

***DRAFT***  
**2011-12**  
**CONSOLIDATED ANNUAL**  
**PERFORMANCE AND**  
**EVALUATION REPORT (CAPER)**



**City of Lodi**  
**Community Development Block Grant**  
**(CDBG) Program**  
**September 3, 2012**

# 2011-2012 CAPER

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## ATTACHMENTS

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EXHIBIT B ..... City of Lodi Low-Income Target Areas

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## I. EXECUTIVE SUMMARY

This Consolidated Annual Performance and Evaluation Report describes the City's housing and community development accomplishments in the 2011-12 program year, with a special focus on those activities funded by the Community Development Block Grant.

In the 2011-2012 program year, the City funded improvements to public facilities, infrastructure, and housing, as well as several public service activities.

Accomplishments include the following.

- Completed improvements to Van Buskirk Park.
- Completed second phase of alley drainage improvements and began third phase.
- Began ADA accessibility improvements to public streets.
- Completed the environmental review for the Grape Bowl and submitted a Section 108 loan application.
- Constructed three family shelter units at Hope Harbor.
- Removed over 900 instances of gang graffiti.
- Provided over 191,000 pounds of food to families in need.
- Educated tenants and landlords about fair housing rights and mediated disputes.
- Redeemed nearly 500 spay-neuter vouchers.

In addition, staff continued to make progress on the development of an 80-unit affordable senior housing complex (with Eden Housing) and implemented a first-time homebuyer assistance program. The City also provided one-on-one training to public service providers, and implemented monitoring and fiscal systems to oversee and track progress of the CDBG grant program.

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## II. INTRODUCTION

As an entitlement grantee for the United States Department of Housing and Urban Development (HUD) formula Community Development Block Grant (CDBG) program, the City of Lodi is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year.

This CAPER assesses Lodi's progress in completing activities identified in the 2011-12 Action Plan, which covers the period from July 1, 2011 through June 30, 2012. The CAPER also reports progress in meeting overall five-year Consolidated Plan goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

The 2011-12 program year was the City of Lodi's third year as an entitlement recipient of Community Development Block Grant (CDBG) funds.

The Neighborhood Services Division, within the Community Development Department, serves as the lead agency for the administration of CDBG funds. Questions regarding this report should be directed to the staff within this division at:

CDBG Program Administrator  
City of Lodi  
221 W. Pine Street, PO Box 3006  
Lodi, CA 95241  
209-333-6711

This report was made available for public review during a public comment period from September 3, 2012 to September 19, 2012. A public notice announcing its availability was published in the *Lodi News-Sentinel* on August 20, 2012. A public hearing on the report was held on September 19, 2012 at the Lodi City Council meeting.

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## III. ACTIVITY SUMMARIES

### HOUSING

#### Tienda Drive Senior Housing (11-10)

The City has allocated funding to Eden Housing, a non-profit housing developer, to purchase land along Tienda Drive for an affordable senior housing development.

|                                |  |
|--------------------------------|--|
| <b>2011-12 Objective:</b>      | Construct 80 affordable housing units.   |
| <b>Funding Allocated:</b>      | \$78,000 in anticipated separation payments from San Joaquin Urban County. Total project cost is estimated to be \$1.2 million including non-City sources.                               |
| <b>2011-12 Accomplishment:</b> | Developer Eden Housing acquired the property. Pre-development and financing underway.  |
| <b>2011-12 Expenditure:</b>    | \$667,613.95 (in Urban County CDBG funds)  |
| <b>Total expenditures:</b>     | \$667,613.95 (in Urban County CDBG funds)  |
| <b>Narrative:</b>              | The project is in pre-development. The developer and City are assembling financing. Construction on the project is anticipated to start in summer 2014. A total of 80 units are planned. |

#### Home Accessibility Modification Program (11-09)

Provide free or low-cost assistance to disabled renters or homeowners in need of accessibility modifications. This program is implemented by the Disability Resource Agency for Independent Living (DRAIL). Accessibility modifications will be made by program staff or by a licensed contractor.

|                                |   |
|--------------------------------|---|
| <b>2011-12 Objective:</b>      | 3 households assisted.  |
| <b>Funding Allocated:</b>      | \$4,000   |
| <b>2011-12 Accomplishment:</b> | No household assisted.  |
| <b>2011-12 Expenditure:</b>    | \$270   |
| <b>Total expenditures:</b>     | \$270   |
| <b>Narrative:</b>              | The program is in its initial phase of development and marketing. The program will continue in 2012-13. |

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## PUBLIC FACILITIES

### Van Buskirk Playground (10-04)

The City removed the existing playground equipment and replaced it with playground equipment that meets current ADA regulations and safety standards.

**2011-12 Objective:** 1 public facility improved

**Funding Allocated:** \$170,132

**2011-12 Accomplishment:** Project completed

**2011-12 Expenditure:** \$60,503

**Total Expenditures:** \$65,603

**Narrative:** This project went out to bid in June 2011. Construction work began in August 2011. Construction was completed in December of 2011. Un-expended funds will be re-allocated in a 2012-13 mid-year Action Plan amendment.

### Alley Drainage Improvements – Phase II (10-11)

Reconstruction of two alleys in target areas in order to increase accessibility and drainage. Existing alley paving to be removed and replaced with storm drains and pervious concrete.

**2011-12 Objective:** 2 public facilities improved

**Funding Allocated:** \$329,794

**2011-12 Accomplishment:** Project completed. Two improvements to infrastructure in low-income target areas.

**2011-12 Expenditure:** \$286,334

**Total Expenditures:** \$329,794

**Narrative:** The project was completed in the program year.

### Alley Drainage Improvements – Phase III (10-11)

Reconstruction of two alleys in target areas in order to increase accessibility and drainage. Existing alley paving to be removed and replaced with storm drains and pervious concrete.

**2011-12 Objective:** Project bidding

**Funding Allocated:** \$ 64,476

**2011-12 Accomplishment:** Project bid and awarded.

**2011-12 Expenditure:** \$4,333

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**Total Expenditures:** \$4,333

**Narrative:** The project was bid and awarded in the program year. It will be completed in September of 2012 using funds allocated in the 2012-13 annual Action Plan.

## ADA Accessibility Improvements – Phase I (11-02)

Make ADA improvements, including installation of handicap ramps, at key locations throughout the City.

**2011-12 Objective:** Install 8 ramps

**Funding Allocated:** \$133,061

**2011-12 Accomplishment:** Project bid and awarded.

**2011-12 Expenditure:** \$3,854

**Total Expenditures:** \$3,854

**Narrative:** Completed in program year 2012 as of the date of this report. Accomplishments to be reported in the 2012-13 CAPER.

## Grape Bowl ADA Improvements (11-03)

Make ADA improvements to the Grape Bowl to remove barriers to accessibility. Improvements will include creating an at-grade entrance to the field's west end, new ticket booth and concession stands, and restroom upgrades.

**2011-12 Objective:** 1 public facility improvement

**Funding Allocated:** \$150,000

**2011-12 Accomplishment:** Project to be completed in 2013

**2011-12 Expenditure:** \$13,155

**Total Expenditures:** \$13,155

**Narrative:** Environmental review completed. Section 108 loan application completed and submitted. Preliminary scope of work and estimate.

## Salvation Army Transitional Housing (11-04)

Construct three transitional housing units at the Salvation Army's Hope Harbor location. The units will be installed in warehouse space existing within the building. The units will

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provide housing options for families that include teenage or adult males, which the shelter is currently unable to accommodate.

**2011-12 Objective:** 3 transitional housing units constructed

**Funding Allocated:** \$190,257

**2011-12 Accomplishment:** 3 transitional housing units constructed

**2011-12 Expenditure:** \$190,257

**Total Expenditures:** \$190,257

**Narrative:** The project was completed in April 2012 to create 3 family housing units in the Hope Harbor facility.

## PUBLIC SERVICES

### Graffiti Abatement (11-05)

The Graffiti Abatement Program will remove graffiti on properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

**2011-12 Objective:** 800 instances of graffiti removed

**Funding Allocated:** \$49,000

**2011-12 Accomplishment:** 914 instances of graffiti removed

**2011-12 Expenditure:** \$39,387

**Total expenditures:** \$39,387

**Narrative:** The graffiti abatement program operated year-round. Most graffiti reported was removed within 1-2 days. Graffiti removal staff kept logs detailing location of graffiti and what was written to assist the police in identifying trends and combating future graffiti.

### Second Harvest Food Bank (11-06)

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

**2011-12 Objective:** 2,750 persons assisted

**Funding Allocated:** \$5,000

**2011-12 Accomplishment:** 6,943 persons assisted

**2011-12 Expenditure:** \$5,000

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**Total expenditures:** \$5,000

**Narrative:** Second Harvest operated two food assistance programs. The Senior Brown Bag program delivered 61,432 pounds of food to Lodi seniors with a value of \$101,363. The Food Assistance program delivered 129,828 pounds of food to other Lodi residents with a value of \$214,216. Second Harvest supplemented funds from the City of Lodi with private donations (food and cash), handling fees, and FEMA grants.

**Table 3  
Second Harvest Food Bank Beneficiaries**

| Category                                   | Total | Percent of Total |
|--|-------|------------------|
| <b>Total Persons</b>                       | 6,943 | 100%             |
| <b>Total Low/Mod-Income</b>                | 6,943 | 100%             |
| Extremely low-income                       | 6,407 | 92%              |
| Very Low-income                            | 349   | 5%               |
| Low-income                                 | 187   | 3%               |
| <b>Special Needs</b>                       | 2,177 | 31%              |
| Disabled HH Member                         | 864   | 12%              |
| Senior Headed HH                           | 566   | 8%               |
| Female Headed HH                           | 747   | 11%              |
| 5+ Person HH                               | --    | --               |
| <b>Race</b>                                |       |                  |
| White                                      | 3,365 | 48.5%            |
| Black or African-American                  | 545   | 7.8%             |
| Asian                                      | 134   | 1.9%             |
| American Indian or Alaskan Native          | 126   | 1.8%             |
| Native Hawaiian or Pacific                 | 12    | <1.0%            |
| American Indian or Alaska Native and White | 112   | 1.6%             |
| Asian and White                            | 139   | 2.0%             |
| Black or African American and White        | 10    | <1.0%            |
| American Indian or Alaska Native and Black | 32    | <1.0%            |
| Multiracial                                | N/A   |                  |
| Other/No response                          | 2,468 | 35.5%            |
| <b>Ethnicity</b>                           |       |                  |
| Hispanic                                   | 2,443 | 35.2%            |
| Not Hispanic                               | 4,500 | 64.8%            |
| Other/No response                          | --    |                  |

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## San Joaquin Fair Housing (11-07)

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

|                                |  |
|--------------------------------|--|
| <b>2011-12 Objective:</b>      | 160 persons assisted                           |
| <b>Funding Allocated:</b>      | \$17,000                                       |
| <b>2011-12 Accomplishment:</b> | 96 unduplicated contacts<br>25 mediation cases |
| <b>2011-12 Expenditure:</b>    | \$16,424                                       |
| <b>Total expenditures:</b>     | \$16,424                                       |

**Narrative:** San Joaquin Fair Housing promoted fair housing by advertising in local media, attending nine community events in San Joaquin County, and distributing fliers to four locations in Lodi. They served a total of 96 persons by providing information on fair housing. A total of 25 households were served through formal intakes. Of the 25 cases, 20 were resolved. Issues relating to formal intakes were not concentrated on any topic.

**Table 4  
San Joaquin Fair Housing Beneficiaries**

| Category                          | Total | Percent of Total |
|-----------------------------------|-------|------------------|
| <b>Total persons</b>              | 96    | 100%             |
| Extremely low-income              | 71    | 74%              |
| Low-income                        | 13    | 14%              |
| Low/Mod-income                    | 5     | 5%               |
| Moderate-income                   | 1     | 1%               |
| Did not respond                   | 6     | 6%               |
| <b>Special Needs</b>              | --    | --               |
| Disabled HH Member                | 23    | 16%              |
| Senior Headed HH                  | 5     | 4%               |
| Female Headed HH                  | 74    | 53%              |
| 5+ Person HH                      | 38    | 27%              |
| <b>Race</b>                       | --    | --               |
| White                             | 59    | 61%              |
| Black or African-American         | 18    | 19%              |
| Asian                             | 3     | 3%               |
| American Indian or Alaskan Native | 2     | 2%               |
| Native Hawaiian or Pacific        | 1     | 1%               |

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|   |    |     |
|---|----|-----|
| American Indian or Alaskan Native and White | 1  | 1%  |
| Asian and White                             | 1  | 1%  |
| Black or African American and White         | 1  | 1%  |
| American Indian or Alaskan Native and Black | 0  | 0%  |
| Multiracial/No response                     | 10 | 10% |
| <b>Ethnicity</b>                            |    |     |
| Hispanic                                    | 35 | 36% |
| Not Hispanic                                | 61 | 64% |
| Other/No response                           | 0  | 0%  |

## Spay/Neuter Program (11-08)

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and pit bulls) owned by low-income households.

**2011-12 Objective:** 175 persons assisted

**Funding Allocated:** \$25,364

**2011-12 Accomplishment:** 493 vouchers issued (245 to LMI households, 248 for feral cats)  
140 unduplicated LMI households assisted

**2011-12 Expenditure:** \$25,038

**Total expenditures:** \$25,038

**Narrative:** The program spayed or neutered 493 animals – 245 owned by low-income households, 248 were trapped feral cats. A total of 140 unduplicated low-income households were assisted. All feral cats were trapped within low-income target areas.

**Table 5  
Spay/Neuter Program Beneficiaries**

| Category                    | Total      | Percent of Total |
|-----------------------------|------------|------------------|
| <b>Total Households</b>     | <b>140</b> |                  |
| <b>Total Low/Mod-Income</b> | <b>140</b> | <b>100%</b>      |
| Extremely low-income        | --         | --               |
| Very Low-income             | --         | --               |
| Low-income                  | 140        | 100%             |
| <b>Special Needs</b>        |            |                  |
| Disabled HH Member          | 28         | 20.0%            |
| Senior Headed HH            | --         | --               |
| Female Headed HH            | 67         | 47.9%            |

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|  |     |       |
|--|-----|-------|
| 5+ Person HH                               | 23  | 16.4% |
| <b>Race</b>                                |     |       |
| White                                      | 119 | 85.0% |
| Black or African-American                  | 1   | 0.7%  |
| Asian                                      | 2   | 1.4%  |
| American Indian or Alaskan Native          | 0   | 0.0%  |
| Native Hawaiian or Pacific                 | 1   | 0.7%  |
| American Indian or Alaska Native and White | 2   | 1.4%  |
| Asian and White                            | 1   | 0.7%  |
| Black or African American and White        | 0   | 0.0%  |
| American Indian or Alaska Native and Black | 0   | 0.0%  |
| Other/Multiracial                          | 3   | 2.1%  |
| No response                                | 11  | 7.9%  |
| <b>Ethnicity</b>                           |     |       |
| Hispanic                                   | 22  | 15.7% |
| Not Hispanic                               | 118 | 84.3% |
| Other/No response                          | 0   | 0.0%  |

*Note: Data is provided only on pet owners participating in the program. Persons living in target areas who benefited from feral cat spay/neuter are not included.*

## ECONOMIC DEVELOPMENT

### Economic Development Revolving Loan Fund (10-10)

The Economic Development Revolving Loan Fund will make loans available to businesses creating or retaining low-income jobs. Up to \$35,000 per full-time low-income job will be available to Lodi business owners.

**2011-12 Objective:** 2 business loans

**Funding Allocated:** \$158,003

**2011-12 Accomplishment:** No loans.

**2011-12 Expenditure:** \$0.00

**Total expenditures:** \$0.00

**Narrative:** This program will be discontinued and funds be re-allocated in a 2012-13 mid-year amendment.

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## PLANNING AND ADMINISTRATION

### CDBG Administration (11-01)

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.

**Funding Allocated:** \$163,036

**2011-12 Expenditure:** \$163,036

**Total expenditures:** \$163,036

**Narrative:** CDBG staff carried out a wide range of administrative activities to implement programs and activities serving the target income and special needs population.

## NON-CDBG HOUSING ACTIVITIES

### First-Time Homebuyer Program

In 2009-10, the City received an \$800,000 HOME grant through the California Department of Housing and Community Development. The grant funded a First Time Home Buyer (FTHB) loan program that provided up to \$40,000 (or 20 percent of the purchase price) to qualified first-time homebuyers on down payment and closing costs. The funding contract for that program expired on May 31, 2012. At the completion of the contract, a total of three loans had been made. Two of those loans were completed in 2011-12..

### Neighborhood Stabilization Program

The City, in coordination with the Urban County, received about \$578,000 to assist in acquiring, rehabilitating, and renting or reselling foreclosed homes to low-income buyers. As of March 2011, five homes were acquired, in addition to one lot. All seven units (five rehabs and two new construction) were sold by are expected to be sold by June 2012. Those NSP I funds are no longer available.

## EXPENDITURE SUMMARY

The following tables show the City's 2011-12 expenditures in different categories and in comparison to federally-mandated caps. The IDIS reports in **Appendix B** show additional detail on the City's expenditures.

The City received \$139,425 in program income in the 2011-12 program year. This was a payment from San Joaquin County to liquidate the City's portion of housing program loans.

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These funds were used for program administration and improvements to public facilities.  
(Please see the 2012-13 Action Plan.)

**Table 6**  
**2011-12 CDBG Allocations and Expenditures**

| Category                      | 2011-12 Allocated | 2011-12 Expended | Year End Balance |
|-------------------------------|-------------------|------------------|------------------|
| Planning and Administration   | \$ 163,036        | 163,036          | -                |
| Public Services               | 96,364            | 85,848           | 10,516           |
| Housing                       | 4,000             | 270              | 3,730            |
| Economic Development          | 158,003           | -                | 158,003          |
| Public Improvements - City    | 798,902           | 368,179          | 430,723          |
| Public Facilities - Nonprofit | 190,257           | 190,257          | -                |
| <b>Total</b>                  | <b>1,410,563</b>  | <b>807,590</b>   | <b>602,973</b>   |

**Table 7**  
**Timely Expenditure Calculation**

| Timeliness Ratio (1.50 limit)     |            |
|-----------------------------------|------------|
| 2011-12 annual award              | \$ 675,772 |
| Total funds remaining at year-end | 602,973    |
| Timeliness ratio                  | 0.89       |

**Table 8**  
**Planning and Administration Calculation**

| Planning and Admin Calculation (20% cap) |           |
|--|-----------|
| 2011-12 annual award                     | \$675,772 |
| 2011-12 program income                   | 139,425   |
| Cap basis                                | 815,897   |
| Total planning and admin expenditures    | 163,036   |
| Planning and admin percentage            | 19.98%    |

**Table 9**  
**Public Services Calculation**

| Public Services Calculation (15% max) |           |
|---------------------------------------|-----------|
| Total 2011-12 annual funding          | \$675,772 |
| 2011-12 program income                | 0         |
| Cap basis                             | 675,772   |
| Total public services expenditures    | 96,364    |
| Public services percentage            | 14.26%    |

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**Table 10**  
**Annual Expenditure by Activity**

| City ID#      | HUD ID# | Description                              | Total Allocation | 2011-12 Available | Prior year Expenditures | 2011-12 Expenditures | Total Expenditures | Year End Balance |
|---------------|---------|--|------------------|-------------------|-------------------------|----------------------|--------------------|------------------|
| 10-04         | 17      | VAN BUSKIRK PLAYGROUND                   | 170,132          | 165,032           | 5,100                   | 60,503               | 65,603             | 104,529          |
| 10-10         | 23      | ECONOMIC DEVELOPMENT RLF                 | 158,003          | 158,003           | -                       | -                    | -                  | 158,003          |
| 10-11         | 24      | ALLEY DRAINAGE IMPROVEMENTS (PHASE II)   | 329,794          | 286,334           | 43,461                  | 286,334              | 329,794            | -                |
| 10-11         | 36      | ALLEY DRAINAGE IMPROVEMENTS (PHASE III)  | 64,476           | 64,476            | -                       | 4,333                | 4,333              | 60,143           |
| 11-01         | 25      | PROGRAM ADMINISTRATION                   | 163,036          | 163,036           | -                       | 163,036              | 163,036            | -                |
| 11-02         | 26      | ADA ACCESSIBILITY IMPROVEMENTS (PHASE I) | 133,061          | 133,061           | -                       | 3,854                | 3,854              | 129,207          |
| 11-03         | 27      | GRAPE BOWL ADA IMPROVEMENTS              | 150,000          | 150,000           | -                       | 13,155               | 13,155             | 136,845          |
| 11-04         | 28      | SALVATION ARMY FAMILY SHELTER UNITS      | 190,257          | 190,257           | -                       | 190,257              | 190,257            | -                |
| 11-05         | 29      | GRAFFITI ABATEMENT                       | 49,000           | 49,000            | -                       | 39,387               | 39,387             | 9,613            |
| 11-06         | 30      | SECOND HARVEST FOOD BANK                 | 5,000            | 5,000             | -                       | 5,000                | 5,000              | -                |
| 11-07         | 31      | FAIR HOUSING                             | 17,000           | 17,000            | -                       | 16,424               | 16,424             | 576              |
| 11-08         | 32, 34  | SPAY/NEUTER PROGRAM                      | 25,364           | 25,364            | -                       | 25,038               | 25,038             | 327              |
| 11-09         | 33      | HOME ACCESSIBILITY MODIFICATIONS         | 4,000            | 4,000             | -                       | 270                  | 270                | 3,730            |
| <b>TOTALS</b> |         |  | <b>1,459,123</b> | <b>1,410,563</b>  | <b>48,561</b>           | <b>807,590</b>       | <b>856,150</b>     | <b>602,973</b>   |

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## IV. GENERAL NARRATIVE

### GEOGRAPHIC DISTRIBUTION

In program year 2011-12, alley improvements and street accessibility projects were completed in low-income areas. The improvements to Van Buskirk Park and the Salvation Army facility were also in low-income areas. Please see the maps attached as Exhibits "A" and "B" showing activity locations and the City's low-income target areas.

The feral cat component of the spay-neuter program is also conducted on a low-income area basis. All cats were trapped in low-income areas.

### AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2009-10, the City completed an Analysis of Impediments to Fair Housing Choice. This document reviews demographics; lending patterns; local, state, and federal codes and regulations; fair housing complaints; and other relevant resources to determine impediments to fair housing in the community. The AI also identified actions the City will take in order to address fair housing impediments.

During the 2011-12 program year, the City contracted with San Joaquin Fair Housing, a local non-profit agency that offers information of fair housing law and mediates tenant-landlord disputes, as well as investigates housing discrimination complaints. No investigations were conducted in the program year.

Fliers relating to fair housing topics were distributed to four locations in Lodi. Information was available by phone from their Stockton offices five days per week.

Additional actions taken to promote fair housing include the participation in community events, advertisement in the Lodi News-Sentinel and on local cable access television, and maintaining a website with fair housing information.

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the City to ensure the fair and equitable treatment of persons and households seeking housing in the City.

In the update of the City's Housing Element, the City committed to taking the following actions to address fair housing.

- Provide incentives for affordable housing development.

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- Increase housing options through better definition of both transitional and supportive housing.
- Provide Homebuyer Assistance
- Subdivide larger sites for development of housing for low-income households

## AFFORDABLE HOUSING

The City's affordable housing efforts in 2011-12 focused on expanding the supply of affordable housing and improving the ability of households to afford homeownership.

The City continued to work with Eden Housing on the 80-unit affordable senior housing complex planned in the Roget Park area. The project design was finalized and Eden Housing and the City have actively pursued funding to close the gap on this project. This project is currently in the pre-development phase.

The City also received an \$800,000 HOME grant through the California Department of Housing and Community Development to offer a first-time homebuyer downpayment assistance program. The City completed the program guidelines and began marketing and accepting applications in 2010-11. The contract for funding expired in May 2012. At the completion of the contract, a total of three loans had been made. Two of those loans were completed in 2011-12

The City used an allocation of NSP and HOME funds available from the Urban County to complete four single-family new construction. Two are being marketed to low-income households (80% AMI), two to moderate income households (120% AMI). All have sales prices affordable to the buyers, all are resale restricted.

## CONTINUUM OF CARE NARRATIVE

Lodi is a member of San Joaquin County Continuum of Care. The Continuum of Care is coordinated by the San Joaquin County Neighborhood Preservation Division, which also manages the Shelter Plus Care and Supportive Housing Programs, both of which provide homeless County residents with rental assistance and supportive services. San Joaquin County also coordinates the Homeless Prevention and Rapid Re-housing Program, which offers short-term and medium-term assistance to homeless households or households at-risk of becoming homeless due to the economic recession.

The Continuum of Care is in the process of developing a Homelessness Prevention Plan, which will contain strategies and priority actions to expand programs and services for homeless persons and those at risk of homelessness in the region. The focus will be on developing individual and family self-sufficiency and, to the extent possible, helping persons at risk of homelessness to remain in their homes. This effort has continued from the previous program year.

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Lodi participates in the bi-annual countywide homeless survey. Staff assists with the planning and the point-in-time count, and sponsors a community event that focuses on connecting homeless persons with local services in coordination with the homeless count. The event was held on January 26, 2011. The general results of the survey noted a County-wide increase of 12% in sheltered homeless and 97% increase in unsheltered homeless. The next count is scheduled for January 2013.

## Local Service Provider Assistance

There are many local and regional organizations that provide assistance to the homeless, persons at risk of homelessness, seniors, and other special needs groups. These organizations include the Salvation Army, Second Harvest Food Bank, LOEL Senior Center, Lodi House, Hand Up, and many others.

Second Harvest Food Bank, which provides food primarily to very low-income families, and LOEL, which serves primarily low-income seniors, both received grant funding in 2011-2012. The City has funded many other local service providers that serve homeless and special needs groups in prior years and continues to support their activities.

The City funded an expansion of the capacity of the local Salvation Army Shelter. The improvements will allow the shelter to serve families.

The City also participates in the planning for emergency food and shelter services as an active member of the local FEMA board.

## Senior Services

The LOEL Center received funding for improvements in 2010-11. Those improvements facilitated an increase in nutrition services provided by the Center in 2011-12. The City also supported Second Harvest Food Bank which helps to meet the basic needs of seniors. The City also continued to make progress on the 80-unit affordable senior housing complex planned for the Roget Park area.

## Homeless and Homeless Prevention Services

Lodi has several agencies that serve homeless populations. The Salvation Army operates an emergency shelter with 45 beds for men and 25 beds for women/children, and owns four units of transitional housing. In this past year, the Salvation Army has added three, single-parent shelter units to their facility. They also offer daily meals and a range of supportive services for homeless persons. Lodi House has a total of 26 beds for women/children, and they offer supportive services as well.

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In 2011-12 the City provided funding to the Salvation Army to create three new family shelter units in the Hope Harbor facility.

Lodi staff also works with Hand Up, a grassroots homeless outreach organization that meets monthly to discuss homeless issues. Participants include the San Joaquin County Board of Supervisors, Salvation Army, the Unity Project, and several churches. Many of the churches work together to provide meals to the homeless in a local park.

## OTHER ACTIONS IN SUPPORT OF CDBG GOALS

### Actions to Address Obstacles to Meeting Under-Served Needs

The need for affordable housing for low-income households and seniors continues to exceed the available resources. The City has provided services, discussed previously under the Continuum of Care narrative, and has worked to create new affordable housing opportunities for under-served groups, including seniors.

### Fostering and Maintaining Affordable Housing

The City of Lodi Strategic Plan identifies development of new housing resources as a primary component of the City's housing strategy. The City is actively encouraging affordable housing, most notably through the Tienda Drive affordable senior housing complex and the downpayment assistance program.

In 2011-12 the City continued to work with Eden Housing on the development of an 80-unit affordable senior housing complex. Site plans were completed, and the City assisted Eden Housing with applications for permanent financing. In 2010-11, the City sold property to Eden Housing in an arm's length transaction to construct the 80-unit Roget Park project.

The current program year was the final for the City's downpayment assistance program, funded by an \$800,000 HOME grant through the California Department of Housing and Urban Development. Two homebuyers were assisted.

In 2012-13, the City plans to devote additional resources to advancing affordable housing opportunities. City staff plans to explore alternative resources, including tax credits and regional and state grant opportunities.

### Barriers to Affordable Housing

Lodi continues to work toward meeting the housing needs of its low- and moderate-income residents. Although the current economy offers significant challenges to many households,

# 2011-2012 CAPER

one bright side is that the housing stock affordable to low-income families has expanded significantly as a result of falling prices and historically low interest rates.

Based on the median income published by HUD, a four-person low-income household (80% AMI) can currently afford a mortgage of about \$280,000 and a one-person household could afford about \$184,000.

For the 12 months ending January 2012, the median home sales price was \$145,000. The median rent for the same period was \$1,334.

A continued supply of housing affordable to all household income levels is essential to meet the needs of the residents of the City. The City recognizes the importance of balancing construction of new affordable housing with preserving and rehabilitating current affordable housing resources.

Many of the City's efforts to foster and maintain affordable housing relate to the Housing Element. The City recently updated its General Plan Housing Element, which was certified in 2011. The City's 2010-16 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lodi.

Both of these documents explore barriers to producing affordable housing, including governmental and non-governmental constraints. Governmental constraints include land use controls, entitlement processing, fees, and building codes. Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development.

To facilitate the development of affordable housing, the City may consider assisting developers to locate resources for funding affordable housing. Building and housing codes are implemented to ensure the safety of the community (housing residents, specifically). It is unlikely that the City will waive building or housing code requirements as a method of increasing affordability.

Non-governmental constraints include the availability of mortgage and rehabilitation financing, the supply and cost of land, and construction costs. The City will monitor these constraints and provide incentives to reduce them when possible.

## Regional Housing Needs Allocation

In 2008, the City received its 2007-2014 regional housing needs allocation (RHNA) from the local Council of Governments. The allocation indicated the continued need for a supply of

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affordable housing and targets these needs by income group. In summary, the allocation calls for 25 percent of new housing production to be affordable to low-income households and 17 percent to be affordable to moderate-income households (using the HUD CDBG income definitions, which differ from those used in the Housing Element). This is a total of 917 low-income units and 650 moderate-income units, and reflects a significant need for new affordable housing.

The City's draft 2010-2016 General Plan Housing Element states that based on the state allocation of regional housing needs, Lodi will need to demonstrate the capacity to accommodate 917 housing units affordable to low-income households and 650 housing units affordable to moderate-income households during the planning period. In addition, the City will have to demonstrate the capacity to accommodate 716 units for persons earning between 81 and 120 percent of the area median income.

## Public Housing and Resident Initiatives

The City does not own any public housing. The 2009-2014 Consolidated Plan does not include plans to construct or operate public housing.

The City does have two public and/or subsidized housing developments within its boundaries. These are owned and operated by the Housing Authority of the County of San Joaquin (HACSJ). The City works with HACSJ to ensure the continued quality of public housing in the City.

## Lead-Based Paint

The City did not conduct any activities for which lead-based paint clearance was necessary in 2011-12.

For non-CDBG-funded housing programs, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors as required by state law.

## Compliance and Monitoring

City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management. The City recommended that each subrecipient read the "Playing by the Rules" guide produced by HUD. Staff provided technical assistance to subrecipients throughout the year.

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Each quarter, staff examined the progress each subrecipient was making toward performance targets. Public services subrecipients must report their service population with each billing. Billings must be at least quarterly. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved.

The City has placed a strong emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress.

## Anti-Poverty Strategy

During the program year, the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Salvation Army, which provides a full range of counseling and training services to homeless residents, and the Lodi Library adult literacy program.

The Second Harvest Food Bank, which was funded by a \$5,000 CDBG grant, provided food to low-income families through local churches and non-profits, many of whom offer social services to assist with job training and housing security.

The City provides code enforcement services to ensure that lower-income households have a habitable place to live.

The City contracts with San Joaquin Fair Housing to provide fair housing counseling to residents; most of the households that take advantage of this resource are low-income. The housing counseling offers advice on resolving tenant-landlord disputes, among other topics, in an attempt to help low-income households stay in their homes.

The City's support of the LOEL Center kitchen renovation will ensure that the City's elderly receive adequate nutrition at a nominal cost. This preserves the limited income that many elderly persons have.

## LEVERAGING RESOURCES

With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources.

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## CITIZEN COMMENTS

The City provided public notice of the public review period and planned submission of this CAPER. The draft document was made available on the City website and at City Hall.

Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the address of website to view the report, and information on where to direct comments and questions.

If any comments are received, the City endeavors to respond to all questions or comments within 10 business days. The City received no comments on this CAPER during the public comment period.

## SELF-EVALUATION

### What is the status of grant programs?

The program year 2011-12 was Lodi's third year as a CDBG entitlement jurisdiction. The City has active grant programs engaging in public services, housing and public improvements.

#### *Public Services*

The City funded four public services activities in the program year: Graffiti Abatement, Second Harvest Food Bank, Fair Housing, and the Spay-Neuter program. The City had no performance issues with these services.

#### *Infrastructure*

During the program year the City completed Phase II of Alley Drainage improvements, Phase I of ADA Streets Accessibility, and improvements to the Van Buskirk Park playground. The City solicited bids and awarded contracts for Phase III of Alley Drainage improvements and Phase II of ADA Streets Accessibility.

#### *Public Facilities*

Improvements were completed at Salvation Army's Hope Harbor facility. Planning was done for the Grape Bowl stadium improvements including environmental review and a Section 108 loan application. By the end of the year planning was also underway for a demolition project to benefit the LOEL Senior Center and Gardens and for improvements to Lodi House.

#### *Economic Development*

The City has solicited business for its economic development program and not had any responses that are feasible. The City will discontinue this program and re-allocated funds.

#### *Housing*

The Home Accessibility Modifications Program has been slow to start. City staff will continue to work with the subrecipient to launch this program.

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## Are grant disbursements timely?

HUD requires that at a point approximately three-quarters of the way through the program year, CDBG grantees have available in their line of credit no more than 1.5 times that year's CDBG award.

The City of Lodi is compliant with this regulation with a timeliness ratio of 0.89 at the end of the program year. Funds are drawn from IDIS each month as they are expended.

Each mid-year, the City analyzes each project's rate of expenditure and ability to meet identified goals. As a result of this analysis, the City has routinely re-allocated funding that looked likely to remain unspent.

## Are major goals on target?

Overall, the City is progressing toward its goals of fostering the development of affordable housing, improving target areas through public facilities and increases in services, and providing supportive services to the elderly and low-income households. The City will require additional effort to meet its goal of housing rehabilitation. The City has determined that a small-scale economic development program is not feasible.

## Are any activities or types of activities falling behind schedule?

The Activity Summaries section of this CAPER provides a description of each activity undertaken in 2011-12 and its actual accomplishments during the year. As described previously, the home modification and housing rehabilitation programs are still in early implementation and design phase.

## Are the activities and strategies making an impact on identified needs?

The housing and community development activities that are funded through the grant are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways.

The City's considerable efforts to foster neighborhood improvements will allow more residents to have access to attractive, safe, and affordable housing, community services, and public facilities.

The funded public service activities provide many vulnerable citizens, such as seniors and extremely low-income persons, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achievement of the City's community development objectives and goals.

# 2011-2012 CAPER

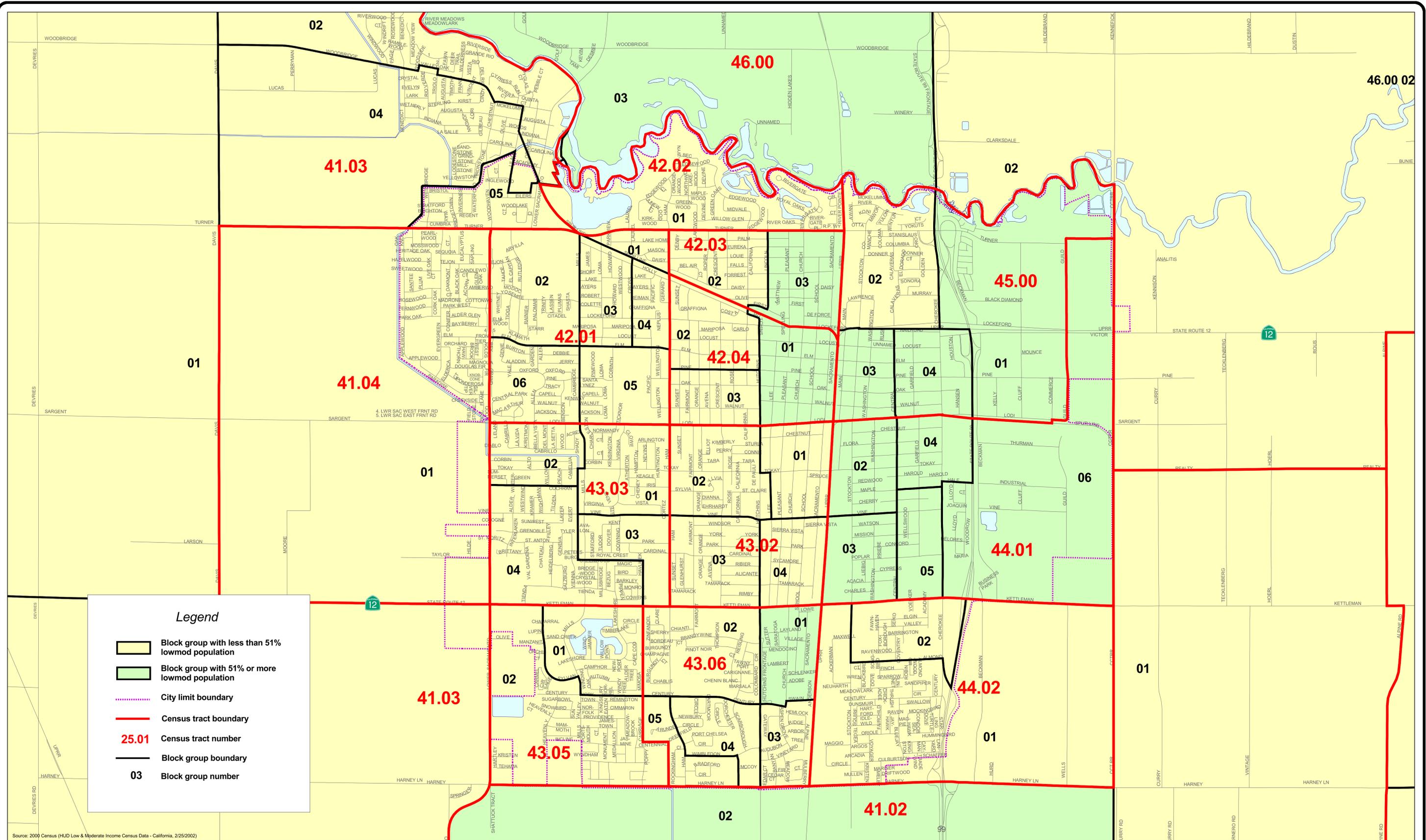
## **What barriers may have a negative impact on fulfilling the strategies and the overall vision?**

The primary barrier to achieving the Consolidated Plan goals and strategies is a lack of funding. The City's need for affordable housing, public facilities, and public services to fully serve the low- and moderate-income population is extensive, and far exceeds available funding resources. The economic recession also limits the City's ability to fund projects and program using local resources.

## **Based on findings, what adjustments or improvements to strategies and activities might meet the City's needs more effectively?**

The City will devote substantial staff time to researching new funding opportunities to maximize the City's ability to meet residents' needs. The City will also evaluate all proposed activities based on factors such as leveraging and number of beneficiaries in an attempt to increase funding efficacy.

# 2011-2012 CAPER



Source: 2000 Census (HUD Low & Moderate Income Census Data - California, 2/25/2002)



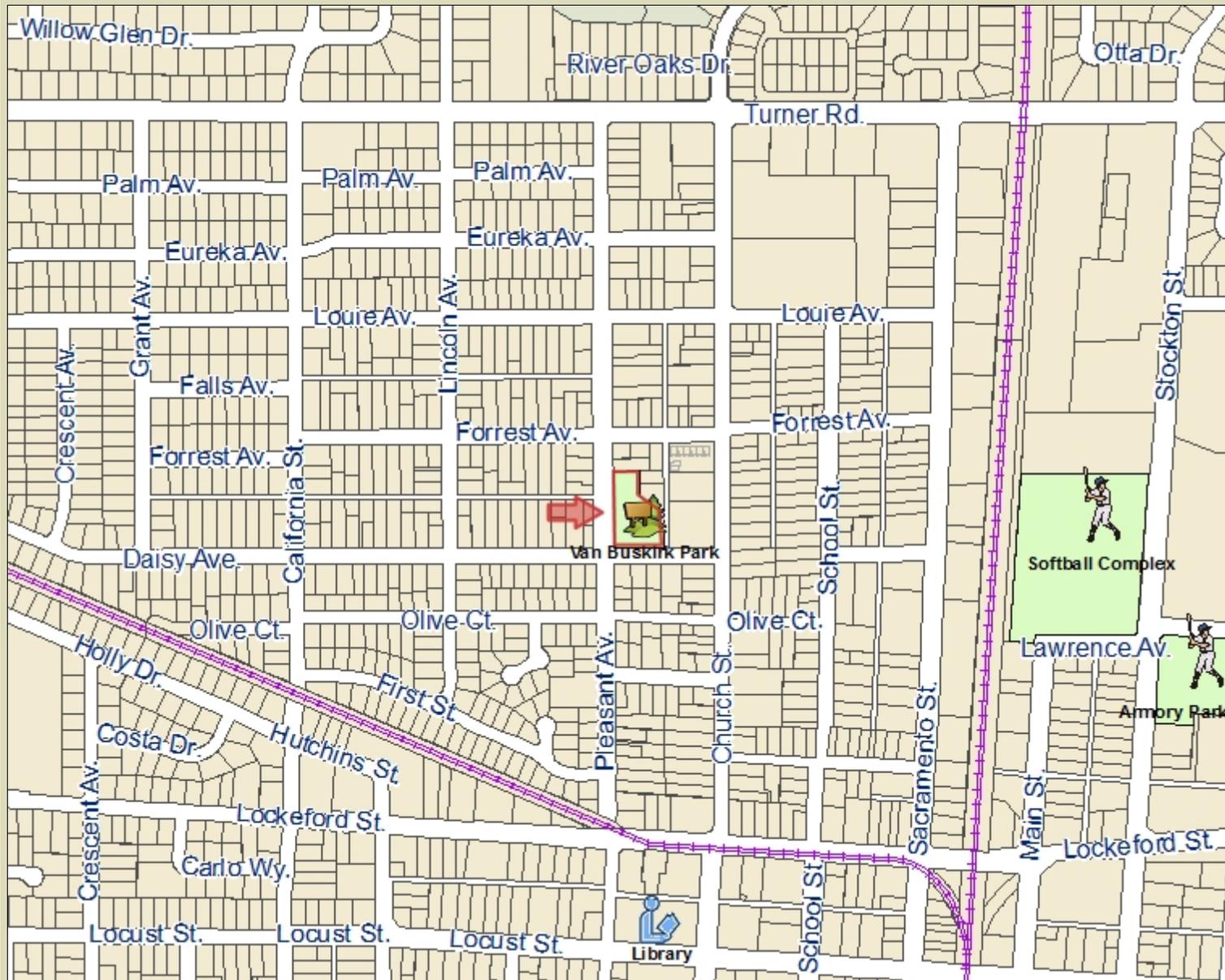
# LODI AREA LOWMOD POPULATION BY BLOCK GROUP

San Joaquin County Geographic Information Systems  
1810 East Hazelton Avenue, Stockton CA 95205

The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems. The County of San Joaquin does not warrant its accuracy, completeness, or suitability for any particular purpose. The information on this map is not intended to replace engineering, financial or primary records research.
   
 April 13, 2003 GIS



# Van Buskirk Playground Project



## Legend

- |               |              |
|---------------|--------------|
| ARCH          | STADIUM      |
| CITYBUILDINGS | THEATRE      |
| CITYHALL      | TRAIN        |
| COURT         | Railroads    |
| DOGPARK       | Canal        |
| FIRESTATIONS  | Street Names |
| HIGH SCHOOLS  | Parks        |
|               | BASINS       |

## Map Scale

1: 7,196



## Notes

1,199 0 600 1,199 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet

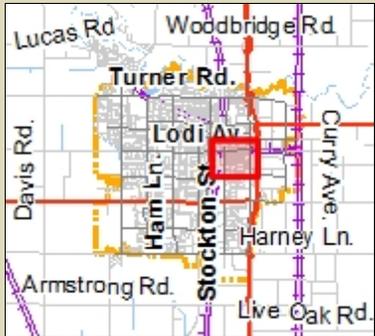
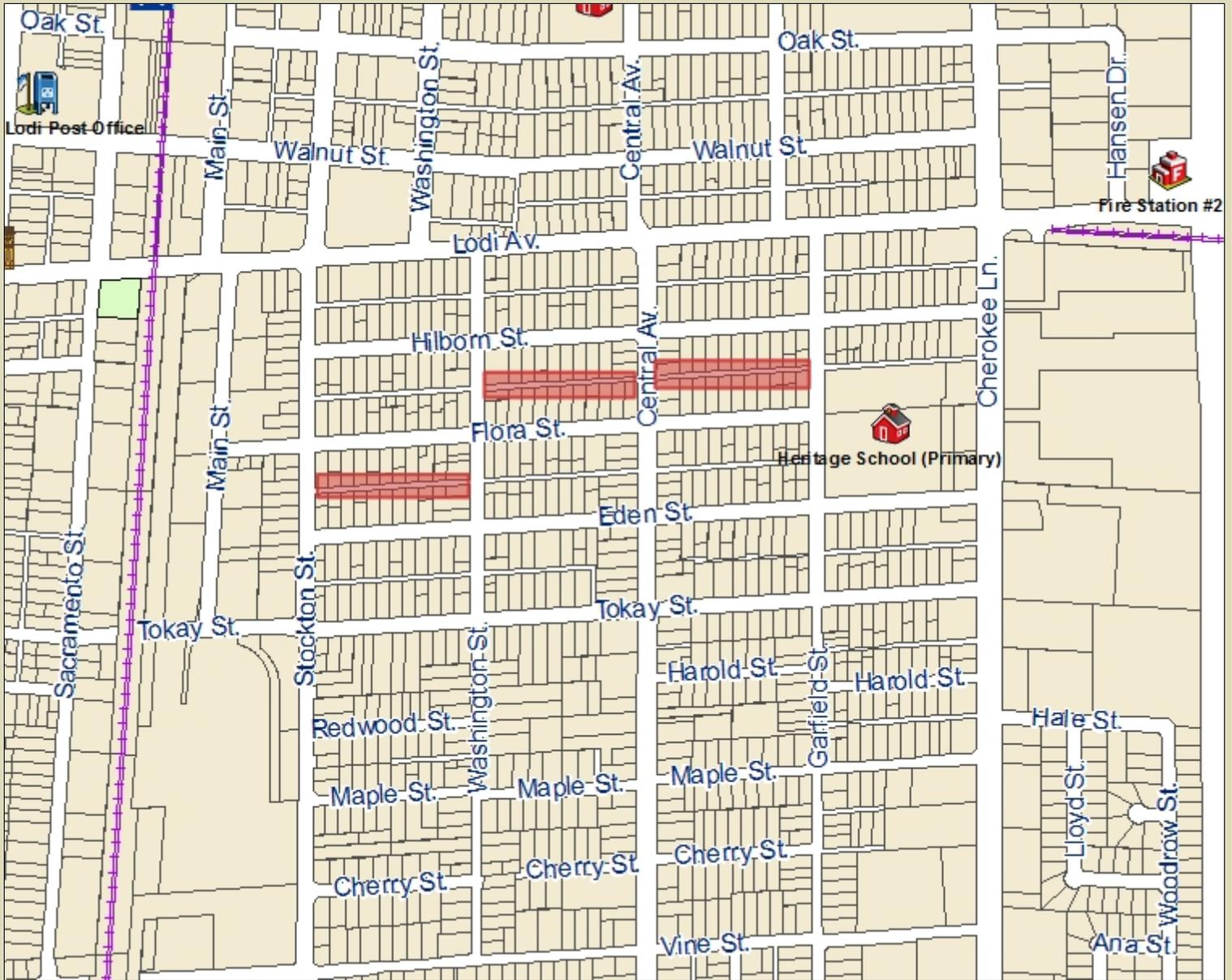
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Alley Improvement Project – Phase II



### Legend

- ARCH
- CITYBUILDINGS
- CITYHALL
- COURT
- DOGPARK
- FIRESTATIONS
- HIGH SCHOOLS
- STADIUM
- THEATRE
- TRAIN
- Railroads
- Canal
- Street Names
- Parks
- BASINS

### Map Scale

1: 7,196



### Notes



NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet

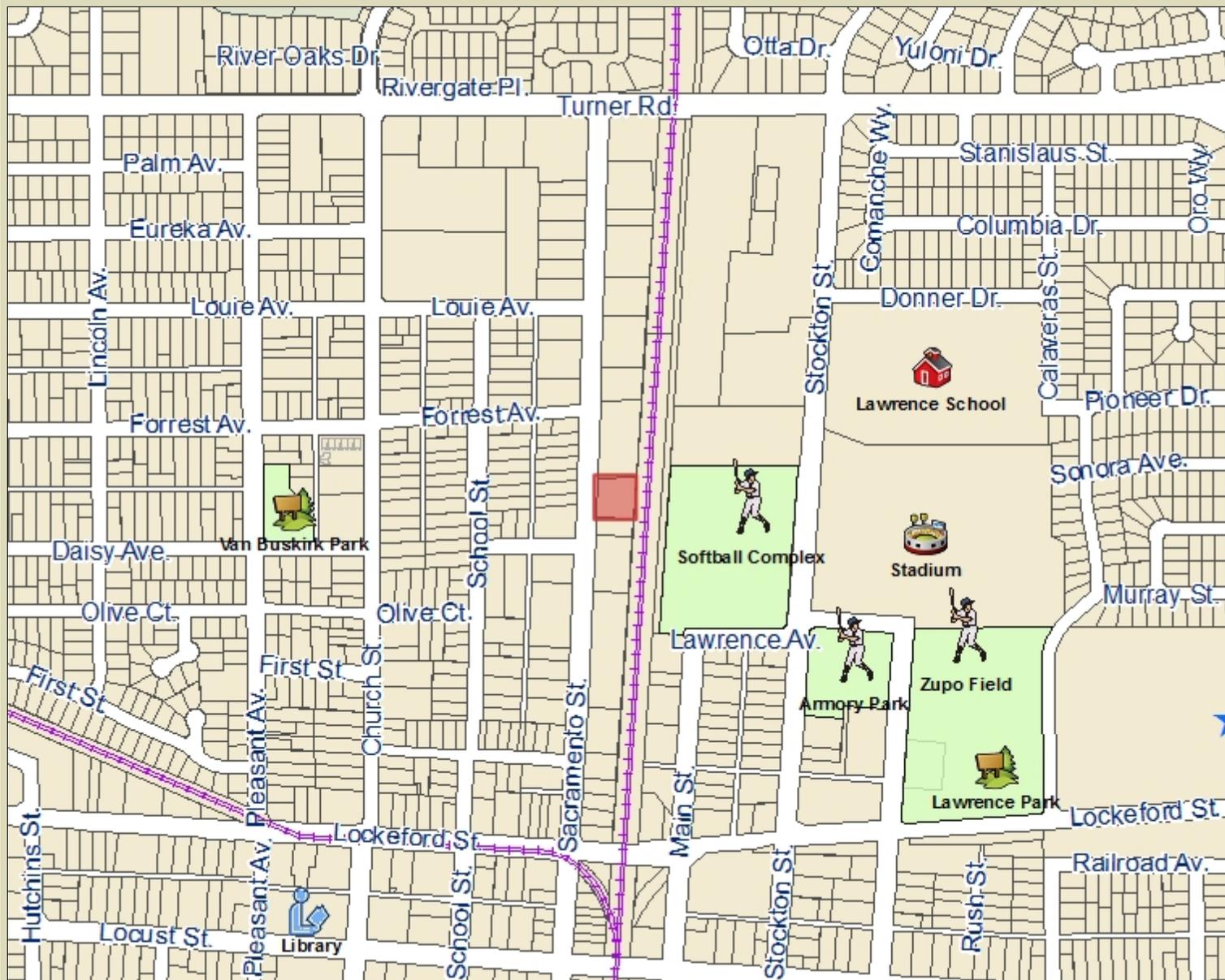
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Salvation Army – Single Parent Shelter Unit Project



### Legend

- Landmarks
  - ARCH
  - CITYBUILDINGS
  - CITYHALL
  - COURT
  - DOGPAK
  - FIRESTATIONS
  - HIGH SCHOOLS
- STADIUM
- THEATRE
- TRAIN
- Railroads
- Canal
- Street Names
- Parks
- BASINS

### Map Scale

1: 7,196



### Notes

1,199 0 600 1,199 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet

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