improve service delivery to their clientele.</p>
11	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Grace and Mercy Charitable Foundation</p> <p>Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Neighborhood Organization</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff consulted with staff regarding services that they provide to homeless and other services. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
<p>12</p>	<p><b>Agency/Group/Organization</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Lodi House Services-Children Services-homeless Services-Employment Neighborhood Organization</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children Non-Homeless Special Needs</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff consulted with Lodi House regarding their current and future needs, as well as the community needs identified in the Consolidated Plan.</p>
<p>13</p>	<p><b>Agency/Group/Organization</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Chamber of Commerce Business Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Chamber sponsored, participated and at times led an initiative to build the capacity of residents and empower them to improve their community through the Asset Based Community Development workshop series. Community engagement increased and informed the CDBG priorities as a result.</p>
14	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Pacific Community Solutions</p> <p>Capacity builder for residents, public agencies, and nonprofit/private entities</p> <p>Anti-poverty Strategy</p> <p>This organization provided training to the City staff, residents, local businesses, and local organizations on asset community development approach. Community workshops and resident-led projects were started as a result.</p>
15	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Institute for Local Government</p> <p>Planning organization</p> <p>Anti-poverty Strategy</p> <p>This organization provided training to City staff on community engagement methods.</p>
16	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>California Rural Legal Assistance</p> <p>Service-Fair Housing</p> <p>Housing Need Assessment</p> <p>Homeless Needs - Families with children</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This organization provides fair housing testing and provided information regarding methods and approaches to measure and address fair housing issues in Lodi.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted a variety of agencies serving Lodi residents and the region. No agency types were specifically left out of the consultation process.

**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	Both address issues pertaining to homelessness and special needs housing.
Housing Element	City of Lodi	Both include the goal of fostering affordable housing, sufficient housing for special-needs, and sufficient supply of housing for all income levels.
Analysis of Impediments	City of Lodi	Both include the goal of access to affordable housing, including special needs groups.

Table 3 -- Other local / regional / federal planning efforts

**Narrative (optional)**

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

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

The City of Lodi offered several opportunities for participation and comment throughout the Annual Action process, as indicated below in Table 4. Some of the outreach included three City Council public hearings, monthly Lodi Improvement Committee meetings, three community meetings (at various locations), and six Asset Based Community Development (ABCD) meetings. Spanish-language interpreters was provided at most meetings. The comments received through the citizen participation process for this Annual Action Plan and those received during the five-year Consolidated Planning process were essential to outlining goals and priorities. The majority of the needs identified throughout the Consolidated Plan and Annual Action Plan process are incorporated in the Needs Assessment section and covered in the Strategic Plan priorities and goals.

**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)

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	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Lodi Improvement Committee (LIC) Meeting: about twelve residents, four Spanish-speaking, attended on July 12, 2016. Spanish interpreters provided.</p>	<p>In the City's survey (distributed to residents previously), respondents said crime is an issue and want neighborhood watch and crime rate information. Police said hiring new officers and may do bike patrol soon. Resident said tourists are littering streets and wants to do clean up. Residents concerned with Annual Action Plan abandoned 2017 vehicles, vacant houses and</p>	All comments were accepted.	<p><a href="http://www.lodi.gov/community_development/Neighborhoods/LIC.html">http://www.lodi.gov/community_development/Neighborhoods/LIC.html</a></p>

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)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	LIC meetings. Approximately 15 to 20 residents attended monthly meetings over the course of the year. Spanish interpreters were only provided at the other specified meetings.	See LIC minutes at the link.	All comments were accepted.	<a href="http://www.lodi.gov/community_development/Neighborhoods/LIC.html">http://www.lodi.gov/community_development/Neighborhoods/LIC.html</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)
3	Community Development and Leadership Training	Minorities Non-English Speaking - Specify other language: Spanish CDBG Target Area - Heritage District	On September 16 and 17, the City helped organize and facility in collaboration with the Chamber of Commerce and other local organizations, the 2016 ABCD Community Workshop, at Lodi Boys and Girls Club. Around 53 residents attended. Spanish interpreters provided.	Residents received Asset Based Community Development (ABCD) training, and formed community groups with a project and mission, including: future college grads, youth art project, youth to job pipeline, Heritage District Community Center, and BMX Bike Track and Fair.	All comments were accepted.	

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	Community Development and Leadership Training	Minorities Non-English Speaking - Specify other language: Spanish CDBG Target Area - Heritage District	On the October 12th 2016 ABCD Leadership Follow-Up Meeting at Chamber of Commerce, about 18 residents attended.	Residents brainstormed mission and next steps for their projects (see five project titles listed above).	All comments were accepted.	
5	Community Development and Leadership Training	Minorities Non-English Speaking - Specify other language: Spanish CDBG Target Area - Heritage District	At the November 14th 2016 ABCD Group Progress meeting at Carnegie Forum, around 17 residents attended. Spanish interpreters provided.	Groups identified progress on five projects.	All comments were accepted.	

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)
6	Community Development and Leadership Training	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community CDBG Target Area - Heritage District	At the February 24th 2017 ABCD Public Engagement Leadership Workshop at LOEL Center, around 18 residents attended. Spanish interpreters provided.	Participants took walking tour and discussed the assets and opportunities they see in their Heritage District neighborhood.	All comments were accepted.	

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)
7	Community Development and Leadership Training	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Proposed Neighborhood Revitalization Strategy Area (NRSA)</p>	<p>At the March 10th 2017 ABCD Leadership Meeting at Lodi Chamber of Commerce, around 13 attended.</p>	<p>Participants learned how to engage community support of projects.</p>	<p>All comments were accepted.</p>	

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)
8	Community Development and Leadership Training	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community CDBG Target Area - Heritage District	At the April 15th 2017 ABCD Leadership meeting at LOEL Center, approximately 25 attended. Spanish interpreters provided.	Groups presented their projects to community for outreach purposes. Continued importance of outreach.	All comments were accepted.	

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)
9	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>NRSA area</p>	<p>On March 21, 2017, the City Council received a presentation from staff regarding the 2017-18 AAP process, a review of the applications that had been received from community-based organizations, and City projects and programs that were under consideration. Staff also updated the Council on the progress towards addressing Priority Needs identified in the Consolidated</p>	<p>Council members voiced their concerns regarding the threat to eliminate the CDBG Program from the Federal budget.</p> <p>Annual Action Plan 2017</p>	<p>All comments were accepted.</p>	<p><a href="http://www.lodi.gov/city-council/MeetingArchives.html">http://www.lodi.gov/city-council/MeetingArchives.html</a></p>
OMB Control No: 2506-0117 (exp. 06/30/2018)					33	

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)
10	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>California Human Development meetings: On April 25, 2017, approximately 28 residents attended for purpose of reviewing draft AAP. Spanish translation was provided.</p>	<p>Participants provided feedback on the following: improve sidewalks, provide medical/dentistry clinic, make plans for youth programs, build low-income housing or provide rent control because rent too high, help provide child care for working families, provide counseling assistance for working single mothers, and install stop signs at</p>	<p>All comments were accepted.</p>	

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)
11	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>CDBG Target Area - Heritage District</p>	<p>On May 3, 2017, the City Council conducted the first Public Hearing for review of draft AAP, where Spanish-language interpreters were provided.</p> <p>Approximately 10 Spanish-speaking residents attended. Two participated in the Public Hearing. In total, there were approximately 30 residents in attendance at the meeting.</p>	<p>Recipient agencies provided additional information to the Council regarding the benefit of the services they provide. One member of the public requested that Council not provide funding to one agency (One-Eighty Youth and Family Services) because they are a faith-based organization.</p> <p>Several residents spoke in favor of the finding.</p>	<p>All comments were accepted.</p>	<p><a href="http://www.lodi.gov/city-council/MeetingArchives.html">http://www.lodi.gov/city-council/MeetingArchives.html</a></p>

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)
12	Local Resident	Local Resident	On May 5, 2017, the Neighborhood Services Manager met with a resident who did not speak at the May 3rd Public Hearing, but had some concerns.	Local resident voiced their opinion regarding CDBG funding to faith-based organizations	All comments were received.	

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)
13	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 7, 2017, the City Council voted to reset Public Hearings for both the draft and the final AAP as a means to cure an alleged Brown Act violation. Approximately 10 residents attended and no Spanish-speaking residents attended.</p>	<p>Members of the public spoke in opposition to CDBG funding to faith-based organizations</p>	<p>All comments were received.</p>	<p><a href="http://www.lodi.gov/city-council/MeetingArchives.html">http://www.lodi.gov/city-council/MeetingArchives.html</a></p>

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)
14	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 21, 2017, the City Council held the first Public Hearing for review of draft AAP, where Spanish-language interpreters were provided. No Spanish-speaking residents attended. In total, there were approximately 30 residents in attendance at the meeting.</p>	<p>Members of the public repeated their opposition to CDBG funding to faith-based organizations</p>	<p>All comments were received.</p>	<p><a href="http://www.lodi.gov/city-council/MeetingArchives.html">http://www.lodi.gov/city-council/MeetingArchives.html</a></p>

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)
15	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On July 19, 2017, the City Council conducted the second Public Hearing for the final AAP. Approximately 34 residents attended and no Spanish-speaking residents attended.	A member of the public wanted more funds to go towards senior services; three others voiced their concerns over funding a faith-based organizations	All comments were received.	<a href="http://www.lodi.gov/city-council/MeetingArchives.html">http://www.lodi.gov/city-council/MeetingArchives.html</a>

Table 4 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

The City of Lodi will have a total of \$633,771 in new CDBG funds for program year 2017-2018. Allocation of funds and assignment of priorities for funding are based upon the national goals set forth by HUD regulations, and local goals for housing and community development. Local goals, consistent with HUD regulations, focus on building up and improving the City's lower-income neighborhoods.

Prior year resources include \$18,000 from closed projects: \$10,000 - 13.13 Small Business Development Center, and \$8,000 – 15.10 Small Business Development Center II.

Previously, the City pursued projects that would use Section 108 Loan Guarantee Program funds. Due to the uncertainty of future CDBG funds, the City has decided not to pursue Section 108 funding at this time.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Prior Year Resources:	Total:		
			\$	\$	\$	\$	

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	633,771	0	18,000	651,771	600,000	City of Lodi is a CDBG entitlement community that expects an average allocation of \$600,000 per year for planning purposes.

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not have a matching requirement; however, in evaluating the sub recipient applications and project proposals submitted to the City for CDBG funding each year, match funds are considered as a factor in determining recommended actions.

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

With left over funds from the 2014-2015 plan year, the City amended its 2015-16 Annual Action Plan to provide rehabilitation funds to upgrade a city facility. Specifically, this project is for tenant improvements to existing office spaced to support the creation of a Family Resource Center, operated by local nonprofit called Community Partnership for Families. This project will continue into the 2016-17 plan year.

**Discussion**

No additional narrative necessary.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Affordable Housing	2014	2018	Affordable Housing Public Housing	RCAP/ECAP 45.02 City-Wide Activity	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	Improve Accessibility	2014	2018	Non-Housing Community Development	RCAP/ECAP 45.02 City-Wide Activity	Public Facilities Public Improvements	CDBG: \$63,175	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13500 Persons Assisted
3	Address Blight and Nuisance	2014	2018	Non-Housing Community Development	CDBG Target Area	Public Services	CDBG: \$32,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
4	Access to Social Services	2014	2018	Non-Housing Community Development	RCAP/ECAP 45.02 City-Wide Activity	Public Services	CDBG: \$60,065	Public service activities other than Low/Moderate Income Housing Benefit: 988 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Construct or Upgrade Public Facilities	2014	2018	Non-Housing Community Development	CDBG Target Area RCAP/ECAP 45.02 City-Wide Activity	Public Facilities Public Improvements	CDBG: \$366,777	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	Projects include: Fair Housing services.
2	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	Projects include: Grace and Mercy ADA Improvements Phase II; City Hall / Carnegie Forum ADA Improvements
3	<b>Goal Name</b>	Address Blight and Nuisance
	<b>Goal Description</b>	Graffiti abatement
4	<b>Goal Name</b>	Access to Social Services
	<b>Goal Description</b>	Programs include LodiGRIP's gang preventions program, Community Partnership for Families's youth support work, Second Harvest Food Bank, and LOEL Center's Meals on Wheels.

5	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	Projects Include: Alley Improvement Project; Blakely Swim Complex; One-Eighty Teen – Safety/Façade Improvements

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during 2017-18 are summarized below. All of the Public Service activities identified are expected to be completed no later than June 30, 2018.

### Projects

#	Project Name
1	Planning and Administration
2	Planning and Administration - Fair Housing
3	Alley Improvement Project
4	Blakely Swim Complex
5	Grace and Mercy ADA Improvements Phase III
6	City Hall / Carnegie Forum ADA Improvements
7	One-Eighty Teen Safety and Facade Improvement
8	Graffiti Abatement
9	Community Partnership for Families
10	Second Harvest Food Bank
11	LOEL Center Meals on Wheels

Table 7 - Project Information

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

The City considered a variety of thresholds to recommend a project for the public's and City Council's review and approval. First, the project must fit within CDBG objectives, including meeting one of the national objectives (i.e. benefiting low- and moderate- income persons, preventing or eliminating slums or blight, or addressing certain urgent community needs). Second, the project must address one of the community priorities set out in the Consolidated Plan, including the Strategic Plan. The Consolidated Plan priorities were created with community input at the time of its formation in 2014. Each year, during the Annual Action Plan, goals and priorities are re-assessed to ensure that they continue to reflect changing community needs and priorities. Third, the City has a few projects which have experienced delays, so staff also took into consideration the ability and readiness of the public facilities and public service projects to complete projects in a timely manner.

Moreover, for social service projects, the City considered the scores of the applicants using a new ZoomGrants online application system. ZoomGrants allowed the City to set a scoring formula to help

provide impartial review of each services application. In evaluating the applications scores, the City looked at three supplemental factors to ensure fair and impartial assessment of all the applications. The first was whether the applicant requested funding from the City of Lodi in the prior year and was not awarded. The second was whether the program/project provided specific benefit to aid the residents in the neighborhoods the City has identified as Racially/Ethnically Concentrated Areas of Poverty (RCAP/ECAP). The third was whether the programs/projects met any of the high priority goals identified in the 2014-2018 Consolidated Plan. Overall, project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

### *Obstacles*

The primary obstacle to meeting the needs of lower income individuals and families is a lack of enough resources to fully address resident needs. Many of Lodi's working residents do not have enough income to take care of basic needs. Most lower income families in California, 78%, have at least one adult working, excluding families made up only of adults age 65 and over (Public Policy Institute of California, *Just the Facts: Poverty in California*, viewed 4/2016). A citizen may try to take care of their own needs through extra employment, or assistance from family and friends; however, sometimes residents do not have those resources available so they turn to their community, such as church, government services, or nonprofit assistance. While the economy has made some recovery since the 2008 Recession, many Californian's still struggle to have enough to take care of their family's basic needs: sufficient housing, food, and clothing. Beyond the basics, residents are lacking in adequate employment, transportation, and good health which help families to be self-sufficient.

See Attachment B - Continued AP-35 Reasons and Obstacles to Addressing Underserved Needs.

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

1	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	CDBG Target Area City-Wide Activity
	<b>Goals Supported</b>	Preserve Existing Affordable Housing Access to Social Services Improve Accessibility Construct or Upgrade Public Facilities Address Blight and Nuisance
	<b>Needs Addressed</b>	Housing Rehabilitation: Emergency and Minor Repair Preservation of Existing Affordable Housing Homebuyer Assistance Public Facilities Public Improvements Public Services
	<b>Funding</b>	CDBG: \$108,754
	<b>Description</b>	The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and sub-recipient training and monitoring. This is also for capacity and leadership building and working on bringing in additional resources.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration does not provide a direct benefit.
	<b>Location Description</b>	City Hall 221 West Pine Street, Lodi, CA, 95240
	<b>Planned Activities</b>	The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring. This also includes activities to build capacity, build leadership, and bring in additional resources.
2	<b>Project Name</b>	Planning and Administration - Fair Housing
	<b>Target Area</b>	CDBG Target Area City-Wide Activity

	<b>Goals Supported</b>	Preserve Existing Affordable Housing
	<b>Needs Addressed</b>	Preservation of Existing Affordable Housing
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Under Planning and Administration, funding will also be provided for San Joaquin Fair Housing and other social service providers to conduct fair housing testing, maintain housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist approximately 300 unduplicated individuals.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	Social service providers will provide the following services: fair housing testing, fair housing counseling, housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.
<b>3</b>	<b>Project Name</b>	Alley Improvement Project
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$137,877
	<b>Description</b>	Improve alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 1,667 people, based on estimate of population of low-mod income in that census tract.
	<b>Location Description</b>	To be determined within CDBG Target Area

	<b>Planned Activities</b>	Removal and replacement of existing alley surfacing and installation of storm drainage.
4	<b>Project Name</b>	Blakely Swim Complex
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	This project will improve the swimming complex at the park which is also the location of Lodi's Boys and Girls Club.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 1,667 people (based on estimate of population of low-mod income in that census tract).
	<b>Location Description</b>	1050 S. Stockton, Lodi CA 95240
	<b>Planned Activities</b>	Improve existing pool and decking, and surrounding fencing.
5	<b>Project Name</b>	Grace and Mercy ADA Improvements Phase III
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This project is to make ADA accessibility improvements to the existing facility that serves lower-income families.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	425 North Sacramento Street, Lodi, CA 95240

	<b>Planned Activities</b>	This project will bring ADA accessibility to existing social service provider Grace and Mercy Charitable Foundation.
6	<b>Project Name</b>	City Hall / Carnegie Forum ADA Improvements
	<b>Target Area</b>	City-Wide Activity
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$53,175
	<b>Description</b>	This project is to make ADA accessibility improvements to the existing facility that serves Lodi community.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will make improvements to one facility, and will serve approximately 13,000 disabled residents City-wide (based on HUD's number of disabled for all census tracts in Lodi).
	<b>Location Description</b>	221 West Pine Street, Lodi, CA 95240
	<b>Planned Activities</b>	The project will make ADA related improvements to address barriers to accessibility in and around City Hall and the Carnegie Forum. Part (\$18,000) of the funding will come from a reallocation of previous year funds (2013 and 2015).
7	<b>Project Name</b>	One-Eighty Teen Safety and Facade Improvement
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$78,900
	<b>Description</b>	This project is to make improvements to the existing facility that serves Lodi teens, particularly minorities, disabled, and lower income.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will make improvements to one facility and will serve approximately 1,666 lower income persons (based on number of lower income in census tracts served , 45.02, 42.05, and 44.03).
	<b>Location Description</b>	425 North Sacramento Street, Lodi, CA 95240
	<b>Planned Activities</b>	This project involves renovating the south (front) and east (side) exterior façade by adding a horizontal awning across the front, installation of new lighting and signage, and painting the exterior walls. The project also involves establishing on-site ADA parking and a path of travel.
<b>8</b>	<b>Project Name</b>	Graffiti Abatement
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Address Blight and Nuisance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,000
	<b>Description</b>	This project will remove graffiti from public and private properties.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit the residents within the target area which is approximately 18,000 individuals.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will remove graffiti from public/private and residential and non-residential surfaces within the target area.
<b>9</b>	<b>Project Name</b>	Community Partnership for Families
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$47,065
	<b>Description</b>	This project will provide gang prevention and other services for Lodi's at-risk youth.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 25 unduplicated youth and their family members.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will include assessments, case management, group counseling, and curriculum program for Lodi's at-risk youth.
<b>10</b>	<b>Project Name</b>	Second Harvest Food Bank
	<b>Target Area</b>	CDBG Target Area City-Wide Activity
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	This project will provide healthy foods to low-income families.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 910 individuals.
	<b>Location Description</b>	Varioius
	<b>Planned Activities</b>	This project will provide food supplies for local nonprofit agencies to distribute, a senior brown bag program, and food-for-thought program that gives healthy food to school-aged children.
<b>11</b>	<b>Project Name</b>	LOEL Center Meals on Wheels
	<b>Target Area</b>	CDBG Target Area City-Wide Activity
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	This project will provide hot meals to seniors.
	<b>Target Date</b>	6/30/2018

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 53 individuals.
<b>Location Description</b>	Various
<b>Planned Activities</b>	This project will provide home-delivery of hot meals to lower income seniors.

## **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**

While Lodi has used a need-based strategy for selection of projects and activities, the greatest need has historically been identified to be within the low-income Target Area. Specific attention will be focused on one Census Tract within our Target Area (45.02) that was recently identified as a Racially Concentrated Area of Poverty (RCAP) and an Economically Concentrated Area of Poverty (ECAP). Other areas of priority are those that are lower-income neighborhoods including Census Tracts 42.03 and 44.03.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Target Area	66
RCAP/ECAP 45.02	9
City-Wide Activity	25

**Table 8 - Geographic Distribution**

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

Areas of concentrated poverty generally have less private investment from financial institutions, grocery stores and other retail outlets. With less competition, businesses like convenience marts and check cashing companies are able to charge more for goods and services and low-income people end up paying more for basic necessities.

### **Discussion**

No additional discussion.

## Affordable Housing

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

#### Introduction

The City’s Consolidated Plan and Action Plan focuses on affordable housing because not only does HUD’s CDBG program recognize the necessary government role in incentivizing and funding affordable housing, but because the City recognizes, through public meetings and resident feedback, that lower income residents are challenged with a lack of affordable housing in Lodi. Because of this need, the City has attempted to bring in additional funds to support affordable housing. Lodi previously applied for HOME and Section 108 funds to help finance affordable housing. Low-income Lodi residents face over-crowding, over-payment and dilapidated living conditions. New affordable housing choices would benefit these residents. The City’s annual CDBG allocation is insufficient funding to facilitate new affordable housing development and while other programs, such as HOME or Section 108, are specifically targeted to affordable housing, no viable projects in Lodi have not been able to meet either of the HOME and Section 108 program requirements to date. As a result, the City’s only current funding source for affordable housing related activities is CDBG.

Within the parameters of the CDBG program, the City’s strategy is to help maintain the affordability of housing for homeowners through rehabilitation loan/grant and down-payment assistance programs; to help homeless residents to afford housing through rehabilitation of transitional facility; and to help preserve the quality of rental housing through rehabilitation to existing units. These goals are being implemented through the following 2016-17 projects: 1) Salvation Army Rehabilitation of Transitional Facility (4 households); 2) Housing Authority Rehabilitation Rental Units (6 households); 3) Lodi Housing Rehabilitation and Emergency Repair Programs (6 households); 4) Down Payment Loan Assistance Program (4 households). Additionally, during the 2017-18 plan year, the City is seeking intensified fair housing testing to ensure preservation of housing choice for lower-income, minority, senior, and disabled residents.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	16
Special-Needs	0
<b>Total</b>	<b>22</b>

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0

<b>One Year Goals for the Number of Households Supported Through</b>	
The Production of New Units	6
Rehab of Existing Units	12
Acquisition of Existing Units	4
Total	22

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### **Discussion**

For the Salvation Army project, the City is relying on the Salvation Army's ability to acquire and to complete an agreement for the rehabilitation. Should this not be possible, the City may pursue a partnership with Habitat for Humanity to rehabilitation or purchase and rehabilitate an existing home for low-income families.

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

### **Introduction**

The Housing Authority of the County of San Joaquin (HACSJ) is the public housing agency serving the City of Lodi. HACSJ is independent of the City of Lodi, and the City retains no control over their funding or implementation of programs.

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

Please refer to the HACSJ Public Housing Authority Annual Plan for information on the ways that HACSJ plans to address public housing needs.

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

HACSJ encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACSJ also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the HACSJ's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

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

HACSJ is designated as a "High Performer."

### **Discussion**

A wealth of information on HACSJ and their programs, housing resources, budgets, and financial planning and reporting is available on their website at [www.HACSJ.org](http://www.HACSJ.org).



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

### **Introduction**

According to the most recent count and survey of homeless persons performed by San Joaquin County in 2017, Lodi has approximately **201** sheltered and unsheltered homeless persons. Of these homeless persons, **92** were in emergency shelters, **21** were in transitional housing units and **88** were unsheltered.

From the surveys that were completed during the 2017 PiT Unsheltered Count for the entire county, key findings were:

- 6 percent of those surveyed were military veterans.
- 66 percent of those surveyed self-reported being on the streets for more than one year.
- 21 percent identified as “chronically homeless”.
- 31 percent self-reported having a mental health problem.
- 45 percent self-reported having a problem with alcohol, an illegal substance, or both.

The surveys indicate further much of the unsheltered homeless population throughout the county is entrenched in long-term homelessness, that much of the population faces significant barriers to obtaining housing. These barriers include lack of income, lack of recent housing history, health problems that include mental health challenges, and drug and alcohol use.

In order to address issues identified in the 2017 Unsheltered Count, Lodi will evaluate the following issues:

- Adequate emergency shelter capacity, including the ability to shelter populations that currently cannot be easily accommodated;
- Adequate permanent housing for those with no income or extremely low income;
- Adequate support services that address mental health, physical health, and substance use issues;
- Adequate long-term support for those exiting long-term homelessness and entering permanent housing;
- Adequate services and housing opportunities for those who cannot be assisted through existing programs by the expansion of existing programs or creating new programs.

Two facilities in Lodi provide shelter to the homeless. The Salvation Army has 56 shelter beds for men and 28 beds for women and children. It has an additional three small units with 3 beds per unit that are for women with children or men with children over the age of 10. Most evenings, the Salvation Army’s shelter is able to accommodate all homeless that come to its doors, and they keep no waitlist; however, social service providers estimate an average of 91 unsheltered homeless a night, that do not reach their

doors (Based on AI public meeting June 2015). If needed, they can expand into an additional room to accommodate more guests. Lodi House has 26 beds for women and children. Additionally, there are a total of 49 transitional housing beds including the Salvation Army (16 persons), Lodi House (three units at approximately 4 persons each), and Central Valley Low-Income Housing Corporation (21 persons).

See Attachment B for additional information.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

- The City will remain involved in the County Emergency Food and Shelter Program Board, as well as the Lodi Committee on Homelessness, which is coordinated through the Lodi Community Foundation and includes key City staff as well as representatives from local faith-based and community-based organizations and the general public.
- The City is looking to create a Homeless Liaison Officer within the Lodi Police Department, who will work directly with the local unsheltered homeless to offer assistance, connect them with available services and find placement in shelters and more permanent housing.
- The City is supportive of the Board of Supervisor's goal of creating a lead position at the county level that would allow for the coordination and implementation of policies and practices throughout the county.
- The City continues to work with local service provider Grace and Mercy Charitable Foundation to expand their services to provide a day drop-in center where the homeless can access additional training and services. In addition, that site is under consideration for establishing a respite care facility for those coming off the streets that are not in a condition where they can get into local shelters.
- Work with local hotel/motel owners to create additional housing and space to accommodate supportive service delivery.

The City worked with the CoC in the planning and execution of the County-wide Point-in-Time Homeless Count that took place in 2017.

The City values its relationships with homeless service providers and reaches out to those providers for input on needs. Many of the homeless service providers also attend the City Council meeting to provide feedback on the homeless population.

During the past year, the Lodi Improvement Committee provided the venue to provide information to the public regarding what was being done to address the homeless issues throughout the community. There were also coordinating/planning meetings with the CoC for the Unsheltered Count events.

Previously, during the 2015-16 plan year, homeless and at-risk service and housing providers gathered for a community engagement meeting for the updated Housing Element and Analysis of Impediments to Fair Housing. During this meeting, providers discussed priority needs, current challenges, and existing and future opportunities related to homeless, at-risk, and low-income families. This input shaped action items within both Housing Element and Analysis of Impediments to Fair Housing plans. Moreover, the input from this meeting is incorporated into the project priorities for this year.

Additionally, the City is participating in a collaborative effort along with local service providers and faith-based organizations to better coordinate the variety of activities and services that are targeted to the homeless community. This coordinated effort required some groups to relinquish current programs to make Lodi's overall approach more effective. For example, having several groups and organizations doing feedings in the park had become problematic. Those engaged in the feeding at the park activities were offered the opportunity to lead feedings at the local homeless shelter, which also allowed for various service providers to be present to provide their services.

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

Recognizing the need for more transitional housing as voiced by service providers, the City supports the rehabilitation of a home to transitional living center for homeless persons during the 2016-17 plan year. Construction on this project is anticipated to begin in 2017-18.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will use a number of strategies to assist chronically homeless. The following actions are planned.

- A new transitional housing facility will be provided to help those who have recently been homeless to obtain extra resources and time so they can build up a support network, resources, and assistance to address their long-term issues that contribute to their chronic homelessness.

Additionally, individuals, not families are served at emergency shelters and this new facility will be able to serve families.

- An 80-unit affordable senior housing project broke ground in 2016 that, when completed in May/June of 2017, it will provide available units to allow for homeless seniors and seniors at risk of homelessness to obtain permanent housing.
- The City will continue to provide support to Second Harvest Food Bank which provides food to many local Lodi service providers that then pass this along to homeless and at-risk of homeless individuals and families. Healthy food contributes to better health and can reduce financial stress due to medical costs, which can be a factor in homelessness.
- The City will continue to support the Continuum of Care's efforts to create additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless, and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.
- The City is working with the Committee on Homelessness to establish a construction trades training program that would serve a portion of our homeless population that has a desire to obtain the skills necessary to seek gainful employment.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City is supporting the Community Partnership for Families youth program which promotes the mental, emotional, social, and educational well-being of Lodi's youth, which in turn helps these youth to make positive choices about their future, including efforts at schools and with career opportunities. Some of these youth come from families that have experienced multi-generational poverty, and this program contribute to ending that cycle.

The City's LodiGRIP program partners with Community Partnership for Families to assist youth who are at-risk of or are associated with local gangs. Every other month, LodiGRIP's youth attend an event at a nearby correctional facility where current inmate mentors tell the youth about their own experience with gangs and warn the youth about the negative consequences of gang activity. Many youth have chosen either not to enter gangs or to separate themselves from gang involvement as a result of this event. These inmates benefit from the program as well. They can make a difference for these youth and

are able to contribute back to the community in a positive way.

The City also supports Second Harvest Food Bank, which helps families teetering on the edge of homeless. Additionally, some of Lodi's seniors are on limited incomes and face medical care expenses. To assist these residents in avoiding homeless, the City provides LOEL Center with CDBG funds to assistance for its Meals on Wheels Program. These are both hot and cold meals that also tailored to the particular nutritional and dietary needs of elderly residents. Meals are delivered directly to seniors who are also screened for other needs.

The City is collaborating with partner organizations to establish the aforementioned to construction trades training program that would be targeted to assist the homeless, our at-risk youth, the unemployed, those working in low-paying jobs, and any person seeking to obtain the skills necessary to seek gainful employment.

Lastly, Foster Care programs in San Joaquin County are overseen by the Human Services Agency. In California, state law requires public foster care programs to provide an Independent Living Program and that a transition plan be formulated for all youth preparing for emancipation. The City will continue to work with the Human Services Agency and the CoC members to assist youth exiting the foster care system. The City will contribute in identifying best practices for keeping youth exiting foster care from becoming homelessness.

## **Discussion**

The City does not administer the Housing Opportunities for Persons with AIDS (HOPWA) Program, but there is coordination and contact with the San Joaquin AIDS Foundation and the Continuum of Care that administers those funds for the County.

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

### **Introduction:**

The City's 2015-2023 Housing Element discusses analysis of barriers to affordable housing. Relevant excerpts are below; however, to see the full analysis, please see the Housing Element:

#### *General Plan Designations and Permitted Densities*

The Land Use Element was updated as part of the comprehensive General Plan update in 2010. The element sets forth the City's development policies. Medium- and high-density residential and the mixed-use designations all allow multifamily housing by right. The range of districts that permit residential development and the densities they offer (2–35 units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

#### *Smart Growth and Transit-Oriented Development*

Both the General Plan, adopted in April 2010, and the Transit-Oriented Design Guidelines for Downtown prioritize locations for high-density development.

#### *Zoning Standards and Permitted Housing Types*

The existing Development Code regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. The development standards contained in the City's Development Code are consistent with other cities of Lodi's size and character and present no barriers.

#### *Development Standard*

The City's development standards do not impose a constraint to achieving maximum residential densities and are reasonably related to neighborhood quality goals and protecting the health and safety of residents. Development standards include: yards and setback, building coverage, lot size and lot area per dwelling unit, building height, parking standards, and design guidelines.

#### *Growth Management Allocation*

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during this planning period. There are more than enough available allocations to meet housing demand.

The City's 2015 Analysis of Impediments to Fair Housing Choice discusses barriers to access adequate and affordable housing. Relevant excerpts are below; however, to see the full analysis, please see the

Analysis of Impediments:

See Attachment B for additional text.

**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**

As outlined in the City's update Housing Element (2015-2023), the City intends to implement the following programs to promote adequate housing in Lodi:

- Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.
- Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.
- Ensure the provision of adequate public facilities and services to support existing and future residential development.
- Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.
- Encourage residential energy efficiency and reduce residential energy use. The following actions to address barriers are provided in the Analysis of Impediments, and include:
  - 1.1 Action: The City of Lodi will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of lower-income households. Timeline: ongoing.
  - 1.2 Action: The City of Lodi will continue to offer regulatory relief and incentives, such as expediting the development review process and reducing development impact fees for the development of affordable housing. Timeline: ongoing
  - 1.3 Action: The City of Lodi will continue to ensure the availability of adequate sites for the development of affordable housing. Timeline: ongoing
  - 1.4 Action: The City of Lodi will continue to allow by right secondary residential units and residential group homes with less than six occupants in residentially zoned areas. Timeline: ongoing
  - 1.5 Action: The City will review each development application and assess the feasibility to partner with nonprofit developers to preserve and increase total rental housing units. Timeline: As development applications are received.
  - 1.6 Action: The City will partner with the Housing Authority to ensure that special needs populations, including single-parent female-headed households with children, persons with disabilities, large families, and seniors, have access to affordable housing options wherever and

whenever available. Timeline: ongoing

- 1.7 Action: The City will track progress made in providing additional access to affordable housing by both the Housing Authority and through any new or rehabilitated affordable housing projects to ensure that special needs populations have the opportunity for improved housing choice. Timeline: Annually.
- 1.8 Action: The City will continue to work with landlords and property managers to improve conditions of existing affordable (subsidized and unsubsidized) housing stock through enforcement of the Building Code and the Health and Safety Code, and through timely response to complaints of poor housing quality or significant deferred maintenance. Timeline: ongoing See Attachment B for additional text.

**Discussion:**

The City of Lodi's will be implementing these actions throughout the year, as appropriate. In particular, the City plans to expand 2017-18 fair housing services to include more robust testing and follow-up of discriminatory actions.

For more details, please see Lodi's updated Housing Element (2015-2023) and 2015 Analysis of Impediments to Fair Housing Choice.

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

### **Introduction:**

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Another obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. Lodi works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Lodi and downtown Stockton. The City has also encouraged nonprofit agencies to operate satellite offices within Lodi

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

In 2017-18, the City will support the following programs to address underserved needs:

- San Joaquin Fair Housing's housing counseling services.
- Fair housing testing and follow-up services for which the service provider will be selected.
- Second Harvest Food Bank's services to the needy families within the CDBG Target Area.
- Community Partnership for Families that serves predominantly Hispanic youth and their families that are at-risk of gang influence and activities.
- LOEL Center's Meals on Wheels Programs for seniors.

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

The City is not offering any new programs to foster and maintain affordable housing for the 2017-18 program year; however, the following program from the previous 2016-17 program year will continue to be implemented during 2017-18:

- Salvation Army, or another designated non-profit entity, rehabilitation to create transitional living facility.
- Housing Rehabilitation and Emergency Repair Program.
- Down Payment Assistance Loan Program.
- Housing Authority of the County of San Joaquin's rehabilitation to existing affordable housing units.

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

City will offer the following programs to reduce lead-based paint hazards:

- The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Lodi's housing stock, there are a significant number of homes where lead-based paint testing is needed.

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

Lodi's goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, creating new local jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan timeframe.

In 2017-18, the City will continue implementing the following programs to reduce the number of poverty-level families:

- (2016-17) The City will provide down payment assistance to low-income homeowners.
- (2017-18) The City is also coordinating public service outreach to low-income, minority families with youth that have either been affected by gang violence or are at high-risk of gang violence through the Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program with the assistance of Community Partnership for Families.
- (2017-18) LOEL's Meals on Wheels program will assist low-income elderly.

(2017-18) Second Harvest Food Bank provides foods to many nonprofits in Lodi that serve low-income families.

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

In 2017-18, the City will continue to support and assist the service providers within our jurisdiction and to assess changes in needs on an on-going annual basis.

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

The City will continue to participate in regional coordination of services through the Emergency Food and Shelter Program Board and other networking opportunities.

**Discussion:**

No additional narrative.

## Program Specific Requirements

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

#### Introduction:

The City anticipates receiving no program income, surplus funds, returned funds, or float-funded income in the next program year. While the City is working to find projects that meet section 108 funding, no funds are anticipated this year.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
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).
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.
5. Describe performance standards for evaluating ESG.

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(l)(5)**

1. Distribution of Funds
  - a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  - b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  - c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, 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. If the jurisdiction will not refinance existing debt, enter "N/A."

**Discussion:**

The City calculates its benefit to low and moderate income on an annual, one-year basis.

