

LODI CITY COUNCIL

June 3, 2020

LODI CITY MANAGER

Agenda Item C-04 Church Street June 3, 2020 meeting blue sheet.

Refer to my request dated Nov. 6, 2019 below wherein I asked the City to make changes to Oak and Walnut Street traffic flows. This request was timely in the respect that considerations of design on Church Street would be appropriate before bidding. Taking into account changes to design for left hand turn lanes on Church to one way traffic flows would change the traffic signaling design to accommodate signal arrows or yield signage for turning and one way traffic signage, etc,. I would still like to see these changes incorporated into this project.

Mike Lusk, Lodi

LODI CITY COUNCIL

Nov. 6, 2019

LODI CITY MANAGER

THIS IS A REQUEST THAT THE CITY OF LODI CONSIDER THE FOLLOWING TRAFFIC FLOW CHANGES DURING THE LOCKEFORD ST. TO LODI AVE. CHURCH STREET CHANGES.

1. MAKE OAK STREET ONE WAY TRAVELING EAST BETWEEN CHURCH ST. AND SACRAMENTO ST.
2. MAKE WALNUT STREET ONE WAY FROM SACRAMENTO STREET TRAVELING WEST TO CHURCH STREET.
3. ELIMINATE LEFT HAND TURN LANE ON CHURCH STREET AT WALNUT STREET INTERSECTION. NO LEFT TURN WHEN TRAVELING SOUTH ON CHURCH ST.

REASONING FOR REQUEST IS BECAUSE OF EXTENDED WHEEL BASE ON PICKUPS AND SUV VEHICLES. THEY PROTRUDE INTO LANES OF TRAFFIC ON OAK STREET MAKING IT DIFFICULT FOR TWO CARS TO PASSBY EACH OTHER WITHOUT ENOUGH SIDE CLEARANCE, THEREBY RESTRICTING THE FLOW OF TRAFFIC. WHEN DELIVERY VEHICLES ARE DOUBLE PARKED ON OAK ST. IT FURTHER RESTRICTS THE FLOW OF TRAFFIC.

ON WALNUT A SIMILAR PROBLEM EXISTS NEAR THE INTERSECTION OF WALNUT ST. AND CHURCH ST. WHEN MAKING A RIGHT HAND TURN OFF OF CHURCH ST. GOING EAST ON WALNUT ST. IF AN EXTENDED WHEEL BASE VEHICLE IS DIAGONALLY PARKED AT THE BANK OF STOCKTON, YOU HAVE TO SWING WIDE INTO ONCOMING TRAFFIC LANE. SAME PROBLEM REST OF STREET TO SCHOOL ST.

MAKE BOTH SIDES OF OAK ST. AND WALNUT ST. DIAGONAL PARKING IN THE SAME DIRECTION WITH FLOW OF ONE WAY TRAFFIC. THUS LEAVING PLENTY OF ROOM FOR ONE TRAFFIC LANE IN THE MIDDLE OF THE STREET FOR UNRESTRICTED SINGLE LANE TRAFFIC FLOW.

RESPECTFULLY

MIKE LUSK , 2518 COLONY DR. LODI, CA. 95242

C-7

LODI CITY COUNCIL

OCT 7, 2020

LODI CITY MANAGER

Agenda Item C-7 Church Street Project Oct 7, 2020 blue sheet.

This is the third request for making traffic flow changes on Oak and Walnut Streets as previously outlined. These two streets are too narrow for 2 way traffic with parking on both sides of the street. Long wheel based vehicles parked on both sides of the street leave only enough room for one car at a time to travel through. My original request was first of all in consideration of the City to make economical additions to the mentioned project on Church St, at the time of construction and not have to spend a more excessive amount at a later date.

Since this request has been ignored, I assume the City does not want to study or reach out to the Citizens of Lodi to pursue this change. This is unfortunate, as it will continue to be a burden on the Citizens of Lodi to struggle with this bottleneck. I assume bicycle clearance safety is more important than vehicle safety clearance.

Mike Lusk, Lodi

LODI CITY COUNCIL

Oct. 7, 2020

LODI CITY MANAGER

BLUE SHEET AGENDA ITEM H-1 Oct 7, 2020

SUBJECT: ADDITIONS TO THE BUILDER IMPACT FEE SCHEDULE FOR AFFORDABLE HOUSING FEE PROGRAM.

Include this with Agenda Item H-1 tonight. If H-1 is pulled please include as a non agenda item.

I have not received any comments or contact on this previous request.

Mike Lusk, Lodi

LODI CITY COUNCIL

July 15, 2020

LODI CITY MANAGER

BLUE SHEET FOR NON-AGENDA ITEM JULY 15, 2020 MEETING

SUBJECT: ADDITIONS TO THE BUILDER IMPACT FEE SCHEDULE

(Since I cannot be here in person to read all of this item please do not para phrase this subject but read all of page one and two down to the Oakland Example.)

I am requesting that the City add the new category that I presented to the Council last year and again on Jan 15, 2020 for additions to the Builder Impact Mitigation Fund for a Recycled Water Fund in order to

pay for new capital improvements and connections, metering and pumping equipment etc. that will be needed to create this new revenue portion of the Water Utility.

The Developers are expanding the boundaries of the City and creating the future demand on all types of our water supply. It should be their burden to pay for the cost of creating the recycled water infrastructure and not the Citizens/Utility rate payers of Lodi.

I also am requesting that another category for low income housing be established.

This IMF based upon the square footage of each new unit built develops a fund to be used to offset developer costs of low income housing units, rents, remodel older housing units etc. This is in effect in other cities in Calif. Using Oakland, San Jose, Palo Alto, Redwood City, Elk Grove and Rancho Cordova to name a few. They even have a program in the San Jose area where the price of a home, as an example, would be \$275,000 low income original price and the owner is contracted to retain this same level of value in the event they sell in the future and the original cost keeps rolling over in this program.

There are two examples included below, one from Oakland and another from the City of Elk Grove. Deputy City Manager Andrew Keys is familiar with the Elk Grove program as it was in existence during his tenure with that City.

I respectfully request action on these issues and an open dialogue for their implementation.

Thank You

Mike Lusk, Lodi

Oakland Example:

“II. DESCRIPTION OF DEVELOPMENT IMPACT FEES A. Affordable Housing Impact Fees Oakland Municipal Code (OMC) Chapter 15.72 (Ordinance No. 13365 C.M.S.) establishes affordable housing impact fees in the City of Oakland to assure that market-rate residential development projects pay their fair share to compensate for the increased demand for affordable housing generated by such development projects within the City of Oakland. Any development project, unless exempt from this chapter, resulting in additional housing units in new or existing buildings must pay to the City the Affordable Housing Impact Fees, or the applicant may elect to construct on-site or off-site affordable housing units as permitted under OMC Sections 15.72.100 and 15.72.110. These Impact Fees are further broken down into three Impact Fee Zones for which fees vary. The Affordable Housing Trust Fund established under OMC Chapter 15.62 receives all Affordable Housing Impact Fees collected and all interest and investment earnings thereon, shall be used to increase, improve, and preserve the supply of affordable housing in the City, with priority given to housing for very low income households. (Source Oakland annual report).”

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program in the San Jose area where the price of a home as an example would be \$275,000 low income original price and the owner is contracted to retain this same level of value in the event they sell in the future and the original cost keeps rolling over in this program.

Excerpt from Elk Grove Low Income Housing Fund Fiscal Year 2018/19

Affordable Housing Fee Program Overview

An Affordable Housing Fee Program was adopted by the City Council in 2002, based on a *Housing Nexus Study* and *Housing Impact Fee Analysis* prepared the same year. The 2002 studies identified the need for affordable housing in the City, and provided maximum fee levels. The fee program was revised in 2004 to make some minor implementation-related amendments and the fee level did not change. Modifications from 2004 to 2012 included only the annual inflation adjustment. A comprehensive update to the fee levels, uses, and codification was approved by the City Council on March 27, 2013. As a result of the 2013 Nexus Study, the City consolidated the Affordable Housing Fund and the Very Low Income Housing Trust Fund and established new maximum fees for residential and non-residential development projects under the Affordable Housing Development Impact Fee Program. For accounting and reporting purposes, all activities for both programs, including all loans regardless of origination date, were combined in the Affordable Housing Fund (Fund 231). In FY2018/19, the City began the process of updating the affordable housing fee analysis, in order to ensure a nexus still exists and to evaluate maximum fee levels under current economic conditions. That fee analysis is expected to be complete in FY2019/20.

The Affordable Housing Fund has been used primarily to assist the development of affordable rental housing units for low-income households, which include many working families, seniors, and

persons with disabilities. The City of Elk Grove's assistance typically comes in the form of "gap" financing, which offers loans with below market interest rates and favorable terms in order to help assure the financial feasibility of such projects. Prior to the update in 2013, the fee was applied only to residential development and included a 3% administrative fee that went into a separate account within the Affordable Housing Fund. (A separate fee on non-residential development went into the Very Low Income Housing Trust Fund.) Currently, the fees are applied to both residential and non-residential development, consistent with the adopted levels for given types of uses, and the 3% administrative fee continues to be charged.

Required Findings

1. The purpose of the affordable housing fee program is to fund a portion of the cost of affordable housing for low-income households, the need for which is generated by new residential and non-residential development in the City.
2. The reasonable relationship between the affordable housing fee and the purpose for which it is charged is demonstrated in the *Affordable Housing Nexus Study* dated February 27, 2013.
3. Since the establishment of the Affordable Housing Fund, about \$74 million in loans has been committed to fourteen affordable housing projects. The most recently completed project, the Bow Street Apartments, has 98 units (97 affordable units) and received temporary certificates of occupancy in 2019. It is now fully leased. Of the City's \$5 million loan to the Bow Street Apartments project, \$2 million was drawn in FY 2018/19 and the remainder is expected to be drawn in FY 2019/20. In FY 2017/18, the City made a loan commitment of \$5 million to support the construction of The Gardens at Quail Run, a proposed 96-unit affordable apartment complex. The project's developer during FY 2018/19 secured other

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necessary funding sources and staff currently expects the project to begin construction in early 2020. Loan disbursements are tied to construction and leasing milestones and loan proceeds are anticipated to be disbursed in FY 2020/21.

Affordable Housing Fee (Fund 231 - page 1 of 2)

This citywide development impact fee program funds new development's fair share of housing to serve eligible income groups in the City.

Land use	July 1, 2018 through December 30, 2018	Jan.1 2019 through June 30, 2019
Single-Family	\$4,276 / unit	\$4,493 / unit
Multi-Family	\$2,565 / unit	\$2,695 / unit
Commercial	\$0.70 / sq ft	\$0.74 / sq ft
Hotel	\$2.08 /sq ft	\$2.18 / sq ft
Manufacturing	\$0.80/ sq ft	\$0.84 / sq ft
Warehouse	\$0.85 / sq ft	\$0.90 / sq ft

Note: Fees are adjusted every January 1 for inflation.

Beginning Balance, July 1, 2018	\$78,073,270	
Income	\$3,979,716	
Fees collected		
CalHome HAP Loan Reimbursement	\$0	
Interest earned and change in market value	\$646,170	
Loan repayment interest	\$172,132	
Other Revenues	\$154,855	
Total	\$4,952,873	
Disbursements	Amount	% Fee Funded in FY19

Current year loans issued	\$0	
Homebuyer Assistance	\$2,000,000	100%
Program Loans		
Professional and legal services	\$45,572	100%
Impact Fee Administration	\$75,488	100%
Aff. Housing Staff Salaries and benefits	\$63,978	100%
Total	\$2,185,038	
Ending Balance, June 30, 2019	\$78,073,270	
Adjustment to Fund Balance, End of Year*	\$4,767,835	
Adjusted Fund Balance, End of Year	\$82,841,105	
Assigned Fund Balance, End of Year	\$66,018,866	
Available Fund Balance as of June 30, 2019	\$16,822,239	
(End of excerpt)		

I would like a response on the subject as outline above.

Respectfully

Mike Lusk, Lodi