



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: March 11, 2014

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl-Olson

City Clerk

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Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Review of the 2014/15 Community Development Block Grant Funding Requests and Development of the 2014-2019 Consolidated Plan (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl-Olson
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

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AGENDA TITLE: Review of the 2014/15 Community Development Block Grant Funding Requests and Development of the 2014-2018 Consolidated Plan

MEETING DATE: March 11, 2014

PREPARED BY: Interim Community Development Director

RECOMMENDED ACTION: Review the 2014/15 Community Development Block Grant (CDBG) Program funding requests and the development of the 2014-2018 Consolidated Plan.

BACKGROUND INFORMATION: A public hearing will be set for April 2, 2014, for the City Council to review and consider approving the City Manager's recommendations for funding for the 2014/15 CDBG Program and the adoption of the 2014-2018 Consolidated Plan.

2014/15 Application Review

The City is expecting to receive an estimated \$650,000 in CDBG funding for the 2014/15 fiscal year. The City Council has a policy of allocating 40 percent of the annual CDBG award (net of administrative costs) to community-based organizations (CBOs), with the remainder going to City projects. There is a 15 percent Public Service Cap on the overall allocation for 2014/15.

The distribution of funds will be as follows:

City projects	\$312,000
CBO projects	\$208,000
Administration	\$130,000 <i>(20% of the 2014/15 Annual allocation)</i>
TOTAL	\$650,000

15% Service Cap \$97,500.00

At the completion of an application period that ran from January 8 to February 12, 2014, the City received a total of eight applications from community-based organizations (CBO's) requesting a total of \$234,450. A detail of those CBO funding requests is attached as Exhibit A.

HUD regulations also place a 15-percent cap on the amount of funding that can be allocated to Public Service activities, whether that be by the City or by a CBO. The CBO's have requested a total of \$69,500 for Public Services. The City historically has allocated another \$62,000 annually for Public Service activities.

APPROVED: _____
Stephen Schwabauer, Interim City Manager

2014-2019 Consolidated Plan

The Consolidated Plan (Con Plan) is one of the three documents required to receive federal housing and community development funding through the Community Development Block Grant (CDBG) program. The overall goal of these housing and community development programs is to serve low- and moderate-income persons by developing viable urban communities through the following actions:

- * Providing decent housing;
- * Providing a suitable living environment; and
- * Expanding economic opportunities.

The Con Plan is the five-year plan for identifying and addressing community needs in the areas of Housing, Homelessness, Special Needs and Community Development. The process of developing the Con Plan has involved a significant amount of community outreach and involvement. A total of six outreach workshops have been held between September 2013 and January 2014 that involved the general public, focused minority groups, community-based organizations, and the local development community. The information gathered through that outreach process is then combined with a review of demographic and economic data sets and a housing market analysis. Once completed, the needs assessment portion of the Con Plan forms the basis of the Strategic Plan, which will detail how CDBG funding or any federal housing and community development funding will be used to address priority needs over the next five years.

Office of Fair Housing and Equal Opportunity

In December of 2012, HUD's Office of Fair Housing and Equal Opportunity (FHEO) conducted a monitoring review of Lodi's CDBG, HOME and Neighborhood Stabilization Program (NSP) funded activities. After a thorough review of our project and program files, interviews with both City and County staff and our local fair housing agency, HUD-FHEO provided a letter in September of 2013, outlining issues that they would expect to be addressed in the 2014-2019 Consolidated Plan and the next Analysis of Impediments to Fair Housing.

The following is a summary of the issues identified in the FHEO letter:

Analysis of Impediments to Fair Housing (AI)

They noted some analytical deficiencies in the AI that was submitted to HUD in 2010, in relation to determining impediments that will need to be addressed. In addition, they noted that some of the impediments that we identified in the AI were not adequately substantiated. These issues will need to be addressed in the next AI document.

Fair Housing Act

They noted that additional disclaimer language will need to be added to our notices and on printed materials to cover non-discrimination, communication and accessibility requirements.

In addition, we will need to do a more thorough job of collecting and analyzing our beneficiary demographic data and follow up with our subrecipients to make sure that they do the same. This relates back to our ability to identify impediments, determine the cause and develop actions to overcome them.

Through the analysis of demographic data from our applicants and beneficiaries accessing funded programs, we will also need to identify whether any protected groups are underrepresented relative to the general population and actively engage marketing to the underrepresented group to resolve that.

Section 504

While the Building Official coordinates compliance with Section 504 for physical accessibility (Transition Plan), we are required to have at least one person designated to coordinate compliance with Section 504 program accessibility through all departments. A Section 504 Policy Manual is required, as well as a formal grievance procedure for complaints based on both program and physical accessibility. This also touches on the need for additional language in our notices and printed materials addressing non-discrimination and reasonable accommodation, including TDD access. They are calling for the review of the updated Transition Plan, which was underway at the time of their onsite visit, to verify that it identifies barriers in all facilities, methods to remediate and timetables for remediation.

Along those same lines, we will need to ensure that any (subrecipient's) facilities assisted with CDBG funding or where CDBG funded programs and activities are carried out are accessible.

In the future, we will need to be sure that we conduct racial and ethnic demographic analysis when selecting a site for affordable housing development in order to avoid the creation or perpetuation of minority concentration.

FHEO noted that when we developed the four new single-family dwelling units on Oak and Garfield streets, while we did promote homeownership opportunities for an underrepresented minority population, we perpetuated the over-concentration of Hispanic population within that census tract. Furthermore, we failed to meet the greater need of providing affordable multi-family housing in that area.

Limited English Proficient Persons (LEP)

To address concerns related to limiting participation of LEP persons, we will need to adopt and implement a Language Access Plan. We will need to make sure that our notices and printed materials are available in other languages and make sure that our subrecipients do the same. Staff is already reviewing a Language Access Assessment and Planning Tool for Federally Conducted and Federally Assisted Programs. Much of the outreach for the development of Language Access Plan can be incorporated into the Consolidated Plan process.

Spay/Neuter Program

FHEO has taken issue with our funding of the spay/neuter program over programs or activities that serve priority needs listed in the Consolidated Plan: job creation and English as a Second Language (ESL) assistance for LEP Hispanics. They are calling for our rating and ranking system to provide priority points for activities that address unmet AI and Con Plan needs, and are likely to benefit the lowest income members of the community: Hispanics, Female Head of Household with Children, and Disabled Persons.

When presenting the draft Consolidated Plan for review and approval at the April 2nd Council meeting, staff intends to provide additional options for consideration, such as designating Neighborhood Revitalization Strategy Areas and the use of the Section 108 Loan Program, that could provide more opportunities and allow more flexibility in addressing community needs.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Stephen Schwabauer
Interim Community Development Director

Attachments

2014/15 CDBG FUNDING REQUESTS
COMMUNITY-BASED ORGANIZATIONS

Applicant	Project/Program	Amount	Public Service	Capital Improvement	Economic Development	Housing
COMMUNITY-BASED ORGANIZATION APPLICATIONS						
LOEL Foundation	Phase III Site Improvements - Continuation of project at 125 S. Washington. Phases I & II included the demolition of the old church building, preliminary site improvements that include off-street parking, ADA accessibility improvements and underground utilities that must be relocated, and a community garden and security fencing. Phase III proposes to complete the site improvements for additional off-street parking and driveway access off of Walnut Street.	159,950.00		159,950.00		
Small Business Development Center (Delta College)	Small Business Assistance - Provides confidential, individual and free business consulting to existing and prospective Lodi business owners, and monthly small business start up workshops.	5,000.00			5,000.00	
San Joaquin Fair Housing	Fair Housing Services - HUD-mandated counseling services and outreach to tenants, property owners and property managers to satisfy HUD/CDBG requirement for affirmatively furthering fair housing.	18,000.00	18,000.00			
Emergency Food Bank and Family Services	Mobile Farmers' Market program - The MFM is an existing program that provides access to fresh fruits and vegetables, healthy cooking demonstrations and health and nutrition-related information to low-income residents.	1,500.00	1,500.00			
Human Services Agency (SJ County)	Home-Delivered Meals - Elderly recipients have a package of five frozen meals delivered once a week.	5,000.00	5,000.00			
Second Harvest	Hunger Relief Programs - Funding for the operation of the Food Assistance Program, the Senior Brown Bag Program, and the Food 4 Thought Program.	10,000.00	10,000.00			
Grace & Mercy Charitable Foundation	Food Pantry and Meals Service - Funding for the operation of a food pantry and hot meals service.	15,000.00	15,000.00			
Salvation Army	Tutoring and Mentoring Program - An after-school program out of the Salvation Army Lockeford Street facility that will operate between 3:00 and 5:00 on weekdays. The program will focus on tutoring, mentoring, character building, crafts and sports/recreational activities.	20,000.00	20,000.00			
Total requests	CBO	\$ 234,450.00	69,500.00	159,950.00	5,000.00	-
	TOTAL	\$ 234,450.00	69,500.00	159,950.00	5,000.00	-
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Estimated Annual Allocation	\$650,000					
Administration	\$130,000					
Programs and projects	\$520,000					
CBO set-aside	\$208,000					
City set-aside	\$277,000					
Public Services limit	\$97,500					