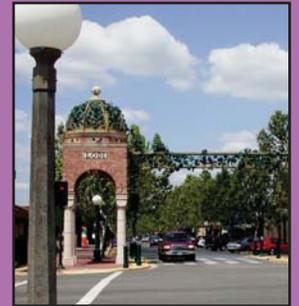




THE CITY OF LODI



2010-11 ACTION PLAN

ADOPTED

MAY 5, 2010

2010–11 ANNUAL ACTION PLAN

TABLE OF CONTENTS

Executive Summary	1
Objectives	1
Outcomes	1
Introduction	2
Resources	3
Activities to be Undertaken	3
Homeless and Other Special Needs Populations	13
Efforts to Foster and Maintain Affordable Housing	14
CDBG-Specific Requirements	15

LIST OF APPENDICES

- Appendix A - Application for Federal Assistance and Certifications
- Appendix B - Resolution
- Appendix C - Public Participation
- Appendix D - Project Descriptions (Table 3Cs)

LIST OF TABLES AND FIGURES

Table 1 Proposed CDBG Activities and Projects Fiscal Year 2010-11.....	4
Figure 1 Location of Proposed Projects in Target Areas.....	11
Figure 2 Location of Proposed Projects in Minority Areas.....	12

2010–11 ANNUAL ACTION PLAN

EXECUTIVE SUMMARY

The 2010-11 Action Plan is a one-year plan to address housing and community development needs in the City of Lodi, with a particular focus on the needs of and low- and moderate-income households. This is the second year of the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the Neighborhood Services Division in the Community Development Department.

The City will receive \$810,608 from the federal Community Development Block Grant (CDBG) program. The City also plans to meet its community development and housing needs by applying for other grant funding sources, including HOME and CalHome funds available through the California Department of Housing and Community Development. In 2010-11, the City will continue implementation of an \$800,000 HOME grant received for first-time homebuyer assistance.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City's key objectives for the 2010-11 funding period include the following:

- Improve ownership and rental housing through improvements that assist in conservation of natural resources;
- Enhance target area neighborhoods by improving park facilities and general neighborhood appearance;
- Support community organizations in making improvements to their facilities;
- Assist community-based organizations with financing that allows them to provide fair housing and food assistance programs to target-income residents; and
- Create a comprehensive economic development strategy with the goal of creating jobs and improving living conditions for low-income households.

OUTCOMES

The City's housing outcomes for this planning period are focused on sustainability. The City will offer a water meter replacement program to low-income homeowners and will also fund the

2010–11 ANNUAL ACTION PLAN

replacement of older HVAC units at a six-unit apartment building owned by the Housing Authority of San Joaquin County. The City will also continue to pursue the development of 80 affordable senior housing units at a site along Tienda Drive; funding for this project will come through previous allocations of CDBG and HOME funds through the Urban County.

The City plans to fund several public service programs:

- Spay/Neuter Program, which offers free spay/neuter services to cats and pit bull dogs owned by low-income households, as well as to feral cats trapped and released in the target areas;
- Graffiti abatement within the City's target areas;
- Fair housing services, provided by San Joaquin Fair Housing; and
- Food assistance to needy families, provided by Second Harvest Food Bank.

In addition, the City plans to fund the following community development and economic development projects:

- Van Buskirk Park playground replacement;
- Rehabilitation of the new 180 Teen Center property, which expands their space available for service provisions and group activities; and
- An economic development strategy focused on creation of jobs for low-income households.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the 2009-14 Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2010 and June 30, 2011.

The major objectives of activities undertaken during the 2010-2011 funding year will be to:

- Improve ownership and rental housing through improvements that assist in conservation of natural resources;

2010–11 ANNUAL ACTION PLAN

- Enhance target area neighborhoods by improving park facilities and general neighborhood appearance;
- Support community organizations in making improvements to their facilities;
- Assist community-based organizations with financing that allows them to provide fair housing and food assistance programs to target-income residents; and
- Create a comprehensive economic development strategy with the goal of creating jobs and improving living conditions for low-income households.

RESOURCES

Activity funding is obtained from the FY 2010-11 allocation of \$810,608. The City did not receive any program income during 2009-10, and does not anticipate receiving any program income during 2010-11.

The City will continue to use program income received from CDBG and HOME grant awards through the San Joaquin Urban County, and will complete ongoing projects funded through the Urban County. More information on these projects can be found in San Joaquin County's Action Plan.

The City will also continue to explore other sources of funding for housing and community development activities, including HOME and CalHome grants for downpayment assistance and housing rehabilitation. In 2009-10, the City was awarded a HOME grant for down payment assistance, and implementation of that grant will continue throughout 2010-11.

ACTIVITIES TO BE UNDERTAKEN

The activities to be undertaken during fiscal year 2010-11 are summarized in **Table 1**. For each activity, the one-year accomplishment and the amount of CDBG funding allocated are identified. All activities identified are expected to be completed no later than June 30, 2011.

The City continued to utilize a rating tool in making project recommendations. Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. The rating system also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations were for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

2010-11 ANNUAL ACTION PLAN

Table 1
Proposed CDBG Activities and Projects
Fiscal Year 2010-11

ID	Activity Name	Activity Description	Output	Funding
Housing				
10-02	Water Meter Installation Program	Provide a grant to low-income homeowners to cover the cost of installing a water meter.	188 water meters installed	\$226,475
10-03	719 S. Washington HVAC Replacement	Replace the HVAC units at a six-unit affordable housing complex owned by the Housing Authority.	6 repairs completed	\$29,831
N/A	Tienda Drive Senior Housing Project	Assist a non-profit developer to acquire land for an 80-unit senior housing development.	80 units of affordable housing	\$1.2 million (Urban County funds)
Public Facilities				
10-04	Van Buskirk Park Playground Replacement	Replace existing playground equipment and surface material to meet new ADA and playground safety requirements.	1 public facility imp. completed	\$165,000
10-05	180 Teen Center Expansion	Rehabilitate the newly-acquired Teen Center facility to modernize the space and create a space for individual counseling.	1 public facility imp. completed	\$34,500
Public Services				
10-06	Graffiti Abatement	Remove graffiti on public and private property in target areas by painting over it or pressure-washing it.	550 instances addressed	\$67,682
10-07	Second Harvest Food Bank	Provide food assistance to low-income families.	6,500 persons served	\$10,000
10-08	San Joaquin Fair Housing	Provide fair housing assistance and education.	2,025 persons served	\$20,000
10-09	Spay/Neuter Program	Provide free spay/neuter services to feral cats and pets of low-income pet owners.	225 households served	\$15,000
Economic Development				
10-10	Economic Development RLF	Offer loans to businesses looking to expand and create new positions for low-income persons.	1 business loan	\$80,000

2010-11 ANNUAL ACTION PLAN

ID	Activity Name	Activity Description	Output	Funding
Planning and Administration				
10-01	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration	\$162,120

Housing Activities

Water Meter Installation Program

The City will provide a small grant to homeowners needing financial assistance in order to install a water meter. Grants of up to \$1,200 will be available to low- and moderate-income homeowners, with preference given to low-income homeowners. Water meters will be installed throughout the City.

Output: 188 water meters installed

Outcome Category: Sustainability for the purpose of providing decent affordable housing

Goals Addressed: HS-2

Funding: \$226,475

719 S. Washington HVAC Replacement

The City will grant funds to the Housing Authority of the County of San Joaquin for the replacement of HVAC units serving a six-unit affordable housing complex. The new energy-efficient units will replace units that are more than 15 years old, and will reduce utility costs for households living in the units.

Output: 6 rental housing units improved

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed: HS-2

Funding: \$29,831

Tienda Drive Senior Housing Project

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

2010-11 ANNUAL ACTION PLAN

apartment complex will have 80 units of senior housing in two phases, with the first being completed by 2012 and the second completed by 2015.

Output: 80 units constructed

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed: HS-1

Funding: \$1.2 million (no current year CDBG funding; prior-year funding through the San Joaquin Urban County)

Public Facilities

Van Buskirk Park Playground Replacement

The City will remove the existing playground equipment and replace it with playground equipment that meets current ADA regulations and safety standards. The work will be done within the footprint of the existing play area, and is anticipated to be completed by December 2010.

Output: 1 public facility improved

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-6

Funding: \$165,000

180 Teen Center Expansion

The City will grant funds to the 180 Teen Center to expand and remodel their newly-acquired property. The repairs will include upgrades to electrical, plumbing, HVAC, flooring, and other general improvements. The goal is to use the facility for individual and group counseling, as well as group activities.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-4

Funding: \$34,500

2010–11 ANNUAL ACTION PLAN

Emergency Food Bank Expansion

The Emergency Food Bank of Greater Stockton will receive a grant to complete Phase III of their facility expansion. This phase will construct a community nutrition education center at the regional Stockton facility, and will also increase warehouse space by 3,000 square feet.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-6

Funding: \$15,000

Public Services

Graffiti Abatement

The Graffiti Abatement Program will remove graffiti on public and private 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 and maintain the housing stock in target areas.

Output: 550 instances of graffiti removed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-1, HS-2

Funding: \$67,682

Second Harvest Food Bank

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).

Output: 6,500 persons provided assistance

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-3

Funding: \$10,000

2010–11 ANNUAL ACTION PLAN

San Joaquin Fair Housing

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.

Output: 2,025 persons assisted

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: HS-4

Funding: \$20,000

Spay/Neuter Program

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.

Output: 225 households assisted

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-1, CD-3

Funding: \$15,000

Economic Development Activities

Economic Development Revolving Loan Fund

The Economic Development Revolving Loan Fund (RLF) 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.

Output: 1 business loan

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-2

Funding: \$80,000

2010–11 ANNUAL ACTION PLAN

Planning and Administration Activities

Planning and Administration

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.

Output: Administration of the CDBG program

Goals Addressed: PA-1

Funding: \$162,120

Non-CDBG Housing Activities

First-Time Homebuyer Program

The City received an \$800,000 HOME grant through the California Department of Housing and Community Development. This grant will be used to make loans of up to \$40,000 (or 20 percent of the purchase price) for use by first-time homebuyers on down payment and closing costs. Approximately 26 loans are anticipated to be made.

Neighborhood Stabilization Program

The City, in coordination with the Urban County, will use about \$578,000 to assist in acquiring, rehabilitating, and renting or reselling foreclosed homes to moderate-income buyers. As of March 2010, three properties have been acquired and two will likely be sold by July 2010. Two units are anticipated to be available for sale during the 2010-11 fiscal year.

Geographic Distribution

Target Area Distribution

Geographic distribution is predicated, for the most part, on the nature of the activity to be funded. **Figure 1** shows the proposed projects to be funded in program year 2010-11 in relation to the City's target areas. Not all of the activities funded through the CDBG program are shown in **Figure 1**, since some are community-wide.

2010–11 ANNUAL ACTION PLAN

Minority Area Distribution

The City of Lodi strives to make all of its programs available to eligible target-income residents regardless of sex, race, religious background, disability, or other arbitrary factors. As a result, many programs, including fair housing, employment, youth, and senior services, will be available to residents citywide. Programs with a specific location, such as the Van Buskirk Park playground improvements, are located in areas with varying levels of minority concentration. **Table 1** details the proposed projects for the City of Lodi; of these, the majority are available on a citywide basis.

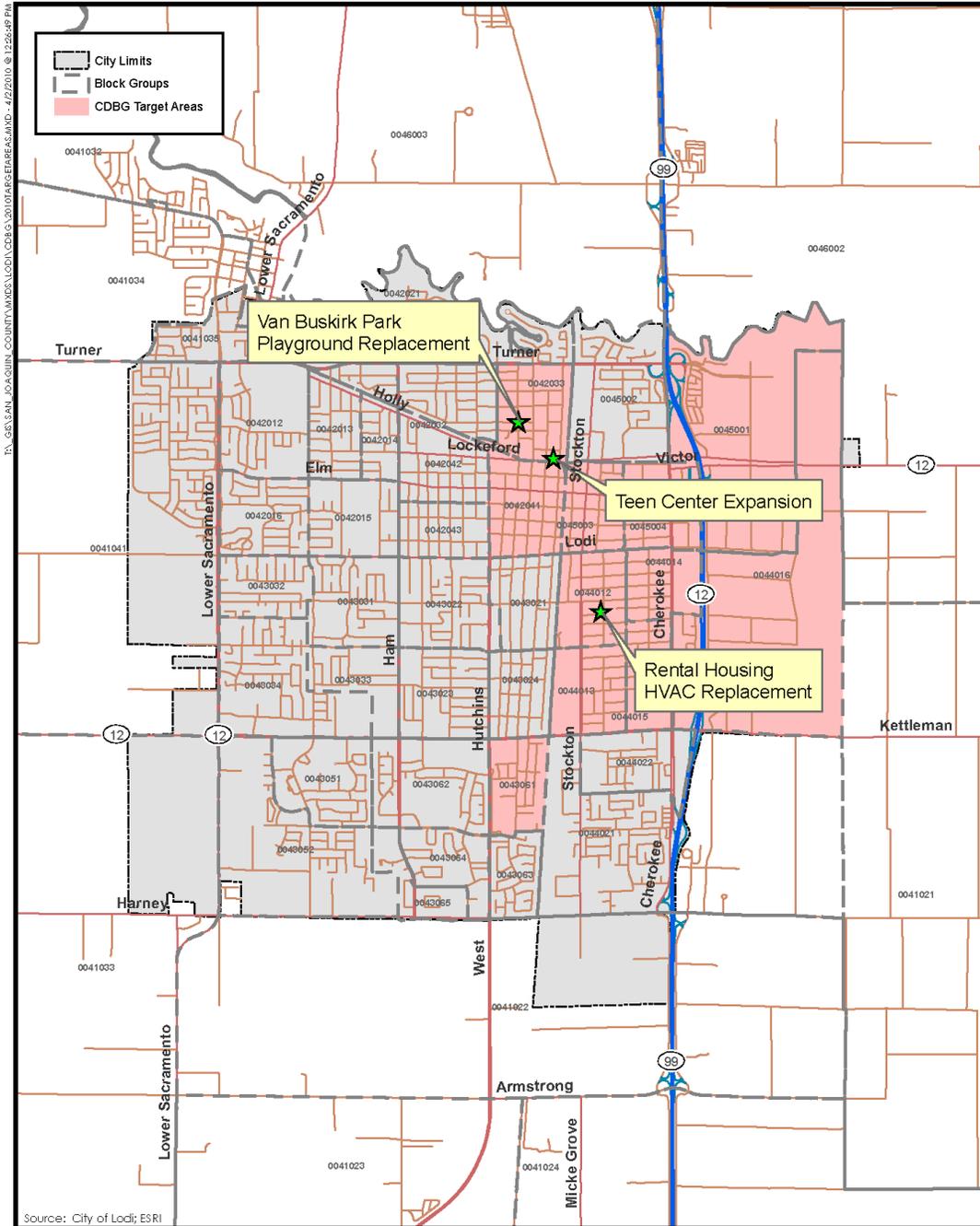
A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community.

There are nine areas of overall minority concentration in Lodi. Please see **Figure 2** for a map of proposed activities in minority areas.

These areas will benefit from programs administered at City Hall which are available to residents throughout the community. The majority of projects (services and facility improvements) will occur at existing facilities in the City which serve all areas and residents of the City. No requests for funding were received from service providers that would principally benefit areas with a minority concentration.

2010-11 ANNUAL ACTION PLAN

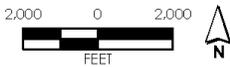
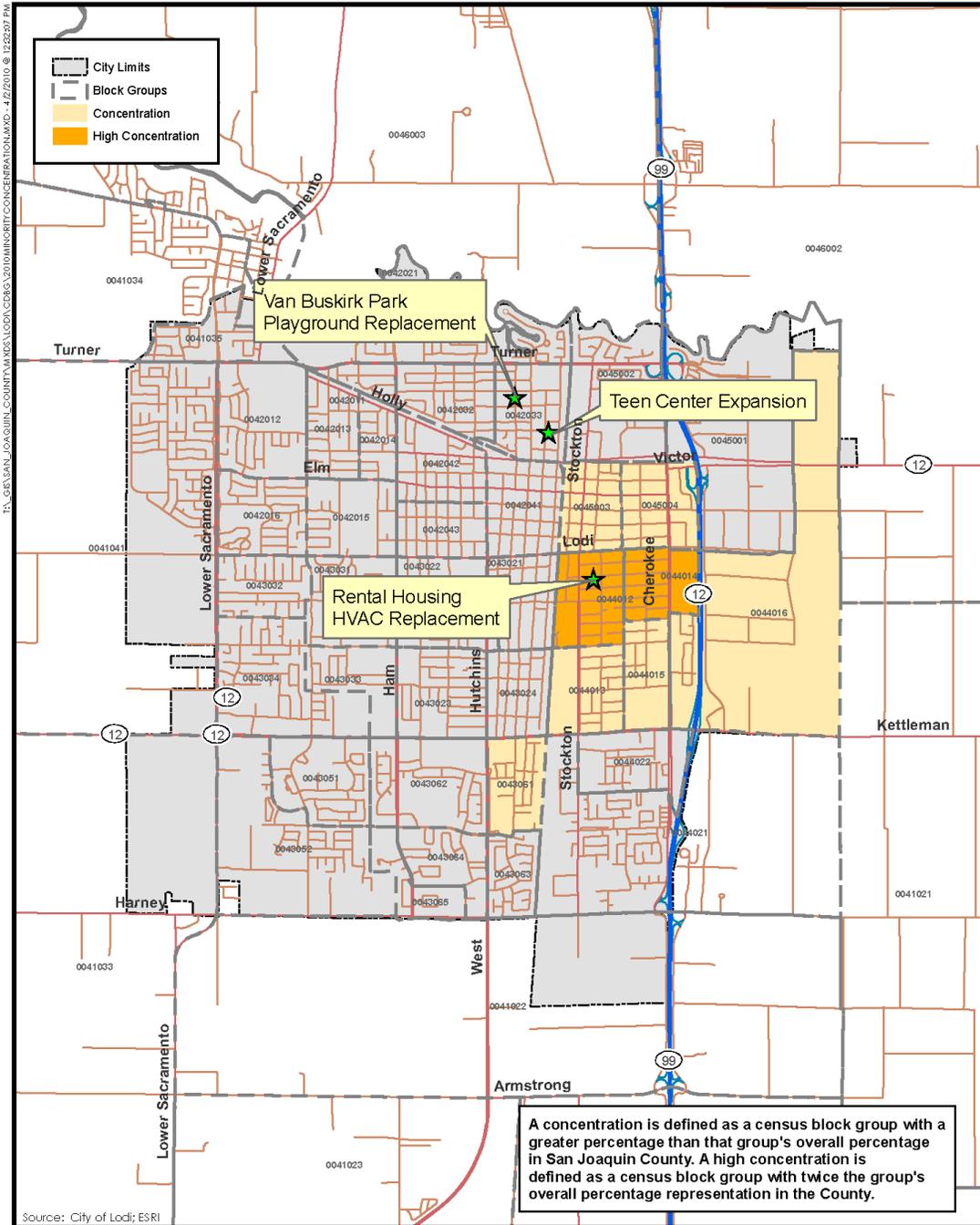
Figure 1
Location of Proposed Projects in Target Areas



2010 CDBG Target Areas

2010-11 ANNUAL ACTION PLAN

Figure 2
Location of Proposed Projects in Minority Areas



Areas of Minority Concentration

2010–11 ANNUAL ACTION PLAN

HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City’s strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves the funding of supportive services in Lodi or regional services, such as fair housing counseling or food assistance services.

Currently, many homeless services are available in Lodi through the Salvation Army, and the City plans to continue to work closely with the Salvation Army and other organizations to determine how the needs of the homeless population can be met. In the past five years, the City has provided substantial funding to the Salvation Army for their emergency shelter and their transitional housing facility.

In 2010-11, the City is funding several programs and services to assist its homeless and special needs populations. These include the following:

- 180 Teen Center expansion, which will increase the number of at-risk and low-income youth served by the organization;
- Food assistance programs, through the services grant to the Second Harvest Food Bank; and
- Fair housing services.

In addition, the City’s Housing Element includes several programs that provide for the development of affordable housing and removal of constraints to the placement of emergency shelters.

Addressing Obstacles to Meeting Underserved Needs

While there are several constraints to meeting the needs of target-income residents (refer to the Consolidated Plan for a detailed list), the primary obstacle to meeting the needs of target-income residents is that there is a lack of funding to fully address all needs. Annually, the City directly funds several programs and supports non-profits’ efforts to raise private funds.

Another obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. The City works closely with the transit agencies to improve access, and there are hourly public transportation linkages between Lodi and Stockton. The City has also encouraged non-profit agencies to operate “satellite” offices within the City of Lodi. In 2010-11, San Joaquin Fair Housing will operate one day per week from the Lodi Library.

2010-11 ANNUAL ACTION PLAN

EFFORTS TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

In 2010-11, the City will offer several programs to foster and maintain affordable housing. The Water Meter Installation Program will offer grant funds to homeowners who cannot otherwise afford the installation cost. The HVAC replacement at a Housing Authority project will decrease utility costs for low-income tenants, as well as help to maintain the housing quality. The City's first-time homebuyer program will offer down payment assistance loans to help low-income renters buy their own homes with fixed-rate mortgages.

Many of the City's efforts to foster and maintain affordable housing relate to the Housing Element. The City is in the process of updating the Housing Element, which is anticipated to be completed by September 2010. The City's 2003-2009 Housing Element included a number of important programs to facilitate the development of affordable housing in Lodi. Some of these programs include:

Zoning Ordinance Revisions

The City revised Title 17 of the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types.

Pursuit of State and Federal Funds in Support of Housing Construction

The City continues to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of low- and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects.

Homebuyer Assistance

The City will continue to implement a first-time homebuyer down payment assistance program. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's website, as well as by reaching out to real estate agents and lenders.

Promotion of the City's Multifamily Housing Development Standards

The City will promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available

2010–11 ANNUAL ACTION PLAN

at the Community Development Department, pre-application meetings, and a notice to the local homebuilder, realtor, and contractor associations.

The City does not anticipate providing rental assistance, as this is provided by the San Joaquin Housing Authority, and also does not expect to acquire any existing rental units.

The City is currently in the process of updating its Housing Element.

Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include allocating prior-year CDBG and HOME funds (through the Urban County) in support of affordable housing development, as well as providing regulatory incentives, density incentives, and several other measures to affordable housing developers. These are described in more detail in the City's 2003-2009 Housing Element.

CDBG-SPECIFIC REQUIREMENTS

Institutional Structure

The Community Development Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Neighborhood Services Division within the department is specifically charged with these tasks. The division works in close consultation with the City's advisory committees and with the Department's director.

The City has designated staff positions to administer the programs and activities funded with CDBG funds. These staff members work with the individual City departments, such as Public Works and Parks and Recreation, to develop procedures and coordination for administering programs that will be carried out by these departments.

Effective Coordination

The City will continue to work closely with San Joaquin County, which borders the City on all sides. The City will also continue to work with many of the non-profits in the community, including the Salvation Army, LOEL, and Community Partnership for Families, to address the regional issues that affect the needs of target-income persons, as well as special needs populations.

2010–11 ANNUAL ACTION PLAN

Public Housing Needs

While two public housing complexes are located in Lodi, they are administered by the San Joaquin Housing Authority, which serves as the housing authority for the County. The City of Lodi does not have its own local housing authority. Resident initiatives are handled directly by the San Joaquin Housing Authority.

Anti-Poverty Strategy

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce. During the 2010-11 program year, the City will also continue to support activities that preserve and expand the supply of housing that is affordable to target-income households.

The strategy focuses on encouraging economic development through business loans and providing supportive services such as services referral assistance and job training.

Lead-Based Paint Hazards

While most housing units were built after 1978 in Lodi, the City will work together with the County Public Health Department to monitor incidences of elevated blood levels.

The City will also provide lead abatement assistance for residential units through its residential rehabilitation and emergency repair programs. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include:

- Notification;
- Identification; and
- Treatment (if necessary).

Monitoring Plan

The City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan (p. 3-16).

APPENDICES

**APPENDIX A - APPLICATION FOR FEDERAL
ASSISTANCE AND CERTIFICATIONS**

APPENDIX B – RESOLUTION

APPENDIX C - PUBLIC PARTICIPATION

APPENDIX C

PUBLIC PARTICIPATION

The City of Lodi offered several opportunities for public input during the development of the Action Plan. The City also solicited input from local non-profit organizations and City staff.

Public Meetings

The City held one public meeting during the Action Plan development process to encourage City residents to provide feedback on needs and priorities. The meeting was held on January 27, 2010 and was advertised in the Lodi News-Sentinel and by sending an e-mail invitations to local non-profits and interested citizens. The meeting was attended by representatives of six non-profits.

Interdepartmental Meetings

City staff held an interdepartmental staff meeting to discuss potential CDBG projects on January 13, 2010. In attendance were representatives from the Public Works Department, Parks and Recreation Department, Police Department, the Lodi Library, and the animal shelter.

Public Hearings and Public Comment Period

Applications were presented to the City Council at their March 9, 2010 “shirtsleeve session,” an informal meeting at which information is presented but no action is taken by the City Council. The meeting was open to members of the public and advertised through the City Clerk. One member of the public spoke on aspects of the food assistance programs.

At a public hearing on March 17, 2010 the Lodi City Council discussed priority housing and community development needs and identified projects to fund in 2010-11. The public hearing was publicized with a notice in the Lodi News-Sentinel on March 10, 2010, which also discussed the public comment period and approval process for the Action Plan.

At the March 17, 2010 meeting, Doug Chaney spoke in opposition to the spay and neuter allocation in light of other community problems, supported the Unity organization request for job creation and business start-ups, and questioned the need for a \$91,000 allocation to the graffiti abatement program. Lt. Dan Williams, representing the Salvation Army, spoke in support of retaining the unused \$130,000 as an unallocated amount for future projects, which could include the Salvation Army Phase III project to construct a shelter for single parents with children of a specific age group that are not permitted to stay in the current facility. Ceasar Serta spoke in opposition to allocating funds for spay and neuter and graffiti programs and urged the Council to support the Salvation Army serving the needs of people or other causes that are tied to job creation.

The Lodi Action Plan was made available for public review on April 5, 2010 at City Hall and on the City’s website. Notices were sent to interested parties.

APPENDIX C

PUBLIC PARTICIPATION

The public comment period for the Action Plan concluded on May 5, 2010. No public comment was received. At May 5 public hearing, the Lodi City Council adopted the Action Plan.

Proof of publication regarding notice of these meetings has not yet been received and will be provided at a later date.

**APPENDIX D - PROJECT DESCRIPTIONS
(TABLE 3Cs)**

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need

High

Project

Planning and Administration

Activity

Planning and Administration

Description

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including program set-up, reporting, planning, and subrecipient training and monitoring.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Citywide

Specific Objective Number N/A	Project ID 4591001
HUD Matrix Code 21A – Program Admin	CDBG Citation 570.206
Type of Recipient Grantee	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator N/A	Annual Units N/A
Local ID 10-01	Units Upon Completion N/A

Funding Sources:

CDBG	..... \$162,120
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$162,120

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Water Meter Installation Program

Activity
Water Meter Installation Program

Description
The City will provide a small grant to homeowners needing financial assistance in order to install a water meter. Grants of up to \$1,200 will be available to low- and moderate-income homeowners, with preference given to low-income homeowners. Water meters will be installed throughout the City.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Citywide

Specific Objective Number DH-3.1	Project ID 4591002
HUD Matrix Code 14A- Rehab (SF)	CDBG Citation 570.202
Type of Recipient Grantee	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator Housing Units Repaired	Annual Units 188
Local ID 10-02	Units Upon Completion 188

Funding Sources:

CDBG	\$ 226,475
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$ 226,475

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need

High

Project

719 S. Washington HVAC Replacement

Activity

719 S. Washington HVAC Replacement

Description

The City will grant funds to the Housing Authority of the County of San Joaquin for the replacement of HVAC units serving a six-unit affordable housing complex. The new energy-efficient units will replace units that are more than 15 years old, and will reduce utility costs for households living in the units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

719 S. Washington Street
Lodi, CA

Specific Objective Number DH-2.1	Project ID 4591003
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Grantee	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator Housing Units Repaired	Annual Units 6
Local ID 10-03	Units Upon Completion 6

Funding Sources:

CDBG	\$ 29,831
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$ 29,831

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Van Buskirk Park Playground Replacement

Activity
Van Buskirk Park Playground Replacement

Description
The City will remove the existing playground equipment and replace it with playground equipment that meets current ADA regulations and safety standards. The work will be done within the footprint of the existing play area, and is anticipated to be completed by December 2010.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Van Buskirk Park is located at 600 N. Pleasant Street in Lodi. It is in CT 42.03 (BG 3).

Specific Objective Number SL-1.1	Project ID 4591004
HUD Matrix Code 03F	CDBG Citation 570.201(c)
Type of Recipient Grantee	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator Public Facilities	Annual Units 1
Local ID 10-04	Units Upon Completion 1

Funding Sources:

CDBG	..... \$ 165,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$ 165,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need

High

Project

180 Teen Center Expansion

Activity

180 Teen Center Expansion

Description

The City will grant funds to the 180 Teen Center to expand and remodel their newly-acquired property. The repairs will include upgrades to electrical, plumbing, HVAC, flooring, and other general improvements. The goal is to use the facility for individual and group counseling, as well as group activities.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

180 Teen Center is located at 11 and 17 W. Lockeford Street in Lodi. It is in CT 42.03 (BG 3).

Specific Objective Number SL-1.1	Project ID 4591005
HUD Matrix Code 03D	CDBG Citation 570.201(c)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator Public Facilities	Annual Units 1
Local ID 10-05	Units Upon Completion 1

Funding Sources:

CDBG	..... \$ 34,500
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$ 34,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need

Medium

Project

Graffiti Abatement

Activity

Public Service

Description

The Graffiti Abatement Program will remove graffiti on public and private 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 and maintain housing stock in target areas.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of Lodi

CT/BGs: 41.02 (BG 2), 42.03 (BG 3), 42.04 (BG 1) 43.06 (BG 1), 44.01 (BG 2, 3, 4, 5, 6), and 45.00 (BG 1, 3, 4)

Specific Objective Number SL-1.1	Project ID 4591006
HUD Matrix Code 05	CDBG Citation 570.201(f)
Type of Recipient Grantee	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator 01 - People	Annual Units 550
Local ID 10-06	Units Upon Completion 550

Funding Sources:

CDBG	..... \$ 67,682
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$ 67,682

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Second Harvest Food Bank

Activity
Public Service

Description
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).

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Citywide

Specific Objective Number SL-1.1	Project ID 4591007
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit Subrecipient	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator 01 - People	Annual Units 6,500
Local ID 10-07	Units Upon Completion 6,500

Funding Sources:

CDBG	\$ 10,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$ 10,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
San Joaquin Fair Housing

Activity
Fair Housing Services

Description
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.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Citywide
Lodi, CA

Specific Objective Number SL-1.1	Project ID 4591008
HUD Matrix Code 05J	CDBG Citation 570.201(e)
Type of Recipient Non-profit Subrecipient	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator 01 - People	Annual Units 2,025
Local ID 10-08	Units Upon Completion 2,025

Funding Sources:

CDBG	\$ 20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 20,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Spay/Neuter Program

Activity
Public Service

Description
Offer a spay/neuter program for pets (cats and pit bulls) owned by low-income households. The program will also be available for feral cats trapped and released within the City's target areas. Rabies vaccinations are provided to animals that have not already received one.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Citywide for pet owners. For feral cats, CT/BGs: 41.02 (BG 2), 42.03 (BG 3), 42.04 (BG 1) 43.06 (BG 1), 44.01 (BG 2, 3, 4, 5, 6), and 45.00 (BG 1, 3, 4).

Specific Objective Number SL-1.1	Project ID 4591009
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator 01 – People	Annual Units 225
Local ID 10-09	Units Upon Completion 225

Funding Sources:

CDBG	.....	\$15,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....	\$15,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need

High

Project

Economic Development Revolving Loan Fund

Activity

Economic Development Business Loans

Description

The Economic Development Revolving Loan Fund (RLF) 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.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Citywide

Specific Objective Number EO-1.1	Project ID 4591010
HUD Matrix Code 18A	CDBG Citation 570.203
Type of Recipient Grantee	CDBG National Objective LMJ
Start Date (mm/dd/yyyy) 7/1/10	Completion Date (mm/dd/yyyy) 6/30/11
Performance Indicator Jobs Created	Annual Units 3
Local ID 10-10	Units Upon Completion 3

Funding Sources:

CDBG	..... \$80,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$80,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs