



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

AGENDA – REGULAR MEETING

Date: April 20, 2016

Time: 7:00 p.m.

For information regarding this Agenda please contact:

Jennifer M. Ferraiolo

City Clerk

Telephone: (209) 333-6702

6:55 p.m. Invocation/Call to Civic Responsibility. Invocations/Calls may be offered by any of the various religious and non-religious organizations within and around the City of Lodi. These are voluntary offerings of private citizens, to and for the benefit of the Council. The views or beliefs expressed by the Speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the beliefs or views of any speaker.

C-1 Call to Order / Roll Call – N/A

C-2 Announcement of Closed Session – N/A

C-3 Adjourn to Closed Session – N/A

NOTE: THE FOLLOWING ITEMS WILL COMMENCE NO SOONER THAN 7:00 P.M.

C-4 Return to Open Session / Disclosure of Action – N/A

A. Call to Order / Roll Call

B. Presentations

B-1 Library Volunteer of the Year Award (LIB)

C. Consent Calendar (Reading; Comments by the Public; Council Action)

C-1 Receive Register of Claims in the Amount of \$3,334,493.30 (FIN)

C-2 Approve Minutes (CLK)

a) March 16 and April 6, 2016 (Regular Meetings)

b) April 5 and April 12, 2016 (Shirtsleeve Sessions)

C-3 Approve Plans and Specifications and Authorize Advertisement for Bids for White Slough Water Pollution Control Facility 2016 Improvements Corrosion Repair Project (PW)

C-4 Approve Plans and Specifications and Authorize Advertisement for Bids for Shady Acres Stormwater Pump Replacement Project (PW)

Res. C-5 Adopt Resolution Awarding Bid for Purchase of One 60/12kV Power Transformer from Virginia Transformer Corporation, of Roanoke, Virginia (\$476,814) (EU)

Res. C-6 Adopt Resolution Awarding Contract for Lodi Public Library Children’s Area Expansion Project to Swierstok Enterprise, Inc., dba Pro Builders, of Orangevale (\$263,000), Accepting Donation from Library Foundation (\$152,000), and Appropriating Funds (\$304,000) (PW)

C-7 Accept Public Improvements for Saint Anne’s Plaza Project (PW)

Res. C-8 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with Solenis, LLC, of Wilmington, Delaware, to Purchase Dewatering Polymer for White Slough Water Pollution Control Facility and Authorizing Public Works Director to Execute Extension (\$250,000) (PW)

Res. C-9 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with WMB Architects, Inc., of Stockton, for Design Services for Lodi Library Teen Scene Project (\$50,000), Accepting Donation from Library Board of Trustees (\$50,000), and Appropriating Funds (\$50,000) (PW)

C-10 Authorize City Manager to Execute Amended Option to Lease and Associated Ground Lease with Pacific Gas and Electric Company for the Location of a Compressed Air Energy Storage Facility at White Slough Water Pollution Control Facility (CM)

- Res. C-11 Adopt Resolution Authorizing City Manager to Execute and Deliver All Documents Related to Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project (PW)
- C-12 Set Public Hearing for May 4, 2016, to Consider Adoption of the 2016/17 Annual Action Plan for the Community Development Block Grant Program (CD)

D. Comments by the Public on Non-Agenda Items

THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

Public comment may only be made on matters within the Lodi City Council's jurisdiction (Government Code Section 54954.3, Lodi City Council Protocol Manual Section 6.3I). The Council cannot take action or deliberate on items that are not on this agenda unless there is an emergency and the need to take action on that emergency arose after this agenda was posted (Government Code Section 54954.2(b)(2)). All other items may only be referred for review to staff or placement on a future Council agenda.

E. Comments by the City Council Members on Non-Agenda Items

F. Comments by the City Manager on Non-Agenda Items

G. Public Hearings

- Res. G-1 Public Hearing to Consider Adopting Resolution Approving the Automated License Plate Reader System Software (Vigilant/LEARN) Lodi Police Department Usage Policy (PD)
- Res. G-2 Public Hearing to Consider Adopting Resolution Approving the 2015-2023 Draft Housing Element (CD)

H. Communications

- H-1 Monthly Protocol Account Report (CLK)

I. Regular Calendar

- I-1 Ratification of Employment Agreement Entered into Between City Manager Stephen Schwabauer and Public Works Director Charles E. Swimley, Jr. (CM)
- Res. I-2 Adopt Resolution Approving Side Letter Agreements Amending the Memorandums of Understanding or Statement of Benefits Between the City of Lodi and its Various Bargaining Groups, Confidential Employees, Executive Management, and Council Appointees Regarding a One-Time, Non-PERSable Payment to Partially Off-Set Increased Medical Premiums for Employees Who Are Currently Enrolled in One of the City's Medical Plans and Appropriating Funds (\$50,850) (CM)
- I-3 Consider Notice of Cost to Grant Two Years Additional Service Credit Under Government Code Section 20903 (CM)

J. Ordinances – None

K. 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.

Jennifer M. Ferraiolo
City Clerk

All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Jennifer M. Ferraiolo at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Jennifer M. Ferraiolo (209) 333-6702.

Meetings of the Lodi City Council are telecast on SJTV, Channel 26. The City of Lodi provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the City's website at www.lodi.gov by clicking the meeting webcasts link.



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Library Volunteer of the Year Award

MEETING DATE: April 20, 2016

SUBMITTED BY: Library Director

RECOMMENDED ACTION: Recognize 3 individuals who received the Library's coveted "Volunteer of the Year" award: Gene Chow, Nancy Potts, and Diane Freggiaro.

BACKGROUND INFORMATION: In 2001, the Library Board of Trustees established the Bob Hildreth Library Volunteer of the Year Award to be given to the library volunteer(s) who contributed significantly to the support of library services for the Lodi Public Library and the residents of Lodi.

A committee was established to nominate a Volunteer of the Year recipient to the Board. From those nominations, the Library Board of Trustees selected the following three recipients for Volunteer of the Year: Nancy Potts, Gene Chow, and Diane Freggiaro.

- Gene Chow has been one of the most active Homework Help volunteers ever. After 40 years of service with the federal government, Gene works at the Library from Monday through Thursday helping students complete their homework. Once he began tutoring he immediately realized how much good can come from helping students on their road to educational success. He comes in at 2:20 p.m. to set up and is there until after 6:00 p.m. He has become the Lead Tutor for the thriving, successful, and flourishing Homework Help program.
- Nancy Potts has been a member of the executive committee of the Library Foundation for many years. Currently, she serves as the Secretary of the Foundation, but her principle contributions have been through the fundraising committee and the annual Storyteller Dinner. She spends hundreds of hours per year soliciting donations for both the Storyteller Dinner and, currently, for the proposed Teen Scene. She is one of the hardest working member of the Foundation, and her contributions are immeasurable.
- Diane Freggiaro is a retired librarian with extensive experience in public relations and management. She serves as a board member of the Friends of the Library, and as the co-manager of the Friends Bookstore. Diane was the driving force behind the December 2014 expansion/renovation of the bookstore, resulting in a 60 percent increase in the bookstore space and a more welcoming space for customers and volunteers alike. Dramatically increased book sale figures for 2015 are just one indicator of the success of

APPROVED: _____
Stephen Schwabauer, City Manager

this project, and she has spearheaded fundraising for the “Before the Movie” advertisements at the Stadium 12 Theater. Finally, she serves as the point of contact for the Friends website, along with publicizing and promoting the library.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Respectfully submitted,

Dean Gualco, Library Director



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Receive Register of Claims through March 31, 2016 in the total amount of \$3,334,493.30

MEETING DATE: April 20, 2016

PREPARED BY: Financial Services Manager

RECOMMENDED ACTION: Receive the attached Register of Claims for \$3,334,493.30

BACKGROUND INFORMATION: Attached is the Register of Claims in the amount of \$3,334,493.30 through 3/31/16. Also attached is Payroll in the amount of \$1,269,592.00

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: As per attached report.

Ruby R. Paiste
Financial Services Manager

RRP/mlm

Attachments

APPROVED: _____
Stephen Schwabauer, City Manager

Council Report

City of Lodi, CA - v10.5 Live

3/18/2016 through 3/31/2016

Fund			Amount
100 - General Fund			1,580,742.40
120 - Library Fund			11,293.47
140 - Expendable Trust			11,271.00
200 - Parks Rec & Cultural Services			36,095.19
205 - Boating & Waterways Grant			116,745.50
270 - Comm Dev Special Rev Fund			3,691.90
301 - Gas Tax-2105 2106 2107			35,681.57
302 - Gas Tax -2103			2,171.58
303 - Measure K Funds			7,128.09
307 - Federal - Streets			2,254.02
350 - H U D			7,740.66
403 - Vehicle Replacement Fund - PD			13,049.68
431 - Capital Outlay/General Fund			12,147.15
432 - Parks & Rec Capital			21,313.28
500 - Electric Utility Fund			382,369.18
501 - Utility Outlay Reserve Fund			13,217.49
504 - Public Benefits Fund			172,650.75
530 - Waste Water Utility Fund			113,425.55
531 - Waste Wtr Util-Capital Outlay			6,681.07
560 - Water Utility Fund			391,677.07
561 - Water Utility-Capital Outlay			27,954.94
565 - PCE/TCE Rate Abatement Fund			4,349.30
600 - Dial-a-Ride/Transportation			163,551.77
601 - Transit Capital			999.11
650 - Internal Service/Equip Maint			70,134.97
655 - Employee Benefits			104,839.94
665 - Worker's Comp Insurance			20,145.00
801 - L&L Dist Z1-Almond Estates			1,171.67
Total			3,334,493.30

Council Report: Payroll
City of Lodi, CA - v10.5 Live
Pay Period 3/27/2016

Fund	Description	Amount
100	General Fund	733,845.09
120	Library Fund	21,716.86
200	Parks Rec & Cultural Services	92,589.30
214	LPD-OTS Grants	1,327.57
219	LPD-ABC Grant	5,015.93
270	Comm Dev Special Rev Fund	33,860.23
301	Gas Tax-2105 2106 2107	31,203.96
500	Electric Utility Fund	176,387.52
530	Waste Water Utility Fund	123,792.82
560	Water Utility Fund	22,879.71
600	Dial-a-Ride/Transportation	8,732.32
650	Internal Service/Equip Maint	18,240.69
Report Total		1,269,592.00



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CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Approve Minutes
a) March 16, 2016 (Regular Meeting)
b) April 5, 2016 (Shirtsleeve Session)
c) April 6, 2016 (Regular Meeting)
d) April 12, 2016 (Shirtsleeve Session)

MEETING DATE: April 6, 2016

PREPARED BY: City Clerk

RECOMMENDED ACTION: Approve the following minutes as prepared:
a) March 16, 2016 (Regular Meeting)
b) April 5, 2016 (Shirtsleeve Session)
c) April 6, 2016 (Regular Meeting)
d) April 12, 2016 (Shirtsleeve Session)

BACKGROUND INFORMATION: Attached are copies of the subject minutes marked Exhibit A through D, respectively.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Jennifer M. Ferraiolo
City Clerk

Attachments

APPROVED: _____
Stephen Schwabauer, City Manager

**LODI CITY COUNCIL
REGULAR CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 16, 2016**

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of March 16, 2016, was called to order by Mayor Chandler at 6:01 p.m.

Present: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

C-2 Announcement of Closed Session

- a) Conference with Adele Post, Human Resources Manager, and Jordan Ayers, Deputy City Manager (Labor Negotiators), Regarding Lodi City Mid-Management Association, AFSCME General Services and Maintenance & Operators, International Brotherhood of Electrical Workers, Police Mid-Managers, Lodi Police Officers Association, Lodi Police Dispatchers Association, Fire Mid-Managers, Lodi Professional Firefighters, and Unrepresented Confidential Employees; and Conference with Adele Post, Human Resources Manager, and Stephen Schwabauer, City Manager (Labor Negotiators), Regarding Unrepresented Executive Management Pursuant to Government Code §54957.6 (CM)
- b) Actual Litigation: Government Code §54956.9; Two Applications; Richard Gerlack v. City of Lodi; WCAB Case No. ADJ87897348 - 8/10/2010 and ADJ8797345 - 7/14/2009 (CM)
- c) Actual Litigation: Government Code §54956.9; Two Applications; Teresa Harris v. City of Lodi; WCAB Case No. ADJ2139177 - 12/31/2009 and ADJ7730518 - 3/24/2005 (CM)

C-3 Adjourn to Closed Session

At 6:01 p.m., Mayor Chandler adjourned the meeting to a Closed Session to discuss the above matters. The Closed Session adjourned at 6:34 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:00 p.m., Mayor Chandler reconvened the City Council meeting, and City Attorney Magdich disclosed the following actions.

Item C-2 (a) was discussion only with no reportable action.

Items C-2 (b) and C-2 (c) were discussion and direction given with no reportable action.

A. Call to Order / Roll Call

The Regular City Council meeting of March 15, 2016, was called to order by Mayor Chandler at 7:00 p.m.

Present: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

B. Presentations

B-1 Presentation from Hutchins Street Square Foundation (PRCS)

Hutchins Street Square Foundation Chairman John Ledbetter provided an update of the Foundation's recent accomplishments and future projects (filed). Mr. Ledbetter thanked the City Council, Mr. Hood, and staff for their continued support, stating that he believed the best interests of the Square are served by this public-private partnership. He did, however, share some frustrations with City rules and policies that can slow down projects and suggested the City consider compressing construction schedules, reducing fees, and working with the organization to ensure these projects that benefit the City are completed in a timely manner. Mr. Ledbetter reported that an endowment fund for the long-term stability of Hutchins Street Square was created with the Lodi Community Foundation, which has roughly \$2 million; Field and Fair Day will be held Monday, September 5, commencing with a balloon launch and followed by a pancake breakfast; the Annual Chioppino Feed was a success; and the Christmas Gala event has returned on an every-other-year basis.

B-2 Arbor Day Proclamation (PRCS)

Mayor Chandler presented a proclamation to Parks Superintendent Steve Dutra proclaiming Saturday, April 9, 2016, as Arbor Day in the City of Lodi. Mr. Dutra invited the City Council and public to attend this year's Arbor Day celebration on April 9 from 10 a.m. to 2 p.m., at Lodi Lake Park at the Kiwanis picnic area. The Parks, Recreation, and Cultural Services Department is celebrating its 75th anniversary and, in honor of this milestone, will plant 75 trees at six parks. This year's event includes many partnerships, including Tree Lodi, which will assist in facilitating the event; the Lodi Arts Commission, which will host an Arbor Day banner contest for cash awards; Pacific Coast Producers, which contributed \$2,500 toward the event; and PG&E, which donated \$5,000 toward the event.

Dylan George, Local Government Relations Representative with PG&E, reported to Council that, as discussed at a previous Shirtsleeve Session, PG&E has successfully reached agreement to address all of the trees in the franchise areas and with 100 percent of the property owners who had tree obstructions in the pipeline safety initiative project. He stated that PG&E is pleased to partner with the City on Arbor Day and that PG&E staff will be assisting in the tree planting.

C. Consent Calendar (Reading; Comments by the Public; Council Action)

Council Member Johnson made a motion, second by Council Member Mounce, to approve the following items hereinafter set forth, **except those otherwise noted**, in accordance with the report and recommendation of the City Manager.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: None

C-1 Receive Register of Claims in the Amount of \$4,284,208.92 (FIN)

Claims were approved in the amount of \$4,284,208.92.

C-2 Approve Minutes (CLK)

The minutes of February 23, 2016 (Shirtsleeve Session), March 1, 2016 (Shirtsleeve Session), March 2, 2016 (Regular Meeting), and March 8, 2016 (Shirtsleeve Session) were approved as written.

- C-3 Adopt Resolution Approving Purchase of Schwarze Model A7 Tornado Regenerative Air Sweeper from Municipal Maintenance Equipment, Inc., of Sacramento (\$259,064) (PW)

Adopted Resolution No. 2016-36 approving the purchase of a Schwarze Model A7 Tornado Regenerative Air Sweeper from Municipal Maintenance Equipment, Inc., of Sacramento, in the amount of \$259,064.

- C-4 Adopt Resolution Awarding Contract to Cintas Corporation No. 3, of Stockton, for Rental and Cleaning of Uniforms for Certain Field and Warehouse Employees (\$71,995) (PW)

Adopted Resolution No. 2016-37 awarding a contract to Cintas Corporation No. 3, of Stockton, for rental and cleaning of uniforms for certain field and warehouse employees, in the amount of \$71,995.

- C-5 Adopt Resolution Authorizing City Manager to Execute Agreements with the Following Entities for the Water Meter Program Phase 6 and Appropriating Funds (\$5,600,000): a) DSS Company dba Knife River Construction, of Stockton, for Construction (\$4,183,790); b) RMC Water and Environment, of Walnut Creek, for Engineering Services (\$38,880); c) Terracon, of Lodi, for Construction Testing and Inspection Services (\$500,000); and d) Henderson Brothers Company, of Lodi, for On-Call Residential Plumbing Services (\$200,000) (PW)

Adopted Resolution No. 2016-38 authorizing the City Manager to execute agreements with the following entities for Water Meter Program Phase 6 and appropriating funds in the amount of \$5,600,000: a) DSS Company dba Knife River Construction, of Stockton, for construction, in the amount of \$4,183,790; b) RMC Water and Environment, of Walnut Creek, for engineering services, in the amount of \$38,880; c) Terracon, of Lodi, for construction testing and inspection services, in the amount of \$500,000; and d) Henderson Brothers Company, of Lodi, for on-call residential plumbing services, in the amount of \$200,000.

- C-6 Accept Improvements Under Contract for Salas Park - Sports Lighting Improvements (Phase 1) (PW)

Accepted improvements under the contract for Salas Park - Sports Lighting Improvements (Phase 1).

- C-7 Accept Improvements Under Contract for White Slough Water Pollution Control Facility Digesters No. 1 and No. 2 Emergency Repairs Project (PW)

Accepted improvements under the contract for White Slough Water Pollution Control Facility Digesters No. 1 and No. 2 Emergency Repairs Project.

- C-8 Accept Improvements Under Contract for Northern Plume Monitoring Well Installation Project and Adopt Resolution Appropriating Funds (\$30,000) (PW)

Accepted improvements under the contract for Northern Plume Monitoring Well Installation Project and adopted Resolution No. 2016-39 appropriating funds in the amount of \$30,000.

- C-9 Authorize City Manager to Execute Amended Option to Lease and Associated Ground Lease with Pacific Gas and Electric Company, for the Location of a Compressed Air Energy Storage Facility at White Slough Water Pollution Control Facility (CM)

This item was removed from the Consent Calendar at the request of a member of the public for discussion purposes.

Mike Lusk requested that Council deny this request because he believed that, other than revenue, this lease agreement does not benefit Lodi. He questioned the effect this agreement will have on the City's agreement with Northern California Power Agency (NCPA), both monetarily and on energy; why the City is indemnifying NCPA with \$10 million of lease revenue as a result of

a PG&E activity; why PG&E is not paying for the increased cost; and why the lease payments are going into the general fund, instead of the wastewater fund pursuant to Proposition 218. Mr. Lusk stated that, if bonds from the wastewater fund purchased the property, the revenue should be returned to that account, rather than the general fund.

City Manager Schwabauer clarified that the original bonds were issued for the construction of White Slough, but the acquisition of the property was funded by the general fund; not the wastewater fund. With regard to indemnifying NCPA, Mr. Schwabauer stated that PGE is unwilling to indemnify it and, without that, this project would disappear as would the potential to receive \$3.5 million a year in lease for 100 years. Staff believes it is worth receiving less lease revenue in the first few years to secure this long-term deal. The benefits from this agreement are lease revenue and NCPA's ten-year reevaluation of market value, which could result in higher rent revenue. With regard to the effect on NCPA, the agreement has the potential to cause increased transmission costs, but the indemnification and PG&E's agreement to upgrade the transmission lines in a timely fashion to prevent more losses will address the impacts.

In response to Council Member Mounce, Mr. Schwabauer stated that staff has the purchase and sale agreements and can demonstrate from where the funds originated.

In response to Mayor Chandler and Council Member Mounce, Mr. Schwabauer confirmed there was no bond issue that was paid for by the utilities and the rent would, therefore be returned to the general fund.

Mr. Lusk stated that he believed citizens should not pay for the \$10 million indemnity to NCPA or the lease to PG&E, particularly with the argument that NCPA has a reserved right to the property. He further stated that he researched 92 years of budgets, starting in 1944, and believed that the original 302 acres of land that was purchased was charged to the sewer fund, which continued being charged to the sewer fund from the 1960s to the 1980s according to City resolutions. Each of those budget years were charged for the bond repayment by either dedicated taxes or sewer rates paid by citizens; therefore, he believed the wastewater enterprise owns the land and is entitled to the reimbursement under Proposition 218.

Mr. Schwabauer offered to meet with Mr. Lusk to review the documents.

Council Member Mounce agreed that, if Mr. Lusk is correct, the rate payers should benefit from the revenue, instead of the general fund. She asked if this agreement was time-sensitive and whether staff could confirm the matter and return at the next meeting. Mr. Schwabauer replied that it would not be an issue to delay the matter until the next meeting.

Council Member Mounce made a motion, second by Mayor Pro Tempore Kuehne, to postpone the item to consider authorizing the City Manager to execute Amended Option to Lease and Associated Ground Lease with Pacific Gas and Electric Company for the location of a compressed air energy storage facility at White Slough Water Pollution Control Facility until such a time that staff is able to verify the original purchase of the land and the associated funding source.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: None

C-10 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with R.F. MacDonald Company, of Modesto, for Boiler Inspection, Cleaning, and Repair at White Slough Water Pollution Control Facility (\$12,725) (PW)

Adopted Resolution No. 2016-40 authorizing the City Manager to execute Amendment No. 1 to Professional Services Agreement with R.F. MacDonald Company, of Modesto, for boiler

inspection, cleaning, and repair at White Slough Water Pollution Control Facility in the amount of \$12,725.

C-11 Adopt Resolution Setting Parks, Recreation, and Cultural Services Fees (PRCS)

Adopted Resolution No. 2016-41 setting Parks, Recreation, and Cultural Services fees.

C-12 Adopt Resolution Amending Traffic Resolution No. 97-148, Establishing Travel Restriction of Commercial Vehicles over Two Axles on Pioneer Drive, Calaveras Street (Donner Drive to Murray Street), and Donner Drive (Calaveras Street to Stockton Street) (PW)

Adopted Resolution No. 2016-42 amending Traffic Resolution No. 97-148, establishing travel restriction of commercial vehicles over two axles on Pioneer Drive, Calaveras Street (Donner Drive to Murray Street), and Donner Drive (Calaveras Street to Stockton Street).

C-13 Adopt Resolution Authorizing Destruction of Certain Citywide Records in Accordance with the Government Code and the City's Records Management Policy (CLK)

Adopted Resolution No. 2016-43 authorizing destruction of certain citywide records in accordance with the Government Code and the City's Records Management Policy.

C-14 Authorize the Mayor, on Behalf of the City Council, to Send a Letter of Support for AB 1869 (Melendez): Theft: Firearms (CLK)

Authorized the Mayor, on behalf of the City Council, to send a letter of support for AB 1869 (Melendez): Theft: Firearms.

D. Comments by the Public on Non-Agenda Items

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Donna Phillips stated that she was a member of the now-dissolved Friends of Lodi Lake, which was a 501c3 organization that originated in 1985 for the purpose of enhancing and preserving Lodi Lake. The Friends of Lodi Lake purchased five mature trees that were transplanted from Micke Grove, and a number of the families surrounding the lake paid for the others, most of which were planted on the north side of Lodi Lake. Many of these trees were of significant size and roughly 20 to 30 years old. Ms. Phillips discovered today that the tree her family purchased was removed, as were two others, in order to benefit the construction of the boat ramp project. She requested the City replace those trees with mature trees of the same size rather than a small size and suggested the City enact an ordinance to protect trees.

Council Member Mounce apologized on behalf of the City, stating she feels the same way about the trees at the Lake and that replanting a small tree in place of a large, mature tree is not equivalent. Council Member Mounce requested the City Manager draft a tree protection ordinance to ensure this does not happen again and to allow Council the opportunity to weigh in and take responsibility for the removal of trees, especially if it is during the course of a City project.

Council Member Nakanishi concurred with Council Member Mounce's suggestion for a tree protection ordinance.

Mr. Schwabauer stated staff will return with a draft ordinance.

Mike Lusk apologized to the City Manager for his comments at the March 2, 2016 Council meeting, at which he disagreed with Mr. Schwabauer on the information that was provided regarding estimated sales tax revenue. He reviewed his e-mail correspondence and realized he quoted the figure inaccurately. Further, Mr. Lusk requested an agenda item to discuss the lack of adequate staffing in the Police and Fire Departments, the full disclosure on the California Public Employees Retirement System debt, and on a proposed sales tax increase to support these items. He believed such a measure is prudent to support the City, rather than waiting for a financial crisis, and that it would be fair to all who utilize services in Lodi or purchase goods.

E. Comments by the City Council Members on Non-Agenda Items

Council Member Johnson, who also serves on committees relating to commuter rail for the San Joaquin County and Altamont areas, reported that the Altamont Corridor Express (ACE) had an incident last week, in which a mud slide pushed a train off the tracks into the Alameda Creek. The incident, which left passengers stranded in the train, could have resulted in fatalities if creek levels had been high. Council Member Johnson stated that ACE staff practices regularly for disasters and works with Alameda Fire Department on what to do and not to do in various situations. He stressed the importance for Lodi to continue having table-top exercises so it is prepared should a disaster strike. Council Member Johnson wished Council Member Nakanishi well in his run for Senate. Further, Mr. Johnson reminded staff that he would still like a meeting on the possible reduction of fees on charitable contributions, pointing to the Hutchins Street Square Foundation that gives over \$500,000 a year to the Square and the Library renovation, which was charged for permit and inspection fees by the City. He would like a discussion on either reducing or waiving those fees because their volunteer efforts benefit the Lodi community.

Council Member Mounce commented on the 8,000 square-foot duplex being built in a distressed alley on the east side, stating that she would like the Planning Commission to see what it can do to prevent large, multi-family units from being built in areas on the east side that are already saturated and dense in population. A project such as this will have no room for a parking lot, the cars will congest the alley, and there will be no free-flow of traffic. Council Member Mounce stated she would like to see the building code changed to require owner-occupied developments, which would go a long way toward changing the nature on the east side from rental to owner-occupied homes. Further, Council Member Mounce reported that she attended the National League of Cities Congressional Cities Conference in Washington D.C., at which League delegates met with senators and congressional representatives to advocate on behalf of cities. She was pleased to report that over 40 packets of information relating to water, water storage, and drought issues were distributed and expressed hope that Congress will bring forth legislation that will aid in this regard. Council Member Mounce thanked Public Works for the alley improvements made to date, stating the alleys were able to absorb the recent surge in rain and she looked forward to the next ones scheduled for completion. Lastly, Council Member Mounce stated she was pleased to see so many people attending the meeting and thanked everyone for coming.

F. Comments by the City Manager on Non-Agenda Items

None.

G. Public Hearings

G-1 Public Hearing to Consider Adopting Resolution Approving the 2016/17 Draft Annual Action Plan for the Community Development Block Grant and the Amendment of the 2015/16 Annual Action Plan (CD)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Chandler called for the public hearing to consider adopting resolution approving the 2016/17 Draft Annual Action Plan for the Community Development Block Grant (CDBG) and the amendment of the 2015/16 Annual Action Plan.

Neighborhood Services Manager Joseph Wood provided a PowerPoint presentation regarding the 2016/17 Draft Annual Action Plan for CDBG and the amendment of the 2015/16 Annual

Action Plan. Specific topics of discussion included Annual Action Plan process, 2016/17 recommendations for community-based organizations, 2014-18 Consolidated Plan, 2016/17 recommendations for City projects and activities, 2016/17 public service cap, 2015/16 Annual Action Plan amendment and reallocation, and 2016/17 CDBG process.

In response to Council Member Nakanishi, Mr. Wood confirmed that Public Works had a number of projects that were not shovel-ready because of other priorities, but those projects should be moving soon, and there is \$125,000 in reserve for the alley projects. To date, eight alleys have been completed, with three to four more that were to be completed with CDBG dollars; however, Public Works intends to do those alleys in conjunction with infrastructure improvements, namely the Water Meter Program.

Mayor Pro Tempore Kuehne suggested adjusting the recommended allocations slightly by taking \$1,000 from Grace & Mercy Charitable Foundation's allocation, \$2,000 from Second Harvest Food Bank, and \$12,000 from the Community Partnership for Families (CPF) allocation for the LodiGRIP program and spread the \$15,000 evenly between the Salvation Army tutoring program, Women's Center domestic violence services, and the 180 Teen Center's counseling program. Mr. Wood explained that, in the past, smaller amounts were given to a greater number of agencies, but the effectiveness of doing such small allocations and the increased administration that goes along with it comes into question.

In response to Council Member Mounce, Interim Public Works Director Charlie Swimley stated that the Water Meter Program will commence on the east side as part of Phases 7 and 8, beginning in 2017.

Mayor Chandler opened the public hearing for public comment.

Dale Gillespie, representing the LOEL Foundation, reported that its Meals on Wheels Program will begin on April 4 and that the memorandum of understanding with the County was signed for it to provide the needs assessment for candidates for the program at no charge. Mr. Gillespie expressed appreciation for the City's support of this program.

Council Member Johnson questioned if this allocation will rejuvenate the program and get it back to the level of success it once had, to which Mr. Gillespie responded that, to date, 37 candidates have qualified for the program through the assessment process, but he anticipates further applications will be submitted before April 4 and, before too long, the program will once again be greater than 100 candidates. He stated the program will initially include three hot meals each week, along with the County's frozen meals a couple times during the week.

In response to Council Member Nakanishi, Mr. Gillespie stated that hot meals are prepared in the LOEL kitchen, which was made possible with past CDBG allocations, and it has the capacity to serve over 300 meals at a time. He estimated the cost of a hot meal at roughly \$7.

Meredith Baker with CPF expressed support for the allocation toward the LodiGRIP program, stating that it has been revolutionary in making changes in youths' lives and their families' lives. She stated that last year's allocation funded 15 percent of the case manager's time; however, it did not provide funding for follow-up with youth, which is a critical step. This allocation will provide funding for 50 percent of the case manager's time and 20 percent for follow-up, and she reported that CPF also received a grant for \$20,000 for Lodi to fund stipends for the youth participants. Ms. Baker stated this program provides a safe structure and environment for the participants, which enables them to become involved, employed, and tax-paying citizens, all of which bring revenue back to Lodi.

Mike Mallory with Second Harvest Food Bank expressed support for its funding request, stating the agency covers eight counties and provides hundreds of pounds of food for its Brown Bag, Food 4 Thought, and Food Assistance programs. He stated that Second Harvest Food Bank has a commitment to Lodi and devotes significant funding to the community to help seniors and children, adding that Grace and Mercy Charitable Foundation now acquires its food products from its agency instead of from Sacramento.

Elida Esparza, with the aid of a translator, questioned which east side alleys will be improved first, stating that the location in which she resides was not mentioned in the materials. Mr. Wood stated that the alley adjacent to her property north of Hale Park will be improved in conjunction with Phase 6 of the Water Meter Program; not with CDBG funding. Staff will get back to Ms. Esparza with a timeframe on when that project will commence. Ms. Esparza further requested that the crosswalk on Cherokee Lane and Elm Street be improved with flashing lights to better assist and protect handicapped individuals.

Rehana Zaman expressed support for the alley projects, stating it is unpleasant living next to an alley because the potholes are extremely large, which cause rain water to collect and yards to flood. Many of the residents are on a limited income and cannot afford to fix the problem, and she hoped this project will move forward.

Maria Rosado with the California Human Development Agency expressed appreciation that many from the east side community attended and are participating in this meeting and for Mr. Wood's concept of asset-based community development (ABCD), which looks at the positives versus the negatives. Ms. Rosado stated that, despite the issues of blight, low employment, and taxes on the east side, there are many assets in that part of town, especially the residents who work long, hard hours to further the wine industry and maintain Lodi's trees, and they should be assured proper living conditions.

Council Member Mounce concurred with Ms. Rosado, stating that east side residents work tirelessly at industries that are vital to Lodi's economy; they fight crime, drugs, and blight in the area; and they are multicultural with much to contribute. In response to Council Member Mounce, Mr. Swimley clarified that the Water Meter Program will systematically go through each alley that has a main, but only those that require a main to be sized or relocated will be improved. Those alleys that are not improved with the project will be done through the CDBG program.

Joaquin Hernandez, with the aid of a translator, expressed support for improvements to the east side alleys and Cherokee Lane crosswalks, stating the area is dangerous for pedestrians and he routinely sees elderly or entire families trying to cross the street. In light of the Flint, Michigan water problems, Mr. Hernandez questioned if Lodi's water pipes have been inspected, particularly because of the chemicals that are used at vineyards that can seep into the ground and ultimately into the water system. With regard to speed bumps and the argument against installing them because they may cause problems to emergency vehicles, Mr. Hernandez stated that Stockton has figured a way to make it work and suggested Lodi reconsider the issue.

Council Member Nakanishi stated that Lodi is responsible for its water and has one of the cleanest water systems in California, adding that well water is tested routinely. He explained that river water passes through many filter systems and a small amount of chlorine is added; the City spent millions of dollars on a clean water system to remove sedimentation and chemicals.

Cecilia Mendoza with Salvation Army expressed support for its tutoring and mentoring program, which is much needed for children and their families, and requested Council consider its CDBG funding request to keep the program open.

There being no further public comments, Mayor Chandler closed the public hearing.

Council Member Johnson commended Mr. Wood for the amount of effort that goes into creating the list of possible items for consideration of CDBG funding, stating there are many deserving entities that should be funded. He questioned if anyone has met with the east side community to receive input on the residents' issues and priorities and suggested it be coordinated with CPF or California Human Development Agency. Mr. Wood stated that California Human Development Agency assisted staff with community outreach efforts to discuss establishing the CDBG priority needs and 90 percent of the goals and needs that were established came from those meetings and their suggestions.

Mayor Pro Tempore Kuehne suggested installation of a pedestrian crossing sign at

Cherokee Lane and Elm Street. Mr. Kuehne expressed support for all of the programs asking for funding and reiterated his suggestion to take \$1,000 from Grace and Mercy, \$2,000 from Second Harvest Food Bank, and \$12,000 from CPF to spread evenly to Salvation Army, Women's Center, and 180 Teen Center.

In response to Council Member Mounce, Mr. Wood stated that, during the reallocation phase in September, any unused funds from this and previous years will be available for the unfunded programs. Council Member Mounce stated she was not in support of adjusting the allocations and trusted staff will fund those programs when the reallocation phase comes back in September.

Mr. Wood clarified that the allocation for Grace and Mercy is a bricks and mortar project, which cannot be moved into the public services category. Mayor Pro Tempore Kuehne then suggested taking only \$2,000 from Second Harvest and \$12,000 from CPF to be split three ways.

Council Member Nakanishi stated that much effort went into compiling this list to meet the requirements and he was uncomfortable with changing it at the dais in piecemeal fashion. He believed the funding could be addressed during the reallocation phase, with which Mayor Chandler concurred.

Council Member Mounce made a motion, second by Council Member Johnson, to adopt Resolution No. 2016-44 approving the 2016/17 Draft Annual Action Plan for the Community Development Block Grant and the amendment of the 2015/16 Annual Action Plan.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, and Mayor Chandler

Noes: Mayor Pro Tempore Kuehne

Absent: None

RECESS

At 9:15 p.m., Mayor Chandler called for a recess, and the City Council meeting reconvened at 9:22 p.m.

G-2 Public Hearing to Consider Resolution Adopting Pre-Approved Proposition 218 Consumer Price Index-Based Annual Adjustment to Rates for Solid Waste Collection (PW)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Chandler called for the public hearing to consider resolution adopting pre-approved Proposition 218 Consumer Price Index (CPI)-based annual adjustment to rates for solid waste collection.

Interim Public Works Director Charlie Swimley provided a PowerPoint presentation regarding the pre-approved Proposition 218 CPI-based annual adjustment to rates for solid waste collection. Specific topics of discussion included contract terms, CPI rate adjustment factor, and example rate changes.

Mayor Chandler opened the public hearing for public comment.

There being no public comments, Mayor Chandler closed the public hearing.

Mayor Pro Tempore Kuehne made a motion, second by Council Member Johnson, to adopt Resolution No. 2016-45 adopting pre-approved Proposition 218 Consumer Price Index-based annual adjustment to rates for solid waste collection.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler
Noes: None
Absent: None

H. Communications

H-1 Monthly Protocol Account Report (CLK)

Council Member Mounce made a motion, second by Council Member Johnson, to approve the monthly Protocol Account Report through February 29, 2016.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Johnson, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler
Noes: None
Absent: None

I. Regular Calendar - None

J. Ordinances - None

K. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 9:24 p.m.

ATTEST:

Jennifer M. Ferraiolo
City Clerk

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 5, 2016**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 5, 2016, commencing at 7:03 a.m.

Present: Council Member Johnson, Council Member Nakanishi, and Mayor Pro Tempore Kuehne

Absent: Council Member Mounce, and Mayor Chandler

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

B. Topic(s)

B-1 Presentation and Discussion Regarding Vigilant Solutions Software (PD)

Sergeant Josh Redding provided a PowerPoint presentation on Law Enforcement Archival and Reporting Network. Specific topics of discussion included automated license plate recognition, law enforcement uses, tools and analytics, safeguards, access/data storage/sharing, sample Lodi Police Department cases, and cost.

In response to Council Member Johnson, Sgt. Redding explained that, in the example he used of a recovered stolen vehicle at Lodi Memorial Hospital, the license plate was read by a private source, i.e. a towing company or asset seizure forfeiture agency, and uploaded to the Vigilant database. Law enforcement agencies have access to the database and receive an alert if there is a hit that a vehicle is stolen or wanted.

In response to Council Member Johnson, Scott Dye with Vigilant Solutions stated that one of the divisions of Vigilant relates to commercial data, which comes from asset seizure forfeiture companies and banks who are searching for repossessed vehicles. This data equates to 3.9 billion reads throughout the nation, which is stored in Texas and provided via a one-way link to Virginia to assist law enforcement agencies. The law enforcement data is not sold anywhere else; it is Criminal Justice Information Services compliant; and it has the most stringent security measures. Law enforcement agencies have the ability to access the commercial data to assist with investigations and, because the commercial data adds 3.9 billion reads to law enforcement's 100 million reads, it is of great benefit. Council Member Johnson questioned how many commercial companies are hooked into the system, other than tow trucks and asset seizure forfeiture companies, to which Mr. Dye responded that it is only those two types of commercial industries utilizing the system and he was uncertain how many companies in Lodi were on the system. Mr. Dye stated that no one else can access or feed into the system besides Digital Recognition Network and law enforcement. Council Member Johnson suggested that cameras be placed on garbage trucks, and Mr. Dye stated that is a possibility, adding that New York did so.

In response to Mayor Pro Tempore Kuehne, Mr. Dye explained that any asset seizure forfeiture company could utilize the system and further clarified that it was the New York police department that decided to equip garbage trucks with the cameras. City Manager Schwabauer stated that the only entity in Lodi that would use the system is a repossession operation.

In response to Council Member Nakanishi, Mr. Schwabauer explained that the stolen vehicle at Lodi Memorial Hospital was discovered by an operator for an asset seizure forfeiture company, who was driving through the area. It is standard practice for such companies to search for stolen or repossessed vehicles.

In response to Council Member Nakanishi, Captain David Griffin stated that the license plate number, vehicle picture, and location data is stored at Vigilant's Cloud server for one year, after which it is deleted.

In response to Mayor Pro Tempore Kuehne, Captain Griffin stated that the cost of \$22,490 includes three cameras installed onto one vehicle: two on the rear and one on the front. The cameras will collect pictures of on-coming traffic, vehicles passing on the left side, and parked cars on the right. Currently, the Department is proposing to outfit only one Police vehicle with the cameras. In response to Mayor Pro Tempore Kuehne, Captain Griffin confirmed there are typically four Police vehicles on patrol during the day and stated staff did not research static cameras, but they are available.

Mr. Dye stated that the price quoted is for the intelligent policing package with analytics, which includes a choice of three cameras - either mobile or fixed - for the same cost of \$22,490; however, the cost for fixed installation is higher because of the hard wiring. He also cautioned that cameras cannot be installed on Caltrans property. Mr. Dye stated that many agencies begin with a trial period for a year or two with a mobile camera on the vehicle and move to a fixed platform. The benefit of a mobile camera is the ability to send cameras to problem areas or use in concentrated investigations. He stated that the City of Sacramento has both mobile and fixed cameras.

Mayor Pro Tempore Kuehne stated he is in favor of the program, but expressed concern that one vehicle was inadequate to cover five city segments. Captain Griffin stated that officers often cover other quadrants in the course of their shift; they rarely remain completely in one assigned beat; and the patrol vehicles are shared by officers so they cover different areas at different times of the day. In response to Mayor Pro Tempore Kuehne, Captain Griffin stated that the ultimate goal would be to equip four patrol vehicles with the cameras. Mr. Schwabauer stated that the cost to equip one vehicle is being absorbed in the Police Department's operating budget, likely through the small equipment fund. Mayor Pro Tempore Kuehne stated he would like to see a static camera installed on Guild Avenue because of the increased burglaries of area businesses and that he supports the proposal, but would like more information on whether a better rate is available if a greater number of cameras were purchased. Mr. Schwabauer stated that staff will look at the budget to see what is feasible, adding that this matter will come before Council two more times because State law requires that a public hearing be conducted on the matter. Mayor Pro Tempore Kuehne further suggested that area businesses may be willing to contribute financially to the system because it is likely less expensive than hiring security guards, adding he would be willing to pitch in for the area near his business.

In response to Council Member Nakanishi, Sgt. Redding stated that this system will be beneficial in gang suppression efforts because the analytical tools can track high concentrations of gang activity, which could aid in solving crimes.

In response to Council Member Nakanishi, Police Chief Tod Patterson confirmed that every agency in San Joaquin County, with the exception of Lodi, is utilizing this technology. He stated that a static camera on Lower Sacramento Road and Turner Road would have been beneficial to the recent homicide investigation in that area because it could have tracked the incoming and outgoing traffic. Chief Patterson agreed with Mayor Pro Tempore Kuehne that additional cameras would be valuable and he would research other possible funding sources, such as code enforcement, crime prevention, and Lodi Police Foundation options. In further response, Chief Patterson stated that Lodi's technology is lagging and the Department is attempting to catch up to be on the cutting edge. Mr. Schwabauer reiterated that there is an obligation for the City to provide notification that it will be collecting data, pointing out that some in the community may feel this is a violation of their rights. From a law enforcement perspective, this is collection of publicly available data of individuals on public streets and in the public domain; however, there will be a policy in place to protect against privacy issues. In response to Council Member Nakanishi, Captain Griffin confirmed that Lodi's draft policy is comparable to other city policies.

In response to Council Member Johnson, Chief Patterson stated minor adjustments were made in the budget, such as seeking grant funding to replace long guns that have reached their useful

lifespan, in order to fund this system. Council Member Johnson suggested staff be better prepared for this matter when it comes before Council at a public hearing because citizens are likely to be opposed due to privacy issues. He further stated he would like to see the program ultimately expanded by partnering with other agencies, such as garbage and delivery companies, like UPS, to get more cameras on vehicles roaming the streets and collecting more data.

Captain Griffin provided a PowerPoint presentation on automatic license plate reading (ALPR) policy. Specific topics of discussion included equipment and data usage, policy, Public Records Act requests, and civil code.

In response to Council Member Nakanishi, Mr. Schwabauer stated that an employee who violates the policy by abusing the system would be in violation of workplace policy, resulting in a range of discipline that would depend on the employee's record. Because it is progressive discipline, those who were previously disciplined for poor behavior could be fired; however, those with no previous disciplinary actions could receive a written reprimand or a day off without pay. Council Member Nakanishi stated that employees should be made aware of the sanctions when this program is instituted, to which Captain Griffin stated that employees will have to sign that they are aware of policy and will be held accountable. City Attorney Magdich stated that the concern is not necessarily on the employee end, but rather individuals who feel they may be harmed by license plate readers, adding that the civil code is clear that individuals can bring forth a civil action and recover damages and attorney fees. She stated the public will have an opportunity to weigh in on their concerns about this technology at the public hearing.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:45 a.m.

ATTEST:

Jennifer M. Ferraiolo
City Clerk

**LODI CITY COUNCIL
REGULAR CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, APRIL 6, 2016**

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of April 6, 2016, was called to order by Mayor Chandler at 6:49 p.m.

Present: Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Absent: Council Member Johnson

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

C-2 Announcement of Closed Session

- a) Actual Litigation: Government Code §54956.9: One Application; Scott Bratton v. City of Lodi; WCAB Case No. ADJ9997650 - 2/2/2015 (CM)

C-3 Adjourn to Closed Session

At 6:49 p.m., Mayor Chandler adjourned the meeting to a Closed Session to discuss the above matter. The Closed Session adjourned at 6:53 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:00 p.m., Mayor Chandler reconvened the City Council meeting, and City Attorney Magdich disclosed the following action.

Item C-2 (a) was discussion and direction only with no reportable action.

A. Call to Order / Roll Call

The Regular City Council meeting of April 6, 2016, was called to order by Mayor Chandler at 7:00 p.m.

Present: Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Absent: Council Member Johnson

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

B. Presentations

B-1 Quarterly Update from the Greater Lodi Area Youth Commission (PRCS)

Chairman Hayden Johnson and Commissioner Tasha Shukla provided a quarterly report on the activities of the Greater Lodi Area Youth Commission, reporting that it will hold a backpack and school supply drive for underprivileged children and is in the planning stages for the Summer Beach Bash at the Lake.

Mayor Chandler expressed appreciation to the Youth Commission for its service and leadership development and thanked the members for volunteering their time.

B-2 Sexual Assault Awareness Month Proclamation (CLK)

Mayor Chandler presented a proclamation to Melissa Amos, Youth Shelter Manager for the Women's Center Youth and Family Services, proclaiming the month of April 2016 as Sexual Assault Awareness Month. Ms. Amos reported there will be many activities in April, including the National Ribbon Campaign and National Denim Day on April 27, 2016. She encouraged those wanting further information to visit the website at www.womenscenteryfs.org.

B-3 Earth Day Proclamation (PW)

Mayor Chandler presented a proclamation for Earth Day to Kathy Grant, Watershed Program Coordinator; Virginia Moore with First United Methodist Church; and Anne Wood with the Ham Lane Starbucks store. Earth Day will take place on April 9, 2016, in conjunction with the Love Lodi event with teams cleaning around the Discovery Center and Lodi Lake, similar to the Coastal Clean Up event. Those interested in participating were encouraged to register at www.lovelodi.org. Activities will begin at 9 a.m. at Hale Park, followed by a rally, clean-up activities at the Lake, and lunch at Hale Park.

B-4 National Public Safety Telecommunicators Week Proclamation (PD)

Mayor Chandler presented a proclamation to Dispatcher Jayma Sareeram, Dispatch Supervisor Teresa Fulwiler, and Lieutenant Sierra Brucia proclaiming the week of April 10-16, 2016, as National Public Safety Telecommunicators Week.

B-5 National Animal Control Officer Appreciation Week Proclamation (PD)

Mayor Chandler presented a proclamation to Lieutenant Sierra Brucia and Animal Control Officer Brittnee Tran proclaiming the week of April 10-16, 2016, as National Animal Control Officer Appreciation Week. Lt. Brucia reported that, since the Department began utilizing social media, the euthanasia rate has lowered by over 300 animals.

B-6 National Volunteers Week Proclamation (PD)

Mayor Chandler presented a proclamation to Literacy and Volunteer Manager Yvette Herrera; Watershed Program Coordinator Kathy Grant; and Parks, Recreation and Cultural Services Director Jeff Hood proclaiming the week of April 10-16, 2016, as National Volunteers Week. Mayor Chandler acknowledged the countless volunteer hours and fiscal benefit the groups have given to the City and community and recognized the Library; Public Works; Parks, Recreation and Cultural Services; and Police Departments and their many volunteers. Mr. Hood introduced attending members who volunteer as Lodi Lake Docents, Hutchins Street Square ushers, and members of the Boosters of Boys/Girls Sports Organization.

C. Consent Calendar (Reading; Comments by the Public; Council Action)

Council Member Mounce made a motion, second by Mayor Pro Tempore Kuehne, to approve the following items hereinafter set forth, **except those otherwise noted**, in accordance with the report and recommendation of the City Manager.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson

C-1 Receive Register of Claims in the Amount of \$5,111,993.67 (FIN)

Claims were approved in the amount of \$5,111,993.67.

C-2 Approve Minutes (CLK)

The minutes of March 15, 2016 (Shirtsleeve Session), March 22, 2016 (Shirtsleeve Session), March 29, 2016 (Shirtsleeve Session), and March 29, 2016 (Special Meeting) were approved as written.

C-3 Approve Plans and Specifications and Authorize Advertisement for Bids for Kofu Park ADA Improvements (PW)

Approved plans and specifications and authorized advertisement for bids for Kofu Park ADA Improvements.

C-4 Approve Plans and Specifications and Authorize Advertisement for Bids for Alley Improvement Project - Phase 5 (PW)

Approved plans and specifications and authorized advertisement for bids for Alley Improvement Project - Phase 5.

C-5 Approve Specifications and Authorize Advertisement for Bids to Procure One Oil Handling Trailer (EU)

Approved specifications and authorized advertisement for bids to procure one oil handling trailer.

C-6 Approve Specifications and Authorize Advertisement for Bids to Procure Distribution Transformers and Conductors for the Time Period April 6, 2016 through June 30, 2017 (EU)

Approved specifications and authorized advertisement for bids to procure distribution transformers and conductors for the time period April 6, 2016 through June 30, 2017.

C-7 Adopt Resolution Awarding Bid for Purchase of One 60/12kV Power Transformer from Virginia Transformer Corporation, of Roanoke, Virginia (\$476,814) (EU)

This item was pulled from the agenda at the request of staff.

C-8 Adopt Resolution Awarding Contract for Lodi Electric Utility Storage Yard Block Wall to Diede Construction, Inc., of Woodbridge (\$163,253) (PW)

Adopted Resolution No. 2016-46 awarding the contract for Lodi Electric Utility Storage Yard Block Wall to Diede Construction, Inc., of Woodbridge, in the amount of \$163,253.

C-9 Accept Improvements Under Contract for Ham Lane Signal Modification Improvements 2015 - Vine, Tokay, and Lockeford Streets (PW)

Accepted improvements under the contract for Ham Lane Signal Modification Improvements 2015 - Vine, Tokay, and Lockeford Streets.

C-10 Adopt Resolution Supporting the Northern San Joaquin Power Connect to Ensure Future Electric Reliability for the City of Lodi and Northern San Joaquin County (EU)

Adopted Resolution No. 2016-47 supporting the Northern San Joaquin Power Connect to ensure future electric reliability for the City of Lodi and Northern San Joaquin County.

C-11 Receive Report Regarding Communication Pertaining to Assembly Bill 2614 (Bonta) - Medical Cannabis: Out-of-State Convictions (CLK)

Received report regarding communication pertaining to Assembly Bill 2614 (Bonta) - Medical Cannabis: Out-of-State Convictions.

C-12 Receive Report Regarding Communication Pertaining to Assembly Bill 2339 (Irwin) - Net Energy Metering (CLK)

Received report regarding communication pertaining to Assembly Bill 2339 (Irwin) - Net Energy Metering.

C-13 Authorize City Clerk to Deny Request for Leave to Present Late Claim, Filed on Behalf of Diane Wilbur, Pursuant to Government Code Section 911.6(a) (CA)

Authorized City Clerk to deny request for leave to present late claim, filed on behalf of Diane Wilbur, pursuant to Government Code Section 911.6(a).

C-14 Set Public Hearing for April 20, 2016 to Consider Adopting Resolution Approving the 2015-2023 Draft Housing Element (CD)

This item was removed from the Consent Calendar at the request of Council Member Nakanishi for discussion purposes.

In response to Council Member Nakanishi, City Manager Schwabauer explained that the General Plan sets goals for the construction of affordable housing; however, no such housing has been built in the last 20 years. Cities are obligated by State law to have a 20-year General Plan, which is updated every 5 years, with policies that encourage the construction of affordable housing. The obligation to build affordable housing is not on the City; rather, it is up to developers.

Council Member Mounce reported that one of the League of California Cities 2016 goals is to create a policy that would encourage affordable housing and the League has met with the Building Industry Association (BIA) of Sacramento to discuss the matter. Unfortunately, if an affordable housing project is not beneficial financially to construct, developers will not pursue it. She assured that the League will continue to meet with the BIA and is committed to developing a policy to address the issue.

In response to Mayor Pro Tempore Kuehne, Mr. Schwabauer explained that the General Plan was adopted in 2012 and is valid for 20 years; however, the Housing Element portion of the Plan must be updated every 5 years. New legislation requires language be added regarding migrant farmworker housing, which staff will incorporate in the document.

Council Member Mounce made a motion, second by Mayor Pro Tempore Kuehne, to set public hearing for April 20, 2016, to consider adopting resolution approving the 2015-2023 Draft Housing Element.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson

C-15 Set Public Hearing for April 20, 2016 to Consider Vigilant/LEARN Software Lodi Police Department Usage Policy (PD)

Set public hearing for April 20, 2016, to consider Vigilant/LEARN software Lodi Police Department usage policy.

D. Comments by the Public on Non-Agenda Items

THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

Public comment may only be made on matters within the Lodi City Council's jurisdiction (Government Code Section 54954.3, Lodi City Council Protocol Manual Section 6.3I). The

Council cannot take action or deliberate on items that are not on this agenda unless there is an emergency and the need to take action on that emergency arose after this agenda was posted (Government Code Section 54954.2(b)(2)). All other items may only be referred for review to staff or placement on a future Council agenda.

Donna Phillips, past member of the now defunct Friends of Lodi Lake, commented on the 30-year old trees that were removed at Lodi Lake for the boat ramp and restroom construction projects, stating that these mature trees came from Micke Grove and were purchased by the Friends of Lodi Lake and residents. She requested Council enact an ordinance to prevent this from happening again and that the City consider relocating trees instead of removing them. Ms. Phillips stated that, based on her research, the City lacks an adequate ordinance on the protection of trees while other community ordinances are specific in addressing the costs and consequences, which she will share with Council at each of its meetings.

Council Member Mounce assured Ms. Phillips that staff is working on an extensive draft ordinance that should also address replacement of trees.

Ms. Phillips urged residents to consider donating their mature trees to the City instead of cutting them down. She further stated that the Parks, Recreation, and Cultural Services Department appears to be amenable to moving the Friends of Lodi Lake plaque to a different location instead of where the tree was taken out; however, she has not been approached regarding replacement or restitution for the trees that were cut down.

E. Comments by the City Council Members on Non-Agenda Items

Mayor Chandler stated that he gave a presentation on government last month to Mrs. Hennecke's 3rd grade class at Reese School, at which he explained how city government touches lives every day in the form of electricity, water, and safe roads. The class expressed its appreciation by sending him a packet of "thank you" notes. Mayor Chandler reported that he, the City Manager, and Electric Utility Director met in Sacramento with Northern California Power Agency partners to advocate against Assembly Bill 2339, which will have negative implications on control of local utilities. He also toured the Lodi Energy Center with Congressman Jerry McNerney and thanked him for this support of hydro and other energy issues. Finally, he, Mayor Pro Tempore Kuehne, and Council Member Mounce attended the Salvation Army annual awards dinner, at which the City of Lodi received its Big Heart Award for Lodi's cooperation in addressing the homelessness situation. He gave the award to staff to display in an appropriate location.

Council Member Mounce reported that the League of California Cities was successful in tabling Senate Bill 876, which would give individuals the right to rest at any location, including city halls, parks, and in front of homes, while eliminating the enforcement abilities of police. She stated the League will continue to work with the author to ensure local control remains with cities and to better address the homeless situation and housing options.

F. Comments by the City Manager on Non-Agenda Items

None.

G. Public Hearings - None

H. Communications

H-1 Post for Expiring Terms and Vacancies on the Greater Lodi Area Youth Commission, Library Board of Trustees, Lodi Arts Commission, and Planning Commission (CLK)

Council Member Mounce made a motion, second by Mayor Chandler, to direct the City Clerk to post for the following vacancies:

Greater Lodi Area Youth Commission
Student Appointees:

Cole Carouba, term to expire May 31, 2016
Evan Gardella, term to expire May 31, 2016
Hayden Johnson, term to expire May 31, 2016
Sanjay Shukla, term to expire May 31, 2016
Tasha Shukla, term to expire May 31, 2016

Adult Advisor:

Bre Meyer, term to expire May 31, 2016

Library Board of Trustees

Terry Costa, term to expire June 30, 2016
Scot Martin, term to expire June 30, 2016

Lodi Art Commission

Patricia Stump, term to expire July 1, 2016
Annalisa Sharp Babich, term to expire July 1, 2016
Richard Vasquez, term to expire July 1, 2016

Planning Commission

Wendel Kiser, term to expire June 30, 2016
Randall Heinitz, term to expire June 30, 2016

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson

I. Regular Calendar - None

J. Ordinances - None

K. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:35 p.m.

ATTEST:

Jennifer M. Ferraiolo
City Clerk

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 12, 2016**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 12, 2016, commencing at 7:01 a.m.

Present: Council Member Johnson, Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Absent: Council Member Mounce

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

B. Topic(s)

B-1 Year-End Presentation by Visit Lodi! (CLK)

Nancy Beckman, President and Chief Executive Officer of Visit Lodi!, provided a PowerPoint presentation regarding Visit Lodi!'s 2015 Year-End Report. Specific topics of discussion included transient occupancy tax (TOT), organization, reformed Lodi Tourism Business Improvement District (LTBID), visitor information requests, website, social media, marketing/public relations, community support, Amgen, bike summit, other activities, 2016 highlights, advertising, content creation, and travel impact study.

In response to Council Member Johnson, Ms. Beckman explained that a "session" is a visit to a website, while "page views" are website visits to multiple pages in a single session.

In response to Mayor Chandler, Ms. Beckman stated that Visit Lodi!'s events page on the website receives the most views, with the wineries page receiving second highest. Further, Ms. Beckman confirmed that Visit Lodi! applied for and was accepted to participate in the Sunset Celebration Weekend.

Council Member Johnson stated that many times he has pushed the concept of a reverse train from San Jose on the weekends to encourage bicyclists to come to Lodi, but the idea was not pursued. Ms. Beckman stated she would discuss the notion with Robin Knowlton, member of the Lodi Bicycle Coalition.

Mayor Chandler questioned if media visits are calendared to coincide with other events, to which Ms. Beckman stated that the difficulty in coordinating events is that hotels, which typically donate rooms, must do so at its optimal time, which may not mesh perfectly with a scheduled event. She stated the goal is to schedule the upcoming media tour along with the Sip Savor weekend, but staff is still working out the details with the hotels. In further response, Ms. Beckman stated that rentals through Vacation Rentals By Owner (VRBO) and Air BnB are becoming an increasing trend, stating there are about eight in Lodi; however, they are not significant revenue generators. She stated that Visit Lodi! staff monitors their websites and the City tracks them to ensure these types of rentals are brought into the LTBID to capture their TOT. Deputy City Manager Jordan Ayers added there is a third website, Home Away, that offers the same type of room rentals; most of these rentals are typically listed on all three websites; and only those rentals within the City limits are included in the LTBID, not those in the unincorporated area despite their Lodi address.

In response to Council Member Nakanishi, Ms. Beckman stated that Visit Lodi!'s total budget is \$758,000; blogs are typically written by staff or guests at no cost, but paid bloggers are compensated in the range of \$150 to \$250; and she is working with a wine and food blogger to write as many as 12 upcoming blogs. Ms. Beckman further explained how Internet radio station,

Pandora, and Visit Lodi!'s audio advertisements work.

Council Member Johnson questioned if there has been a discussion on resurrecting the issue of increasing the TOT, stating his understanding was hotel and motel owners were against the last failed attempt. Ms. Beckman stated that hotel and motel owners were not necessarily opposed to the increase, but were disappointed in the former City Manager's hope that they push the concept, yet no portion of the money was to be returned to promote the hotel and motel industry. Owners were told that, if the TOT does not increase, the City will take more money from them, which left owners feeling negative about the issue and opposed to supporting the measure. In recent years, the hotels and motels have seen an increase of 1.5 percent, which is a pass-through to the visitor. City Manager Schwabauer stated that, in his discussions with hotel and motel owners, they feel the headroom is roughly 12 percent net of both the convention and visitors bureau and City charges, and Lodi is about 1.5 percent away from that today, which would equate to \$200,000 a year.

In response to Council Member Nakanishi, Mr. Schwabauer stated that sales tax is down because gas prices are down, adding that gas-based sales tax is a significant portion of Lodi's overall sales tax. Council Member Nakanishi requested the City Manager provide him with information on other affects on sales tax with the gas sales extrapolated from the equation to ascertain other areas that may be increasing or decreasing.

Mayor Pro Tempore Kuehne congratulated Visit Lodi! on its success and growth, stating that it appears the organization is positioned well for continued growth in the coming year.

In response to Mayor Chandler, Ms. Beckman stated that Visit Lodi!'s participation in the wine bloggers conference will consist of obtaining sponsorship opportunities.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:42 a.m.

ATTEST:

Jennifer M. Ferraiolo
City Clerk



TM

CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for White Slough Water Pollution Control Facility 2016 Improvements Corrosion Repair Project

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for White Slough Water Pollution Control Facility 2016 Improvements Corrosion Repair Project.

BACKGROUND INFORMATION: On February 17, 2016, Council authorized West Yost & Associates, Inc. to proceed with the design and construction management services for the White Slough Water Pollution Control Facility 2016 Improvements Corrosion Repair Project.

The corrosion repair project is the first phase of a two phase project needed to bring elements of this 50-year-old facility up to current standards. This initial phase includes the necessary work to assess and repair corrosion damage to the headworks influent channels, domestic and industrial pump discharge chambers, primary sedimentation basin influent channel, and other miscellaneous non-submerged concrete in the primary sedimentation basin area (Exhibit A). Photos reflecting the corrosion damage are shown in Exhibit B.

The plans and specifications are on file in the Public Works Department. The planned bid opening date is May 25, 2016. The project estimate is \$1,750,000. Construction is scheduled to be completed by December 2016.

FISCAL IMPACT: The project is needed to avoid more costly repairs or complete replacement of the concrete structures in the future.

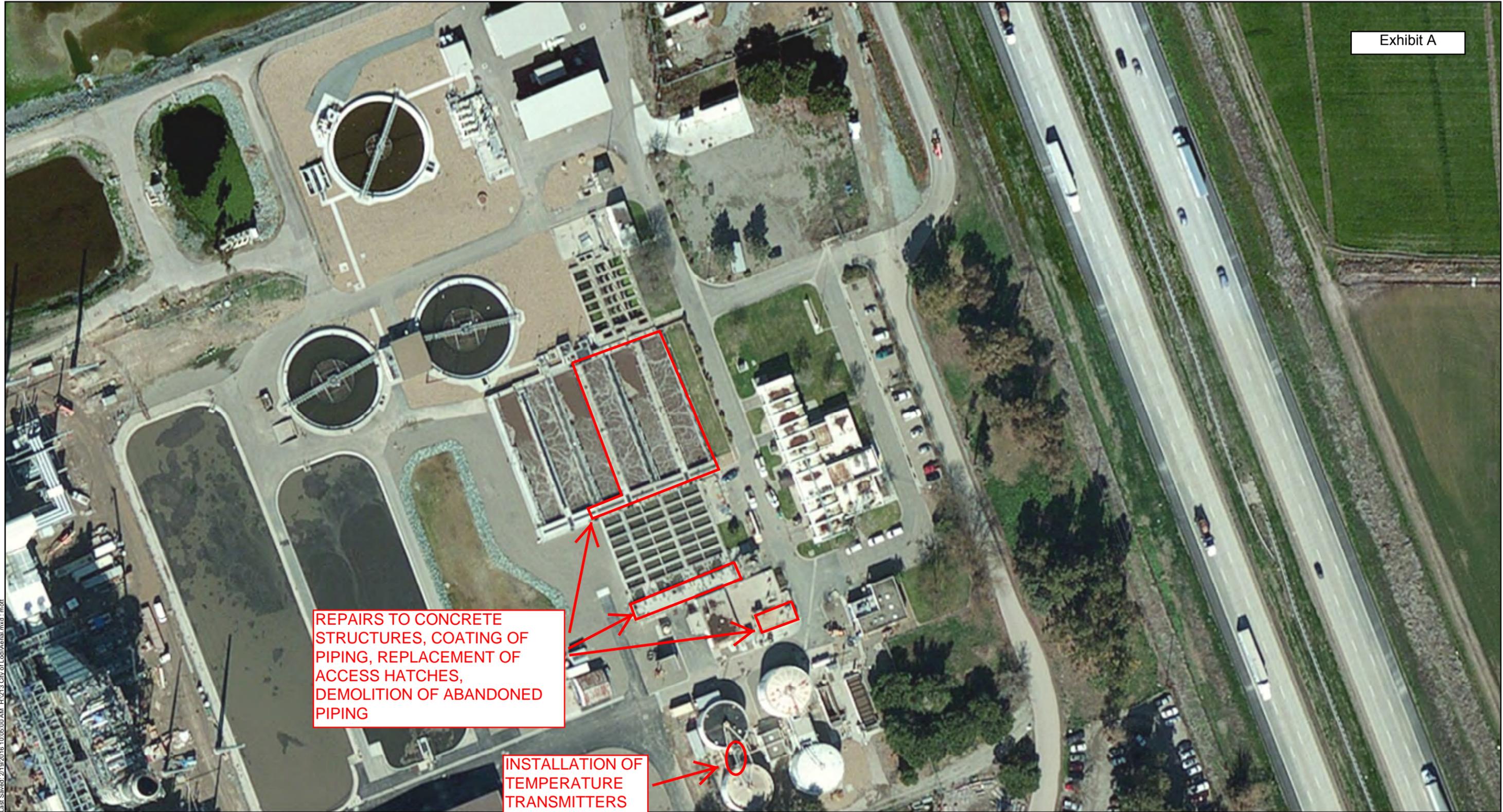
FUNDING AVAILABLE: Funding is available in the Wastewater Capital Fund (5310099000).

Charles E. Swimley, Jr
Interim Public Works Director

CES/CES/tdb
Attachment

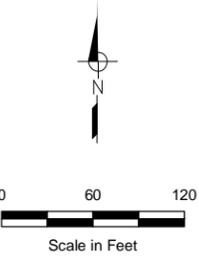
cc: Lyman Chang, City Engineer / Deputy Public Works Director
Lance Roberts, Utility Manager
Karen Honer, Wastewater Treatment Superintendent

APPROVED: _____
Stephen Schwabauer, City Manager



REPAIRS TO CONCRETE STRUCTURES, COATING OF PIPING, REPLACEMENT OF ACCESS HATCHES, DEMOLITION OF ABANDONED PIPING

INSTALLATION OF TEMPERATURE TRANSMITTERS





Primary Influent Channel



Primary Sedimentation Tank 2



Primary Influent Channel



Primary Influent Channel



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for Shady Acres Stormwater Pump Replacement Project

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for Shady Acres Stormwater Pump Replacement Project.

BACKGROUND INFORMATION: The Shady Acres stormwater pump station serves 806 acres of developed land inside the B-1 Basin watershed (Exhibit A). This pump station site was recently retrofitted with a stormwater treatment device and is one of two locations in the City where stormwater is discharged into the Woodbridge Irrigation District canal.

The original three vertical turbine pumps were installed in 1983 and have reached their expected service life. The existing motors have malfunctioned multiple times during the past few winters requiring staff to closely monitor the pump station during storm events.

This pump station is a critical component of the B-1 storm drainage system and reliable operations of the storm drain pumps is needed to avoid flooding in the watershed. Staff recommends replacing the pumps to minimize flooding risk.

This project consists of furnishing and installing three 40-horsepower vertical axial flow turbine pumps and other incidental and related work, all as shown on the plans and specifications for the above project.

The specifications are on file in the Public Works Department. The planned bid opening date is May 11, 2016. The project estimate is \$200,000.

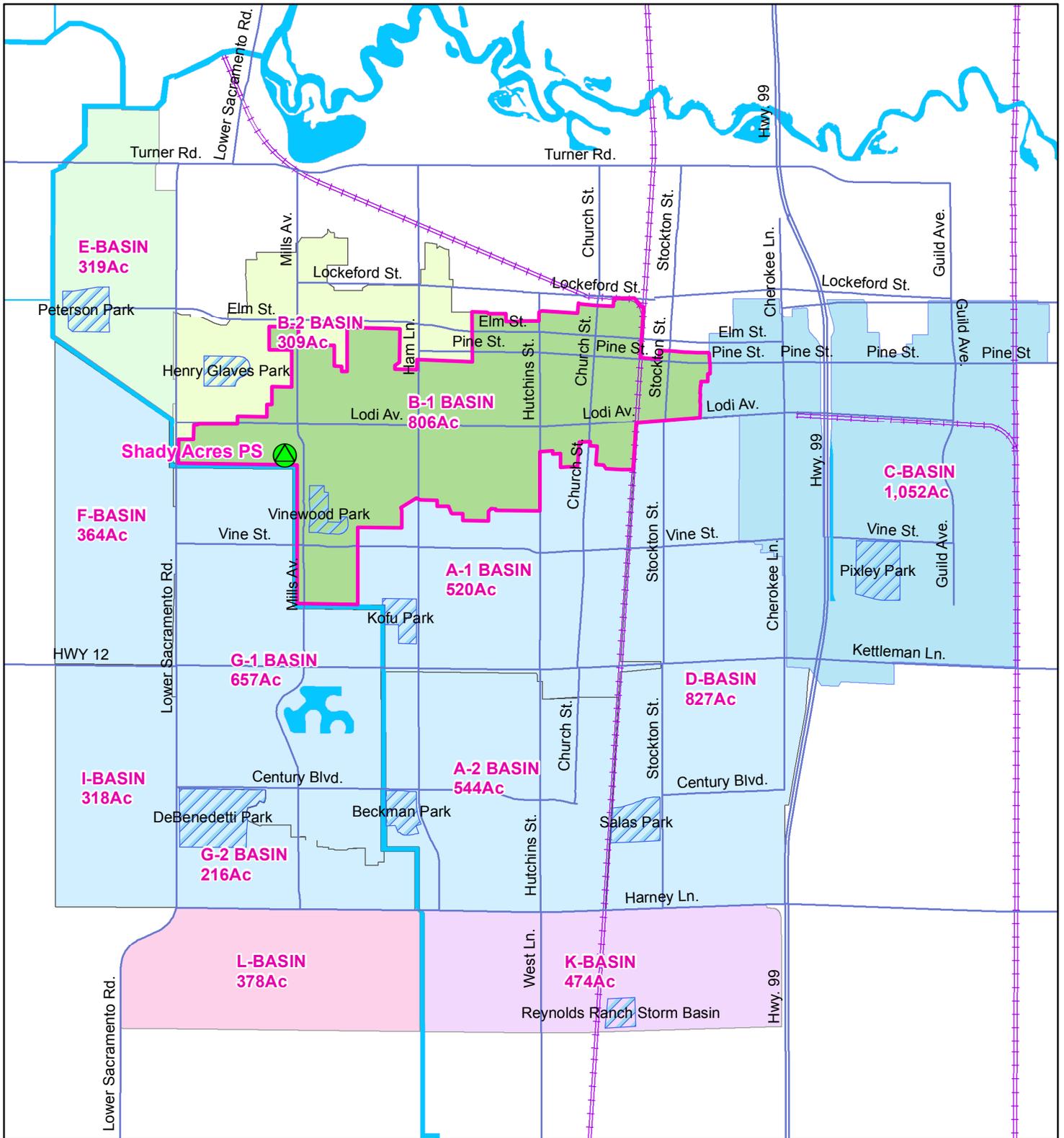
FISCAL IMPACT: This project will decrease maintenance cost and flooding risk by increasing reliability.

FUNDING AVAILABLE: Funding will be identified at project award.

Charles E. Swimley, Jr.
Interim Public Works Director

Prepared by Lyman Chang, Senior Civil Engineer
CES/LC/tdb
Attachment
cc: Interim Deputy Public Works Director
Utility Manager

APPROVED: _____
Stephen Schwabauer, City Manager



Legend

Storm Water Basin

Watershed

- | | | | |
|-----|-----|-----|-----|
| A-1 | B-2 | E | G-2 |
| A-2 | C | F | I |
| B-1 | D | G-1 | K |
| | | L | |



City of Lodi
Storm Water Watershed Map
EXHIBIT A

1 inch = 3,000 feet



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Adopt Resolution Awarding Bid for the Purchase of One 60/12kV Power Transformer from Virginia Transformer Corporation of Roanoke, Virginia (\$476,814)

MEETING DATE: April 20, 2016

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: Adopt resolution awarding bid for the purchase of one 60/12kV power transformer from Virginia Transformer Corporation, of Roanoke, Virginia, in an amount not to exceed \$476,814.

BACKGROUND INFORMATION: On October 21, 2015, the City Council approved specifications and authorized advertisement for bids to procure a power transformer with load tap changer to replace an aging unit at Killelea Substation.

The Electric Utility advertised bids on October 24 and 28, November 4 and 7, and December 2 and 5, 2015. On January 7, 2016, bids were opened with eight suppliers submitting proposals. Life-cycle costs (total purchase price plus cost of operation based on estimated power loss during the projected life of the transformer) were evaluated as shown on Exhibit A, attached. A summary of the bid results are provided below.

Manufacturer	Location	Purchase Cost and Delivery	LifeCycle Cost	Total Cost
WEG Electric Corp.	Duluth, GA	\$ 511,812	\$144,229	\$656,041
ABB Power	South Boston, VA	\$762,134	\$150,775	\$912,909
Virginia Transformer Corp.	Roanoke, VA	\$476,814	\$150,269	\$627,083
SPX Transformer Solutions	Waukesha, WI	\$868,281	\$169,747	\$1,038,028
Howard Industries	Laurel, MS	\$943,546	\$139,360	\$1,082,906
Niagra Transformer Corp.	Buffalo, NY	\$930,617	\$167,503	\$1,098,120
Delta Star Inc.	Lynchburg, VA	\$706,763	\$165,432	\$872,195
PanAmerica Supply Inc.	Katy, TX	\$581,240	\$156,556	\$737,796

FISCAL IMPACT: Procurement cost is \$476,814.

FUNDING AVAILABLE: Included in FY2015/16 Budget Account No. 50199000.77020

Jordan Ayers
Deputy City Manager/Internal Services Director

Elizabeth A. Kirkley
Electric Utility Director

PREPARED BY: Jules Marchesseault, Engineering and Operations Manager
Attachment
EAK/JLM/lst

APPROVED: _____
Stephen Schwabauer, City Manager

Exhibit A

City of Lodi

Killelea 60/12kV Substation Transformer Life-Cycle Cost Evaluation

Bidder	WEG Electric	ABB	Virginia	SPX	Howard	Niagara	Delta Star	PanAmerica
<i>Loss data</i>								
No-Load Loss kW (@100%V)	16	14.14	13.8	13.1	15.1	11.9	17.1	16
Load Loss kW (N position)	48.5	60.15	57.5	64.9	48.65	83	61.8	47
Aux. Loss kW (OA/FA)	1.125	1.4	2.3	5.1	1	1.32	1	4
No-Load Loss Penalty	\$78,895	\$69,723	\$68,047	\$64,595	\$74,457	\$58,678	\$84,319	\$78,895
Load Loss Penalty	\$59,787	\$74,149	\$70,882	\$80,004	\$59,972	\$102,316	\$76,183	\$57,938
Aux. Loss Penalty	\$5,547	\$6,903	\$11,341	\$25,148	\$4,931	\$6,509	\$4,931	\$19,724
Total Penalty Adder	\$144,229	\$150,775	\$150,269	\$169,747	\$139,360	\$167,503	\$165,432	\$156,556
Bid Amount	\$511,812	\$762,134	\$476,814	\$868,281	\$943,546	\$930,617	\$706,763	\$581,240
Total Life-cycle cost	\$656,041	\$912,909	\$627,083	\$1,038,028	\$1,082,906	\$1,098,120	\$872,195	\$737,796

No Load Loss Penalty = $NLL \times E \times H \times PW$

Load Loss Penalty = $LL \times E \times H \times PW \times Y^2$

Aux. Loss Penalty = $AL \times E \times H \times PW$

NLL = No-Load Loss given in kW

LL = Load Loss given in kW

AL = Aux. Loss given in kW

\$0.05 **E** is the energy cost of the utility in \$/kWh

8,760 **H** is the annual hours of service

11.26 **PW** is the present worth factor $(1-1/(1+T)^N)/T$

0.08 Bond or loan interest rate (T)

30 Number of years of expected service (N)

0.5 **Y** is the average expected transformer loading

RESOLUTION NO. 2016-

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING THE BID FOR THE PURCHASE OF ONE 60/12KV POWER TRANSFORMER FROM VIRGINIA TRANSFORMER CORPORATION, OF ROANOKE, VIRGINIA

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on January 7, 2016, at 11:00 a.m., for the purchase of one 60/12kV power transformer with load tap changer for Lodi Electric Utility, described in the specifications therefore approved by the City Council on October 21, 2015; and

WHEREAS, said bids have been compared as to life-cycle costs, checked, and tabulated and a report thereof filed with the City Manager, as shown on Exhibit A attached; and

WHEREAS, the bids meeting the City's specification with the lowest estimated life-cycle costs are shown below:

Table with 5 columns: Manufacturer, Location, Purchase Cost and Delivery, LifeCycle Cost, Total Cost. Rows include WEG Electric Corp., ABB Power, Virginia Transformer Corp., SPX Transformer Solutions, Howard Industries, Niagra Transformer Corp., Delta Star, Inc., and PanAmerica Supply, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the bid for the purchase of one 60/12kV power transformer with load tap changer to Virginia Transformer Corporation, of Roanoke, Virginia, in an amount not to exceed \$476,814.

Dated: April 20, 2016

I hereby certify that Resolution No. 2016-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016, by the following vote:

- AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAILOLO
City Clerk

Exhibit A

City of Lodi

Killelea 60/12kV Substation Transformer Life-Cycle Cost Evaluation

Bidder	WEG Electric	ABB	Virginia	SPX	Howard	Niagara	Delta Star	PanAmerica
<i>Loss data</i>								
No-Load Loss kW (@100%V)	16	14.14	13.8	13.1	15.1	11.9	17.1	16
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Load Loss Penalty = $LL \times E \times H \times PW \times Y^2$

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NLL = No-Load Loss given in kW

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\$0.05 **E** is the energy cost of the utility in \$/kWh

8,760 **H** is the annual hours of service

11.26 **PW** is the present worth factor $(1-1/(1+T)^N)/T$

0.08 Bond or loan interest rate (T)

30 Number of years of expected service (N)

0.5 **Y** is the average expected transformer loading



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Adopt Resolution Awarding Contract for Lodi Public Library Children’s Area Expansion Project to Swierstok Enterprise, Inc., dba Pro Builders, of Orangevale (\$263,000), Accepting Donation from the Library Foundation (\$152,000), and Appropriating Funds (\$304,000)

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Adopt resolution awarding contract for Lodi Public Library Children’s Area Expansion Project to Swierstok Enterprise, Inc., dba Pro Builders, of Orangevale, in the amount of \$263,000, accepting donation from the Library Foundation, in the amount of \$152,000, and appropriating funds in the amount of \$304,000.

BACKGROUND INFORMATION: The Lodi Library Board has been systematically renovating the Lodi Public Library over the past several years. This phase of the renovation process involves the west end patio area. This patio space is open to the elements, lacks ADA accessibility, and is not well suited for the library’s year-round programming needs.

The Children’s Area Expansion Project will enclose the existing west-end patio and make it a 538-square-foot, ADA-compliant interior space. The project will provide a large glass-walled, multi-functional room to fit Library programming needs. A drawing of the project floor plan is attached for reference as Exhibit A.

Plans and specifications for this project were approved on August 5, 2015. The City received the following three bids for this project on March 24, 2016. Project completion is expected in the fall of 2016.

Bidder	Location	Bid
Engineer’s Estimate		\$ 158,000.00
Swierstok Enterprise, Inc. dba Pro Builders	Orangevale	\$ 263,000.00
American River Construction, Inc.	El Dorado	\$ 273,000.00
Diede Construction, Inc.	Woodbridge	\$ 299,000.00

APPROVED: _____
Stephen Schwabauer, City Manager

The estimated total project budget is provided in the table below.

Budget Item	Budget
Construction	
Construction Contract	\$263,000
Project Management (City Staff)	\$7,000
Copy/Shipping Expenses Estimate	\$1,000
Testing & Inspection Estimate	\$5,000
Construction Total	\$276,000
Contingency 10% +/- of Project Estimate	\$28,000
Project Total Budget	\$304,000

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: The project total of \$304,000 includes allowances above the contract amount to account for contingencies, construction administration, testing, and staff costs. Funding for this project is through a \$152,000 donation from the Library Foundation, to be given to the City prior to the start of construction, and \$152,000 from the Library's fund balance reserves.

Jordan Ayers
 Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
 Interim Public Works Director

Prepared by Gary Wiman, Construction Project Manager
 CS/GW/tb
 Attachments
 cc: Library Services Director



OVERALL FLOOR PLAN

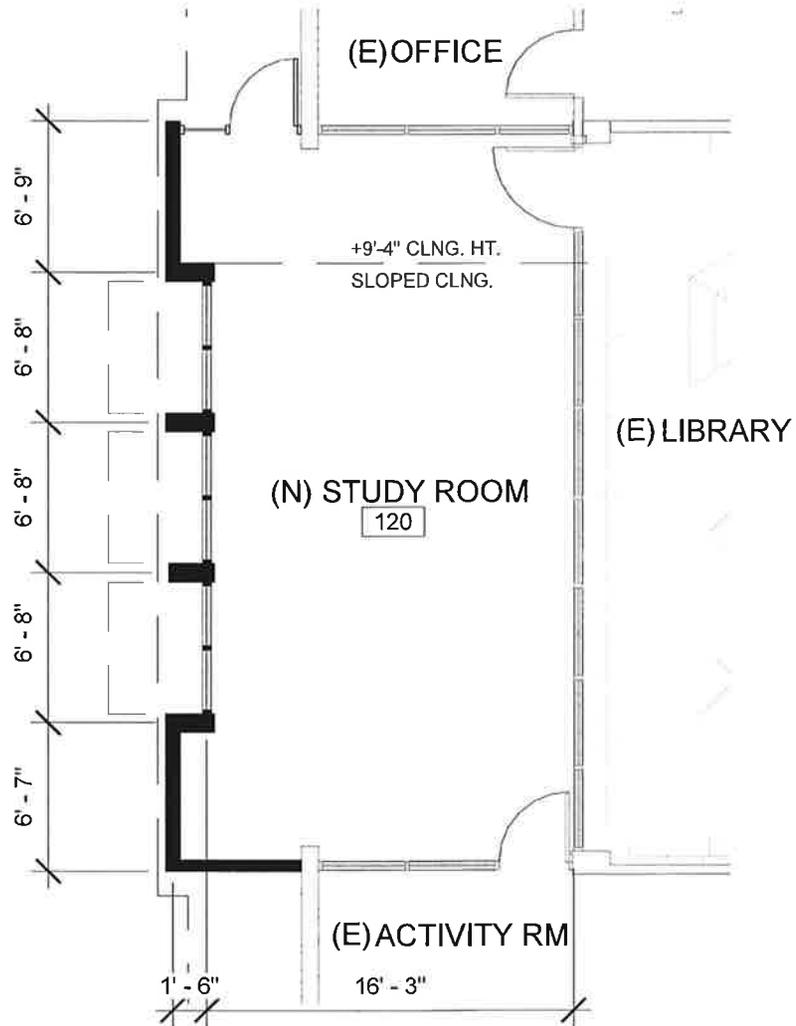
SCALE: 1" = 40'-0"

Library Expansion

Lodi, California



WMB ARCHITECTS



ENLARGED FLOOR PLAN

SCALE: 1/8" = 1'-0"

Library Expansion

Lodi, California



WMB ARCHITECTS



Library Expansion

Lodi, California



WMB ARCHITECTS

CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and SWIERSTOK ENTERPRISE INC dba PRO BUILDERS, herein referred to as the "Contractor."

W I T N E S S E T H:

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

- Notice Inviting Bids
- Information to Bidders
- General Conditions
- Special Provisions
- Bid Proposal
- Contract
- Contract Bonds
- Plans (Drawings)
- Specifications
- Addenda

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City and under the condition expressed in the two bonds bearing even date with these presents and hereunto annexed, the Contractor agrees with the City, at Contractor's cost and expense, to do all the work, furnish all labor and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to construct and complete in a good workmanlike and substantial manner and to the satisfaction of the City the proposed improvements as shown and described in the Contract Documents which are hereby made a part of the Contract.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Clauses 65 and 66 General Conditions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The Contractor and any Subcontractor will pay the general prevailing wage rate and other employer payments for health and welfare, pension, vacation, travel time, and

subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Plans and Contract Documents and the requirements of the Engineer under them, to-wit:

Item	Description	Unit	Total Price
Library	Children's Area Expansion Project	(Lump Sum)	<u>\$263,000</u>

Total Contract Amount TWO HUNDRED SIXTY THREE THOUSAND DOLLARS

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The City is to furnish the necessary rights-of-way and easements and to establish lines and grades for the work as specified under the Special Provisions. All labor or materials not mentioned specifically as being done by the City will be supplied by the Contractor to accomplish the work as outlined in the specifications.

ARTICLE VIII - The Contractor agrees to commence work pursuant to this contract and to diligently prosecute to completion within **120 CALENDAR DAYS**.

When signing this contract, the contractor agrees that the time of completion for this contract is reasonable and the contractor agrees to pay the city liquidated damages of **\$500.00 per day for each day the work is not completed** beyond the time specified in the preceding paragraph. Contractor agrees that this amount may be deducted from the amount due the contractor under the contract.

**LODI PUBLIC LIBRARY
CHILDREN'S AREA EXPANSION**

Contract

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

CITY OF LODI

By: _____
Stephen Schwabauer, City Manager

By: _____

Date: _____

Title

Attest:

Jennifer M. Ferraiolo, City Clerk

(CORPORATE SEAL)

Approved as to form:

Janice D. Magdich, City Attorney 

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING THE CONTRACT FOR THE LODI PUBLIC LIBRARY CHILDREN'S AREA EXPANSION PROJECT TO SWIERSTOK ENTERPRISE, INC., DBA PRO BUILDERS, OF ORANGEVALE; ACCEPTING A DONATION FROM THE LIBRARY FOUNDATION; AND FURTHER APPROPRIATING FUNDS

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on March 24, 2016, at 11:00 a.m., for the Lodi Public Library Children's Area Expansion Project, described in the plans and specifications therefore approved by the City Council on August 5, 2015; and

WHEREAS, said bids have been checked and tabulated and a report thereof filed with the City Manager as follows:

Bidder	Bid
Swierstok Enterprise, Inc., dba Pro Builders	\$263,000
American River Construction, Inc.	\$273,000
Diede Construction, Inc.	\$299,000

WHEREAS, staff recommends that the City Council award the contract for the Lodi Public Library Children's Area Expansion Project to Swierstok Enterprise, Inc., dba Pro Builders, of Orangevale, in the amount of \$263,000; and

WHEREAS, staff further recommends that the City Council accept the \$152,000 donation from the Library Foundation for this project; and

WHEREAS, staff recommends that the City Council appropriate funds in the amount of \$304,000 for the total project, which includes allowances above the contract amount for contingencies, construction administration, testing, and staff costs, which are to be funded by the \$152,000 donation from the Library Foundation and the Library's fund balance reserves.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the contract for the Lodi Public Library Children's Area Expansion Project to Swierstok Enterprise, Inc., dba Pro Builders, of Orangevale, California, in the amount of \$263,000; and

BE IT FURTHER RESOLVED that the Lodi City Council hereby accepts a donation of \$152,000 from the Library Foundation for this project; and

BE IT FURTHER RESOLVED that funds in the amount of \$304,000 is hereby appropriated (\$152,000 Library's fund balance reserves and \$152,000 Library Foundation donation) for the total project, which includes allowances above the contract amount for contingencies, construction administration, testing, and staff costs.

Dated: April 20, 2016

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAIOLO
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Accept Public Improvements for Saint Anne's Plaza Project
MEETING DATE: April 20, 2016
PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Accept public improvements for Saint Anne's Plaza Project.

BACKGROUND INFORMATION: The public improvements at Saint Anne's Plaza have been completed in conformance with Resolution 2013-33 (authorizing the vacation of the 200 block of West Walnut Street) approved by City Council on March 6, 2013; the requirements of the Agreement for the Acquisition of Vacated Right-of-Way between City of Lodi and Pastor of Saint Anne's Catholic Church (Agreement), executed on September 30, 2014; and in substantial conformance with the public improvement plans.

To improve student safety, Saint Anne's Catholic Church developed a "plaza area" adjoining the school and church by incorporating a park-like setting that includes meandering walking paths, a fountain, sitting areas, landscaping, drop-off and pick up zones, and other elements of beautification. Photos of the completed plaza area are included in Exhibit A.

The public improvements include new sidewalk (on Church Street and Pleasant Avenue), traffic signal modifications at the intersection of Church Street and Walnut Street, and relocating an existing water main along the vacated portion of Walnut Street. A permanent public utility easement is reserved for the operation and maintenance of public utilities in and over the vacated right-of-way. The public improvements installed by this project will be maintained by the City. The remaining improvements are to be owned and maintained by Saint Anne's Catholic Church.

As conditioned in the Agreement, Saint Anne's Catholic Church is obligated to construct improvements to the alley north of Walnut Street between Church Street and Pleasant Avenue. In lieu of constructing improvements, the City will accept a one-time payment of \$6,300, to be used toward surface improvements on the alley.

FISCAL IMPACT: There will be a decrease in long term maintenance costs for public infrastructure and City services within the vacated portion of Walnut Street.

FUNDING AVAILABLE: Not applicable.

 Charles E. Swimley Jr.
 Interim Public Works Director

Prepared by Charles E. Swimley, Jr., City Engineer/Deputy Public Works Director

FWS/CES/tb
 Attachment

cc: City Attorney Magdich
 City Engineer / Deputy Public Works Director Chang
 Senior Engineering Technician Wiman
 Theresa Locke
 Pastor Brandon Ware

APPROVED: _____
 Stephen Schwabauer, City Manager





CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with Solenis, LLC, of Wilmington, DE, to Purchase Dewatering Polymer for White Slough Water Pollution Control Facility, and Authorizing Public Works Director to Execute Extension (\$250,000)

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute Professional Services Agreement with Solenis, LLC, of Wilmington, DE, to purchase dewatering polymer for White Slough Water Pollution Control Facility, and authorizing the Public Works Director to execute extension, in the amount of \$250,000.

BACKGROUND INFORMATION: The basic process of wastewater treatment is to separate the solids from the liquid waste stream, then treat those components to State standards. The solids component of the wastewater must be dewatered using mechanical and chemical methods in order to be manageable for disposal.

Adding polymer to wastewater creates a reaction that assists in separating solids from water. Since wastewater composition and the process equipment are unique to each treatment facility, it is common for solids dewatering performance to vary with different polymers. Since each vendor manufactures polymer using a proprietary chemical formula, it is common for agencies to use a performance-based bid process, including full-scale product testing to verify polymer dosage performance and cost for each product. In 2014, a performance based bid process was conducted and polymer provided by Solenis, LLC was determined to be optimal for White Slough Water Pollution Control Facility.

The estimated annual cost for polymer dosing is \$125,000. This Council action will authorize the first year and a one-year extension, if agreeable to both parties.

Staff recommends authorizing the City Manager to execute Professional Services Agreement with Solenis, LLC, for purchase of Praestol K275FLX dewatering polymer, and authorizing the Public Works Director to execute a one-year extension.

APPROVED: _____
Stephen Schwabauer, City Manager

FISCAL IMPACT: Utilizing a polymer that maximizes system performance will minimize dewatering operating costs.

FUNDING AVAILABLE: Funding for the purchase will be Wastewater Operations Account (53053003).

Jordan Ayers
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Interim Public Works Director

Prepared by Karen Honer, Wastewater Plant Superintendent
CES/KH/trb
Attachment

AGREEMENT FOR PROFESSIONAL SERVICES

ARTICLE 1 PARTIES AND PURPOSE

Section 1.1 Parties

THIS AGREEMENT is entered into on _____, 2016, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and Solenis LLC (hereinafter "CONTRACTOR").

Section 1.2 Purpose

CITY selected the CONTRACTOR to provide the services required in accordance with attached Scope of Services, Exhibit A, attached and incorporated by this reference.

CITY wishes to enter into an agreement with CONTRACTOR for dewatering polymer (hereinafter "Project") as set forth in the Scope of Services attached here as Exhibit A. CONTRACTOR acknowledges that it is qualified to provide such services to CITY.

ARTICLE 2 SCOPE OF SERVICES

Section 2.1 Scope of Services

CONTRACTOR, for the benefit and at the direction of CITY, shall perform the Scope of Services as set forth in Exhibit A.

Section 2.2 Time For Commencement and Completion of Work

CONTRACTOR shall commence work pursuant to this Agreement, upon receipt of a written notice to proceed from CITY or on the date set forth in Section 2.6, whichever occurs first, and shall perform all services diligently and complete work under this Agreement based on a mutually agreed upon timeline or as otherwise designated in the Scope of Services.

CONTRACTOR shall submit to CITY such reports, diagrams, drawings and other work products as may be designated in the Scope of Services.

CONTRACTOR shall not be responsible for delays caused by the failure of CITY staff to provide required data or review documents within the appropriate time frames. The review time by CITY and any other agencies involved in the project shall not be counted against CONTRACTOR's contract performance period. Also, any delays due to weather, vandalism, acts of God, etc., shall not be counted. CONTRACTOR shall

remain in contact with reviewing agencies and make all efforts to review and return all comments.

Section 2.3 Meetings

CONTRACTOR shall attend meetings as may be set forth in the Scope of Services.

Section 2.4 Staffing

CONTRACTOR acknowledges that CITY has relied on CONTRACTOR's capabilities and on the qualifications of CONTRACTOR's principals and staff as identified in its proposal to CITY. The Scope of Services shall be performed by CONTRACTOR, unless agreed to otherwise by CITY in writing. CITY shall be notified by CONTRACTOR of any change of Project Manager and CITY is granted the right of approval of all original, additional and replacement personnel at CITY's sole discretion and shall be notified by CONTRACTOR of any changes of CONTRACTOR's project staff prior to any change.

CONTRACTOR represents it is prepared to and can perform all services within the Scope of Services (Exhibit A) and is prepared to and can perform all services specified therein. CONTRACTOR represents that it has, or will have at the time this Agreement is executed, all licenses, permits, qualifications, insurance and approvals of whatsoever nature are legally required for CONTRACTOR to practice its profession, and that CONTRACTOR shall, at its own cost and expense, keep in effect during the life of this Agreement all such licenses, permits, qualifications, insurance and approvals, and shall indemnify, defend and hold harmless CITY against any costs associated with such licenses, permits, qualifications, insurance and approvals which may be imposed against CITY under this Agreement.

Section 2.5 Subcontracts

Unless prior written approval of CITY is obtained, CONTRACTOR shall not enter into any subcontract with any other party for purposes of providing any work or services covered by this Agreement.

Section 2.6 Term

The term of this Agreement commences on May 1, 2016 and terminates upon the completion of the Scope of Services or on April 30, 2017, whichever occurs first.

Section 2.7 Option to Extend Term of Agreement

At its option, City may extend the term of this Agreement for an additional one (1) one (1)-year extension; provided, City gives Contractor no less than thirty (30) days written notice of its intent prior to expiration of the existing term. In the event City

exercises any option under this paragraph, all other terms and conditions of this Agreement continue and remain in full force and effect.

The total duration of this Agreement, including the exercise of any option under this paragraph, shall not exceed three (3) years.

ARTICLE 3 **COMPENSATION**

Section 3.1 Compensation

CONTRACTOR's compensation for all work under this Agreement shall conform to the provisions of the Fee Proposal, attached hereto as Exhibit B and incorporated by this reference.

CONTRACTOR shall not undertake any work beyond the scope of this Agreement unless such additional work is approved in advance and in writing by CITY.

Section 3.2 Method of Payment

CONTRACTOR shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing, without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONTRACTOR's compensation for all work under this Agreement shall not exceed the amount of the Fee Proposal.

Section 3.3 Costs

The Fee Proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved in advanced and in writing, by CITY.

Section 3.4 Auditing

CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under this Agreement. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance needed to conduct such an audit.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and

inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under this Agreement.

ARTICLE 4 MISCELLANEOUS PROVISIONS

Section 4.1 Nondiscrimination

In performing services under this Agreement, CONTRACTOR shall not discriminate in the employment of its employees or in the engagement of any sub CONTRACTOR on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

Section 4.2 ADA Compliance

In performing services under this Agreement, CONTRACTOR shall comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA.

Section 4.3 Indemnification and Responsibility for Damage

CONTRACTOR to the fullest extent permitted by law, shall indemnify and hold harmless CITY, its elected and appointed officials, directors, officers, employees and volunteers from and against any claims, damages, losses, and expenses (including reasonable attorney's fees and costs), arising out of performance of the services to be performed under this Agreement, provided that any such claim, damage, loss, or expense is caused by the negligent acts, errors or omissions of CONTRACTOR, any subcontractor employed directly by CONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable, except those injuries or damages arising out of the active negligence, sole negligence, or sole willful misconduct of the City of Lodi, its elected and appointed officials, directors, officers, employees and volunteers. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, CONTRACTOR shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. The defense and indemnification obligations required by this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations set forth herein.

Section 4.4 No Personal Liability

Neither the City Council, nor any other officer or authorized assistant or agent or City employee shall be personally responsible for any liability arising under this Agreement.

Section 4.5 Responsibility of CITY

CITY shall not be held responsible for the care or protection of any material or parts of the work described in the Scope of Services prior to final acceptance by CITY, except as expressly provided herein.

Section 4.6 Insurance Requirements for CONTRACTOR

CONTRACTOR shall take out and maintain during the life of this Agreement, insurance coverage as set forth in Exhibit C attached hereto and incorporated by this reference.

Section 4.7 Successors and Assigns

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to this Agreement without the written consent of the others. CONTRACTOR shall not assign or transfer any interest in this Agreement without the prior written consent of CITY. Consent to any such transfer shall be at the sole discretion of CITY.

Section 4.8 Notices

Any notice required to be given by the terms of this Agreement shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage prepaid, addressed to the respective parties as follows:

To CITY: City of Lodi
 221 West Pine Street
 P.O. Box 3006
 Lodi, CA 95241-1910
 Attn: Karen D. Honer

To CONTRACTOR: Solenis LLC
 500 Hercules Road
 Wilmington, DE 19808
 Attn: Stephen G. Cronin

Section 4.9 Cooperation of CITY

CITY shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Scope of Services.

Section 4.10 CONTRACTOR is Not an Employee of CITY

CONTRACTOR agrees that in undertaking the duties to be performed under this Agreement, it shall act as an independent contractor for and on behalf of CITY and not an employee of CITY. CITY shall not direct the work and means for accomplishment of the services and work to be performed hereunder. CITY, however, retains the right to require that work performed by CONTRACTOR meet specific standards without regard to the manner and means of accomplishment thereof.

Section 4.11 Termination

CITY may terminate this Agreement, with or without cause, by giving CONTRACTOR at least ten (10) days written notice. Where phases are anticipated within the Scope of Services, at which an intermediate decision is required concerning whether to proceed further, CITY may terminate at the conclusion of any such phase. Upon termination, CONTRACTOR shall be entitled to payment as set forth in the attached Exhibit B to the extent that the work has been performed. Upon termination, CONTRACTOR shall immediately suspend all work on the Project and deliver any documents or work in progress to CITY. However, CITY shall assume no liability for costs, expenses or lost profits resulting from services not completed or for contracts entered into by CONTRACTOR with third parties in reliance upon this Agreement.

Section 4.12 Confidentiality

CONTRACTOR agrees to maintain confidentiality of all work and work products produced under this Agreement, except to the extent otherwise required by law or permitted in writing by CITY. CITY agrees to maintain confidentiality of any documents owned by CONTRACTOR and clearly marked by CONTRACTOR as "Confidential" or "Proprietary", except to the extent otherwise required by law or permitted in writing by CONTRACTOR. CONTRACTOR acknowledges that CITY is subject to the California Public Records Act.

Section 4.13 Applicable Law, Jurisdiction, Severability, and Attorney's Fees

This Agreement shall be governed by the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be venued with the San Joaquin County Superior Court. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in force and effect. In the event any dispute between the parties arises under or regarding this Agreement, the prevailing party in any litigation of the dispute shall be entitled to reasonable attorney's

fees from the party who does not prevail as determined by the San Joaquin County Superior Court.

Section 4.14 City Business License Requirement

CONTRACTOR acknowledges that Lodi Municipal Code Section 3.01.020 requires CONTRACTOR to have a city business license and CONTRACTOR agrees to secure such license and pay the appropriate fees prior to performing any work hereunder.

Section 4.15 Captions

The captions of the sections and subsections of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent hereunder.

Section 4.16 Integration and Modification

This Agreement represents the entire understanding of CITY and CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing, signed by both parties.

Section 4.17 Contract Terms Prevail

All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and the attached exhibits, the terms of this Agreement shall prevail.

Section 4.18 Severability

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

Section 4.19 Ownership of Documents

All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of CITY. Upon CITY's request, CONTRACTOR shall allow CITY to inspect all such documents during CONTRACTOR's regular business hours. Upon termination or completion of services under this Agreement, all information collected, work product and documents shall be delivered by CONTRACTOR to CITY within ten (10) calendar days.

CITY agrees to indemnify, defend and hold CONTRACTOR harmless from any liability resulting from CITY's use of such documents for any purpose other than the purpose for which they were intended.

Section 4.20 Authority

The undersigned hereby represent and warrant that they are authorized by the parties to execute this Agreement.

Section 4.21 Federal Transit Funding Conditions

If the box at left is checked, the Federal Transit Funding conditions attached as Exhibit D apply to this Agreement. In the event of a conflict between the terms of this Agreement or any of its other exhibits, and the Federal Transit Funding Conditions, the Federal Transit Funding Conditions will control.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Agreement as of the date first above written.

CITY OF LODI, a municipal corporation

ATTEST:

JENNIFER M. FERRAILO
City Clerk

STEPHEN SCHWABAUER
City Manager

APPROVED AS TO FORM:
JANICE D. MAGDICH, City Attorney

SOLENIS LLC

By: _____


By: _____
Name: STEPHEN G. CRONIN
Title: Vice-President

- Attachments:**
- Exhibit A – Scope of Services**
 - Exhibit B – Fee Proposal**
 - Exhibit C – Insurance Requirements**
 - Exhibit D – Federal Transit Funding Conditions (if applicable)**

Funding Source: 53053003.72352
(Business Unit & Account No.)

Scope of Work:

Perform the work necessary to provide and deliver dewatering polymer to the White Slough Water Pollution Control Facility.

Dewatering Polymer Praestol K275FLX

Polymer dosing cost factor:

$$53.04 \text{ (lbs. per dry ton)} \times \$1.40 \text{ (price per lb.)} = \$74.26 \text{ (cost per dry ton)}$$

NOT TO EXCEED \$250,000



Insurance Requirements for Contractor The Contractor shall take out and maintain during the life of this Agreement, insurance coverage as listed below. These insurance policies shall protect Contractor and any subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from Contractor's operations under this Agreement, whether such operations be by Contractor, or by any subcontractor, or by anyone directly or indirectly employed by either of them, and the amount of such insurance shall be as follows:

1. **COMPREHENSIVE GENERAL LIABILITY**
 \$1,000,000 Each Occurrence
 \$2,000,000 General Aggregate

2. **COMPREHENSIVE AUTOMOBILE LIABILITY**
 \$1,000,000 Combined Single Limit
 Such insurance shall cover liability arising out of any vehicle (including, owned, hired and non-hired vehicles) operated in performing any and all services pursuant to this Agreement. Coverage shall be written on ISO form CA 00 01 12 90, or a later version, that provides liability coverage at least as broad as this form.

All limits are to be designated strictly for the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. All deductibles or self-insured retentions (SIR) must be disclosed to City's Risk Manager for approval and shall not reduce the limits of liability set forth hereinabove. Insurance policies containing any deductible or SIR provision shall provide, or be endorsed to provide, that the deductible or SIR may be satisfied by either the Named Insured(s) or the City of Lodi.

It is required that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth above, shall be available to City as an additional insured. Furthermore, the requirements for coverage and limits shall be (i) the minimum coverage and limits specified in these insurance requirements; or (ii) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Contractor; whichever is greater.

Contractor agrees and stipulates that any insurance coverage provided to the City of Lodi shall provide for a claims period following termination of coverage which is at least consistent with the claims period or statutes of limitations found in the California Tort Claims Act (California Government Code Section 810 et seq.).

A copy of the certificate(s) of insurance with the following endorsements shall be furnished to the City:

- (a) **Additional Named Insured Endorsement**
 Pursuant to a separate endorsement (ISO form CG 2010 (11/85) or a later version, that provides liability coverage at least as broad as this form) such insurance as is afforded by this policy shall also apply to the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers as additional named insureds. An additional named insured endorsement is also required for Auto Liability.

- (b) **Primary and Non-Contributory Insurance Endorsement**
 Additional insurance coverage under the Contractor's policy shall be "primary and non-contributory" and will not seek contribution from City's insurance or self-insurance and shall be at least as broad as ISO form CG 20 01 04 13.

- NOTE:** (1) The street address of the **CITY OF LODI** must be shown along with (a) and (b) above: 221 West Pine Street, Lodi, California, 95240; (2) The insurance certificate must state, on its face or as an endorsement, a description of the project that it is insuring.

- (c) **Waiver of Subrogation**
 Include a waiver of subrogation against the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. A waiver is required for General Liability and Auto Liability.

- (d) **Limits of Coverage**
 The limits of insurance coverage required may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance of Contractor shall contain, or be endorsed to contain, a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect the City as a named insured.

- (e) **Severability of Interest Clause**
The term "insured" is used severally and not collectively, but the inclusion herein of more than one insured shall not operate to increase the limit of the company's liability.
- (f) **Notice of Cancellation or Change in Coverage Endorsement**
This policy may not be canceled nor the coverage reduced by the company without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.
- (g) **Continuity of Coverage**
All policies shall be in effect on or before the first day of the Term of this Agreement. At least thirty (30) days prior to the expiration of each insurance policy, Contractor shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the minimum requirements of this Agreement. Contractor shall provide proof of continuing insurance on at least an annual basis during the Term. If Contractor's insurance lapses or is discontinued for any reason, Contractor shall immediately notify the City and immediately obtain replacement insurance.
- (h) **Failure to Comply**
If Contractor fails or refuses to obtain and maintain the required insurance, or fails to provide proof of coverage, the City may obtain the insurance. Contractor shall reimburse the City for premiums paid, with interest on the premium paid by the City at the maximum allowable legal rate then in effect in California. The City shall notify Contractor of such payment of premiums within thirty (30) days of payment stating the amount paid, the name(s) of the insurer(s), and rate of interest. Contractor shall pay such reimbursement and interest on the first (1st) day of the month following the City's notice. Notwithstanding and other provision of this Agreement, if Contractor fails or refuses to obtain or maintain insurance as required by this agreement, or fails to provide proof of insurance, the City may terminate this Agreement upon such breach. Upon such termination, Contractor shall immediately cease use of the Site or facilities and commence and diligently pursue the removal of any and all of its personal property from the site or facilities.
- (i) **Qualified Insurer(s)**
All insurance required by the terms of this Agreement must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the AM Best Ratings Guide, and which are acceptable to the City. Non-admitted surplus lines carriers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet City requirements.

Workers Compensation Insurance The Contractor shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of Contractor's employees employed at the site of the project and, if any work is sublet, Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this Agreement at the site of the project is not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide insurance for the protection of said employees. **A waiver of subrogation is required for workers compensation insurance.** This policy may not be canceled nor the coverage reduced without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

NOTE: The City reserves the right to obtain a full certified copy of any insurance policy or endorsements required. Failure to exercise this right shall not constitute a waiver of the City's right to exercise after the effective date.

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH SOLENIS, LLC, OF WILMINGTON, DELAWARE, TO PURCHASE DEWATERING POLYMER FOR WHITE SLOUGH WATER POLLUTION CONTROL FACILITY, AND FURTHER AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE EXTENSION

WHEREAS, White Slough Water Pollution Control Facility (WSWPCF) utilizes polymer to assist in separating solids from water; and

WHEREAS, in 2014, it was necessary to use a performance-based bid process, including full-scale product testing with the dewatering equipment, to verify the actual polymer dosage and cost; and

WHEREAS, the polymer testing provided by Solenis, LLC, has been optimal for WSWPCF; and

WHEREAS, staff recommends authorizing the City Manager to execute a one-year Professional Services Agreement with Solenis, LLC, for purchase of Praestol K275FLX dewatering polymer, and further recommends authorizing the Public Works Director to execute a one-year extension if in the best interest of the City to do so, in a total amount not to exceed \$250,000 for the two-year period.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a one-year Professional Services Agreement with Solenis, LLC, of Wilmington, Delaware, for purchase of Praestol K275FLX dewatering polymer, and further authorizes the Public Works Director to execute one-year extension if in the best interest of the City to do so, in a total amount not to exceed \$250,000 for the two-year period.

Dated: April 20, 2016

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016 by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAILOLO
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with WMB Architects, Inc, of Stockton, for Design Services for Lodi Library Teen Scene Project (\$50,000), Accepting Donation from Library Board of Trustees (\$50,000), and Appropriating Funds (\$50,000)

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute Professional Services Agreement with WMB Architects, Inc., of Stockton, for design services for Lodi Library Teen Scene Project, in the amount of \$50,000, accepting donation from Library Board of Trustees in the amount of \$50,000, and appropriating funds, in the amount of \$50,000.

BACKGROUND INFORMATION: In 2014, the Library Renovation Phase 3 Project was completed that made improvements to the carpet, lighting, communications, space conditioning and furniture upgrades. In addition, rooms to accommodate tutoring, a computer laboratory, and meetings were created. The Library Board of Trustees and Library Foundation have voted to move forward with the Lodi Library Teen Scene Project that will renovate and expand the area identified in Exhibit A.

WMB Architects, Inc. was the design firm for the previous three completed renovation phases and has been selected by the Library Board of Trustees to provide architectural and construction support services for the Children's Area Expansion Project. The project budget is approximately \$450,000 and will be funded by Library Capital, Library Trustee donations, and Library Foundation funds that will be transferred to the Library Fund as expenses are incurred.

Staff recommends authorizing City Manager to execute Professional Services Agreement with WMB Architects, Inc., of Stockton, for design services for Lodi Library Teen Scene Project, in the amount of \$50,000, accepting donation from Library Board of Trustees, and appropriating funds, in the amount of \$50,000.

FISCAL IMPACT: Not applicable.

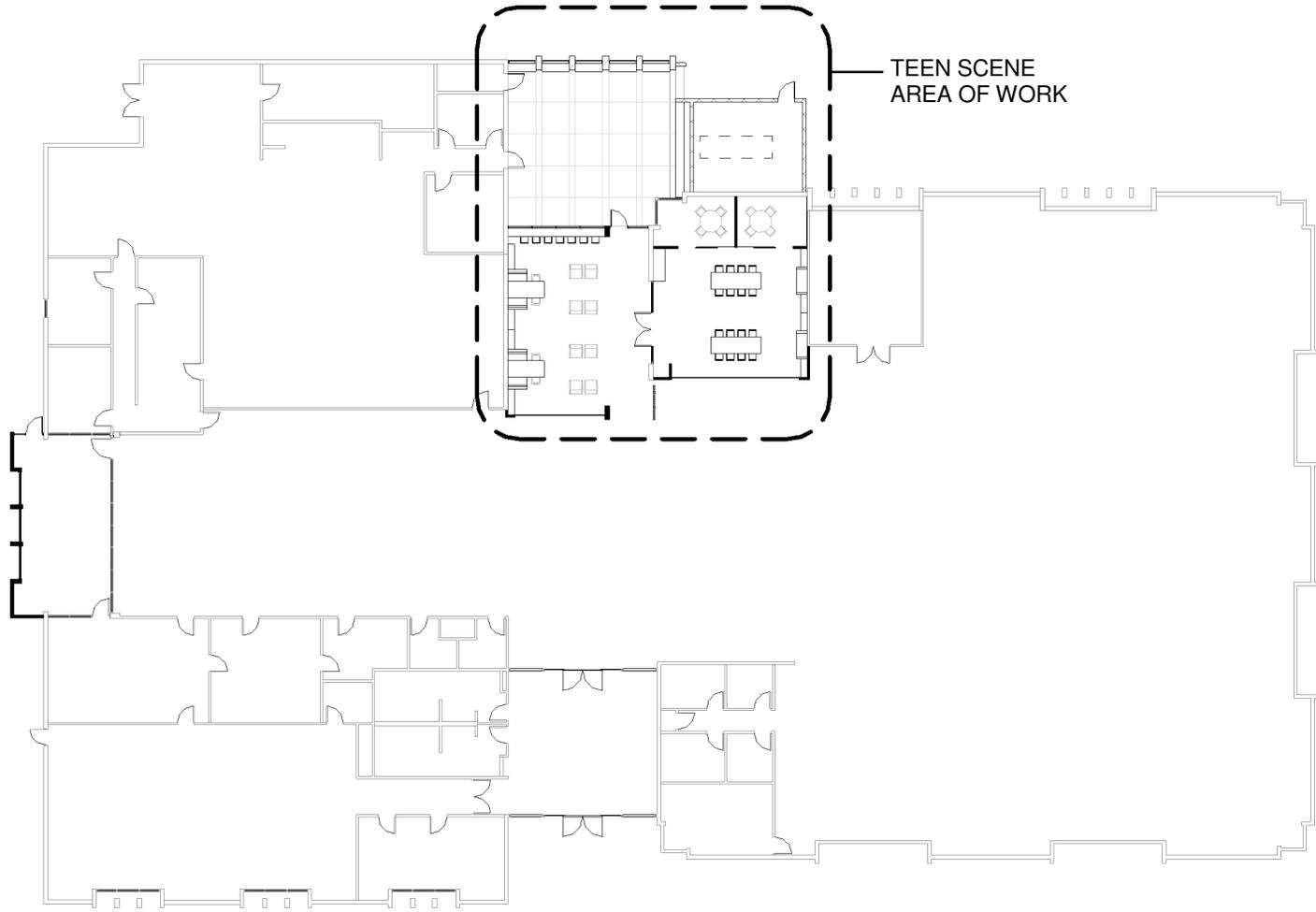
FUNDING AVAILABLE: Requested Appropriation: Library Fund (41099000.77020) - \$50,000

Jordan Ayers
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Interim Public Works Director

CS/GW/tb
Attachments
cc: Library Director

APPROVED: _____
Stephen Schwabauer, City Manager



LODI PUBLIC LIBRARY - FLOOR PLAN

NOT TO SCALE

AGREEMENT FOR PROFESSIONAL SERVICES

ARTICLE 1 PARTIES AND PURPOSE

Section 1.1 Parties

THIS AGREEMENT is entered into on _____, 2016, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WMB ARCHITECTS, INC. (hereinafter "CONTRACTOR").

Section 1.2 Purpose

CITY selected the CONTRACTOR to provide the services required in accordance with attached Scope of Services, Exhibit A, attached and incorporated by this reference.

CITY wishes to enter into an agreement with CONTRACTOR for design services for Lodi Library Teen Scene Project (hereinafter "Project") as set forth in the Scope of Services attached here as Exhibit A. CONTRACTOR acknowledges that it is qualified to provide such services to CITY.

ARTICLE 2 SCOPE OF SERVICES

Section 2.1 Scope of Services

CONTRACTOR, for the benefit and at the direction of CITY, shall perform the Scope of Services as set forth in Exhibit A.

Section 2.2 Time For Commencement and Completion of Work

CONTRACTOR shall commence work pursuant to this Agreement, upon receipt of a written notice to proceed from CITY or on the date set forth in Section 2.6, whichever occurs first, and shall perform all services diligently and complete work under this Agreement based on a mutually agreed upon timeline or as otherwise designated in the Scope of Services.

CONTRACTOR shall submit to CITY such reports, diagrams, drawings and other work products as may be designated in the Scope of Services.

CONTRACTOR shall not be responsible for delays caused by the failure of CITY staff to provide required data or review documents within the appropriate time frames. The review time by CITY and any other agencies involved in the project shall not be counted against CONTRACTOR's contract performance period. Also, any delays due to

weather, vandalism, acts of God, etc., shall not be counted. CONTRACTOR shall remain in contact with reviewing agencies and make all efforts to review and return all comments.

Section 2.3 Meetings

CONTRACTOR shall attend meetings as may be set forth in the Scope of Services.

Section 2.4 Staffing

CONTRACTOR acknowledges that CITY has relied on CONTRACTOR's capabilities and on the qualifications of CONTRACTOR's principals and staff as identified in its proposal to CITY. The Scope of Services shall be performed by CONTRACTOR, unless agreed to otherwise by CITY in writing. CITY shall be notified by CONTRACTOR of any change of Project Manager and CITY is granted the right of approval of all original, additional and replacement personnel at CITY's sole discretion and shall be notified by CONTRACTOR of any changes of CONTRACTOR's project staff prior to any change.

CONTRACTOR represents it is prepared to and can perform all services within the Scope of Services (Exhibit A) and is prepared to and can perform all services specified therein. CONTRACTOR represents that it has, or will have at the time this Agreement is executed, all licenses, permits, qualifications, insurance and approvals of whatsoever nature are legally required for CONTRACTOR to practice its profession, and that CONTRACTOR shall, at its own cost and expense, keep in effect during the life of this Agreement all such licenses, permits, qualifications, insurance and approvals, and shall indemnify, defend and hold harmless CITY against any costs associated with such licenses, permits, qualifications, insurance and approvals which may be imposed against CITY under this Agreement.

Section 2.5 Subcontracts

Unless prior written approval of CITY is obtained, CONTRACTOR shall not enter into any subcontract with any other party for purposes of providing any work or services covered by this Agreement.

Section 2.6 Term

The term of this Agreement commences on May 1, 2016 and terminates upon the completion of the Scope of Services or on April 30, 2018, whichever occurs first.

ARTICLE 3 **COMPENSATION**

Section 3.1 Compensation

CONTRACTOR's compensation for all work under this Agreement shall conform to the provisions of the Fee Proposal, attached hereto as Exhibit B and incorporated by this reference.

CONTRACTOR shall not undertake any work beyond the scope of this Agreement unless such additional work is approved in advance and in writing by CITY.

Section 3.2 Method of Payment

CONTRACTOR shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing, without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONTRACTOR's compensation for all work under this Agreement shall not exceed the amount of the Fee Proposal.

Section 3.3 Costs

The Fee Proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved in advanced and in writing, by CITY.

Section 3.4 Auditing

CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under this Agreement. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance needed to conduct such an audit.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under this Agreement.

ARTICLE 4
MISCELLANEOUS PROVISIONS

Section 4.1 Nondiscrimination

In performing services under this Agreement, CONTRACTOR shall not discriminate in the employment of its employees or in the engagement of any sub CONTRACTOR on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

Section 4.2 ADA Compliance

In performing services under this Agreement, CONTRACTOR shall comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA.

Section 4.3 Indemnification and Responsibility for Damage

CONTRACTOR to the fullest extent permitted by law, shall indemnify and hold harmless CITY, its elected and appointed officials, directors, officers, employees and volunteers from and against any claims, damages, losses, and expenses (including reasonable attorney's fees and costs), arising out of performance of the services to be performed under this Agreement, provided that any such claim, damage, loss, or expense is caused by the negligent acts, errors or omissions of CONTRACTOR, any subcontractor employed directly by CONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable, except those injuries or damages arising out of the active negligence, sole negligence, or sole willful misconduct of the City of Lodi, its elected and appointed officials, directors, officers, employees and volunteers. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, CONTRACTOR shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. The defense and indemnification obligations required by this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations set forth herein.

Section 4.4 No Personal Liability

Neither the City Council, nor any other officer or authorized assistant or agent or City employee shall be personally responsible for any liability arising under this Agreement.

Section 4.5 Responsibility of CITY

CITY shall not be held responsible for the care or protection of any material or parts of the work described in the Scope of Services prior to final acceptance by CITY, except as expressly provided herein.

Section 4.6 Insurance Requirements for CONTRACTOR

CONTRACTOR shall take out and maintain during the life of this Agreement, insurance coverage as set forth in Exhibit C attached hereto and incorporated by this reference.

Section 4.7 Successors and Assigns

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to this Agreement without the written consent of the others. CONTRACTOR shall not assign or transfer any interest in this Agreement without the prior written consent of CITY. Consent to any such transfer shall be at the sole discretion of CITY.

Section 4.8 Notices

Any notice required to be given by the terms of this Agreement shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage prepaid, addressed to the respective parties as follows:

To CITY: City of Lodi
 221 West Pine Street
 P.O. Box 3006
 Lodi, CA 95241-1910
 Attn: Gary Wiman

To CONTRACTOR: WMB Architects, Inc.
 5757 Pacific Avenue, Suite 226
 Stockton, CA 95207
 Attn: Melanie Vieux

Section 4.9 Cooperation of CITY

CITY shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Scope of Services.

Section 4.10 CONTRACTOR is Not an Employee of CITY

CONTRACTOR agrees that in undertaking the duties to be performed under this Agreement, it shall act as an independent contractor for and on behalf of CITY and not an employee of CITY. CITY shall not direct the work and means for accomplishment of

the services and work to be performed hereunder. CITY, however, retains the right to require that work performed by CONTRACTOR meet specific standards without regard to the manner and means of accomplishment thereof.

Section 4.11 Termination

CITY may terminate this Agreement, with or without cause, by giving CONTRACTOR at least ten (10) days written notice. Where phases are anticipated within the Scope of Services, at which an intermediate decision is required concerning whether to proceed further, CITY may terminate at the conclusion of any such phase. Upon termination, CONTRACTOR shall be entitled to payment as set forth in the attached Exhibit B to the extent that the work has been performed. Upon termination, CONTRACTOR shall immediately suspend all work on the Project and deliver any documents or work in progress to CITY. However, CITY shall assume no liability for costs, expenses or lost profits resulting from services not completed or for contracts entered into by CONTRACTOR with third parties in reliance upon this Agreement.

Section 4.12 Confidentiality

CONTRACTOR agrees to maintain confidentiality of all work and work products produced under this Agreement, except to the extent otherwise required by law or permitted in writing by CITY. CITY agrees to maintain confidentiality of any documents owned by CONTRACTOR and clearly marked by CONTRACTOR as "Confidential" or "Proprietary", except to the extent otherwise required by law or permitted in writing by CONTRACTOR. CONTRACTOR acknowledges that CITY is subject to the California Public Records Act.

Section 4.13 Applicable Law, Jurisdiction, Severability, and Attorney's Fees

This Agreement shall be governed by the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be venued with the San Joaquin County Superior Court. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in force and effect. In the event any dispute between the parties arises under or regarding this Agreement, the prevailing party in any litigation of the dispute shall be entitled to reasonable attorney's fees from the party who does not prevail as determined by the San Joaquin County Superior Court.

Section 4.14 City Business License Requirement

CONTRACTOR acknowledges that Lodi Municipal Code Section 3.01.020 requires CONTRACTOR to have a city business license and CONTRACTOR agrees to secure such license and pay the appropriate fees prior to performing any work hereunder.

Section 4.15 Captions

The captions of the sections and subsections of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent hereunder.

Section 4.16 Integration and Modification

This Agreement represents the entire understanding of CITY and CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing, signed by both parties.

Section 4.17 Contract Terms Prevail

All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and the attached exhibits, the terms of this Agreement shall prevail.

Section 4.18 Severability

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

Section 4.19 Ownership of Documents

All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of CITY. Upon CITY's request, CONTRACTOR shall allow CITY to inspect all such documents during CONTRACTOR's regular business hours. Upon termination or completion of services under this Agreement, all information collected, work product and documents shall be delivered by CONTRACTOR to CITY within ten (10) calendar days.

CITY agrees to indemnify, defend and hold CONTRACTOR harmless from any liability resulting from CITY's use of such documents for any purpose other than the purpose for which they were intended.

Section 4.20 Authority

The undersigned hereby represent and warrant that they are authorized by the parties to execute this Agreement.

Section 4.21 Federal Transit Funding Conditions

If the box at left is checked, the Federal Transit Funding conditions attached as Exhibit D apply to this Agreement. In the event of a conflict between the terms of this Agreement or any of its other exhibits, and the Federal Transit Funding Conditions, the Federal Transit Funding Conditions will control.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Agreement as of the date first above written.

CITY OF LODI, a municipal corporation

ATTEST:

JENNIFER M. FERRAILOLO
City Clerk

STEPHEN SCHWABAUER
City Manager

APPROVED AS TO FORM:
JANICE D. MAGDICH, City Attorney

WMB ARCHITECTS, INC.

By: _____


By: _____
Name: MELANIE VIEUX
Title: Principal Architect

- Attachments:**
- Exhibit A – Scope of Services**
 - Exhibit B – Fee Proposal**
 - Exhibit C – Insurance Requirements**
 - Exhibit D – Federal Transit Funding Conditions (if applicable)**

Funding Source: 41099000.77020
(Business Unit & Account No.)

**WMB ARCHITECTS**

5757 Pacific Avenue
Suite 226
Stockton CA 95207
209.944.9110

2000 L Street
Suite 125
Sacramento CA 95811
916.254.5546

PROPOSAL OF SERVICES**Lodi Library Teen Scene****15-111**

March 14, 2016

DESCRIPTION OF THE PROJECT

The proposed project includes the renovation of 1,800 square feet of existing interior library space to be used as a dedicated area for Teens. Additionally, the project includes the relocation of the existing mechanical yard to accommodate space for the construction of a new 1,000 SF outdoor patio.

SCOPE OF SERVICES SUMMARY*Services Previously Provided:*

- Investigation
- Conceptual Design

The scope of services includes:

- Investigation (Mechanical & Electrical)
- Design Development
- Construction Documents
- Permitting
- Bidding | Negotiation
- Construction Administration

The proposal includes services of the following disciplines:

- Architecture
- Structural engineering
- Mechanical engineering (plumbing and HVAC)
- Electrical engineering

The proposed fee is based upon tasking the time anticipated for each phase of the work. Our proposal for Architectural | Engineering services is divided into the following phases.

SCOPE OF SERVICES BY PHASE**Phase 1 Investigation**

- Develop base plans for the existing Mechanical & Electrical systems utilizing as-built drawings and field measurements.

Phase 2 Design Development

- Based on approved Schematic Design Documents, prepare Design Development documents to describe the size and character of the entire project.
- Prepare interior design finishes and furnishings selections. Two meetings with Client included for review and development/selection of finishes and furnishings schemes.
- Prepare Design Development documents for all building systems. Drawings to represent 60% completion of system documentation. Provide key details, systems and equipment selection cut-sheets needed for accurate cost estimating.
- Develop outline specifications.
- Update cost estimate developed during Schematic Design. One (1) review meeting with Client for review and value engineering.
- Revise documents and building systems as required by Value Engineering determinations.

Phase 3 Construction Documents

- Based upon the approved design development documents and budget, develop working drawings, specifications and calculations as required for obtaining the building permit, and for bidding and constructing the building
- Review meeting with Client to finalize interior finishes selections and furnishing selections and finishes
- Review meetings with Client to finalize outstanding equipment and building systems selections issues

Phase 4 Permitting

- Prepare construction document drawings, specifications and calculations required for Building Department permit submittal
- Provide back check documentation as required to secure the Building Department permits

Phase 5 Bidding / Negotiation

- Provide assistance for answering questions during the bidding period.
- Prepare addendum to the bid documents as required for Building Department changes. Changes to design / documents for value engineering caused by General Contractor error in cost estimating will be invoiced as additional services
- Review General Contractor / Owner contract for conformance with project requirements. Separate review by Client's legal counsel is recommended.

Phase 6 Construction Administration

- (8) Construction site meetings with architect
- (2) site visits for mechanical and electrical engineer
- Process and document as required General Contractor's Requests for Information (RFI's)
- Process product submittals and shop drawings
- Review and evaluate substitutions to products and equipment submitted by the General Contractor
- General Contractor payment request and progressive lien waiver review. Sub-contractor lien waiver documentation and verification responsibility of the General Contractor

- Punch-list site and building evaluation at substantial completion. Develop punch list of items for correction. Follow-up site and building evaluation of punch list items at final completion
- Review of General Contractor’s Operations and Maintenance Manual and warranties
- WMB Architects will not make exhaustive or continuous on-site inspections to check the quality or quantity of the work. The firm will also not be responsible for construction means, methods, techniques or procedures or for safety precautions and programs in connection with the work, and will not be responsible for the contractor’s failure to carry out the work in accordance with the contract documents.

Only services specifically described above are included in this proposal.

CLIENT RESPONSIBILITIES

The following are to be provided as a responsibility of the Client and be paid for by the Client:

- A. The Client shall designate, when necessary, a representative authorized to act in the Client’s behalf with respect to the project.
- B. The Client shall furnish a certified land survey of the site, giving, as applicable, grades and lines of streets, pavements, and adjoining property, rights-of-way, restrictions, boundaries and contours of the site; locations, dimensions and complete data pertaining to existing buildings, other improvements and trees; and full information concerning available services and utility lines both public and private, above and below grade, including inverts and depths.
- C. The Client shall pay all jurisdictional and utility agency costs required for permit approval and inspection.

PROJECT SCHEDULE

This proposal was developed with the following schedule timeframe assumptions:

		Pending Council Approval on April 20
Investigation	Week 1	Apr. 25 – Apr. 29
Design Development	Weeks 2-4	May 2 – May 20
Construction Documents	Weeks 5-11	May 23 – July 8
Building Department Submittal <i>(estimated)</i>	Weeks 12-20	July 11 – Sept 9
Bidding/Negotiation	<i>to be determined</i>	
Begin Construction	<i>to be determined</i>	

FEE PROPOSAL

WMB will provide these services for a fixed fee of \$47,901, as itemized by phase and discipline below. Reimbursable expenses are in addition to the fee and will be billed at cost plus 10 percent.

	WMB	Mozaffari	Scheflo	HCS	Totals
Phase of Work	Architect	Structural	Mechanical	Electrical	By Phase
PROJECT INVESTIGATION	\$ 305	\$ -	\$ 517	\$ 495	\$ 1,317
DESIGN DEVELOPMENT	\$ 8,260	\$ -	\$ 517	\$ 1,100	\$ 9,877
CONSTRUCTION DOCUMENTS	\$ 15,290	\$ 2,300	\$ 2,590	\$ 2,970	\$ 23,150
BUILDING DEPARTMENT	\$ 1,475	\$ -	\$ 413	\$ 110	\$ 1,998
BIDDING/NEGOTIATION	\$ 1,525	\$ -	\$ 413	\$ 110	\$ 2,048
CONSTRUCTION ADMINISTRATION	\$ 7,945	\$ -	\$ 517	\$ 550	\$ 9,012
TOTAL PROFESSIONAL SERVICES FEE	\$ 34,800	\$ 2,300	\$ 4,966	\$ 5,335	\$ 47,401
REIMBURSABLES					\$ 500
PROPOSED CONTRACT VALUE					\$ 47,901

Invoices shall be rendered monthly in proportion to the amount of services completed.

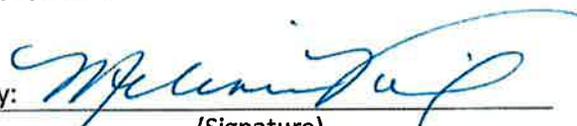
If additional services are required beyond the Scope of Services described above, a Change in Project Scope agreement will be prepared for the Client's and Architect's signatures.

Reimbursable expenses include printing and copying documents to develop the design and review the project, and sets required for building department processing. Bid and construction sets of drawings are NOT included. WMB does not charge for mileage for client meeting or construction meeting travel.

We look forward to the opportunity to work with you through the successful completion of this construction project.

Consultant:

Client:

By: 
 (Signature)

By: _____
 (Signature)

Name: Melanie Vieux, Principal Architect
 CA License C30857
 WMB Architects Inc.
 5757 Pacific Ave Suite 226
 Stockton CA 95207

Name:

The terms of this document are valid for 90 days from date on page 1. If the proposal is not agreed to within 90 days and a contract signed, the proposal, including proposed fee and schedule, is void and the terms will be re-negotiated.



WMB ARCHITECTS
Stockton | Sacramento

Schedule of Hourly Rates

WMB ARCHITECTS INC.

Senior Principal Architect	\$160
Principal Architect	\$135
Project Architect	\$125
Staff Architect	\$110
Project Manager	\$100
Interior Designer	\$100
CADD Draftsperson / Project Support	\$85
Graphic Designer	\$85
Administrative Support	\$55

Structural Engineering

MOZAFFARI ENGINEERING

Principal Engineer	\$250
Staff Engineer	\$150
CAD Operator	\$100
Office	\$65

Mechanical Engineering

ALEXANDER SCHEFLO & ASSOCIATES

Principal	\$140
Engineering	\$120
Designer	\$95
Drafting	\$85
Computer Input	\$75
Secretarial	\$65

Electrical Engineering

HCS ENGINEERING

Principal Electrical Engineer	\$150
Drafting AutoCADD/Revit	\$80
Project Support	\$ 50

REIMBURSABLE EXPENSE RATES

Reimbursable Expenses are in addition to compensation for basic and additional services. Reimbursable expenses such as computer plots, reproduction, color prints, presentation materials, conference calls, postage, and shipping include actual expenditures incurred by WMB Architects in the interest of the project. Reimbursable expenses are billed at 1.1 times direct cost.

NOT TO EXCEED \$50,000



Insurance Requirements for Consultant The Contractor shall take out and maintain during the life of this Agreement, insurance coverage as listed below. These insurance policies shall protect Contractor and any subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from Contractor's operations under this Agreement, whether such operations be by Contractor, or by any subcontractor, or by anyone directly or indirectly employed by either of them, and the amount of such insurance shall be as follows:

1. **COMPREHENSIVE GENERAL LIABILITY**
 \$1,000,000 Each Occurrence
 \$2,000,000 General Aggregate
2. **COMPREHENSIVE AUTOMOBILE LIABILITY**
 \$1,000,000 Combined Single Limit
 Such insurance shall cover liability arising out of any vehicle (including, owned, hired and non-hired vehicles) operated in performing any and all services pursuant to this Agreement. Coverage shall be written on ISO form CA 00 01 12 90, or a later version, that provides liability coverage at least as broad as this form.

All limits are to be designated strictly for the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. All deductibles or self-insured retentions (SIR) must be disclosed to City's Risk Manager for approval and shall not reduce the limits of liability set forth hereinabove. Insurance policies containing any deductible or SIR provision shall provide, or be endorsed to provide, that the deductible or SIR may be satisfied by either the Named Insured(s) or the City of Lodi.

It is required that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth above, shall be available to City as an additional insured. Furthermore, the requirements for coverage and limits shall be (i) the minimum coverage and limits specified in these insurance requirements; or (ii) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Contractor; whichever is greater.

Contractor agrees and stipulates that any insurance coverage provided to the City of Lodi shall provide for a claims period following termination of coverage which is at least consistent with the claims period or statutes of limitations found in the California Tort Claims Act (California Government Code Section 810 et seq.).

A copy of the certificate(s) of insurance with the following endorsements shall be furnished to the City:

- (a) **Additional Named Insured Endorsement**
 Pursuant to a separate endorsement (ISO form CG 2010 (11/85) or a later version, that provides liability coverage at least as broad as this form) such insurance as is afforded by this policy shall also apply to the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers as additional named insureds. An additional named insured endorsement is also required for Auto Liability.
- (b) **Primary and Non-Contributory Insurance Endorsement**
 Additional insurance coverage under the Contractor's policy shall be "primary and non-contributory" and will not seek contribution from City's insurance or self-insurance and shall be at least as broad as ISO form CG 20 01 04 13.

NOTE: (1) The street address of the **CITY OF LODI** must be shown along with (a) and (b) above: 221 West Pine Street, Lodi, California, 95240; (2) The insurance certificate must state, on its face or as an endorsement, a description of the project that it is insuring.

- (c) **Waiver of Subrogation**
 Include a waiver of subrogation against the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. A waiver is required for General Liability and Auto Liability.
- (d) **Limits of Coverage**
 The limits of insurance coverage required may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance of Contractor shall contain, or be endorsed to contain, a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect the City as a named insured.

- (e) Severability of Interest Clause
The term "insured" is used severally and not collectively, but the inclusion herein of more than one insured shall not operate to increase the limit of the company's liability.
- (f) Notice of Cancellation or Change in Coverage Endorsement
This policy may not be canceled nor the coverage reduced by the company without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.
- (g) Continuity of Coverage
All policies shall be in effect on or before the first day of the Term of this Agreement. At least thirty (30) days prior to the expiration of each insurance policy, Contractor shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the minimum requirements of this Agreement. Contractor shall provide proof of continuing insurance on at least an annual basis during the Term. If Contractor's insurance lapses or is discontinued for any reason, Contractor shall immediately notify the City and immediately obtain replacement insurance.
- (h) Failure to Comply
If Contractor fails or refuses to obtain and maintain the required insurance, or fails to provide proof of coverage, the City may obtain the insurance. Contractor shall reimburse the City for premiums paid, with interest on the premium paid by the City at the maximum allowable legal rate then in effect in California. The City shall notify Contractor of such payment of premiums within thirty (30) days of payment stating the amount paid, the name(s) of the insurer(s), and rate of interest. Contractor shall pay such reimbursement and interest on the first (1st) day of the month following the City's notice. Notwithstanding and other provision of this Agreement, if Contractor fails or refuses to obtain or maintain insurance as required by this agreement, or fails to provide proof of insurance, the City may terminate this Agreement upon such breach. Upon such termination, Contractor shall immediately cease use of the Site or facilities and commence and diligently pursue the removal of any and all of its personal property from the site or facilities.
- (i) Qualified Insurer(s)
All insurance required by the terms of this Agreement must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the AM Best Ratings Guide, and which are acceptable to the City. Non-admitted surplus lines carriers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet City requirements.

Workers Compensation Insurance The Contractor shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of Contractor's employees employed at the site of the project and, if any work is sublet, Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this Agreement at the site of the project is not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide insurance for the protection of said employees. **A waiver of subrogation is required for workers compensation insurance.** This policy may not be canceled nor the coverage reduced without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

NOTE: The City reserves the right to obtain a full certified copy of any insurance policy or endorsements required. Failure to exercise this right shall not constitute a waiver of the City's right to exercise after the effective date.

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH WMB ARCHITECTS, INC., OF STOCKTON, FOR DESIGN SERVICES FOR THE LODI LIBRARY TEEN SCENE PROJECT, ACCEPTING A DONATION FROM THE LIBRARY BOARD OF TRUSTEES, AND FURTHER APPROPRIATING FUNDS

WHEREAS, the Library Board of Trustees and Library Foundation have voted to move forward with the Lodi Library Teen Scene Project that will renovate and expand the area; and

WHEREAS, WMB Architects, Inc., was the design firm for the previous three completed renovation phases and has been selected by the Library Board of Trustees to provide architectural and construction support services for the Children’s Area Expansion Project; and

WHEREAS, staff recommends authorizing the City Manager to execute a Professional Services Agreement with WMB Architects, Inc., of Stockton, for design services for the Lodi Library Teen Scene Project in the amount of \$50,000; and

WHEREAS, staff further recommends that the City Council accept a \$50,000 donation from the Library Board of Trustees and appropriate those funds for this project.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a Professional Services Agreement with WMB Architects, Inc., of Stockton, California, for design services for the Lodi Library Teen Scene Project in the amount of \$50,000; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby accept a donation from the Library Board of Trustees in the amount of \$50,000 and hereby appropriates those funds for this project.

Dated: April 20, 2016

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016 by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAIOLO
City Clerk



TM

CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Authorize City Manager to Execute Amended Option to Lease and Associated Ground Lease with Pacific Gas and Electric (PG&E) Company, for the Location of a Compressed Air Energy Storage Facility at White Slough

MEETING DATE: April 20, 2016

PREPARED BY: City Manager

RECOMMENDED ACTION: Authorize City Manager to execute Amended Option to Lease and Associated Ground Lease with Pacific Gas and Electric (PG&E) Company, for the location of a compressed air energy storage facility at White Slough.

BACKGROUND INFORMATION: Council first considered a lease with PG&E for a power plant in February of 2014. PG&E and the City agreed to an initial draft subject to Northern California Power Agency's exclusive option on the site. This revised draft addresses terms necessary to secure NCPA's waiver of its Option and allow the lease agreement with PG&E to go forward.

Staff introduced this item at its meeting on March 16 but tabled it over citizen concerns that the rents would be improperly allocated to the General Fund. Staff met with Lodi citizen Mike Lusk to review his documentation that he feels shows the property belongs to the sewer fund. The parties discussed that White Slough was purchased over many years beginning in the 1940s with acquisitions continuing as late as the 1990's. Mr. Lusk presented documents showing that the White Slough purchases in the 1980s were, in fact, assigned to the Wastewater Fund and alluded to documentation from as early as the 1940s that showed the same, but was unable to locate. The meeting was continued while he located his documentation. Staff since shared documentation with Mr. Lusk reflecting that the land proposed to be leased to PG&E was purchased with a bond and that "the provision [was] made... for the collection of a tax sufficient to pay the principal of and interest on the bonds of this bond as the same shall come due, the full faith and credit of said city are hereby pledged for the punctual payment of the principal of and interest on this bond." Lodi City Council Minutes August 18, 1965. Resolution 2351 makes the General Fund nature of the funding even clearer stating: "The bonds are *general obligations* of the City of Lodi, and the City has power and is obligated to levy ad valorem taxes for the payment of said bonds ...upon all property within the City of Lodi...."

This documentation is conclusive that the bond was secured by a General Fund revenue tax, not Wastewater fees. However, staff remains open to reviewing any documentation Mr. Lusk may provide to the contrary. Given that the lease is not set to begin until after 2020, there is adequate time to address any evidence in that regard at a later date. Since PG&E needs to demonstrate site control for purposes of its grant funding, it is important that the option be addressed now.

APPROVED: _____
Stephen Schwabauer, City Manager

PG&E desires to construct a compressed air energy storage facility on City-owned property at the White Slough Water Pollution Control Facility (CAES Project). The CAES Project will work much like a large-scale energy storage system (a battery), compressing air during low cost “off-peak” hours and pumping it into an expired underground natural gas well located west of Interstate 5 along the Highway 12 corridor. During higher demand “peak” power usage times, the CAES Project will release the compressed air through a turbine to regenerate electricity. Energy storage systems are considered critical in the energy markets to achieve the full promise of renewable energy sources because they will bridge the gap between the hours renewable energy is typically generated (off-peak hours) and the hours renewable energy is at its highest market demand (peak hours).

PG&E has secured a federal grant to study the feasibility, perform environmental analysis and approval, and if approved, construct the CAES Project. As is common with grants, PG&E is required to demonstrate site control for a facility location as a condition of drawing down on the grant. The typical mechanism to obtain site control is through an option to lease. The option would commit PG&E to pay the option price and give them the right to enter a lease on set terms at a later date. However, if the Project was not approved, lost funding, or PG&E determined that the project was not feasible; the option does not require PG&E to enter into the lease. NCPA has an exclusive five-year option on the site. The attached proposed amended option conditions the option on NCPA agreeing to waive its option.

The original option terms set the price at \$50,000 per year during each of the six years as set forth in the proposed amended option to lease attached to this staff report as Exhibit 1. Within that six-year period, PG&E would have the right to enter into the draft ground lease attached to this staff report as Exhibit 2. The lease allows PG&E to select between 15 and 25 acres to locate the CAES Project at an annual lease price of \$140,000 per acre, netting an annual lease value of between \$2,100,000 and \$3,500,000 per year. By comparison, the partially City-owned NCPA Lodi Energy Center and STIG plants pay \$100,000 per acre for that 10-acre site. The lease term is 50 years with a 49-year optional renewal.

However NCPA has an exclusive option on the site. NCPA is appropriately concerned about impacts the CAES Project may have on its operations and is unwilling to waive its option unless those impacts are mitigated. First, NCPA is charged “congestion” fees for the transmission of power from NCPA’s power plant at White Slough to the power grid. Those fees are charged because lines from NCPA to the grid are oversubscribed as defined by the California Independent System Operator (ISO). NCPA just awarded a contract to increase the capacity of the lines, but the construction of the CAES Project will leave NCPA right back at its starting point from a congestion perspective. Since congestion fees are charged regardless of which operator comes first or causes the congestion, the CAES Project would subject NCPA to the same congestion fees it is paying to upgrade the lines to avoid. Second, NCPA is concerned that its water supply not be reduced by the construction of the CAES Project.

As a result, NCPA requested indemnity against congestion fees as a condition to waiving its option. NCPA, the City and PG&E have agreed to the following terms to accomplish the indemnity. First, the City will dedicate up to \$10 million in rent payments from PG&E toward indemnifying NCPA for congestion charges incurred by NCPA that would not have been incurred except to the construction of the CAES Project. Lodi’s indemnity obligation is limited to PG&E rental payments as they are paid. In other words, if NCPA incurred \$3 million in congestion fees year one and the City received \$2 million in rent, the City would pay the \$2 million in year one and any additional amounts as the rent comes in from PG&E until the amount of congestion fees paid by NCPA was reached to a maximum of \$10 million. Thereafter, PG&E would indemnify NCPA for any additional congestion charges incurred until such time that PG&E constructs further upgrades to the transmission lines to eliminate continued congestion fees.

PG&E also has agreed to construct an eight million gallon clean water storage tank or alternatively dry cool the CAES Project. In the event PG&E elects to dry cool the CAES Project, rent payable to the City would drop from the previously agreed \$140,000 per acre to \$135,000 per acre.

FISCAL IMPACT: Option revenue of up to \$50,000 per year for six years and lease revenue of up to \$3.5 million per year if the option is exercised.

FUNDING AVAILABLE: Not applicable.

Stephen Schwabauer
City Manager

DSS



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute and Deliver All Documents Related to Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project

MEETING DATE: April 20, 2016

PREPARED BY: Interim Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute and deliver all documents related to Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project.

BACKGROUND INFORMATION: On May 6, 2015, Council adopted Resolution 2015-51 (Exhibit A) approving a Prop 84 grant funding request for the White Slough Water Pollution Control Facility (WSWPCF) Storage Expansion Project.

In October 2015, the City was conditionally awarded a grant in the amount of \$4.6 million by the California Department of Water Resources (DWR) and work has been proceeding to prepare the necessary documentation to execute the funding agreement with DWR.

While Resolution 2015-51 approved the submittal of the Prop 84 grant request, DWR determined the resolution did not contain language specifically authorizing the City Manager to execute the funding agreement.

Staff recommends adopting resolution authorizing City Manager to execute and deliver all documents related to Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project.

FISCAL IMPACT: If execution of the funding agreement is not authorized, the conditional grant approval will be withdrawn.

FUNDING AVAILABLE: Not applicable.

Charles E. Swimley Jr.
Interim Public Works Director

Prepared by: Charles E. Swimley Jr. Interim Public Works Director
CES/CES/tdb
Attachment

APPROVED: _____
Stephen Schwabauer, City Manager

RESOLUTION NO. 2015-51

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING SUBMITTAL OF THE GRANT REQUEST
WITH THE STATE OF CALIFORNIA FOR THE WHITE
SLOUGH WATER POLLUTION CONTROL FACILITY
STORAGE EXPANSION PROJECT

=====

WHEREAS, the City of Lodi is an eligible project sponsor and may receive state funding for Delta Water Quality Improvement projects; and

WHEREAS, State of California Proposition 84 provides up to \$130 million for matching grants to implement Delta Water Quality Improvement projects; and

WHEREAS, the application was submitted on April 9, 2015; and

WHEREAS, the project budget estimate is \$5.6 million, including a City funding match of \$1.9 million; and

WHEREAS, the subject grant will provide funding for feasibility analysis, design, and construction of a 90-acre storage pond/groundwater recharge basin; and

WHEREAS, the project will function as a groundwater recharge facility by storing Title 22 treated water in an unlined storage basin.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the submittal of the grant request with the State of California for the White Slough Water Pollution Control Facility Storage Expansion Project.

Dated: May 6, 2015

=====

I hereby certify that Resolution No. 2015-51 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 6, 2015, by the following vote:

- AYES: COUNCIL MEMBERS – Chandler, Kuehne, and Mayor Johnson
- NOES: COUNCIL MEMBERS – Mounce and Nakanishi
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None

The foregoing document is certified to be a correct copy of the original on file in the City Clerk's Office.
Pamela M. Ferris
Deputy City Clerk, City of Lodi

Jennifer M. Ferraiolo
JENNIFER M. FERRAIOLO
City Clerk

By: *Pamela M. Ferris*
Dated: *9/3/15*

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE AND
DELIVER ALL DOCUMENTS RELATED TO THE FUNDING
AGREEMENT FOR WHITE SLOUGH WATER POLLUTION
CONTROL FACILITY STORAGE EXPANSION PROJECT

=====

WHEREAS, on May 6, 2015, Council adopted Resolution No. 2015-51 approving a Proposition 84 grant funding request for the White Slough Water Pollution Control Facility (WSWPCF) Storage Expansion Project; and

WHEREAS, in October 2015, the City was conditionally awarded a grant in the amount of \$4.6 million by the California Department of Water Resources (DWR) and work has been proceeding to prepare the necessary documentation to execute the funding agreement with DWR; and

WHEREAS, while Resolution No. 2015-51 approved the submittal of the Proposition 84 grant request, DWR determined the Resolution did not contain language specifically authorizing the City Manager to execute the funding agreement; and

WHEREAS, staff recommends that the City Council authorize the City Manager to execute and deliver all documents related to the Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute and deliver all documents related to the Funding Agreement for the White Slough Water Pollution Control Facility Storage Expansion Project.

Dated: April 20, 2016

=====

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016 by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAILOLO
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Set Public Hearing for May 4, 2016 to Consider Adoption of the 2016-17 Annual Action Plan for the Community Development Block Grant Program

MEETING DATE: April 20, 2016

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Set public hearing for May 4, 2016 to consider adoption of the 2016-17 Annual Action Plan for the Community Development Block Grant program.

BACKGROUND INFORMATION: A public hearing is required as part of the federal requirements of the Community Development Block Grant (CDBG) program.

The Annual Action Plan provides a detailed description of each activity proposed as well as the City's CDBG budget for the 2016-17 fiscal year.

The Draft Annual Action Plan was reviewed and approved by the City Council on March 16, 2016 and then made available for public review and comment from April 4th through May 4th. Any public comments received during that 30-day period, and any supplemental information required for the Annual Action Plan document will be provided at the May 4th Public Hearing.

The adopted Action Plan document must be submitted to HUD no later than May 15, 2016 in order to receive funding beginning July 1, 2016.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Stephen Schwabauer
Community Development Director

SS/jw

APPROVED: _____
Stephen Schwabauer, City Manager



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Public Hearing to Consider Adopting Resolution Approving the Automated License Plate Reader System Software (Vigilant/LEARN) Lodi Police Department Usage Policy

MEETING DATE: April 20, 2016

PREPARED BY: Chief of Police

RECOMMENDED ACTION: Public Hearing to consider adopting resolution approving the automated license plate reader system software (Vigilant/LEARN) Lodi Police Department usage policy.

BACKGROUND INFORMATION: Pursuant to State Senate Bill 34, the Lodi Police Department is required to set a public hearing regarding the future operation of an Automated License Plate Reader (ALPR) system.

An ALPR is a computer-based system that utilizes special cameras to capture license plate information and collected in a nationwide database. The ALPR shall be restricted to legitimate law enforcement uses to further the goal of enhancing public safety by providing information to national law enforcement agencies.

The Lodi Police Department will conduct a public hearing to review and discuss departmental policy on the utilization of the ALPR system.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Tod Patterson
Chief of Police

Prepared by Paula O'Keefe, Management Analyst

APPROVED: _____
Stephen Schwabauer, City Manager

Automated License Plate Readers (ALPRs) Usage and Privacy Policy

431.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidance for the capture, storage and use of digital data obtained through the use of Automated License Plate Reader (ALPR) technology and to ensure that the collection, use, maintenance, sharing, and dissemination of ALPR information is consistent with respect for individuals' privacy and civil liberties. This usage and privacy policy shall be available to the public in writing, and posted conspicuously on the department web site.

431.2 ADMINISTRATION

The ALPR technology, also known as License Plate Recognition (LPR), allows for the automated detection of license plates. It is used by the Lodi Police Department to convert data associated with vehicle license plates for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates and missing persons. It may also be used to gather information related to active warrants, homeland security, electronic surveillance, suspect interdiction and stolen property recovery.

All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Investigations Lieutenant or designee. The Investigations Lieutenant or designee will assign members under his/her command to administer the day-to-day operation of the ALPR equipment and data.

431.2.1 ALPR ADMINISTRATOR

The Investigations Lieutenant or designee shall be responsible for developing guidelines and procedures to comply with the requirements of Civil Code § 1798.90.5 et seq. This includes, but is not limited to (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

- (a) A description of the job title or other designation of the members and independent contractors who are authorized to use or access the ALPR system or to collect ALPR information.
- (b) Training requirements for authorized users.
- (c) A description of how the ALPR system will be monitored to ensure the security of the information and compliance with applicable privacy laws.
- (d) Procedures for system operators to maintain records of access in compliance with Civil Code § 1798.90.52.
- (e) The title and name of the current designee in overseeing the ALPR operation.
- (f) Working with the Custodian of Records on the retention and destruction of ALPR data.
- (g) Ensuring this policy and related procedures are conspicuously posted on the department's

Lodi Police Department

Policy Manual

Automated License Plate Readers (ALPRs)

website.

431.3 OPERATIONS

Use of an ALPR is restricted to the purposes outlined below. Department members shall not use, or allow others to use the equipment or database records for any unauthorized purpose (Civil Code § 1798.90.51; Civil Code § 1798.90.53).

- (a) An ALPR shall only be used for official law enforcement business.
- (b) An ALPR may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable cause is not required before using an ALPR.
- (c) While an ALPR may be used to canvass license plates around any crime scene, particular consideration should be given to using ALPR-equipped cars to canvass areas around homicides, shootings and other major incidents. Partial license plates reported during major crimes should be entered into the ALPR system in an attempt to identify suspect vehicles.
- (d) No member of this department shall operate ALPR equipment or access ALPR data without first completing department-approved training.
- (e) No ALPR operator may access department, state or federal data unless otherwise authorized to do so.
- (f) If practicable, the officer should verify an ALPR response through the California Law Enforcement Telecommunications System (CLETS) before taking enforcement action that is based solely on an ALPR alert.

431.4 DATA COLLECTION AND RETENTION

The Investigations Lieutenant or designee responsible for ensuring systems and processes are in place for the proper collection and retention of ALPR data. Data will be transferred from vehicles to the designated storage in accordance with department procedures.

All ALPR data should be stored for a minimum of one year (Government Code § 34090.6) and in accordance with the City's established records retention schedule. Thereafter, ALPR data should be purged unless it has become, or it is reasonable to believe it will become, evidence in a criminal or civil action or is subject to a discovery request or other lawful action to produce records. In those circumstances the applicable data should be downloaded from the server onto portable media and booked into evidence.

431.5 ACCOUNTABILITY

All data will be closely safeguarded and protected by both procedural and technological means. The Lodi Police Department will observe the following safeguards regarding access to and use of stored data (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

- (a) All ALPR data downloaded to the mobile workstation and in storage shall be accessible only through a login/password-protected system capable of documenting all access of information by name, date and time (Civil Code § 1798.90.52).
- (b) Members of the department approved to access ALPR data under these guidelines are

Lodi Police Department

Policy Manual

Automated License Plate Readers (ALPRs)

permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department-related civil or administrative action.

- (c) ALPR system audits should be conducted on a regular basis.

For security or data breaches, see the Records Release and Maintenance Policy.

431.6 POLICY

This policy of the Lodi Police Department is to utilize ALPR technology to capture and store digital license plate data and images while recognizing the established privacy rights of the public.

All data and images gathered by the ALPR are for the official use of this department. Because such data may contain confidential information, it is not open to public review.

431.7 ACCESS AND RELEASE OF ALPR DATA

A record of the following information shall be maintained whenever ALPR data is accessed (Civil Code § 1798.90.52):

- (a) The date and time the information is accessed.
- (b) The license plate number or other data elements used to query the ALPR system.
- (c) The username of the person who accesses the information, and, as applicable, the organization or entity with whom the person is affiliated.
- (d) The purpose for accessing the information.

The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law, using the following procedures:

- (a) The agency makes a written request to the department for the ALPR data that includes:
 - 1. The name of the agency.
 - 2. The name of the person requesting.
 - 3. The intended purpose of obtaining the information.
- (b) The request is reviewed by the Investigations Lieutenant or the authorized designee and approved before the request is fulfilled.
- (c) The approved request is retained on file.

Requests for ALPR data by non-law enforcement or non-prosecutorial agencies will be processed as provided in the Records Maintenance and Release Policy and California Public Records Act (Gov Code § 625).

431.8 TRAINING

The Training Sergeant should ensure that members of the department receive department-approved training for those authorized to use or access the ALPR system and the (Civil Code § 1798.90.51; Civil Code §1798.90.53).

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE AUTOMATED LICENSE PLATE
READER SYSTEM SOFTWARE (VIGILANT/LEARN)
LODI POLICE DEPARTMENT USAGE POLICY

=====

WHEREAS, the Automated License Plate Reader (ALPR) system is a computer-based system that utilizes special cameras to capture license plate information which is collected in a nationwide database; and

WHEREAS, the ALPR is restricted to legitimate law enforcement uses to further the goal of enhancing public safety by providing information to national law enforcement agencies; and

WHEREAS, pursuant to State Senate Bill 34, the Lodi Police Department is required to conduct a public hearing regarding the proposed utilization of an ALPR system; and

WHEREAS, the Lodi City Council convened a public hearing on Wednesday, April 20, 2016, at 7:00 p.m., at the regular meeting place of the City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, at which time all interested persons were given an opportunity to appear and be heard on the proposed utilization of the Automated License Plate Reader system.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve and adopt the Lodi Police Department Vigilant/LEARN software policy relating to the use of the Automated License Plate Reader system.

Date: April 20, 2016

=====

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the Lodi City Council in a regular meeting held April 20, 2016, by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAILOLO
City Clerk

2016-_____



*Please immediately confirm receipt
of this fax by calling 333-6702*

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER THE VIGILANT/LEARN SOFTWARE
LODI POLICE DEPARTMENT USAGE POLICY

PUBLISH DATE: SATURDAY, APRIL 9, 2016

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: JENNIFER M. FERRAILOLO, CITY CLERK
LNS ACCT. #0510052 City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, APRIL 7, 2016

ORDERED BY: JENNIFER M. FERRAILOLO
CITY CLERK


PAMELA M. FARRIS
DEPUTY CITY CLERK

ELIZABETH BURGOS
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS _____ Emailed to the Sentinel at dianer@lodinews.com at 9:40 (time) on 4/7/16 (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) EB PMF (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER THE VIGILANT/LEARN SOFTWARE LODI POLICE DEPARTMENT USAGE POLICY

On Thursday, April 7, 2016, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider the Vigilant/LEARN software Lodi Police Department usage policy (attached and marked as Exhibit A), was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 7, 2016, at Lodi, California.

ORDERED BY:

**JENNIFER M. FERRAILOLO
CITY CLERK**

A handwritten signature in blue ink that reads "Pamela M. Ferris".

PAMELA M. FARRIS
DEPUTY CITY CLERK

ELIZABETH BURGOS
ADMINISTRATIVE CLERK



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: April 20, 2016

Time: 7:00 p.m.

EXHIBIT A

For information regarding this notice please contact:

Jennifer M. Ferraiolo

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 20, 2016**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Consider the Vigilant/LEARN software Lodi Police Department usage policy.**

Information regarding this item may be obtained in the Lodi Police Department, 215 West Elm Street, Lodi, (209) 333-6727. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

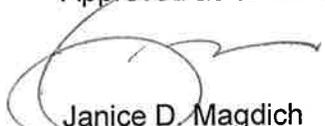
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Jennifer M. Ferraiolo
City Clerk

Dated: April 6, 2016

Approved as to form:


Janice D. Magdich
City Attorney



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Public Hearing to Consider Adopting a Resolution Approving the 2015 – 2023 Draft Housing Element

MEETING DATE: April 20, 2016

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Public hearing to consider adopting a resolution approving the 2015–2023 Draft Housing Element.

BACKGROUND INFORMATION: On October 28, 2015, the Planning Commission held a public hearing to review the proposed draft 2015-2023 General Plan Housing Element update, accept public testimony, and adopted a Resolution recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval and submission to the California Department of Housing and Community Development (HCD) for review and certification.

On November 11, 2015, the City Council directed staff to submit the draft 2015-2023 General Plan Housing Element to HCD for review and comment.

HCD has reviewed the draft Housing Element, and provided minor comments for approval by the State. HCD requested that an existing implementation program (1.5) include language to support migrant and farmworker housing as part of affordable housing programs. Staff has modified the existing program to include additional requested language by the State.

On March 9th, the Planning Commission held a public hearing to review the proposed draft 2015-2023 General Plan Housing Element update, accept public testimony, and adopted a Resolution recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval.

The Housing Element addresses the City's housing needs for the 2015-2023 planning period. It is one of seven mandated elements of the General Plan required by State law. The Housing Element is subject to detailed State law requirements, and is the only element required to be reviewed and certified by HCD. Failure to secure a Certified Housing Element from HCD can result in the loss of funding for housing and infrastructure related to projects and potential legal challenges.

The Housing Element is an eight-year blueprint for housing Lodi's residents, presenting data, policies, and programs for housing the City's residents at all income levels, including low- and moderate-income residents, as well as those with special needs such as seniors. The Housing Element shows how the City will house its share of the projected population growth and of the region, as defined in the Regional Housing Needs Allocation (RHNA), produced by the San Joaquin Council of Governments.

In October of 2011, the City Council adopted the City's 2011-2016 Housing Element. The document was forwarded to State HCD, which subsequently granted certification.

APPROVED: _____
Stephen Schwabauer, City Manager

The 2011-2016 Housing Element was done in conjunction with the overall 2010 General Plan Update. A number of the implementation measures were completed with the Development Code update in March of 2013 and the approval of development projects.

The City of Lodi approved the Rose Gate project in late 2013, Van Ruiten Ranch, Reynolds Ranch, Gianonni and Baker projects in 2014 and Vintner Square in 2015. The amount of residential development has picked up in the past two years, and all approvals were consistent with the General Plan and the existing Housing Element.

Staff views the 2015-2023 Housing Element to be a technical update and continuation of the 2011-2016 Housing Element. This document updates demographic information and provides housing direction for the next eight years.

HOUSING ELEMENT CONTENT

The Housing Element contains three parts following this introduction:

Chapter 2: Community Profile contains an analysis of population, housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, persons with disabilities and developmental disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Lodi's current residents and to plan for future residents in the city.

Chapter 3: Resources and Constraints addresses the opportunities and challenges to meet the housing needs identified in the community profile. Resources include the availability of land, adequate sites to meet housing needs, public and private organizations that provide housing and supportive services, and funding to implement the City's housing strategy. Constraints include the impacts of government action on housing availability and affordability, the interaction of market forces, infrastructure, and environmental conditions. This analysis focuses on the magnitude of potential constraints and identifies measures to remove them.

Chapter 4: Housing Strategy identifies goals, policies, programs, and quantified objectives to meet identified housing needs, reduce constraints on housing availability and production, and make effective use of available resources. As part of its strategy, this section defines the responsible agencies, time frames, and the anticipated results of the programs.

Appendix A: Accomplishments describes achievements during the previous Housing Element planning period (2007 to 2014), including housing units constructed or available for development and implementation of programs and policies. Lessons learned from these accomplishments have been used to revise policies and programs.

GENERAL PLAN ANALYSIS

The Housing Element contains an appendix which details how the Housing Element is consistent with established City policies in the General Plan (See Housing Element, Chapter 1 and Appendix A). Lodi's Land Use Element already permits high density housing and mixed use developments on the main streets and commercial corridors—which is partially why this Housing Element shows the City can accommodate the 2015-2023 RHNA without any further annexation. This is because the vision and specific policies contained in the General Plan seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation from SJCOG.

ZONING ORDINANCE

One of the implementation actions of the 2010 General Plan and previous Housing Element is to adopt a Zoning / Development Code to implement the General Plan. The current Zoning Code was adopted in March 2013. This Zoning Code created zoning designations consistent with the General Plan and regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. In addition, the Development Code serves to preserve the character and integrity of existing neighborhoods. The Zoning Code ensures that the City will meet our regional housing needs by providing for a wide range of housing types to meet the needs of the community.

ENVIRONMENTAL ASSESSMENTS

The City prepared Lodi General Plan 2010 and adopted General Plan EIR 2010 (SCH#2009022075). The proposed Housing Element is an implementation of the General Plan 2010 and the General Plan EIR (SCH#2009022075) is the project's Environmental Document. Having been so included, all General Plan level environmental effects were of necessity, therein addressed. City of Lodi General Plan 2010, City of Lodi General Plan Final Environmental Impact Report, February 2010 and City of Lodi General Plan Draft Environmental Impact Report, November 2009 are available for review at the City of Lodi, Community Development Department, located at 221 West Pine Street, California 95240.

RECOMMENDATION

The Planning Commission recommended that the City Council approve the 2015-2023 Housing Element. The Housing Element is consistent and compatible with the General Plan and policies. The Housing Element does not eliminate the requirement that specific future development projects be consistent with all applicable policies and development standards. In accordance with State law, the 2015-2023 Housing Element includes the City's housing policies and goals, identify action programs, quantified objectives, and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of the community, during the planning period.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Steve Schwabauer
Community Development Director

Attachments:

- 1) Planning Commission Staff Report
- 2) Planning Commission Resolution
- 3) 2015 – 2023 Draft Housing Element
- 4) City Council Draft Resolution



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 9, 2016

APPLICATION NO: 2015 – 35 GP – 2015 – 2023 Housing Element Update

REQUEST: Request for Planning Commission to recommend the draft 2015-2023 Housing Element be forwarded to the City Council for approval (Applicant: City of Lodi; File 2015-35 GP; CEQA Determination: Section 15183 – Previous Environmental Review, 2010 General Plan EIR (SCH#2009022075)

LOCATION: All Zoning Districts City-Wide

APPLICANT: City of Lodi
221 West Pine Street.
Lodi, CA 95240

RECOMMENDATION

That the Planning Commission review the proposed draft 2015-2023 General Plan Housing Element update, accept public testimony, and adopt the Resolution recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval.

SUMMARY

The Housing Element addresses the City's housing needs for the 2015-2023 planning period. It is one of seven-mandated elements of the General Plan required by State law. The Housing Element is subject to detailed State law requirements, and is the only element required to be reviewed and certified by the State of California Department of Housing and Community Development (HCD). Failure to secure a Certified Housing Element from HCD can result in the loss of funding for housing and infrastructure related to projects and potential legal challenges.

The Housing Element is an eight year blueprint for housing Lodi's residents, presenting data, policies, and programs for housing the City's residents at all income levels, including low-income and moderate income residents, as well as those with special needs such as seniors. The Housing Element shows how the City will house its share of the projected population growth and of the region, as defined in the Regional Housing Needs Allocation (RHNA), produced by the San Joaquin Council of Governments (SJCOG).

2015 – 2023 HOUSING ELEMENT

The Planning Commission held a public hearing on October 28, 2015 and recommended the draft document for review by the City Council and submittal to the Department of Housing and Community Development. The Department of Housing and Community Development has reviewed and recommended approval of the document with a minor modification to Program 1.5. Program 1.5 modified language is included as Attachment C. Staff is now requesting the Planning Commission to recommend approval of the 2015 – 2023 Housing Element to the City Council for approval and adoption.

BACKGROUND

In October of 2011, the City Council adopted the City's 2011-2016 Housing Element. The document was forwarded to State HCD, who subsequently granted certification.

The 2011 - 2016 Housing Element was done in conjunction with the overall 2010 General Plan Update. A number of the implementation measures were completed with the Development Code update in March of 2013 and the approval of development projects.

The City of Lodi approved the Rose Gate project in late 2013, Van Ruiten Ranch, Reynolds Ranch, Gianonni and Baker in 2014 and Vintner Square in 2015. The amount of residential development has picked up in the past 2 years, and all approvals were consistent with the General Plan and the existing Housing Element.

Staff views the 2015 – 2023 Housing Element to be a technical update and continuation of the 2011 – 2016 Housing Element.

The 2015 – 2023 General Plan does not include new programs or new implementation policies. This document updates demographic information and provides housing direction for the next 8 years.

ANALYSIS

State housing law mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community through their housing elements (Government Code §65580). The law specifies that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. The law further requires housing elements be updated every five years and that every updated housing element be submitted to the State Department of Housing and Community Development (HCD) to ensure compliance with the State's requirements. When the State HCD determines that a Housing Element complies with the law it grants "certification".

Unlike other State-mandated General Plan elements, the Housing Element is the only element requiring State Certification for compliance, and it is subject to detailed statutory requirements (California Government Code Sections 65580 and 65589), regarding its content, and in summary, must contain the following:

1. An evaluation of the results from housing programs implemented during the previous review period; (i.e. the City's Current Housing Element adopted in 2011);
2. An assessment of the City's existing and projected housing needs based on housing, land use, population, demographic, and employment trends;
3. An analysis of housing opportunities within the City, including an inventory of suitable sites and the City's capacity to meet regional fair-share housing goals;
4. An analysis of constraints to providing housing and mitigating opportunities for those constraints; and
5. A set of goals, policies, resources, and programs for the preservation, improvement and development of housing.

Regional Housing Needs Assessment and the inventory of Sites

A key component of the Housing Element is the Regional Housing Needs Assessment (RHNA). State law requires that during each planning period, each local jurisdiction must provide their "fair share" of the region's new housing need. Factors for determining need include anticipated demand generated by employment and population growth. The RHNA identifies not only the number of housing units the City must plan for, but also the affordability level of those units. Through the RHNA process, HCD provides its determination to the State's sub-regional councils, who then assign each local jurisdiction their fair share of housing need.

In San Joaquin County, SJCOG determines the amount of affordable housing the county will need for the time period and then divides that need among its participating jurisdictions.

The previous 2011 to 2016 Housing Element included land available to accommodate **3,891** additional housing units between 2007 and 2014, of which **1,621** units were to be affordable to extremely-low-, very-low- and low-income households, approximately 42% of Lodi's total share of regional housing needs.

According to the 2014–2022 Regional Housing Needs Allocation Plan prepared by the San Joaquin County Council of Governments, Lodi should plan to accommodate **1,931** additional residential units between 2014 and 2022. Of those residential units, **828**, or 43%, should be affordable to extremely low-, very low-, or low-income households.

Since the housing numbers have been reduced for the 2015 – 2023 Housing Element from the previous 2011 to 2016 Housing Element, there are no modifications to land use, housing policies or programs. The 2015 – 2023 Housing Element will help to implement the vision of the 2010 General Plan.

Lodi is not responsible for actual construction of these units. However, Lodi is responsible for creating a regulatory framework in which these housing units can be built. The intent of the allocation is to ensure that each local jurisdiction provide adequate sites and adequately zoned land to accommodate the RHNA. To meet this objective, the proposed Housing Element contains a plan that addresses the potential and actual governmental constraints on housing development, and demonstrates the City's inventory of vacant land or underutilized sites with appropriate zoning and density to meet its RHNA needs.

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RECOMMENDATION

Staff requests that the Planning Commission adopt the attached resolution, recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval. The Housing Element is consistent and compatible with the General Plan and policies. The Housing Element does not eliminate the requirement that specific future development projects be consistent with all applicable policies and development standards. In accordance with State law, the 2015-2023 Housing Element includes the City's housing policies and goals, identify action programs, quantified objectives, and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of the community, during the planning period.

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PUBLIC HEARING NOTICE

Legal Notice for the Housing Element was published in the Lodi News Sentinel on Saturday, February 27, 2016. Public notice also was mailed to interested parties who expressed their interest of the project.

RECOMMENDED MOTIONS

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

“I move that the Planning Commission adopt the attached resolution to recommend the draft 2015-2023 Housing Element be forwarded to the City Council for approval and certification.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Draft Housing Element
- B. HCD Review of Housing Element
- C. Program 1.5 Modification
- D. Draft Planning Commission Resolution

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 21, 2016

Mr. Craig Hoffman, Director
Community Development Department
City of Lodi
221 W. Pine St.
Lodi, CA 95240

Dear Mr. Hoffman:

RE: Review of the City of Lodi's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Lodi's draft housing element update that was received for review on November 24, 2016 along with additional revisions received on January 19 and 21, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on January 12, 2016 with you; Mr. Joseph Wood, Senior Planner; and Ms. Courtney Wood, and Ms. Jennifer Gastelum, City Consultants.

The draft element with revisions, meet the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SJCOG pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2016 for SJCOG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Also, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobile-home park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html>

The Department appreciates the hard work and dedication yourself; Mr. Joseph Wood, Senior Planner; Ms. Courtney Wood; and Ms. Jennifer Gastelum, City Consultants, provided in preparation of the housing element and looks forward to receiving Lodi's adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 263-7426.

Sincerely,



Paul McDougal
Housing Policy Manager

Program 1.5: Pursue State and Federal Funds in Support of Housing Construction

The City will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, permanent and migrant farmworker housing, 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. The City takes the following actions in pursuit of state and federal funding:

- a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing, and permanent and migrant farmworker housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and public entities that have provided housing or supportive services in Lodi or that expressed an interest in doing so in the past.
- b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and (3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as the Central Valley Low Income Housing Corporation and the LOEL Foundation which provide services to extremely low-income households.
- c. Apply directly for state and federal funding under programs in which the City must be the applicant.

In pursuing state and federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income and frail seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, farmworkers and their families, low-income large families, and single-parent households, particularly those with small children. The City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs.

Responsibility: Community Development Department

Time Frame: For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs

RESOLUTION NO. P.C. 16-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING THE DRAFT 2015-2023 HOUSING ELEMENT BE
FORWARDED TO THE CITY COUNCIL FOR APPROVAL**

- WHEREAS**, California Government Code Section 65300 et. Seq. mandates that the City of Lodi adopt a comprehensive General Plan to provide guidance and direction for development activities in the City; and
- WHEREAS**, Government Code sections 65580-65589 set forth the statutory requirements for the Housing Element; and
- WHEREAS**, the Housing Element is one of seven (7) required elements of the General Plan; and
- WHEREAS**, Government Code section 65588(b) requires that the Housing Element be comprehensively updated every five (5) years; and
- WHEREAS**, the City adopted its current Housing Element in 2011; and
- WHEREAS**, the Housing Element serves as the data and policy document guiding overall improvements and development of housing and contains a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs; an analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the City's ability to meet identified housing needs; an identification of resources to meet housing needs, including vacant or underutilized land for new construction, as well as financial and administrative resources available for housing; and the City's housing strategy to address identified housing needs, including an assessment of past accomplishments, and a formulation for housing goals, policies, and programs; and
- WHEREAS**, Government Code section 65583 requires that the City identify adequate sites to accommodate housing for all economic segments of the population, based upon the Regional Housing Needs Assessment provided by the San Joaquin County Association of Governments; and
- WHEREAS**, the City's Community Development Department has initiated and caused to be prepared a proposed Housing Element for the period from 2015-2023; and
- WHEREAS**, the Community Development Department staff held a stakeholder group meeting and public workshop on June 25, 2015 to solicit public input on the proposed draft Housing Element for 2015-2023; and
- WHEREAS**, the draft 2015-2023 Housing Element was prepared and circulated for public review, with such circulation including the provision of the requisite review period for the State of California Department of Housing and Community Development ("HCD"); and
- WHEREAS**, the Planning Commission, after conduction of a public hearing and consideration of all public comment, recommended the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review; and
- WHEREAS**, the City Council, directed staff to submit the draft Housing Element to the Department of Housing and Community Development for review; and

WHEREAS, The Department of Housing and Community Development reviewed the 2015 – 2023 Housing Element and recommended the City of Lodi approve and adopt the new housing Element; and

WHEREAS, the Planning Commission of the City of Lodi held a properly noticed public hearing as required by law on March 9, 2016; and

WHEREAS, the Planning Commission, after conduction of a public hearing and consideration of all public comment, recommends the draft 2015-2023 Housing Element be forwarded to the City Council for approval; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lodi makes the following specific findings based on the evidence as follows:

1. The proposed draft 2015-2023 Housing Element ensures and maintains internal consistency with all of the objectives, policies, general land uses, programs, and actions of the General Plan. The proposed Housing Element update for the 2015-2023 planning period have been designed to be consistent with State Housing Law, the Regional Housing Needs Assessment for local agencies under the jurisdiction of the San Joaquin Council of Governments (SJCOG, Inc), and to be internally consistent with the other elements of the Lodi General Plan.
2. The proposed draft 2015-2023 Housing Element would not be detrimental to the public convenience, safety or general welfare of the City. The draft Housing Element is compatible with the nature, condition, and development of existing uses, buildings and structures and the proposed Housing Element update will not adversely affect the existing or planned uses, buildings, or structures. The proposed Housing Element update includes specific programs that provide opportunities for affordable housing through the identification of appropriate sites and density as required by the State, make provision for emergency and transitional housing, and establish reasonable accommodations to improve constraints in housing for persons with disabilities. The proposed revisions will not expose people to an increased risk of negative health or public safety impacts and are consistent with the environmental analysis indicating the impacts related to the health, safety and general welfare of the community will not be detrimental as a result of the project.
3. The proposed draft 2015-2023 Housing Element is in compliance with the provisions of the California Environmental Quality Act (CEQA). The City prepared Lodi General Plan 2101 and adopted General Plan EIR 2010 (SCH#2009022075). The proposed Housing Element is an implementation of the General Plan 2010 and the General Plan EIR (SCH#2009022075) is the project's Environmental Document. Having been so included, all General Plan level environmental effects were of necessity, therein addressed. City of Lodi General Plan 2010, City of Lodi General Plan Final Environmental Impact Report, February 2010 and City of Lodi General Plan Draft Environmental Impact Report, November 2009 are available for review at the City of Lodi, Community Development Department, located at 221 West Pine Street, California 95240. The documents are also available online at http://www.lodi.gov/community_development/index.html

BE IT FURTHER RESOLVED that based on the written information provided, the public comments received and the findings stated above, the Planning Commission recommends the draft 2015-2023 Housing Element be forwarded to the City Council for approval.

Dated: March 9, 2016

I certify that Resolution No. 16-05 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on Wednesday, March 9, 2016 by the following vote:

AYES: Commissioners: Cummins, Kiser, Olson and Vice Chair Hennecke

NOES: Commissioners: None

ABSENT: Commissioners: Kirsten, Slater and Chair Heinitz

ATTEST


Secretary, Planning Commission



LODI GENERAL PLAN HOUSING ELEMENT



CITY OF LODI
JANUARY 2016

FINAL DRAFT

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I. Introduction

I.1 PURPOSE AND CONTENTS

The Lodi Housing Element is part of the City's General Plan, which is a comprehensive policy statement regarding the physical, economic, and social development of the city; the preservation and conservation of natural and human features of the landscape; and the reuse of land and buildings within the city. Although housing represents a high priority, planning for housing must be balanced with the community's economic needs and environmental, resource, and open space protection policies, which are also essential aspects of the City's General Plan. Whereas general plans often reflect planning periods 15–25 years long, housing elements are updated every four to eight years, in accordance with state law.

The Housing Element addresses one of the State-mandated General Plan topics and most basic human needs: shelter. For this reason, the Housing Element represents a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies. For a city to have a strong and balanced economy, where people live in proximity to where they work, workers must have places to live within their economic means.

The Housing Element contains three parts following this introduction:

- **Chapter 2: Community Profile** contains an analysis of population, housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, persons with disabilities and developmental disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Lodi's current residents and to plan for future residents in the city.
- **Chapter 3: Resources and Constraints** addresses the opportunities and challenges to meet the housing needs identified in the community profile. Resources include the availability of land, adequate sites to meet housing needs, public and private organizations that provide housing and supportive services, and funding to implement the City's housing strategy. Constraints include the impacts of government action on housing availability and affordability, the interaction of market forces, infrastructure, and environmental conditions. This analysis focuses on the magnitude of potential constraints and identifies measures to remove them.
- **Chapter 4: Housing Strategy** identifies goals, policies, programs, and quantified objectives to meet identified housing needs, reduce constraints on housing availability and production, and make effective use of available resources. As part of its strategy, this section defines the responsible agencies, time frames, and the anticipated results of the programs.

Appendix A: Accomplishments describes achievements during the previous Housing Element planning period (2007 to 2014), including housing units constructed or available for development and implementation of programs and policies. Lessons learned from these accomplishments have been used to revise policies and programs.

1.2 COMMUNITY CONTEXT

This section describes Lodi's community and demographic context in brief; Chapter 2: Community Profile provides further details.

According to the 2014–2022 Regional Housing Needs Allocation Plan prepared by the San Joaquin County Council of Governments, Lodi should plan to accommodate 1,931 additional residential units between 2014 and 2022. Of those residential units, 828, or 43%, should be affordable to extremely low-, very low-, or low-income households. It should be emphasized that this is the amount of housing the City should plan for; actual amounts of housing built will be influenced by broader economic forces, including the recent national and regional economic downturn. Potential impacts of market factors, as well as City policies and regulations, are examined in Chapter 3: Resources and Constraints.

Between 2010 and 2015, the city's population increased by 3%. By comparison, Tracy and Manteca, similarly sized cities, grew 3% and 10%, respectively, while the population of Stockton grew 5% during this period. From 2000 to 2010, population growth in Lodi was primarily in the age groups encompassing children (5 to 19 years) and people between the ages of 45 and 64.

Although historically San Joaquin County has been known for its agriculture and food processing industries, in 2007 the sectors that accounted for the greatest shares of total employment were trade, transportation and utilities (17%) and government (14%). Between 1992 and 2007, the following sectors saw the greatest increases in the number of jobs: construction, professional and business services, education and health services, retail trade, and transportation/warehousing/utilities. A high percentage of Lodi residents (54%) work outside the community, reflecting regional employment interdependencies.

Lodi residents earn 91% of the countywide median income, according to the 2008–2012 American Community Survey. The median income for all households in Lodi was \$49,034, compared with \$53,895 for San Joaquin County as a whole. According to the 2008–2012 ACS estimate, Lodi has slightly more homeowners than renters. The monetary resources needed to own a home are much greater than those needed to rent. The majority of renters earn in the \$25,000 to \$85,000 range, and very few earn over \$100,000, demonstrating that individuals with higher incomes are more likely to be able to afford a home.

Lodi's housing stock is composed primarily of single-family homes. The total number of housing units increased from 23,793 in 2011 to 23,809 in 2014—less than a 1% change. The majority of new units are single-family detached homes, composing 99% of the new stock added since 2011. There is an overall lack of construction of townhomes, duplexes, and small- and medium-sized apartment buildings, which often represent more affordable rental housing. Of occupied housing units in Lodi, 54% are owned and 46% are rented. The vacancy rate between 2000 and 2010 increased significantly from 3.2% to 7.1%, according to the California Department of Finance. A vacancy rate of 5% is considered to be "normal"; a vacancy rate less than 5% indicates a tight market in which households may not be able to find vacant units that fit their needs.

Lodi has experienced a growing gap between housing costs and local incomes. In recent years, there has been a substantial increase in the number of households paying more than 30% of their incomes for housing. Based on the 2008–2012 ACS five-year estimate, 32% of owner households overpaid for housing; by comparison, 47% of renter households overpaid.

1.3 STATE REQUIREMENTS

Beginning in 1980 and refined periodically, the California Legislature adopted requirements for the contents of housing elements (California Government Code Sections 65580 to 65589.5). The contents of a housing element, as mandated by state law, include:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation;
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels;
- An inventory of vacant and underutilized sites by zoning category, with an assessment of the availability of public facilities and services to those sites; and
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and a schedule of implementing actions with quantified objectives.

Although state law regarding housing elements requires communities to address the needs of all residents, particular attention in the housing element law is devoted to the needs of extremely-low-, very low-, and low-income households. Specifically, state law requires housing elements to:

- Identify adequate sites to facilitate and encourage housing for all income levels;
- Remove governmental constraints to housing production, maintenance, and improvement;
- Assist in the development of adequate housing for low- and moderate-income households;
- Conserve and improve the condition of existing affordable housing; and
- Promote housing opportunities for all persons.

1.4 DATA SOURCES AND THEIR USE

A variety of local, regional, state, federal, and private sources of information were used to prepare the Housing Element. As required by state law (Government Code Section 65584), the principal source of information used to determine future housing construction need is the San Joaquin County Regional Housing Needs Allocation for the 2014 to 2022 planning period. The principal sources of information included the US Census Bureau, American Community Survey (typically the 2008–2012 five-year estimate), California Department of Finance, California Employment Development Department, City of Lodi, San Joaquin County, California Association of Realtors, local nonprofit organizations serving special needs

populations, local housing developers, residents, and local real estate and property management firms.

1.5 PUBLIC PARTICIPATION

The City encouraged participation by all segments of the community in the preparation of the Housing Element through a combination of a community workshop, general public notices and direct contacts with organizations serving low-income and special needs groups, and public hearings.

COMMUNITY WORKSHOP

City staff and the consultant conducted a stakeholders meeting and community workshop on June 25, 2014, to garner feedback for the Housing Element update. A workshop flyer was posted on the City's website and notifications were sent to local stakeholders. Twelve stakeholders attended the meeting to provide input on the development of the Housing Element. Stakeholders identified a need for more transitional housing and multifamily housing in Lodi. Participants also identified that developing new housing, including market-rate housing, is costly to construct even with development fees comparable or lower than surrounding jurisdictions.

Following the stakeholders meeting, a community workshop was held. The workshop was attended by approximately 20 community members. Michael Baker International gave a presentation on the Housing Element update including an overview of Housing Element components, new legislation, the Regional Housing Needs Allocation (RHNA), the update process and schedule, and demographic information. Following the presentation, members of the public were invited to ask questions or provide comments through interactive activities. Workshop participants felt that there was a need for more affordable and multifamily housing in the city. Programs and services that were most important to workshop participants included home maintenance and rehabilitation programs, rental housing assistance and preservation, and fair housing assistance.

PUBLIC REVIEW AND HEARINGS

On October 17, 2015, the City announced the availability of the draft Housing Element on the City's website. Contact information for the Neighborhood Services Manager was provided. No comments were received on the draft Housing Element. On October 28, 2015, the Planning Commission held a public hearing on the Housing Element to accept public comments. No comments were received from the public. On November 18, 2015, the City Council reviewed and authorized the draft Housing Element to be submitted to HCD for review. Following HCD review, public hearings will be held to adopt the final Housing Element.

1.6 GENERAL PLAN CONSISTENCY

To promote a uniform and compatible vision for the development of the community, the General Plan must be internally consistent in its goals and policies, as required by California Government Code Section 65300.5. Government Code Section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict, but support one another, to achieve the overall goals and vision of a general plan. Policies included in other Lodi General Plan elements that affect

housing are summarized below. The City will ensure consistency with other element of the General Plan and will review and revise, as necessary, each element of the General Plan for consistency when amendments are made.

LAND USE ELEMENT

- LU-P3 Do not allow development at less than the minimum density prescribed by each residential land use category, without rebalancing the overall plan to comply with the “no net loss provisions of state housing law.”
- LU-P4 Maintain the highest development intensities downtown, and in mixed-use corridors and centers, with adequate transition to Low-Density Residential neighborhoods.
- LU-P6 Locate new medium- and high-density development adjacent to parks or other open space, in order to maximize residents’ access to recreational uses; or adjacent to mixed-use centers or neighborhood commercial developments, to maximize access to services.
- LU-P18 Encourage medium- and high-density residential development in downtown by permitting residential uses at upper levels; and east and northwest of downtown, as depicted on the Land Use Diagram, by identifying vacant and underutilized sites that are appropriate for redevelopment.
- LU-P24 Guide new residential development into compact neighborhoods with a defined Mixed-Use Center, including public open space, a school or other community facilities, and neighborhood commercial development.
- LU-P26 Require a master or specific plan in areas with a Mixed-Use Center and adjacent complementary uses, as a condition of subdivision approval. Uses should include neighborhood commercial, civic and institutional uses, parks, plazas, and open space—consistent with Land Use Diagram (unless any of these uses are found infeasible and/or alternative locations are available to carry out mixed-use policies). Streets should adhere to the pattern depicted on the Land Use Diagram.
- LU-P27 Provide for a full range of housing types within new neighborhoods, including minimum requirements for small-lot single family homes, townhouses, duplexes, triplexes, and multi-family housing.

GROWTH MANAGEMENT AND INFRASTRUCTURE ELEMENT

- GM-G4 Provide public facilities—including police and fire services, schools, and libraries—commensurate with the needs of the existing and future population.
- GM-P2 Target new growth into identified areas, extending south, west, and southeast. Ensure contiguous development by requiring development to conform to phasing described in Figure 3-1 [of the General Plan]. Enforce phasing through permitting and infrastructure provision. Development

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may not extend to Phase 2 until Phase 1 has reached 75% of development potential (measured in acres), and development may not extend to Phase 3 until Phase 2 has reached 75% of development potential. In order to respond to market changes in the demand for various land use types, exemptions may be made to allow for development in future phases before these thresholds in the previous phase have been reached.

- GM-P3 Use the Growth Management Allocation Ordinance as a mechanism to even out the pace, diversity, and direction of growth. Update the Growth Management Allocation Ordinance to reflect phasing and desired housing mix. Because unused allocations carry over, as of 2007, 3,268 additional permits were available. Therefore, the Growth Management Allocation Ordinance will not restrict growth, but simply even out any market extremes.
- GM-P4 Update allocation of units by density to ensure that development density occurs as recommended in Chapter 2: Land Use. For instance, approved permits should be allocated to provide 45.4% of permits for low density, 27.3% medium density, and 27.3% high density/ mixed use housing during phase 1. This represents a shift towards slightly more medium and high density housing in Lodi.
- GM-P5 Update impact fee system to balance the need to sufficiently fund needed facilities and services without penalizing multifamily housing or infill development.
- GM-P6 Annex areas outside the existing sphere of influence to conform with development needs for Phase 1, Phase 2, and Phase 3. Subsequent phases shall be annexed as current phases reach development thresholds.
- GM-P8 Ensure that public facilities and infrastructure—including water supply, sewer, and stormwater facilities—are designed to meet projected capacity requirements to avoid the need for future replacement and upsizing, pursuant to the General Plan and relevant master planning.
- GM-P9 Coordinate extension of sewer service, water service, and stormwater facilities into new growth areas concurrent with development phasing. Decline requests for extension of water and sewer lines beyond the city limit prior to the relevant development phase and approve development plans and water system extension only when a dependable and adequate water supply for the development is assured.
- GM-P11 Prepare master plan documents as necessary during the planning period to address the infrastructure needs of existing and projected growth, and to determine appropriate infrastructure provision for each phase. Existing master plan documents should be used until new master plans are developed, and updates should occur as follows:

- A sanitary sewer system master plan should be undertaken soon after General Plan adoption. In particular, this master plan should address how to best provide sewer service for the growth on the east side of the city and for infill development, and to determine if additional wastewater flows will need to be diverted into the proposed South Wastewater Trunk Line.
- A citywide stormwater master plan should be prepared soon after General Plan adoption to confirm or revise existing planning studies.
- A White Slough Water Pollution Control Facility master plan should be completed during the early stages of Phase 1, most likely in 2013 or 2014.
- A recycled water master plan was prepared in May 2008 and is current as of 2009. It may be appropriate to update this document when the next WSWPCF master plan is prepared, in 2013 or 2014, to evaluate the feasibility of constructing a scalping plant to provide recycled water for use within the city.
- A potable water supply and distribution master plan is not urgently needed, as of 2009. Future planning should be completed as necessary.
- The Urban Water Management Plan should be updated on a five year basis in compliance with State of California mandated requirements. Future plans should be developed in 2010, 2015, 2020, 2025, and 2030.

COMMUNITY DESIGN AND LIVABILITY ELEMENT

CD-P1	Incentivize infill housing—within the Downtown Mixed Use district and along mixed use corridors—through the development review, permitting and fee processes.
CD-P2	Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.
CD-P26	Focus new growth, which is not accommodated through infill development of existing neighborhoods, in easily-accessible and pedestrian friendly neighborhoods that include neighborhood-oriented commercial, public services such as schools and parks, and residential uses.
CD-P38	Promote location and siting of buildings that minimizes energy use by features such as enhancing use of daylight, minimizing summer solar gain, and use of ventilating breezes.
CD-P39	Design any City-owned buildings or City-owned buildings that are proposed for new construction or major renovation to meet the standards set by LEED™ or equivalent.

CD-P40

Prepare, or incorporate by reference, and implement green building and construction guidelines and/or standards, appropriate to the Lodi context, by 2012. The guidelines and/or standards shall ensure a high level of energy efficiency and reduction of environmental impacts associated with new construction, major renovation, and operations of buildings. Ensure that these guidelines/standards:

- Require documentation demonstrating that building designs meet minimum performance targets, but allow flexibility in the methods used.
- Exceed California's 2005 Title 24 regulation standards for building energy efficiency by 15%, with particular emphasis on industrial and commercial buildings.
- Reduce resource or environmental impacts, using cost-effective and well-proven design and construction strategies.
- Reduce waste and energy consumption during demolition and construction.
- Identify street standards, such as street tree requirements, appropriate landscaping practices, and acceptable materials.
- Incorporate sustainable maintenance standards and procedures.
- Promote incorporation of energy conservation and weatherization features in existing structures. Develop programs that specifically target commercial and industrial structures for energy conservation and weatherization measures in order to reduce annual kWh per job.

These guidelines could be developed directly from the LEED (Leadership in Energy and Environmental Design) system developed by the U.S. Green Building Council, the California-based Build It Green GreenPoint rating system, or an equivalent green building program.

TRANSPORTATION ELEMENT

T-P1

Ensure consistency between the timing of new development and the provision of transportation infrastructure needed to serve that development. Regularly monitor traffic volumes on city streets and, prior to issuance of building permits, ensure that there is a funded plan for the developer to provide all necessary transportation improvements at the appropriate phase of development so as to minimize transportation impacts.

T-P2

Review new development proposals for consistency with the Transportation Element and the Capital Improvements Program. Ensure that new projects provide needed facilities to serve developments, and provide all needed facilities and/or contribute a fair share to the City's transportation impact fee.

- T-P21 Work cooperatively with the Lodi Unified School District on a “safe routes to schools” program that aims to provide a network of safe, convenient, and comfortable pedestrian routes from residential areas to schools. Improvements may include expanded sidewalks, shade trees, bus stops, and connections to the extended street, bike, and transit network.
- T-P35 Require community care facilities and senior housing projects with more than 25 units to provide accessible transportation services for the convenience of residents.

PARKS, RECREATION, AND OPEN SPACE ELEMENT

- P-P2 Provide open space to meet recreation and storm drainage needs, at a ratio of eight acres of open space per 1,000 new residents. At least five acres must be constructed for park and recreation uses only. Drainage basins should be constructed as distinct facilities, as opposed to dual-functioning park and drainage basin facilities.
- P-P3 Pursue the development of park and recreation facilities within a quarter-mile walking distance of all residences.
- P-P5 Update the City’s Open Space and Recreation Master Plan, as necessary to:
- Arrange a distribution of open spaces across all neighborhoods in the city;
 - Ensure that parks are visible and accessible from the street, to the surrounding neighborhood, and citywide users; and
 - Provide a variety of open spaces and facilities to serve the needs of the community, ensuring a balance between indoor and outdoor organized sports and other recreation needs, including passive and leisure activities.
- P-P7 Work with developers of proposed development projects to provide parks and trails as well as linkages to existing parks and trails.
- P-P19 Require master planned residential communities to dedicate parkland consistent with General Plan standards. In-lieu fees will only be acceptable where an exemption from providing a neighborhood park facility would not adversely affect local residents because an existing park is nearby.
- P-P20 Address park dedication and new development impact fees as part of the Zoning Ordinance and Subdivision Regulations Update, to ensure compliance with the General Plan park and open space standard.

CONSERVATION ELEMENT

- C-P3 Support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.

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- C-P5 Ensure that urban development does not constrain agricultural practices or adversely affect the economic viability of adjacent agricultural practices. Use appropriate buffers consistent with the recommendations of the San Joaquin County Department of Agriculture (typically no less than 150 feet) and limit incompatible uses (such as schools and hospitals) near agriculture.
- C-P17 For future development projects on previously un-surveyed lands, require a project applicant to have a qualified archeologist conduct the following activities: (1) conduct a record search at the Central California Information Center at the California State University, Stanislaus, and other appropriate historical repositories, (2) conduct field surveys where appropriate and required by law, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archeological Resource Management Reports).
- C-P37 Promote incorporation of energy conservation and weatherization features into existing structures. Update the Zoning Ordinance and make local amendments to the California Building Code, as needed, to allow for the implementation of green building, green construction, and energy efficiency measures.
- C-P38 Encourage the development of energy efficient buildings and communities. All new development, including major rehabilitation, renovation, and redevelopment projects, shall incorporate energy conservation and green building practices to the maximum extent feasible and as appropriate to the project proposed. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems. The City may implement this policy by adopting and enforcing a Green Building Ordinance.
- C-P41 Encourage the use of passive and active solar devices such as solar collectors, solar cells, and solar heating systems into the design of local buildings. Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional, and public buildings.
- C-P42 Continue to offer rebates to residential, commercial, industrial and municipal customers of Lodi Electric Utility who install photovoltaic (PV) systems or that participate in the Lodi Energy Efficient Home Improvement Rebate Program. Ensure that rebate programs are well advertised to the community and offer rebates that are sufficient to gain community interest and participation.
- C-P43 Work with the California Energy Commission and other public and non-profit agencies to promote the use of programs that encourage developers to surpass Title 24 Energy Efficiency standards by utilizing renewable energy systems and more efficient practices that conserve energy, including, but not limited to natural gas, hydrogen or electrical vehicles.

Offer incentives such as density bonus, expedited process, fee reduction/waiver to property owners and developers who exceed California Title 24 energy efficiency standards.

SAFETY ELEMENT

- S-P6 Prohibit new development, except for public uses incidental to open space development, within Zone A (100-year flood zone) of the most current FEMA floodplain map (see **Figure 8-1** [in the General Plan] for the most current map).
- S-P10 Require that all fuel and chemical storage tanks are appropriately constructed; include spill containment areas to prevent seismic damage, leakage, fire and explosion; and are structurally or spatially separated from sensitive land uses, such as residential neighborhoods, schools, hospitals and places of public assembly.
- S-P11 Ensure compatibility between hazardous material users and surrounding land use through the development review process. Separate hazardous waste facilities from incompatible uses including, but not limited to, schools, daycares, hospitals, public gathering areas, and high-density residential housing through development standards and the review process.
- S-P22 Require new development to include grading and erosion control plans prepared by a qualified engineer or land surveyor.

NOISE ELEMENT

- N-G2 Protect sensitive uses, including schools, hospitals, and senior care facilities, from excessive noise.
- N-P4 Discourage noise sensitive uses such as residences, hospitals, schools, libraries, and rest homes from locating in areas with noise levels above 65db. Conversely, do not permit new uses likely to produce high levels of noise (above 65db) from locating in or adjacent to areas with existing or planned noise-sensitive uses.
- N-P5 Noise sensitive uses, such as residences, hospitals, schools, libraries, and rest homes, proposed in areas that have noise exposure levels of “conditionally acceptable” and higher must complete an acoustical study, prepared by a professional acoustic engineer. This study should specify the appropriate noise mitigation features to be included in the design and construction of these uses, to achieve interior noise levels consistent with Table 9-3 [of the General Plan].
- N-P6 Where substantial traffic noise increases (to above 70db) are expected, such as on Lower Sacramento Road or Harney Lane, as shown on the accompanying graphic [see General Plan], require a minimum 12-foot setback for noise-sensitive land uses, such as residences, hospitals, schools, libraries, and rest homes.

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N-P14

Reduce vibration impacts on noise-sensitive land uses (such as residences, hospitals, schools, libraries, and rest homes) adjacent to the railroad, SR-99, expressways, and near noise-generating industrial uses. This may be achieved through site planning, setbacks, and vibration-reduction construction methods such as insulation, soundproofing, staggered studs, double drywall layers, and double walls.

2. Housing Needs Assessment

This assessment aims to evaluate the effectiveness of existing housing policies and programs and provide a general direction and focus for future housing initiatives.

2.1 POPULATION AND HOUSING CHARACTERISTICS

POPULATION

According to the California Department of Finance (DOF), Lodi's 2015 population is estimated to be 63,719, as shown in Table 2-1. Lodi has been the slowest growing city in San Joaquin County in recent years; between 2010 and 2015, the city's population increased by 3%. In contrast, the comparable-sized cities of Tracy and Manteca grew 3% and 10%, respectively, during this period.

Table 2-1: Comparison of Population Growth in Selected Areas

<i>Jurisdiction</i>	<i>2010</i>	<i>2015</i>	<i>Numerical Increase</i>	<i>Percentage Change</i>
San Joaquin County	685,306	719,511	34,205	5
Lodi	62,134	63,719	1,585	3
Escalon	7,132	7,413	281	4
Lathrop	18,023	20,353	2,330	13
Manteca	67,096	73,787	6,691	10
Ripon	14,297	14,922	625	4
Stockton	291,707	306,999	15,292	5
Tracy	82,922	85,296	2,374	3

Source: US Census, 2010; DOF 2015

As shown in Table 2-2, Lodi's population has grown at an average annual rate of less than 1% since 2000. While projections from the San Joaquin Council of Governments (SJCOG) indicate that growth is expected to occur at approximately a 1.5% annual growth rate, the City predicts a more modest pace at 1% through the next several decades. It should be noted that the City's residential permit activity from 2010 through 2013 remained at approximately 11 single-family residences. From January 2014 through April 2015, Lodi's permit activity increased to 38 single-family residences.

Table 2-2: Population Growth Trends

	Year	Population, Based on 1.5% Growth Rate	Population, Based on 1% Historic Growth Rate
Actual	2000	—	57,011
	2005	—	61,431
	2010	—	62,134
	2015 ¹	63,719	63,719
Projected	2020	68,643	66,969
	2025	73,949	70,385
	2030	89,664	73,976
	2035	85,820	77,749

Source: US Census, 2000, 2010; DOF 2005, 2015, 2020, 2025, 2030, 2035.; City of Lodi, Municipal Services Review Draft

1. Estimate and not actual for 2015.

AGE

Table 2-3 reports a breakdown of the city’s population by age cohort in 2000 and 2010, according to the US Census. Middle-aged adults, ages 25 to 44, represent the greatest proportion of Lodi’s population. A comparison between these years shows the greatest increases in the number of adults 45 to 64 in age, as well as children 5 to 19 in age. Overall, this data suggests that Lodi has a fairly balanced population across all the age categories, 31% youth (0 to 19), 7% young adults (20 to 24), 48% adults (25 to 64), and 13% seniors (65 and up).

Table 2-3: Age Characteristics and Trends

Age	2000 ¹		2010	
	Number	Percentage	Number	Percentage
0 to 4	4,495	8	4,909	8
5 to 19	11,596	20	14,056	23
20 to 24	5,472	10	4,180	7
25 to 44	16,032	28	15,931	26
45 to 64	11,263	20	14,681	24
65+	8,141	14	8,377	13
Total	56,999	100	62,134	100

Source: US Census, 2000, 2010.

1. Age categories across 2000 and 2010 are not consistent. The 2000 US Census divided age categories into 5 to 17 and 18 to 24, instead of 5 to 19 and 20 to 24 as in the 2010 US Census.

2.2 HOUSEHOLD TRENDS

HOUSEHOLD GROWTH

The number of households in Lodi increased at a slower rate than the city’s population during the last two decades. Therefore, the average household size increased over this period. The California Department of Finance (DOF) reports 22,123 households for 2015 estimates, as shown in Table 2-4. As shown in Table 2-5, Lodi’s household growth is projected to grow at an annual rate of 0.5% between 2018 and 2025.

Table 2-4: Household Growth Trends

Year	Households ¹	Numerical Change	Annual % Change
2000	20,695	—	—
2010	22,097	1,402	1
2015	22,123	26	0

Source: DOF, E8 2000–2010; DOF E5 2015

1. Households represent the total number of housing units minus vacancies, as determined by the vacancy rate. It excludes group living quarters as well.

Table 2-5: Household Growth Projections¹

Year	Households	Numerical Change	Annual Percentage Change
2008	23,529	—	—
2020	25,010	1,402	0.5
2035	27,200	26	0.5

Source: SJCOC 2008

1 Table includes data from 2008 to show the base year which all projections used as a base year for calculations.

HOUSEHOLD COMPOSITION AND SIZE

Table 2-6 describes Lodi households, by size and then by tenure. According to the ACS in the 2008–2012 period, the majority of households in Lodi were family households—those with at least two people who are related to each other by blood or marriage. That is, more owner households live in households with 2–4 persons than other household sizes, which is the same for renter households. Householders living alone are nearly the same in number for owners and renters; however, only 22% of those homeowners live alone whereas 34% of renters live alone. Thus, living alone occurs at a higher rate for renters. Generally, Lodi has more owners (58%) than renters (42%).

Table 2-6: Household Size by Tenure

	2012			
	Owner	Percentage of Total	Renter	Percentage of Total
Householder living alone	2,669	47	2,987	53
Households 2–4 persons	7,650	66	3,968	34
Large households 5+ persons	1,517	46	1,629	52
Total Households	11, 836	58	8,584	42

Source: ACS Five-Year Estimate, 2008–2012

Three-quarters of all households in Lodi are composed of two-member households, as shown in Table 2-6.. According to the ACS Five-Year Estimate, 2008–2012, the average number of persons per household for Lodi is 2.82, which is comparably lower than the county at an average of 3.14 persons.

2.3 INCOME AND HOUSING COSTS

INCOME

Table 2-7 describes income by tenure. According to the ACS 2008–2012 estimate, Lodi has slightly more owners than renters. The median income for all households in Lodi was \$49,034, compared with \$53,895 for San Joaquin County as a whole..Residents who earn \$100,000 to \$149,000 and those earning \$50,000 to \$74,999 make up the two largest owner-occupied household income groups in Lodi. Only a very small percentage of owner-occupied households make less than \$35,000. The monetary resources needed to own a home are much greater than those needed to rent, which may account for this discrepancy. The largest renter-occupied household group falls into the \$25,000 to \$85,000 range, and very few make over \$100,000, demonstrating that higher-income individuals are more likely to own a home.

Table 2-7: Household Income by Tenure

Household Income	Number of Households	Percentage
Owner-Occupied Households	11,836	100
Less than \$5,000	169	1
\$5,000 to \$9,999	136	1
\$10,000 to \$14,999	372	3
\$15,000 to \$19,999	538	5
\$20,000 to \$24,999	428	4
\$25,000 to \$34,999	927	8
\$35,000 to \$49,999	1,513	13
\$50,000 to \$74,999	2,142	18
\$75,000 to \$99,999	1,615	14
\$100,000 to \$149,999	2,339	20
\$150,000 or more	1,657	14

<i>Household Income</i>	<i>Number of Households</i>	<i>Percentage</i>
Renter-Occupied Households	10,058	100
Less than \$5,000	415	4
\$5,000 to \$9,999	356	4
\$10,000 to \$14,999	969	10
\$15,000 to \$19,999	999	10
\$20,000 to \$24,999	865	9
\$25,000 to \$34,999	1,645	16
\$35,000 to \$49,999	1,797	18
\$50,000 to \$74,999	1,608	16
\$75,000 to \$99,999	785	8
\$100,000 to \$149,999	475	5
\$150,000 or more	144	1
Total Households	21,894	
Median Income (All Households)	\$49,034	

Source: ACS Five-Year Estimate, 2008–2012

HOUSING COSTS

The median price for a home in Lodi (including single-family and multifamily ownership homes, new and existing) in 2014 was \$235,000, as shown in Table 2-8. This represents a substantial increase of 39% compared with the median sale price from two years previous in 2012. This reflects a significant reversal of trends compared to housing prices in 2008 and 2009, which fell 31%.

Table 2-8: Median Housing Price

<i>Jurisdiction</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Percentage Change</i>
Lodi	\$169,000	\$201,500	\$235,000	39

Source: Realtytrack.com 2014; www.dqnews.com 2012 and 2013

As shown in Table 2-9, median contract rents in Lodi have increased over the last decade from \$527 to \$834, an average increase of 6% per year from 2000 to 2012. However, because the rental markets have fluctuated in recent years due to the recession, a comparison to more recent median contract rents may be useful. To illustrate, from 2000 to 2007, median contract rents increased an average of 7% per year, whereas from 2009 to 2012, median contract rents increased an average of less than 1% per year. This shows that most of the first decade grew at a quicker pace than in recent years.

In 2000, Lodi’s median rent was higher than the median rent for the county as a whole, whereas in 2012 the county’s median rent climbed higher than Lodi’s, a difference of \$28. This suggests that the cost of rental housing in the county increased at a quicker pace and even exceeded Lodi rental housing costs.

Some of Lodi’s increase in median rent over the last decade may be attributed to inflation, but the demand for rental housing combined with a lack of rental housing construction has also likely contributed to the rise in rents.

Table 2-9: Median Contract Rents

<i>Jurisdiction</i>	<i>2000</i>	<i>2009</i>	<i>2008–2012</i>	<i>Percentage Change</i>
San Joaquin County	\$521	\$810	\$862	66
Lodi	\$527	\$819	\$834	58

Source: US Census, 2000; ACS Five-Year Estimate, 2008–2012

Rental Housing Market

Table 2-10 shows the results of a Michael Baker International rental survey of locally available rental units in the city. The monthly median rent was \$1,514 for single-family homes and \$1,201 for units in multifamily structures. Of the rental listings for single-family homes surveyed, three-bedroom single-family homes and two-bedroom multifamily homes had the greatest number of listings. There were no listings for multifamily units with four or more bedrooms, nor were any one-bedroom single-family homes available.

Table 2-10: Rental Prices

<i>Number of Bedrooms</i>	<i>Single-Family</i>		<i>Multifamily</i>	
	<i>Median Rent</i>	<i>Number of Units Surveyed</i>	<i>Median Rent</i>	<i>Number of Units Surveyed</i>
1 bedroom	—	0	\$778	3
2 bedrooms	\$750	3	\$995	12
3 bedrooms	\$1,397	8	\$1,150	1
4 bedrooms	\$2,100	3	—	0
5+ bedrooms	\$1,895	1	—	0
Average/Total	\$1,514	15	\$1,201	16

Source: Michael Baker International rental survey, June 2015

Housing Affordability

Table 2-11 displays the maximum rents and sales prices as of June 2015, which are affordable to extremely low-, very low-, low-, and moderate-income households. Affordability is based on the following assumptions: a household spending 30% or less of their total household income for shelter; the maximum household income levels established by the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD); and maximum affordable sales prices based on 10% down and a 30-year fixed-rate mortgage with an interest rate of 5.25%.

In Table 2-11, the extremely low- and very low-income groups fall below the median rental costs that were surveyed and shown in Table 2-10. The maximum monthly rent that a four-person extremely low-income (ELI) household can afford is \$710 per month. The median price for a two-bedroom apartment in the city is \$750, which is greater than the affordable rent an extremely low-income household of any size (one- to four-person households) can afford. Additionally, very low-income households of one, two, or three persons could not afford a two-bedroom apartment. Households considered to be low income earn enough to avoid overpayment of apartment rentals and slightly less than enough to avoid overpayment of a single-family home rental. Moderate- and above moderate-income households generally earn enough income to avoid overpayment in both single-family and apartment homes.

Table 2-11: City of Lodi – Affordable Housing Costs

Income Category	Household Size			
	1-Person	2 -Person	3 -Person	4 -Person
Extremely Low				
Annual Income Limit	\$13,950	\$15,950	\$20,090	\$28,410
Monthly Income	\$1,163	\$1,329	\$1,674	\$2,368
Max. monthly rent	\$349	\$399	\$502	\$710
Max. sales price	\$53,261	\$62,341	\$81,164	\$118,903
Very Low				
Annual Income Limit	\$23,250	\$26,550	\$29,850	\$33,150
Monthly Income	\$1,938	\$2,213	\$2,488	\$2,763
Max. monthly rent	\$581	\$664	\$746	\$829
Max. sales price	\$95,494	\$110,487	\$125,480	\$140,474
Low				
Annual Income Limit	\$37,150	\$42,450	\$47,750	\$53,050
Monthly Income	\$3,096	\$3,538	\$3,979	\$4,421
Max. monthly rent	\$929	\$1,061	\$1,194	\$1,326
Max. sales price	\$158,634	\$182,707	\$206,780	\$230,853
Moderate				
Annual Income Limit	\$55,700	\$63,650	\$71,600	\$79,550
Monthly Income	\$4,642	\$5,304	\$5,967	\$6,629
Max. monthly rent	\$1,393	\$1,591	\$1,790	\$1,989
Max. sales price	\$242,967	\$279,077	\$315,187	\$351,297

Source: <http://www.zillow.com/mortgage-calculator/house-affordability/>; June 2015

Overpayment

There has been a substantial increase in the number of renter households paying more than 30% of their incomes for housing. Overpayment is defined as housing costs that exceed 30% of a household’s income. Housing costs include payments for the housing unit (rent or mortgage payment), utilities, property taxes, and homeowner’s or renter’s insurance.

In 2000, 44% of renter households overpaid for housing; by comparison, 58% of renter households overpaid in 2005–2007. As shown in Table 2-12, in 2008–2012, 63% of renter households overpaid for housing.

On the other hand, the number of homeowners overpaying has decreased. In 2000, 24% of homeowners overpaid for housing costs; that number increased to 38% in 2005–2007 but declined in 2008–2012 to 34%.

Overpayment is most severe among lower-income households. This is especially true for renters; 98% of extremely low- and 84% of very low-income households overpay. Owner-occupied households experience a similar trend, except for moderate-income households: 55% of moderate-income households overpay for housing compared to 46% and 41% of very low- and low-income households. This data suggests a need for more affordable housing, particularly rental housing for lower-income residents

Table 2-12: Households Paying More Than 30% for Housing

Income	Owner-Occupied		Renter-Occupied	
	Number	Percentage Overpaying by Income Category	Number	Percentage Overpaying by Income Category
Extremely Low	857	74	2,440	98
Very Low	550	46	1,788	84
Low	790	41	1,278	57
Moderate	1,059	55	521	37
Above Moderate	756	14	53	4
		Percentage Overpaying for All Owner-Occupied		Percentage Overpaying for All Renter-Occupied
Total	4,012	34	6,079	63

Source: ACS Five-Year Estimate, 2008–2012

2.4 HOUSING CHARACTERISTICS

HOUSING UNITS AND VACANCY

Lodi’s housing stock comprises primarily single-family homes. Construction of new housing units, single-family or multifamily, has slowed down significantly in recent years. To illustrate, the total number of housing units increased from 23,793 in 2011 to just 23,809 in 2014—a less than 1% change. Previously and by comparison, the number of housing units in Lodi increased by 9% from 2000 to 2008. As shown in Table 2-13, the majority of new units are single-family detached homes, comprising nine of the ten new homes added since 2011. The one additional new unit is a mobile home. There has been no increase in the stock of townhomes, duplexes, or multifamily units, which often represent more affordable rental housing than single-family homes.

The DOF estimated a combined vacancy rate for rental (8.2%) and ownership units (2.3%) of 7.1% in 2010; this value has increased significantly since 2000, when the overall rate was 3.2%.¹ By comparison, recent ACS five-year estimates for 2008–2012 and 2009–2013 reported vacancy rates of 6.6% and 7.3%, respectively. Vacancy rates less than 5% typically indicate a tight market in which households may not be able to find vacant units that fit their needs.

Table 2-13: Housing Units, by Type

	2011		2014		Percentage Change (2011–2014)
	Number	Percentage	Number	Percentage	
Single-Family Detached	15,003	63	15,018	63	<1
Single-Family Attached	1,444	6	1,444	6	<1
2 to 4 Units	1,846	8	1,846	8	<1
5 or More Units	5,062	21	5,062	21	<1
Mobile Homes	438	2	439	2	<1
Total	23,793	100	23,809	100	0.3

Source: DOF E-5 2011–2014

TENURE

Of the 21,894 occupied housing units in Lodi, 11,836 units (54%) are owner-occupied and 10,058 (46%) are renter-occupied, as shown in Table 2-14. This is a 1% increase in renter-occupied and a decrease for owner-occupied; however, this change remains small as the rates of owner to renter have remained relatively stable since 2000. . Table 2-14 also describes tenure, by age group. Householders aged 45 to 54 make up the largest group of homeowners, while 35

¹ Homeowner and rental vacancy rate definitions are different between Census 2000 and Census 2010. Census 2010 includes sold- or rented-not occupied as part of the vacant housing stock, while Census 2000 treated them as occupied. For further information, see 2010 Census Demographic Profile Summary File Technical Documentation, pp.6-2 and 6-5. For most cases, the difference will be less than 0.02%.

to 44 year olds make up the largest group of renters. The number of renters decline with age. This may be because older individuals have more income to available to afford homeownership. .

Table 2-14: Tenure by Age of Householder

<i>Householder, by Age</i>	<i>2012</i>	
	<i>Number</i>	<i>Percentage of Age Group</i>
<i>Owner-occupied housing units</i>		
Householder 15 to 24 years	199	2
Householder 25 to 34 years	918	8
Householder 35 to 44 years	1,810	15
Householder 45 to 54 years	2,785	24
Householder 55 to 59 years	1,071	9
Householder 60 to 64 years	1,206	10
Householder 65 to 74 years	2,015	17
Householder 75 years to 84 years	1,225	10
Householder 85 years+	607	5
Total	11,836	100
<i>Renter-occupied housing units</i>		
Householder 15 to 24 years	1,088	11
Householder 25 to 34 years	2,081	21
Householder 35 to 44 years	2,347	23
Householder 45 to 54 years	2,077	21
Householder 55 to 59 years	742	7
Householder 60 to 64 years	501	5
Householder 65 to 74 years	424	4
Householder 75 years to 84 years	396	4
Householder 85 years+	402	4
Total	10,058	100

Source: ACS Three-Year Estimate, 2008–2012

HOUSING PROBLEMS

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to Table 2-15, 10,780 households in Lodi have one housing problem. Renters (6,430) with a housing problem outnumber owners with a housing problem (4,350). The first and second most common housing problems are the same for renters and owners: (1) housing cost burden and (2) severe housing cost burden. Approximately 300 renters and 40 owners have substandard housing.

Table 2-15: Total Households with a Housing Problem¹

<i>Housing Problem</i>	<i>Total Renters</i>	<i>Total Owners</i>	<i>Total Households</i>
Substandard Housing – lacks complete kitchen or plumbing	300	40	340
Overcrowded (1.01–1.5 people per room)	895	315	1,210
Severely overcrowded (>1.51 people per room)	390	110	500
Housing cost burdened (housing cost >30% of income)	2,445	2,440	4,885
Severe housing cost burden (housing costs >50% of income)	2,310	1,400	3,710
zero/negative income	90	45	135
All Households with One Housing Problem	6,430	4,350	10,780

Source: 2007–2011 CHAS

1. CHAS defines a “housing problem” as a household with only one of the following: lacks complete kitchen or plumbing, overcrowded (1.01–1.5 people per room), severe overcrowding (>1.51 people per room), and cost burdened (housing cost >30% of income), severe cost burden (housing costs >50% of income), or zero/negative income.

Per the information in Table 2-16, there were 1,380 owner households and 3,80 renter households with one or more housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, or a cost burden greater than 50%). Of those, 630 owners and 2,065 renters with one or more housing problems earn less than 50% of the area median income (AMI).

Table 2-16: Total Households with One or More Severe Housing Problem¹

<i>Household Income</i>	<i>Total Renters</i>	<i>Total Owners</i>	<i>Total Households</i>
Household Income ≤30% AMI with One or More Severe Housing Problems	1,315	250	1,565
Household Income 30%–50% AMI with One or More Severe Housing Problems	1,290	380	1,670
Household Income 50%–80% AMI with One or More Severe Housing Problems	920	570	1,490
Household Income 80%–100% AMI with One or More Severe Housing Problems	155	180	335
All Households With One or More Severe Housing Problems	3,680	1,380	5,060

Source: 2007–2011 CHAS

1. CHAS defines “severe housing problem” as one or more of the following: lacks kitchen or complete plumbing, severe overcrowding (>1.51 people per room), and severe cost burden (housing costs >50% of income).

HOUSING CONDITIONS

Age of Structure

Approximately 60% of Lodi’s housing stock was built before 1980, as shown in Table 2-17. When units are 30 years or older, they typically begin to require some major improvements and repairs in order to retain their quality, suggesting a large portion of homes may need substantial upgrades if they have not been maintained over the years.

Table 2-17: Year Structure Built

Year	Number	Percentage
Built 2010 or later	53	less than 1
Built 2000 to 2009	1,905	8
Built 1990 to 1999	2,893	12
Built 1980 to 1989	4,658	20
Built 1970 to 1979	3,895	17
Built 1960 to 1969	3,514	15
Built 1950 to 1959	3,286	14
Built 1940 to 1949	1,419	6
Built 1939 or earlier	1,886	8
Total	23,509	100

Source: ACS Five-Year Estimate, 2008-2012.

Substandard/in Need of Rehabilitation

In 1984, the City prepared a Housing Assistance Plan (HAP) as part of an application for federal funding. This plan revealed that 1,778 housing units were in substandard condition, of which 156 needed replacement. The number of substandard housing units in 1984 represented about 12% of the housing stock and about 70% of the number of housing units over 40 years old at the time. The HAP used 40 years as a criterion for estimating potential rehabilitation need.

Over that past 30 years, the number of housing units over 40 years old has increased to approximately 12,000. This represents about 51% of the city’s housing stock, compared to about 17% in 1984. If the relationship between age and condition in 2015 is the same as in 1984, as much as 70% of the housing over 40 years old may need rehabilitation, or up to 8,400 dwelling units. This number represents half of the city’s housing stock.

Construction of new single-family housing units in Lodi has slowed down in the last 30 years, thus contributing to a high percentage of aged housing units that need rehabilitation. Of greater concern expressed at the community workshop on June 25, 2015, is the lack of development of multifamily housing units over the last 30 years; however, this may be due in part to the abundance of multifamily units built in years prior, especially in the early 1980s. According to residents, multifamily units in Lodi are aged and in great need of updating and repair.

The City’s Community Improvement Unit within the Lodi Police Department administers the code enforcement program that works to bring substandard homes into compliance with all applicable building and health and safety codes. Over the past 10 years, the Code Enforcement Unit has completed activities that have resulted in improvements to approximately 1,800 housing units, mostly rental units. Using this rate of improvements as an average, the Code Enforcement Unit will be able to rehabilitate approximately 1,440 housing units during the eight-year planning period, which represents 17% of the units needing repair. City resources are limited; however, another obstacle faces residents. At the community workshop, it was stated that residents lack information about code enforcement assistance. Residents also they fear retaliation by their landlords, which prevents them from requesting assistance regarding substandard conditions. Housing improvements have also been driven by the Lodi Improvement Committee (formerly the Eastside Improvement Committee), which assists and advises on property maintenance, neighborhood improvement, and historical preservation issues; designs and implements programs to reduce blight and foster community pride; and works to reduce crime, drugs, and blight in coordinating civil actions against nuisance property owners.

OVERCROWDING

Overcrowding (defined as more than one occupant per room) rates are generally low in Lodi, suggesting that most households are able to find housing to accommodate their household size. However, in 2012 there were 2,477 households that are overcrowded, requiring large housing units with more rooms. As show in Table 2-18, 8% all housing units (owned or rented) were overcrowded and 3% of housing units were severely overcrowded in 2008–2012. Renter-occupied units had a higher rate of overcrowding (14%) and severe overcrowding (5%) than owner-occupied units.

Table 2-18: Overcrowding (Occupants per Room)

<i>Housing Units, by Tenure</i>	<i>2008–2012</i>	
	<i>Number</i>	<i>Percentage of Total Owner-Occupied/Renter-Occupied</i>
<i>Owner-Occupied Total</i>	<i>11,836</i>	<i>100</i>
Overcrowded (more than one occupant per room)	461	4
Severely overcrowded (1.5 or more occupants per room)	120	1
<i>Renter-Occupied Total</i>	<i>10,058</i>	<i>100</i>
One or fewer occupants per room	1,381	14
More than one occupant per room	515	5
Total Overcrowded Housing Units	2,477	11
Total Housing Units	21,894	100

Source: ACS Five-Year Estimate, 2008–2012

2.5 EMPLOYMENT

As shown in Table 2-19, the three largest employment sectors in 2012 in San Joaquin County are (1) educational services, health care, and social assistance at 21%, (2) retail at 12%, and (3) manufacturing at 10%.

Table 2-19: Employment in San Joaquin County

<i>Employment, by Industry</i>	<i>2012</i>	<i>Percentage of Total</i>
Agriculture, forestry, fishing and hunting, and mining	13,365	5
Construction	19,049	7
Manufacturing	27,471	10
Wholesale trade	11,379	4
Retail trade	32,385	12
Transportation and warehousing, and utilities	16,861	6
Information	5,072	2
Finance and insurance, and real estate and rental and leasing	142,277	5
Professional, scientific, and management, and administrative and waste management services	24,841	9
Educational services, and health care and social assistance	56,982	21
Arts, entertainment, and recreation, and accommodation and food services	20,892	8
Other services, except public administration	12,739	5
Public administration	14,623	5
Total	269,936	100

Based on the Employment Development Department’s labor market information, the county’s largest employers in the healthcare industry include Dameron Hospital Association, Lodi Memorial Hospital, and San Joaquin General Hospital. The county’s largest manufacturers are Pacific Coast Producers (canning) and Leprino Foods Company (cheese processors). The county’s largest single retail employer is the Walmart Supercenter. Retail is the second largest industry and is made up of mostly smaller businesses rather than a few large employers. Some of the county’s other largest employers include fruit/vegetable growers and shippers called Morada Produce Company and O-G Packing and Cold Storage. Educational employers include the University of the Pacific. Three large social service providers include two correctional facilities and Stockton’s foster care services. Lodi has four of the top 25 employers in the county: Blue Shield of California, Lodi Memorial Hospitals, Pacific Coast Producers, and Waste Management.

EMPLOYMENT TRENDS

SJCOG projects a modest increase in jobs from 2008 to 2035 in Lodi (0.8% annually), as shown in Table 2-20. This is lower than the county rate of 1%. Cities in the county are projected to add jobs at a rate between 0.6% and 1.1% each year. The highest percentage of job growth is projected in the unincorporated areas of the county (1.1% per year of growth). Because

substantial agricultural activity occurs in unincorporated areas of the county, this may be attributable to increased jobs in the agricultural industry.

Table 2-20: Employment Projections in Selected Areas

<i>Jurisdiction</i>	<i>2008</i>	<i>2020</i>	<i>2035</i>	<i>Average Annual Growth Rate</i>
San Joaquin County ¹	220,668	234,236	282,608	1%
Lodi	23,693	24,101	29,094	>1%
Manteca	15,846	16,371	20,220	1%
Lathrop	5,535	5,909	7,090	1%
Ripon	3,845	3,937	4,615	>1%
Escalon	1,858	1,844	2,180	>1%
Stockton	122,198	131,309	157,823	1%
Tracy	22,058	23,528	28,299	1%
Remainder of County	25,636	27,237	33,288	1%

Source: SJCOG 2008.. Lodi's estimate includes the community of Woodbridge

1. Totals may be one or two digits off due to rounding errors in the data.

JOBS/HOUSING RATIO

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. As shown in Table 2-21, 43% of Lodi residents commute less than 15 minutes to work each way, indicating that almost half of the city's residents depend on employment opportunities within Lodi or nearby rural areas. Approximately 50% depend heavily on the surrounding jurisdictions in San Joaquin County for employment opportunities. The remaining 7 percent likely travel outside the county.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs in a given area, with a ratio of approximately 1.0. Table 2-22 shows the jobs/housing ratio in Lodi for 2015, which is 1.1. This means that for every ten jobs, there are nine housing units.

Table 2-21: Travel Time to Work

<i>Travel Time to Work</i>	<i>Percentage</i>
14 minutes or less	43
15 to 19 minutes	11
20 to 29 minutes	18
30 to 59 minutes	21
60 or more minutes	7
Total	100

Table 2-22: Lodi Jobs and Housing Projections

<i>Jobs/Housing</i>	<i>2015</i>
Jobs	26,400
Total Housing Units¹	23,830
Jobs/Households Ratio	1.1

Source: DOF 3-5 2015.

1. Total Housing Units represents the total number of housing units without accounting for vacancy rates, and excludes group quarters.

2.6 SPECIAL NEEDS POPULATIONS

Certain groups in the Lodi encounter greater difficulty finding decent, affordable housing due to their special needs or circumstances. Special circumstances may be related to a household's employment and income, family characteristics, medical condition or disability, and/or household characteristics. A focus of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable housing in Lodi.

State Housing Element law identifies the following special needs groups: senior households, persons with disabilities, persons with developmental disabilities, single-parent (particularly female-headed) households, large households, farmworkers, extremely- and very low-income persons, and families in need of emergency shelter. This section provides a discussion of housing needs for each particular group and identifies the programs and services available to address their housing and supportive services needs.

SENIORS

The housing needs of seniors may be more problematic to meet than the needs of other residents since seniors are often living on a fixed income and many have special housing and care needs. According to the ACS for the 2008–2012 period, approximately 23% of households in Lodi were headed by persons age 65 years and older. This is a 2% increase in the number of senior households since 2007. Of these elderly households, 3,847 were homeowners and 1,225 were renters.

According to the California Department of Social Services, there are currently 11 licensed care facilities for seniors located in Lodi. The facilities provide 500 beds for persons age 60 and above. There are also eight adult residential facilities with a capacity of 131 persons that may be available for seniors. The City itself also administers various day programs designed for its senior residents. In a public-private partnership, the City maintains and operates Hutchins Street Square, a multipurpose community center located in an old high school. Hutchins Street Square is home to a senior center that provides classes, programs, and services for the elderly. The Lodi Senior Citizens Commission, an active community organization, identifies the needs of seniors and initiates action to address those needs. The LOEL Senior Center (LOEL) is a private senior community center, which includes 14 units restricted to low-income senior households. LOEL provides daily hot meals, health services and education, and social activities. LOEL delivers meals to seniors who are not able to make it to the center.

Table 2-23: Senior Householders by Tenure and Age

<i>Jurisdiction</i>	<i>Owner-Occupied Household</i>	<i>Renter-Occupied Households</i>	<i>Total</i>
Householder 65 to 74 years	2,015	424	2,439
Householder 75 to 84 years	1,225	396	1,621
Householder 85 years and over	607	402	1,009
Total	3,847	1,222	5,069

Source: ACS Five-Year Estimate 2008–2012

PERSONS WITH DISABILITIES

Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is defined broadly by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities.

Approximately 32% of Lodi’s population has some type of disability. Of those disabled in the community, 33% are seniors above the age of 65. According to the 2000 US Census, 16% (733 persons) of Lodi’s disabled population (ages 5–64) are employed. The remaining are either unemployed (30%) or above the age of 65 (52%).

Individuals with disabilities do not necessarily require special housing features or supportive services. However, to maintain independent living, persons with disabilities may need special housing design features, income support, and/or in-home supportive services. More severely disabled individuals may require a group living environment supported by trained personnel.

According to the California Department of Social Services, Lodi is home to eight licensed adult day care facilities with a capacity to serve 131 clients. Lodi also has 11 licensed elderly care facilities with a capacity to serve 500 clients. Lodi enforces state building code standards and model code requirements for accessibility in residential construction (Title 24 of the California Administrative Code).

Table 2-24: Disability Type by Age, 2000

<i>Total Disability</i>	<i>Number</i>	<i>Percentage</i>
Total Disabilities for Ages 5–64	13,589	67%
Sensory Disability	983	5%
Physical Disability	2,254	11%
Mental Disability	1,722	8%
Self-Care Disability	672	3%
Go-Outside-Home Disability	2,567	13%
Employment Disability	5,391	26%
Total Disabilities for Ages 65+	6,803	33%
Sensory Disability	1,103	5%
Physical Disability	2,413	12%
Mental Disability	879	4%
Self-Care Disability	743	4%
Go-Outside-Home Disability	1,665	8%
Total	20,392	100%

Source: US Census 2000

Table 2-25: Persons with Disability by Employment Status

	<i>Number</i>	<i>Percentage</i>
Age 5–64, Employed Persons with a Disability	733	16
Age 5–64, Not Employed Persons with a Disability	1,392	30
Persons Age 65+ with a Disability	2,413	52
Age 5–64, Total Persons with a Disability	4,667	100
Age 5–64, Total Population (Civilian Non-Institutional)	—	9

Source: US Census 2000

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based points of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 2-26** provides information about Lodi’s population of developmentally disabled persons by age and zip code. It should be noted that the zip code is inclusive of areas outside of the city boundaries.

Table 2-26: Persons with Developmental Disabilities by Age and Zip Code

<i>Zip Code</i>	<i>17 Years or Younger</i>	<i>18+ Years</i>	<i>Total</i>
95240	223	227	450
95241	<10	0	>0
95242	92	88	180

Source: California Department of Developmental Services 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The approved Eden Housing development project is an 80-unit affordable senior development which will include 8 units for persons with developmental disabilities. Construction is expected to begin prior to May 2016. Program 1.5 is proposed to specifically address the needs of persons with developmental disabilities.

FEMALE-HEADED HOUSEHOLDER

Single-parent households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their incomes tend to be lower than male householders. Women with children make up 14% (3,047 households) of the total number of households in Lodi. According to the ACS for the 2008–2012 period, 9% of the city’s population lives in poverty, and almost half of those are female-headed households. Of female-headed households, 24% live in poverty. Compared

to the city’s overall rate of poverty at 9% for the entire population, this is a significantly higher rate. Battered women with children comprise a subgroup of female-headed households that are especially in need. In the Lodi area, several social service providers and emergency housing facilities serve women in need, including the Women’s Center of San Joaquin County, Evangel Home, and the Lodi House.

Table 2-27: Female-Headed Households

<i>Household Type</i>	<i>Number</i>	<i>Percentage of Total Households in Lodi</i>
Female Heads with Own Children	3,047	14
Female Heads without Children	1,046	5
Total Households	21,894	100
Female Headed Households Living Under Poverty Level, Out of Total Female-Headed Households	995	24
Total Female-Headed Households	4,093	19

Source: ACS Five-Year Estimate 2008–2012

Table 2-28: Female-Headed Households in Poverty

<i>Household Type</i>	<i>Number</i>	<i>Percentage of Total Households in Lodi</i>
Female-Headed Households under Poverty Level	995	5
Total Families under Poverty Level	2,046	9
Total Households	21,894	100

Source: ACS Five-Year Estimate 2008–2012

LARGE HOUSEHOLDS

Large households, defined as having five or more members, often require special housing needs due to a limited supply of adequately sized, affordable housing units

The ACS reported 3,146 large households in Lodi, of which more than half were renter households. Large households represent 32% of the city’s total households. Although rates of overcrowding have declined in recent years, there are still over 2,400 overcrowded households. Although these numbers do not necessarily represent the same set of households, they do indicate there is currently an unmet need for affordable housing with more bedrooms in Lodi

Table 2-29: Large Households

	2008–2012			
	<i>Owner</i>	<i>Percentage of Total Number of 5+ Households</i>	<i>Renter</i>	<i>Percentage of Total Number of 5+ Households</i>
Large Households with 5+ Persons	1,517	48	1,629	52
Total Households	11,836	13	8,584	195

Source: ACS Five-Year Estimate, 2008–2012

FARMWORKERS

Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farmworkers’ special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farmworker households have limited housing choices and are often forced to double up to afford rents.

According to the 2010–2012 ACS three-year estimates, 1,254 Lodi residents (representing 5% of the workforce) were employed in farming, forestry, fishing, and mining occupations. This percentage is unchanged from previous measurements in 2007. Although there does not appear to be a large resident farmworker population, Lodi is located within the larger agricultural region of San Joaquin County that employs 13,365 workers and farmworkers may live near Lodi or use services in the city. The Migrant Health Program of the US Department of Health and Human Services released a study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California: the Migrant and Seasonal Farmworker Enumeration Profiles Study. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals. The study indicated that San Joaquin County has an estimated 46,913 farmworkers, including 21,721 migrant and 25,192 seasonal farmworkers—much higher numbers than the ACS reports, likely because of the different methodology used. A recent US Department of Agriculture 2012 report stated that San Joaquin County has 24,872 hired farm laborers.

Some of the migrant farmers who formerly moved from state to state or from other countries to California to pursue agricultural employment may have now become permanent residents of Lodi. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent housing, rather than migrant farm labor camps. Their housing need may be the same as other households and large families who are in need of affordable housing with three or more bedrooms.

Table 2-30: Farmworkers – San Joaquin County

<i>Income Category</i>	<i>Number</i>
Farms	1,748
Hired Farm Labor	24,872

Source: US Department of Agriculture 2012 Ag Census of Farmworkers by County

EXTREMELY- AND VERY LOW-INCOME HOUSEHOLDS

Lodi must provide an estimate of the projected extremely low-income housing needs. The SJCOG 2014–2023 Regional Housing Needs Plan projected that 244 extremely low-income households will be in need of housing. Most, if not all, extremely low-income households will require rental housing. The estimated yearly income is less than \$16,129. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income

households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

Housing Provided for Very Low- and Extremely Low-Income Households

Public and Assisted Housing

The City does not own or operate any public or assisted housing. The Housing Authority of the County of San Joaquin has four public housing sites, none of which are in Lodi. There are currently five assisted projects in Lodi. (See Section 2.7: Analysis of Assisted Housing Projects At Risk for a discussion of at-risk status.)

Tenant-Based Housing Assistance

The Housing Choice Voucher Program (formerly known as Section 8) provides vouchers that assist low-income households with housing costs. The program is administered countywide by the Housing Authority of the County of San Joaquin. Housing Choice Vouchers provide a monthly subsidy paid to the owner/landlord on behalf of low- to moderate-income families renting market-rate units.

The Housing Authority administers 4,469 vouchers throughout the county as of July 2015. Of those vouchers, 200 families utilize their vouchers in Lodi. As of July 2015, the Housing Choice Voucher Program had 14,034 families on the waiting list. Of these families, 78% are extremely low-income families.

HOMELESS

Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others. Lodi has approximately 215 sheltered and unsheltered homeless persons in 2015. Of these homeless, 125 were sheltered in an emergency or transitional facility and 90 were unsheltered (those living on the streets, in a car, tent, or other outside location).

Two facilities in Lodi provide shelter to the homeless. The Salvation Army's Hope Harbor has 56 shelter beds for men and 28 beds for women and children. It has an additional three small units with 3 beds per unit for women or men with children over the age of 10. Most evenings, the Salvation Army's shelter is able to accommodate all homeless that come to its doors and they keep no waitlist. If needed, they can expand into an additional room to accommodate more guests. Lodi House has 26 beds for women and children. In total, these facilities accommodate about half of the homeless in Lodi (55%).

Additionally, a total of approximately 50 transitional housing beds are provided by the Salvation Army (16 persons), Lodi House (three units at approximately 4 persons each), and Central Valley Low-Income Housing Corporation (21 persons). At the community stakeholders meeting on June 25, business and community leaders voiced that transitional housing is essential to addressing homelessness in the city. When such a key element is missing from services, homelessness tends to continue and grow. Some stakeholders said providing more transitional housing opportunities to homeless individuals in Lodi would be beneficial to addressing homelessness.

The Salvation Army, Lodi House, and other service organizations provide the following services to homeless individuals and families:

- REACH utility assistance
- Care utility assistance
- Rental assistance
- Emergency food pantry
- Transportation assistance
- Lodi Memorial Medical Clinic
- Clothing assistance
- Community dining hall
- Drug and alcohol rehabilitation program placement
- Mental health support group
- Leadership training
- Culinary arts training

Chronically Homeless

A Homeless Coalition has developed a draft for the Ten-Year Plan to End Homelessness for San Joaquin County and is continuing to define the scope of the issues to be addressed during 2014–15 and beyond.

The County has identified chronic homelessness as a priority issue. The long-term strategy is to develop and implement a 10-year plan to end homelessness; continue to seek Shelter Plus Care and Supportive Housing Program (SHP) for Permanent Housing for Persons with Disabilities funds available under the Continuum of Care (CoC) strategy without negatively affecting the ability to renew existing programs; and modify existing permanent supportive housing programs within the CoC that do not target the chronically homeless to provide chronically homeless persons with a priority in filling vacancies.

The short-term strategy identified in the County’s Continuum of Care Application is to create new permanent housing beds for chronically homeless throughout the county.

Families with Children

During the 2015 point-in-time count, approximately two unsheltered homeless households with children were counted (no data is available as to whether those were two-parent or single-parent households). While there is no count available on the number of sheltered homeless households with children on a given night, Lodi House and Hope Harbor combined offer approximately 74 beds for homeless women and children. It is common for these facilities to have a waitlists. Unfortunately, single fathers with children have limited opportunities for shelter, as only the Salvation Army’s emergency shelter has three small apartments available.

There is a need for transitional housing for homeless families with children in Lodi. Women leaving abusive situations need resources for rental deposits, utilities deposits, and the like. Families leaving shelters have this same need; it is one of the most significant problems with which case managers deal.

Veterans

During the 2015 point-in-time count, approximately 10 unsheltered and 10 sheltered homeless identified as veterans. This is 10% of the homeless. Lodi and San Joaquin County as a whole do not appear to have a very large number of homeless veterans, which is generally the case in larger metropolitan areas.

Unaccompanied Youth

During the 2015 point-in-time count, four unsheltered unaccompanied youth were counted in Lodi. Many youth run away, and in turn become homeless, due to problems in the home, including physical and sexual abuse, mental health disorders of a family member, substance abuse and addiction of a family member, and parental neglect. In some cases, youth are asked to leave the home because the family is unable to provide for their specific mental health or disability needs. Others are pushed out of their homes because their parents cannot afford to care for them.

Youth who have been involved in the foster care system are more likely to become homeless at an earlier age and remain homeless for a longer period of time. Youth aging out of the foster care system often have little or no income support and limited housing options and are at higher risk of ending up on the streets. Youth who live in residential or institutional facilities often become homeless upon discharge. In addition, very few homeless youth are able to seek housing in emergency shelters due to the lack of shelter beds for young people and because of shelter admission policies.

Some youth become homeless when their families fall into difficult financial situations resulting from lack of affordable housing, difficulty obtaining or maintaining a job, or lack of medical insurance or other benefits. These youth become homeless with their families, but later can find themselves separated from them and/or living on the streets alone, often due to shelter or child welfare policies.

Youth transitioning from expiring foster care and other programs need help learning independent living skills such as how to live on their own within a budget and training for jobs and in life skills, as well as affordable housing with supportive services.

2.7 ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK

ASSISTED RENTAL HOUSING PROJECTS AT RISK OF CONVERSION

Existing rental housing that receives governmental assistance is a key source of affordable housing in Lodi that should be preserved. The loss of such rental units reduces the availability of housing affordable to extremely low-, very low-, and low-income households. It is far more cost-effective to preserve existing affordable housing than to replace it with newly constructed units, unless housing has reached a substantial level of deterioration.

This section identifies publicly assisted rental housing in Lodi, evaluates the potential of such housing to convert to market-rate units during a ten-year period (January 2015 to July 2025), and analyzes the cost to preserve or replace at-risk units. Resources for preservation/replacement of units and housing programs to address their preservation are described in Chapter 3: Resources and Constraints.

Table 2-31 lists the publicly assisted multifamily rental housing projects in Lodi.

Table 2-31: Inventory of Publicly Assisted Rental Housing

<i>Project Name/Address</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Type</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
Creekside South Apartments 601 Wimbledon Drive	40	39	Family	Section 8	February 2017 (Section 8)
Lodi Hotel 7 South School Street	75	74	Senior	CDBG/ HOME, Tax Credits	2026
Bethel Gardens 701 S. Ham Lane		24	Senior	HUD 236	December 2011
LOEL Gardens 104 South Washington Street 301 East Oak Street 303 East Oak Street			Senior	CDBG/ HOME	March 2021
		5			
		5			
		4			
Harney Lane Migrant Center 14320 East Harney Lane	94	94	Migrant Farmworkers	HCD – Office of Migrant Services (OMS)	Funding renewed Annually in July
Total		154			

Source: California Housing Partnership Corporation 2015; HCD-OMS 2015; City of Lodi 2015.

The Bethel Gardens Senior Apartments is a nonprofit- and church-owned property that has a subsidized mortgage that has kept the units affordable. The property was constructed in 1971 and is currently in good condition. The mortgage matured in December 2011, but the property owner has indicated that they intend to continue to maintain the affordability for the next 10 years and it is not the mission of the church to operate a for-profit business. The property is not considered at risk, but the City will continue to encourage the owner to maintain affordability and prepay the HUD 236 mortgage (if feasible) to ensure that tenants are able to receive enhanced vouchers.

The LOEL Gardens Senior Center, in addition to providing supportive services and activities to seniors at the facility at 105 S. Washington, provides affordable housing to seniors. With funding provided through the City’s CDBG and HOME programs, LOEL has acquired several residential properties around their Senior Center and has a total of 14 units designated for very low- and low-income seniors. According to Tracy Williams, LOEL Executive Director, the center plans on continuing to offer affordable housing to seniors for the next 10 years and beyond.

The Creekside South Apartments is a Section 8 Preservation Project with a Section 8 contract that expires in February 2017. This suggests that the property is at risk of conversion to market-rate housing within the next 10 years. As of July 2015, the property owner is still operating the project under the Section 8 Program contract restrictions, but could opt to convert the project to market-rate housing during the period covered by this Housing Element (2015 to 2023). However, according to the owner's representative at Eugene Burger Management Corporation, the ownership does not intend on converting the project to market rate in the next 10 years.

The Harney Lane Migrant Center houses migrant (seasonal) workers across various industries (winery, cannery, trucks, etc.) from May to October, or longer if needed. According to a phone conversation with the center, the state's Office of Migrant Services (OMS) owns the property and hires a property management company. Recently, OMS hired Roberts Family Development Center, a nonprofit, to manage the property. The Housing Authority of San Joaquin previously managed the property for approximately 30 years. The State allocates new funds each year in July for the following year. In addition, the Eden Housing senior housing project, which will include 80 affordable senior units will be starting construction by May 2016.

PRESERVATION AND REPLACEMENT OPTIONS

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. This preservation option is a possibility for the Creekside South Apartments and would be based on the estimated market value of the units.

Rental Assistance

Project-based Section 8 rent subsidies can be used in combination with Low-Income Housing Tax Credits (LIHTC) to leverage private capital in areas where the market rent exceeds the maximum rents under the LIHTC program. Under Section 8, the US Department of Housing and Urban Development (HUD) pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent on the unit. This difference between the market rent paid by the Section 8 program and the underlying rent used by the affordable housing industry to estimate the capacity of property to pay debt service is called the Section 8 increment. This additional debt may be used for renovation of existing affordable housing and production of new rental housing affordable to very low-income households.

Purchase of Affordability Covenants

Another option to preserve the affordability of an at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction and Conversion of Replacement Units

The construction of new affordable housing units is another means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average development cost per housing unit of \$125,000, it would cost approximately \$5 million to construct 40 new assisted units.²

With the high cost of new construction, the City is working with sweat-equity affordable housing developers. Under this model, homeowners and neighbors help build the housing, along with volunteers, to help reduce the cost of construction.

As an Entitlement Community, Lodi now will look to HCD for HOME Program funds. Through the Neighborhood Services Division of the City's Community Development Department, which administers the Community Development Block Grant (CDBG) Program, the City of Lodi intends to pursue funding opportunities for new rental construction projects and rental rehabilitation projects with both nonprofit and for-profit developers.

These activities will provide the opportunity to put restrictions in place to ensure long-term affordability. (See Section 3.2: Administrative and Financial Resources for a detailed description of funding resources.)

ORGANIZATIONS INTERESTED IN PRESERVING ASSISTED RENTAL HOUSING

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest to acquire, manage, and permanently preserve such housing. The California Department of Housing and Community Development maintains a list of interested nonprofit organizations. A number of organizations have expressed an interest in preserving affordable rental housing in San Joaquin County, including:

- Visionary Home Builders, 315 N. San Joaquin Street, Stockton, CA 95202; (209) 466-6811 (*formerly ACLC*)

² See Section 3.3: Constraints for details on how construction costs were estimated.

- California Coalition for Rural Housing, 717 K Street, Suite 400, Sacramento, CA 95817; (916) 443-4448
- Christian Church Homes of Northern California, Inc, 303 Hegenberger Road, Suite 201, Oakland, CA 94621; (510) 632-6712
- Domus Development, 594 Howard Street, Suite 204, San Francisco, CA 94105; (415) 856-0010
- Eden Housing, Inc, 22645 Grand Street, Hayward, CA 94541; (510) 582-1460
- Eskaton Properties, Inc, 5105 Manzanita Avenue, Carmichael, CA 95608, (916) 334-0810
- Foundation for Affordable Housing, Inc, 30950 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675; (949) 443-9101
- Housing Corporation of America, 6265 Variel Avenue, Woodland Hills, CA 91367
- Mercy Housing California, 2512 River Plaza Drive, Suite 200, Sacramento, CA 95833; (916) 414-4400
- Rural Community Assistance Corporation, 3120 Freeboard Drive, Suite 201, West Sacramento, CA 95691; (916) 447-2854
- Satellite Affordable Housing Associates, 1521 University Avenue, Berkeley, CA 94703-1422; (540) 647-0700
- Stockton Shelter for the Homeless, 411 South Harrison Street, Stockton, CA 95203; (209) 465-3612

2.8 OPPORTUNITIES TO PROMOTE SUSTAINABLE DEVELOPMENT

Energy costs directly affect housing affordability through their impacts on the construction, operation, and maintenance of housing. There are many ways in which the planning, design, and construction of residential neighborhoods and structures can foster energy conservation to reduce this cost impact and at the same time produce an environmental benefit. Techniques for reducing energy costs include construction standards for energy efficiency, energy-saving community design alternatives, the layout and configuration of residential lots, and the use of natural landscape features to reduce energy needs. Sustainable development also encompasses the preservation of habitat and species, improvement of air quality (particularly important in this region), and conservation of natural resources, including water and open space.

RESIDENTIAL CONSTRUCTION STANDARDS

The State of California has adopted building standards for energy efficiency that apply to newly constructed dwellings and residential additions. Title 24 of the California Code of Regulations sets forth mandatory energy efficiency standards that can be achieved through prescriptive means or through compliance with a maximum “energy budget.” Prescriptive means include the use of appliances, building components, insulation, and mechanical systems that meet minimum energy efficiency ratings. Local governments implement state energy standards as part of their building code enforcement responsibilities.

RESOURCES FOR ENERGY CONSERVATION

The City of Lodi operates its own electric utility, Lodi Electric Utility, which provides residential, commercial, and industrial electric service, and allows flexibility and control over energy sources. In 2013, the city's average power mix included more renewable energy (20%) compared with the statewide average (19%) and less coal (0%) than the statewide average (8%). Lodi's use of renewable energy (20%) in 2013 was less than in 2008 at 27%. In addition to sustainability efforts in energy sources, the Lodi Electric Utility offers several programs to reduce residential energy use, including:

- Residential Energy Survey Program, which helps residents identify major energy uses and how these can be reduced.
- Residential Products Rebate Program, which provides rebates on the purchase of new, energy-efficient appliances.
- Energy Efficient Home Improvement Program, which offers rebates on other types of energy efficient residential systems (fans, space conditioning, insulation, thermostats, windows, etc.).
- California First-PACE (Property Assessed Clean Energy) Program, which allows property owners to finance the installation of energy and water improvements in homes or businesses, which can then be paid back as a line item on a property tax bill.
- Home Energy Renovation Opportunity (HERO) Financing Program, which is a type of PACE program that allows property owners to fund energy efficiency, water efficiency, and renewable energy projects with little or no upfront costs. With PACE, residential and commercial property owners living within a participating district can finance up to 100% of their project and pay it back over time as a voluntary property tax assessment through their existing property tax bill. A local provider can be found at energycenter.org.

Pacific Gas & Electric Company (PG&E), which provides gas to the city, offers a variety of energy conservation services for residents and also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. The California Alternate Rates for Energy Program provides a 15% monthly discount on gas and electric rates to income-qualified households, certain nonprofit-operated facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group living facilities. The Relief for Energy Assistance through Community Help (REACH) Program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Additionally, the California Alternative Rates for Energy (CARE) program provide energy bill discounts for income-qualified households, and the Family Electric Rate Assistance provides a discount for income-qualified families with three or more persons.

GENERAL PLAN GOALS AND POLICIES

Other elements in the General Plan discuss policy measures to reduce energy consumption through land use, transportation, and conservation efforts.

- The Land Use Element prioritizes new mixed-use centers, which will consolidate residential, retail, and small office uses, and which will be co-located with parks and schools. It encourages a diversity of housing types, in particularly promoting townhouse and multifamily units, which are more energy efficient compared with single-family homes. It also promotes infill development in the city's downtown and major corridors to capitalize on transit facilities and existing commercial and public services.
- The Growth Management Element and Infrastructure Element seeks to maintain the city's compact form and ensure the preparation of infrastructure plans and improvements in tandem with new development. Policies also require water conservation measures, which in turn reduce consumption of energy embodied in the distribution of water.
- The Community Design and Livability Element promotes site planning and green building measures to reduce energy consumption and improve quality of life. This includes lot orientation to maximize solar gain and ventilating breezes, and implementation of building standards consistent with LEED or equivalent green building programs. The element also regulates lighting to reduce light pollution as well as energy consumption and requires street trees and shade in certain locations to reduce the urban heat island effect.
- The Transportation Element seeks to reduce the reliance on cars and increase the convenience of alternate modes through new connections and improved circulation for transit, bikes, and pedestrians. The City operates its own local "GrapeLine" transit service, which allows it to closely coordinate land use and transit planning decisions. As a result, the City can both reduce greenhouse gas emissions and improve air quality.
- The Parks, Recreation, and Open Space Element proposes to increase the acreage of carbon-sequestering open space, retain mature trees, and encourage the use of native and trees and drought-tolerant plantings.
- The Conservation Element seeks to preserve agricultural land and food and wine production until urban development is imminent. It seeks to protect and restore habitat and species, particularly along the Mokelumne River. The element also encourages energy conservation through the promotion of solar panels and heating systems, the preparation of a climate action plan, and a heat island mitigation plan.

Together these policies and programs seek to reduce the consumption of natural resources and limit greenhouse gas emissions, while at the same time promoting public health and overall quality of life for residents.

2.9 FUTURE HOUSING NEEDS

HCD defines the annual income limits for various housing affordability categories for each county in the state. In 2015, the median income for a family of four under these guidelines was \$66,300. The income categories and their corresponding income ranges are shown in Table 2-32. These income categories are referenced throughout the Housing Element.

Table 2-32: Income Limits for San Joaquin County

<i>Income Category</i>	<i>Percentage of County Median Income</i>	<i>Income Limits (family of four)</i>
Extremely Low	Less than 30%	Less than \$24,250
Very Low	31%–50%	\$24,250–\$33,150
Low	51%–80%	\$33,251–\$53,050
Moderate	81%–120%	\$53,051–\$79,550
Above Moderate	Greater than 120%	Over \$79,550

Source: HCD 2015

SJCOG determines the amount of affordable housing the county will need for the time period and then divides that need among its participating jurisdictions. According to SJCOG, Lodi is responsible for accommodating 1,931 additional housing units between 2014 and 2023, of which 828 units should be affordable to extremely low-, very low-, and low-income households, approximately 43% of Lodi’s total share of regional housing needs.

The City of Lodi is not responsible for actual construction of these units. However, the City is responsible for creating a regulatory framework in which these housing units can be built. This includes the creation, adoption, and implementation of general plan policies, Development Code regulations, and/or economic incentives to encourage the construction of the needed range of housing units.

Table 2-33 shows the number and percentage of housing units identified in the Regional Housing Needs Allocation Plan for Lodi for the 2014 through 2023 planning period, by income category.

Table 2-33: Regional Housing Needs Allocation for the City of Lodi (2014–2023)

	<i>Income Category</i>					<i>Total</i>
	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Regional Housing Need	244	253	331	333	770	1,931
Percentage of Total	13	13	17	17	40	100

Source: SJCOG 2014

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3. Resources and Constraints

This chapter describes housing site opportunities, resources for residential development and programs, constraints to developing housing in Lodi, and recommendations for how to remove such constraints.

3.1 SITES INVENTORY AND ANALYSIS

Land on which to construct housing is one of the most critical resources necessary to meet future housing demand. Without adequate vacant or underutilized land, the City of Lodi cannot demonstrate how it will accommodate its share of the Regional Housing Needs Allocation (RHNA). The amount of land required to accommodate future housing needs depends on the city’s physical characteristics, zoning, availability of public facilities and services, and environmental conditions.

ADEQUATE SITES

To determine whether the city has sufficient land to accommodate its share of regional housing needs for all income groups, Lodi must identify “adequate sites.” Under state law, adequate sites are those with appropriate zoning, development standards, and infrastructure capacity to accommodate new construction needs. A locality’s sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the RHNA by income level.

The extent to which the city has “adequate sites” for housing affordable to extremely low-, very low-, or low-income households will depend, in part, on zoning standards, particularly the maximum allowed density, parking, building coverage, height, and setback standards. The amount of vacant and underutilized land at varying densities suggests that Lodi can accommodate its share of the RHNA on sites available within the existing city limits.

The types of sites that are appropriate for residential development in Lodi are divided into three categories, described in detail in the section below and in **Figure 3-1**.

1. **Development Projects** – This category includes land with housing development approved by the City.
2. **Vacant or Underutilized Infill** – This category includes vacant land or land currently occupied that is capable of being developed at higher densities or with greater intensity than the existing use. All sites contain General Plan designations that permit residential use. The majority of this type of land is located adjacent to existing residential areas or in areas designated for mixed-use development according to the General Plan.
3. **Annexation Areas** – This category includes land that has been designated in the General Plan, but has not yet been annexed by the City of Lodi. The figure shows sites are included in Phase 1 of the General Plan—outside the current city limits, but inside the Sphere of Influence.

DEMONSTRATING APPROPRIATENESS OF SITES

Appropriate Densities and Housing Types

Although subsidized housing is limited in Lodi, what does exist has been created through a variety of means and densities, including new construction, rehabilitation, and low and moderate densities. LOEL Gardens maintains three separate senior homes, with 14 units total, representing some of the smaller housing types on smaller lots (less than a quarter acre), that blend in with adjacent single-family homes.

The Creekside South Apartments provides 40 (39 subsidized) family units on a 2.2-acre parcel, representing a density of 18 units per acre. On the larger end, the approved Eden Housing development will provide 80 senior units on a 4.4-acre site at the same density. These examples suggest that the “default” density of 20 units per acre, permitted by state law, is an appropriate density for recent development types. Finally, Hotel Lodi, with 75 units, is a rehabilitated mixed-use development (formerly a hotel), located above several downtown shops.

Appropriate Land Use Designations

The City’s General Plan and Development Code, including zoning districts and the zoning map, provide densities from 2 to 35 dwelling units per acre. The Low Density Residential and Medium Density Residential zoning districts allow residential development for moderate- and above moderate-income households. The High Density Residential and Mixed-Use districts provide the appropriate densities to accommodate housing for extremely low-, very low-, and low-income households. For information purposes, the General Plan Land Use Diagram is shown in **Figure 3-2**.

Demand and Market Trends

Chapter 2 described the continued demand for affordable housing, given low income levels and overpayment, as well as a constrained supply, with new housing construction remaining static for several years. A market study prepared for the Eden Housing senior affordable development project corroborated the pent-up demand for affordable senior housing in particular. The study projected demand from 928 households (in and around Lodi) for 79 spots, concluding that the development would likely be fully occupied in just three months. Although no new housing has been constructed in several years, developments that have been approved are part of mixed-use communities, with commercial and public uses complementing residential uses. This concept is upheld by the recently adopted General Plan which calls for “mixed-use centers” in new residential development areas.

Financial Feasibility

Both developer and homeowners’ loans and feasibility are critical aspects of the potential for development and purchasing of new housing. The current housing makes developers wary and less likely to move forward with new projects. The City is committed to pursuing state and regional funding opportunities (see Program 1.5 and resources section below) to provide incentives for development and bridge financing gaps. Given the City’s commitment to transit-oriented development (TOD) and mixed-use development as identified in the General Plan, the City may be able to access state bond funds and other regional grants to create model projects in the Central Valley.

In addition, very low interest rates, combined with an overall loan approval rating of 85%, suggest that financing is still feasible for a range of income levels if applicants have good credit ratings.

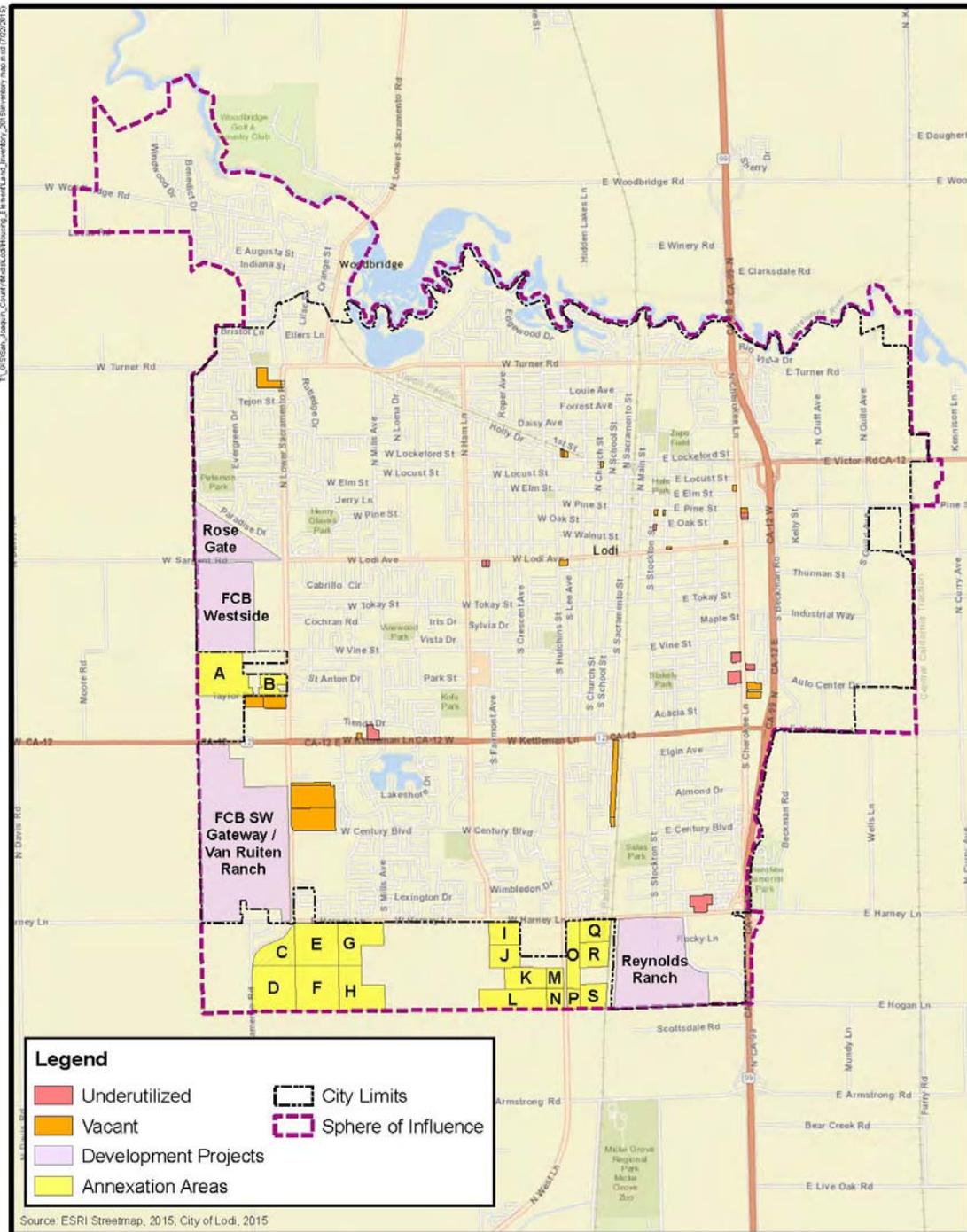


Figure 3-1
Housing Sites Inventory

Michael Baker
INTERNATIONAL

I. Development Projects

Within Lodi, there are several development projects that have been approved or which have been completed that will count toward meeting the RHNA. Table 3-1 reports units constructed since January 1, 2014, by income level. In total, 38 housing units have been constructed since the start of the planning period.

A. Affordable Targeted Sales Prices. Given the current housing market downturn, many market-rate homes in Lodi have become affordable, even to low-income households, though not subsidized. Certain development project units can be considered affordable for low- and moderate-income households due to their Medium or High Density Residential General Plan designation, designation for high-density senior housing, lot and unit size (e.g., 1,850 to 2,350 square feet on moderately sized lots), and the corresponding likely sales price: in the high \$200,000s to low \$300,000s.³ To illustrate, as reported in Table 2-32, income limits for the county are up to \$79,550 for a family of four to qualify for moderate-income housing (120% of median). Assuming that a family spends no more than 30% of its income on housing, it has the ability to spend up to \$23,865 per year (or \$1,989 per month). Assuming a 30-year fixed interest rate at 5% and 20% down payment, a home up to \$351,297 could be attainable.⁴

B. Approved Medium- and High-Density Housing. Five major development projects were approved by the City in advance of the most recent General Plan update, but have not yet been constructed: FCB Southwest Gateway, Blue Shield/Reynolds Ranch, Van Ruiten Ranch, Rose Gate, and FCB Westside. In addition to City Council approvals and certified environmental impact reports, each project has been awarded growth management allocations and does not require subsequent City Council action to build at the density levels described herein. Moreover, the General Plan references these projects as key projects in the plan's Phase 1 development, which seeks to avoid leapfrog development by prioritizing contiguous development within just a few miles of the downtown. The General Plan codified approved densities for these three projects by designating land uses and densities consistent with these approvals, as shown in Table 3-2. Therefore, where residential densities have been approved at 20 dwelling units per acre or higher, sites are appropriate for very low- and low-income households. Zoning for all five sites is Planned Development (PD).

- Blue Shield/Reynolds Ranch: This approved master planned project will include a mix of residential, office, and commercial development. The business park component of this project was completed and occupied by Blue Shield in 2008 and commercial retail completed in 2011. The residential component has not yet been constructed, but has approvals and growth management allocations for 882 units including 14.3 acres of high-density residential and 57.5 acres of medium-density residential. The former units are appropriate for very low- and low-income households. The latter units may be appropriate for moderate-income households as described in A, Affordable Target Sales Prices, above.

³ Phone conversation with Craig Hoffman, City of Lodi, July 7, 2015.

⁴ Zillow online mortgage calculator. Source: <http://www.zillow.com/mortgage-calculator/house-affordability/>.

- **FCB Southwest Gateway:** This approved master planned project will be a residential community with a school and open space. The site is currently vacant and construction has been delayed given the economic downturn. The project has approvals and growth management allocations for 981 units, including 14.5 acres of high-density residential and 25.7 acres of medium-density residential. While the high-density units are appropriate for very low- and low-income households, the medium-density units may be appropriate for moderate-income households as described in bullet A, Affordable Target Sales Prices, above.
- **Van Ruiten Ranch:** This development project, which is a portion of the FCB Southwest Gateway project, is approved for 288 units on 47.7 acres. The project includes a mix of low-, medium-, and high-density units.
- **FCB Westside:** This approved master planned project will be a residential community with a school and open space. The site is currently vacant and construction has been delayed given the economic downturn. The project has approvals for 492 units, including 10 acres of high-density residential and 23 acres of medium-density residential. While the high-density units are appropriate for very low- and low-income households, the medium-density units may be appropriate for moderate-income households as described in bullet A, Affordable Target Sales Prices, above. In addition, the development agreement requires the landowner to either rehabilitate or pay the costs of rehabilitating up to 25 residential units (or up to \$1.25 million) within the Eastside neighborhood, which has a concentration of homes in need of repairs.
- **Rose Gate:** The Rose Gate development is approved for 232 low-density housing units.

C. Adequate Infrastructure. Services will be constructed in tandem with residential development through a combination of special assessments, impact fees, and on/off-site improvements requirements. None of the development projects have environmental or other impediments that would restrict their development at full potential. Infrastructure needs have been identified where necessary. For example, in 2002, the City adopted the Westside Facilities Master Plan, a master plan for the FCB Westside development project, which identifies a mix of land use and City services necessary to support the proposed land uses for the area. See Section 3.3: Constraints for a detailed description of public facilities and infrastructure needs.

Table 3-1: Units Constructed Since January 1, 2014

Year	Housing Units, by Income					Total	Affordability Funding
	Extremely/ Very Low	Low	Moderate	Above Moderate			
Completed							
2014				18		18	n/a
2015				20		20	n/a
Total				38		38	

Source: City of Lodi 2015

Chapter 3: Resources and Constraints

Table 3-2: Major Development Projects in Detail

Project Name and Status	APN	Acres	General Plan Designation	Maximum Density	Housing Units, by Income				
					Very Low	Low	Moderate	Above Moderate	Total Units
FCB SW Gateway (Approved. Vacant. Buildout at 55% assumes roads and utilities.)	05803004	1.0	Low Density Residential	8				4	4
	05803006	1.5	Medium Density Residential	20			8	8	16
		2.0	Low Density Residential	8				8	8
	05803009	8.1	Medium Density Residential	20			45	45	90
		9.4	High Density Residential	35	60	60	60		180
	05803016	11.6	Low Density Residential	8				50	50
		5.1	High Density Residential	35	33	33	33		99
	05804001	19.4	Low Density Residential	8				85	85
		12.0	Medium Density Residential	20			65	65	130
	05804002	22.1	Low Density Residential	8				97	97
		3.1	Medium Density Residential	20			17	17	34
	05804004	13.0	Low Density Residential	8				57	57
		1.0	Medium Density Residential	20			6	6	12
	05804005	5.5	Low Density Residential	8				24	24
05804014	24.5	Low Density Residential	8				95	95	
Total					93	93	234	561	981
Van Ruiten Ranch	05803014	34.5	Low Density Residential	8				145	145
	05803015	8.2	Medium Density Residential	20			27	28	55
	05803017	5.1	High Density Residential	35	29	29	30		88
	05803018								
Total	47.7				29	29	57	173	288
FCB Westside (Approved. Vacant. Buildout at 45% assumes roads and utilities.)	02740001	10.5	Low Density Residential	8				37	37
		7.5	Medium Density Residential	20			34	33	67
	02740002	22.2	Low Density Residential	8				79	79
		9.9	Medium Density Residential	20			44	45	89
		3.3	Low Density Residential	8				11	11
	02740003	6.1	Medium Density Residential	20			27	27	54
	9.9	High Density Residential	35	52	52	51		155	
Total					52	52	156	232	492

Lodi Housing Element

Project Name and Status	APN	Acres	General Plan Designation	Maximum Density	Housing Units, by Income				
					Very Low	Low	Moderate	Above Moderate	Total Units
Rose Gate	02938005	43	Low Density Residential	8				232	232
	Total							232	232
Reynolds Ranch (Approved. Vacant, except office and commercial component built as per development plan. Buildout at 70% assumes additional roads and utilities.)	05813002	0.9	Low Density Residential	8				4	4
	05813003	0.6	Low Density Residential	8				3	3
	05813004	0.4	Low Density Residential	8				2	2
	05813005	0.4	Low Density Residential	8				2	2
	05813006	0.4	Low Density Residential	8				2	2
	05813021	6.4	Low Density Residential	8				36	36
	05865001	2.0	Low Density Residential	8				11	11
	05813014	0.3	Medium Density Residential	20			1	1	2
	05813022	6.5	Medium Density Residential	20			45	46	91
	05813024	10.2	Medium Density Residential	20			71	71	142
	05865002	1.5	Low Density Residential	8				8	8
	05865003	1.5	Medium Density Residential	20			11	11	22
				20			265	265	530
				35	75	75	75		225
	05865004	39.0	Medium Density Residential	20			113	114	227
		14.3	High Density Residential	35	110	110	110		330
	Total				110	110	351	311	882
GRAND TOTAL		372.0			284	284	798	1,509	2,875

Source: City of Lodi 2015

As a result of these development projects, the City would meet the RHNA for moderate- and above moderate-income households, but not its allocations for extremely/very low- or low-income households. Additional sites will be required to accommodate housing needs. Table 3-3 describes this remaining need of 260 extremely/very low- and low-income units.

Table 3-3: Remaining Need

	<i>Housing Units, by Income</i>				
	<i>Extremely/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Regional Housing Needs Allocation	497	331	333	770	1,931
Units Constructed				38	38
Development Projects	284	284	798	1,509	2,875
Remaining Need	213	47	(465)	(777)	

Source: San Joaquin County Council of Governments 2014; City of Lodi 2015

2. Vacant and Underutilized Infill

Through its General Plan policies, the City emphasizes infill development, a compact community, residential neighborhoods that are accessible to commercial services, and higher densities in appropriate locations. Table 3-4 and Table 3-5 describe vacant and underutilized sites, respectively, that represent appropriate locations for housing for lower-income households. Vacant infill sites have the capacity for 882 units; underutilized sites could produce as many as 298 units for lower-income households. The following tables identify an assumed density value, based on densities permitted in the General Plan.

Underutilized sites include sites where uses are no longer in operation, are in disrepair, or have surpassed their useful life. Sites designated as Mixed Use Corridor were prioritized, since the General Plan calls for reinvestment in these areas. As evidenced by the small number of vacant parcels in the city, the City has done a commendable job of avoiding leapfrog development. Given the current economic climate, redevelopment of underutilized parcels—including closed businesses—will be important for avoiding blighted conditions and maintaining the city’s compact form and accessible neighborhoods. Moreover, these sites already have infrastructure in place, which may reduce development costs compared to projects on greenfield land.

Unit capacity is determined by multiplying the number of acres by the assumed density and buildout factor. Sites were deemed appropriate for extremely low- or very low-income households due to their allowed density, location, and proximity to transit, neighborhood services, and public facilities. The Mixed Use Corridor designation permits 100% residential development except along Cherokee Lane and Lodi Avenue, where 25% and ground-floor frontage should be commercial active uses, respectively. Likewise, the Downtown Mixed Use designation requires ground-floor active uses. These restrictions are calculated as part of the unit capacity. A realistic development capacity of 80% (“buildout factor”) is assumed for most vacant sites. Sites over 10 acres in size are assumed to have a development capacity of 70% to account for additional open space and enable appropriate development typologies (e.g., small apartment complexes of no more than 30 units for very low-income households). For underutilized sites, the assumed density value also takes into account the realistic potential for redevelopment, such as any existing uses to remain on the site or a potential mix of uses.

Lodi Housing Element

Table 3-4: Vacant Infill Sites

APN	Acre	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total Capacity
05814052	19.6	1920 S Lower Sacramento	Medium Density Residential	MDR	70%	20	120	120	34	0	274
05814012	19.2	1784 S Lower Sacramento	Medium Density Residential	MDR	70%	20	120	120	29	0	269
06201005	7.8	1774 South Church Street	Medium Density Residential, High Density Residential	MDR	80%	20	30	63		31	124
02939015	6.2	971 N Lower Sacramento	Medium Density Residential	MDR	80%	20	30	57		12	99
02742008	5.3	1333 Lower Sacramento	Low Density Residential	LDR	80%	8				33	33
02742010	3.8	1330 Westgate Dr	Low Density Residential	LDR	80%	8				24	24
05814014	2.3	1690 N Lower Sacramento	Low Density Residential	LDR	80%	8				14	14
04728015	1.9	1130 South Cherokee	Mixed Use Corridor ¹	MCO	60%	35	30	10		0	40
04728021	1.9	1150 South Cherokee	Mixed Use Corridor	MCO	60%	35	30	10		0	40
04502046	1.0	410 W Lodi Ave	Mixed Use Corridor	MCO	60%	35	21			0	21
06201003	0.9	1912 South Church Street	High Density Residential	HDR	80%	35	24			0	24
04323001	0.6	604 East Pine	Mixed Use Corridor	MCO	80%	35	16			0	16
02741020	0.6	2115 W Kettleman Lane	Mixed Use Corridor	MCO	80%	35	15			0	15
03726003	0.4	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	11			0	11
04307401	0.4	208 E Pine Street	Mixed Use Corridor	MCO	80%	35	11			0	11
04318002	0.4	113 N Cherokee	Mixed Use Corridor	MCO	60%	35	8			0	8
03726001	0.3	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	9			0	9
04302301	0.3	216 North Church Street	Downtown Mixed Use ²	DMU	70%	35	7			0	7
04306716	0.2	301 E Lodi Ave	Mixed Use Corridor	MCO	60%	35	5			0	5
04307406	0.2	220 E Pine Street	Mixed Use Corridor	MCO	80%	35	6			0	6
04314035	0.2	527 East Lodi Avenue	Mixed Use Corridor	MCO	60%	35	4			0	4
03726002	0.2	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	5			0	5
TOTAL	73.8						502	380	63	114	1,059

Source: City of Lodi 2015

1. Sites designated as Mixed Use Corridor along Cherokee Lane require at least one quarter of the developed portion of the site to be commercial uses and along Lodi Avenue require active uses (e.g., retail, restaurants, cafes) at the ground level. This requirement is assumed in the table calculations.
2. Sites designated as Downtown Mixed Use require active uses (e.g., retail, restaurants, cafes) at the ground level. This requirement is assumed in the table calculations.

Chapter 3: Resources and Constraints

Table 3-5: Underutilized Infill Sites

APN	Acres	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Income Levels					Existing Land Use	Photo #
							Ext. Low/ Very Low	Low	Moderate	Above Moderate	Total Capacity ¹		
06229037	6.6	401 E Harney Ln	Medium Density Residential	PD	80%	20	70	35		0	105	Agriculture, surrounded on all sides by completed or approved urban development. No Williamson Act. Across street from Lois E. Borchardt Elementary School.	3-1
04740004	3.4	1045 South Cherokee	Mixed Use Corridor ²	MCO	40%	35	30	41		0	71	One-story older building. Former use as car dealership is no longer in operation. Surrounded by commercial, residential, and school uses.	3-2
02741022	3.1	2100 Tienda Drive	Mixed Use Corridor	MCO	50%	35	30	12		0	42	Site owned by church; half of site fronting Kettleman is vacant; existing structures to remain. Surrounded by church, residential, and commercial uses.	3-3
04739007	1.8	929 South Cherokee	Mixed Use Corridor Low Density Residential	MCO	50%	35	8	8	8	8	32	Surface parking lot, one-story commercial building (could remain), and vacant land. Surrounded by commercial and residential uses.	3-3
04741001	1.2	1050 South Cherokee	Mixed Use Corridor Low Density Residential	MCO	50%	20		8	8	0	16	One-story old motel. Could be renovated or redeveloped as housing. Surrounded by commercial and residential uses.	3-4
03104020	1.0	1833 W Kettleman	Mixed Use Corridor	MCO	50%	35	18			0	18	One-story office building (could remain) and vacant land. Surrounded by commercial and residential uses.	3-3

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APN	Acres	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Income Levels				Existing Land Use	Photo #	
							Ext. Low/ Very Low	Low	Moderate	Above Moderate			Total Capacity ¹
04323013	0.6	16 South Cherokee	Mixed Use Corridor	MCO	50%	35	10			0	10	Surface parking lot takes up majority of site; one-story used car dealership no longer in operation. For lease. Surrounded by commercial and school uses.	3-4
03310014	0.5	1100 West Lodi Ave	Mixed Use Corridor	MCO	50%	35	8			0	8	Closed theater, site for sale. Possible redevelopment with adjacent parcel while retaining theater tower.	3-5
03310015	0.5	1110 West Lodi Ave	Mixed Use Corridor	MCO	70%	35	8			0	8	One-story old building and surface parking lot. Business no longer in operation. For lease.	3-5
04323012	0.3	40 South Cherokee	Mixed Use Corridor	MCO	80%	20	5			0	5	One existing home to remain; rest of site vacant. Surrounded by commercial, residential, and school uses.	3-4
04306401	0.3	200 E Oak Street	Mixed Use Corridor	MCO	60%	35	7			0	7	Former Goodwill store--closed and for sale--and surface parking lot. Surrounded by commercial and residential uses. Proximity to downtown.	3-6
Total	19.3						194	104	16	8	322		

Source: City of Lodi 2015

1. Totals may not sum precisely due to rounding.
2. Sites designated as Mixed Use Corridor along Cherokee Lane require at least one quarter of the developed portion of the site to be commercial uses and along Lodi Avenue require active uses (e.g., retail, restaurants, cafés) at the ground level. This requirement is assumed in the table calculations.

Underutilized Site Photos

Photo 3-1



Photo 3-2



Underutilized Site Photos (continued)

Photo 3-3

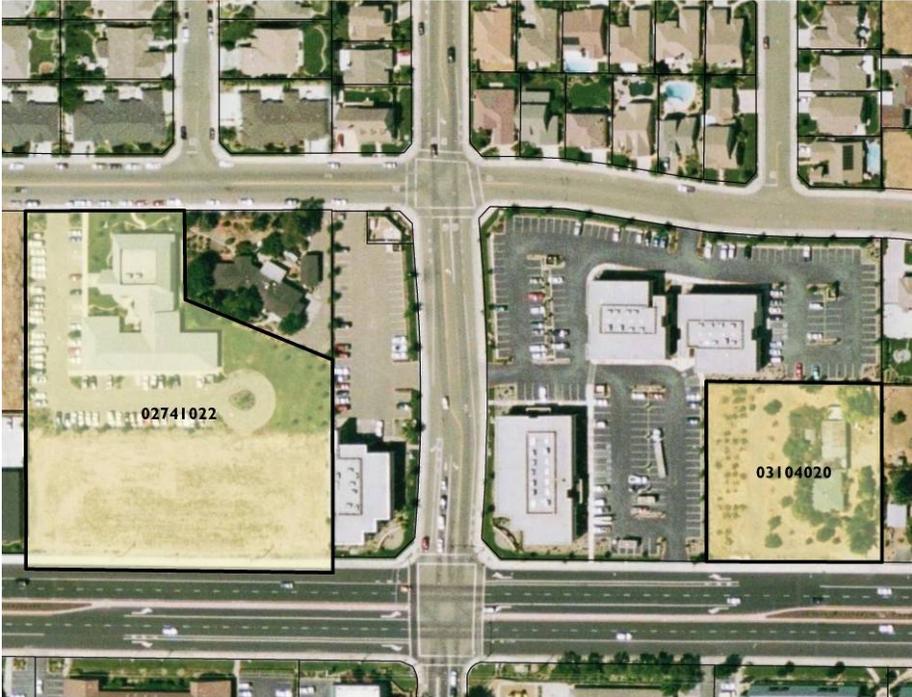


Photo 3-4



Underutilized Site Photos (continued)

Photo 3-5



Photo 3-6



4. Annexation Areas

Annexation is not required to fulfill the RHNA, but this section lays the groundwork for annexation should the housing market pick up within the planning period. Lodi has used its planning powers and the growth management process to prevent premature conversion of prime agricultural land, protect natural resources that border the city, and ensure orderly and efficient extension of public facilities and services. The General Plan Growth Management and Infrastructure Element identifies a phasing strategy to facilitate contiguous development and avoid unnecessary and premature conversion of agricultural land. Housing Element policies in the Strategy section call for discussions with property owners about annexation to commence by the end of the planning period in 2023. Potential annexation areas are identified by Phase 1 of the General Plan, specifically the portion of Phase 1 that lies outside of the current city limits but inside the Sphere of Influence. (Phase 1 General Plan sites inside the city limits are subsumed in the relevant sections above: development project, vacant and underutilized sites.) These annexation areas allow for 2,681 housing units, including 1,373 units available for below-market-rate units. Annexation sites are documented in Table 3-6.

Methods

The lettered key in the first column of the table corresponds to the relevant site in **Figure 3-1**. Existing land use information is provided for each site. Most of these sites are currently in agricultural use. Some sites contain one or more associated residences. Sites will only redevelop once agricultural uses cease. General assumptions are described in the text box below by General Plan land use designation. All unit capacity calculations assume that existing housing units would remain on the site. Calculations also provide 25% of the total area for streets and other infrastructure for each land use type (exceptions are noted in Table 3-6, as dictated by specific site conditions).

<i>General Plan Land Use Designation</i>	<i>Density Range (units/acre)</i>	<i>Household Income Level Accommodated</i>	<i>Assumptions</i>
Mixed Use Center	8–35	Extremely Low, Very Low, and Low	80% residential 20% nonresidential
High Density	15–35	Extremely Low, Very Low, and Low	
Medium Density	8–20	Moderate	
Low Density	2–8	Above Moderate	

Infrastructure

As part of the Growth Management Allocation Ordinance, which regulates the maximum amount of residential growth that can occur over time, the City requires that projects identify on- and off-site infrastructure improvements necessary to serve the project. Internal infrastructure is generally provided as part of the initial construction of a project. The areas proposed for annexation, as included in this Housing Element, will be subject to compliance with the City’s regulations and policies related to infrastructure, which will alleviate any potential constraints the availability of public facilities (namely, storm drains, water distribution, and sanitary sewer) would have on housing construction. See Section 3.3: Constraints for a detailed description of public facilities and infrastructure needs.

Chapter 3: Resources and Constraints

Table 3-6: Annexation Area Sites

Key	Acres	General Plan Designation	Existing Land Use/Site Context	Units, by Income Category				
				Extremely/ Very Low	Low	Moderate	Above Moderate	Total ¹
A	39.0	Low Density Residential	Agricultural use in operation. One existing residence.				194	194
B	13.2	Medium Density Residential	Existing residences and development projects pending. Assumes 40% of site could be developed.			61		61
C	20.2	Low Density Residential	Vacant				100	100
D	37.1	Low Density Residential	Nursery and agricultural use in operation. One existing residence.				184	184
E	40.0	Low Density Residential	Existing residences on approximately one-quarter of site. Agricultural use in operation on remaining portion of site.				199	199
F	39.3	Low Density Residential	Agricultural use in operation. One existing residence.				195	195
G	27.8	Medium Density Residential	Agricultural use in operation. Three existing residences.			255		255
H	30.1	Low Density Residential	Agricultural use in operation.				150	150
I	12.0	High Density Residential	Agricultural use in operation.	275				275
J	11.7	Medium Density Residential	Agricultural use in operation.			107		107
K	17.2	Medium Density Residential	Agricultural use in operation.			158		158
L	32.8	Low Density Residential	Agricultural use in operation.				163	163
M	6.4	Mixed Use Center	Agricultural use in operation.	36	36			71
N	6.8	Medium Density Residential	Agricultural use in operation.			63		63
O	18.3	Mixed Use Center	Agricultural use in operation. One existing residence.	102	102			203
P	6.7	Medium Density Residential	Agricultural use in operation.			62		62
Q	12.9	Medium Density Residential	Agricultural use in operation.			119		119
R	11.2	Low Density Residential	Agricultural use in operation.				56	56
S	13.3	Low Density Residential	Agricultural use in operation.				66	66
Total	395.9			412	137	824	1,307	2,681

Source: City of Lodi 2015

1. Totals may not sum precisely due to rounding.

Summary

Lodi has a capacity of 4,294 units during the Housing Element planning period. This total includes sufficient capacity at each household income level to meet and exceed the RHNA. A summary is provided in Table 3-7.

Table 3-7: Summary of Housing Sites, January 1, 2014, to December 31, 2023

	Housing Units, by Income				Total
	Extremely/Very Low	Low	Moderate	Above Moderate	
Units Constructed				38	38
Development Projects	284	284	798	1,509	2,875
Vacant Land	502	380	63	114	1,059
Underutilized Land	194	104	16	8	322
Total	980	768	877	1,669	4,294
Regional Housing Needs Allocation	497	331	333	770	1,931
Surplus	483	437	544	899	2,363

Source: City of Lodi 2015

3.2 ADMINISTRATIVE AND FINANCIAL RESOURCES

ADMINISTRATIVE RESOURCES

Described below are public and nonprofit agencies that have been involved or are interested in housing activities in Lodi. These agencies play important roles in meeting the housing needs of the community. In particular they are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

Central Valley Low Income Housing Corporation (CVLIHC)

CVLIHC provides both permanent supportive housing for homeless households with disabilities and transitional housing and support services for homeless families. CVLIHC’s permanent and transitional programs are located at scattered sites throughout San Joaquin County, with participants having the primary responsibility for the units where they live. Supportive services include basic life skills training, parenting and family counseling, transportation assistance, child care, assistance in school enrollment, and job search training. CVLIHC’s programs provide housing and supportive services for about 600 households per year.

Christian Church Homes (CCH)

CCH has been providing housing in communities since 1961. The organization was created to meet the housing needs of low-income seniors who faced limited housing choices in Northern California. CCH manages 56 facilities in six states. The majority of CCH’s facilities are HUD-subsidized and allow low-income residents to pay only 30% of their adjusted gross income for rent.

Community Home Builders and Associates (CHBA)

CHBA is a nonprofit public benefit corporation involved in the development, construction, and management of affordable housing for individuals and families of low to moderate incomes. The organization was founded in 1990 by the Home Builders Association of Northern California. Through its sponsorship of the San José Conservation Corps' YouthBuild program, CHBA has provided employment for at-risk youth in the construction trades while helping to create opportunities for the building industry to partner with local communities in an effort to fulfill affordable housing goals.

Eden Housing, Inc.

Eden Housing is a nonprofit developer that has completed more than 5,000 housing units. Eden Housing serves low-income families, seniors, persons with disabilities, the formerly homeless, and first-time homebuyers. Eden Housing has substantial experience in applying for funding through government programs, including Low-Income Housing Tax Credit, and HUD Section 202 and 811 programs. Eden Housing is developing an 80-unit affordable senior housing development on Tienda Drive, but construction has not yet begun.

Eskaton Properties, Inc.

Eskaton's primary mission is to enhance the quality of life for seniors through health, housing, and social services. Eskaton currently operates 34 planned affordable retirement communities in California for seniors with limited income, including the Manteca Manor in Manteca. These independent living facilities are located close to a variety of services and offer apartment living with maintenance handled by staff. Rental fees are typically subsidized by the federal government.

Habitat for Humanity, San Joaquin County

Habitat for Humanity is a nonprofit faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes. In the past, the City of Lodi has provided an allocation of HOME Program funds to the local Habitat for Humanity chapter for land acquisition to accommodate their new construction activities. However, the availability of vacant parcels for such development and the higher cost of land in recent years have prevented Habitat from further development.

Housing Authority of San Joaquin County (HASJC)

HASJC offers programs to assist extremely low- to moderate-income households with their housing costs, including the Section 8 rental assistance program, public housing, and migrant farmworker housing. Specifically, HASJC manages five public housing projects and three migrant farm labor housing developments throughout San Joaquin County. In addition, HASJC provides the Family Self-Sufficiency Program as well as supportive services centers, which provide a range of services to help people become financially self-sufficient.

Lodi House

Lodi House is a nonprofit agency that provides shelter for homeless women and children. In addition to shelter, Lodi House provides food, advocacy, counseling, and numerous workshops on a variety of topics. Lodi House is geared toward assisting women in achieving independence so that they can find a home for themselves and their children. Five families reside together at Lodi House at a time. The City of Lodi has contributed to the Lodi House in recent years.

LOEL Gardens Senior Housing

The LOEL Gardens Senior Center, in addition to providing supportive services and activities to seniors at their facility at 105 S. Washington, also provides affordable housing to seniors. With funding provided through the City's CDBG and HOME programs, LOEL has acquired several residential properties around their Senior Center and has a total of 14 units designated for very low- and low-income seniors.

Mercy Housing California (MHC)

MHC is a nonprofit developer that provides affordable housing for families, seniors, formerly homeless persons, individuals with HIV/AIDS, and persons with chronic mental illnesses and physical impairments. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multi-unit rental apartments, single-family homes, single-room occupancy (SRO) apartments for formerly homeless adults, and accessible units for individuals with physical disabilities.

Salvation Army Shelter

The Salvation Army operates a 56-bed men's shelter in Lodi, which provides food, clothing, and medical services. The Salvation Army also operates a 16-bed transitional housing facility, as well as a 37-bed emergency shelter for women and children and a 24-bed transitional housing facility for women and children. The City of Lodi has contributed \$35,000 to the Salvation Army in recent years under the Community Development Block Grant program.

Satellite Affordable Housing Associates

Satellite Housing is a nonprofit organization, based in Berkeley, that provides affordable, service-enriched housing that promotes healthy and dignified living for people with limited options, including seniors, families, and adults with special needs. Satellite Housing was awarded a \$1.3 million HUD 811 Loan to develop a small project to serve special needs adults and is looking for a location in Lodi in which to place that project, since the primary location in Manteca has become unavailable.

Service First of Northern California, Inc.

Service First of Northern California is a nonprofit organization, based in Stockton, that provides affordable housing to the residents of San Joaquin County. In 2009, it acquired three properties (438 Via Marco, 324 Watson Street, and 502 E. Oak Street) for redevelopment and resale to low- to moderate-income families, using Neighborhood Stabilization Program funds.⁵

⁵ San Joaquin County. "Neighborhood Stabilization Program July 1, 2009 thru September 30, 2009 Performance Report." Page 9.

It is in the process of acquiring two additional properties at 500 E. Oak Street and 110 South Garfield Street, for resale to low-income families, using HOME funds.⁶

Stockton Shelter for the Homeless

Stockton Shelter is a not-for-profit agency that serves the homeless. The organization has three year-round shelters and opens a fourth shelter at one of the Housing Authority's migrant camps during the winter months. The Stockton Shelter served 3,090 persons in 2014. The family shelter has 160 beds, the singles' shelter has 8 beds and the women's dorm has 14 beds. In addition, the single men's shelter provides 169 shelter beds. The Holman House, a shelter for persons living with HIV/AIDS, has beds for 32 people. The seasonal migrant worker shelter sleeps approximately 250 people. Stockton Shelter offers a variety of services, including case management, drop-in services, showers, meals, and other supportive services.

FINANCIAL RESOURCES

The City of Lodi has access to a variety of existing and potential funding sources available for affordable housing activities. These include local, state, federal and private resources and are summarized in Table 3-8. Described below are the four largest housing funding sources the City can use for housing production, rehabilitation, or preservation: CDBG, HOME Investment Partnership Program grants, and the Section 8 Rental Assistance Program.

Community Development Block Grant

The federal CDBG program provides funds for a variety of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. From 2001 to 2007, the City used \$510,922 in CDBG dollars to produce 11 very low-income units.

HOME Investment Partnership Program

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower-income households. Such activities include the following: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is the preservation of at-risk housing projects. Since 2001, the City has allocated \$996,299 in HOME funds to produce 40 low-income units. HOME funding is now provided through the State HOME program on a competitive application basis; the City was awarded \$700,000 in State HOME funds for a First-Time Homebuyer Program for 2013–2016.

⁶ City of Lodi. Planning Commission Staff Report. "Tentative Parcel map 09-P-02." December 9, 2009.

Section 8 Rental Assistance

The Section 8 program is a federal program that provides rental assistance to very low-income households in need of affordable housing. The program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30% of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The program is administered by the Housing Authority of San Joaquin County.

Table 3-8: Financing Resources for Affordable Housing

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<i>Federal Programs</i>		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Emergency Shelter Grants (ESG)	Grants potentially available to the City through the County to implement a broad range of activities that serve homeless persons. Funding availability is uncertain for the current year.	<ul style="list-style-type: none"> - Shelter Construction - Shelter Operation - Social Services - Homeless Prevention
HOME	Grant program potentially available to the City on a competitive basis for housing activities. City competes for funds through the State’s allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance
Low-Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority makes certificates available.	<ul style="list-style-type: none"> - Homebuyer Assistance
Section 8 Rental Assistance Program	Rental assistance payments from the Housing Authority of San Joaquin County to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> - Rental Assistance - Homebuyer Assistance
Section 108	Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction’s recent annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services

Chapter 3: Resources and Constraints

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Section 202	Grants to nonprofit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction - Land Acquisition
Section 203(k)	Provides long-term, low-interest loans at fixed rates to finance acquisition and rehabilitation of eligible property.	- Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and nonprofit agencies for local home buyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Homebuyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multifamily and elderly rental housing. Tax-exempt bonds provide below-market mortgages.	- New Construction - Rehabilitation - Acquisition
CHFA Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below-market loans to first-time buyers. Program operates through participating lenders who originate loans for CHFA.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Homebuyer Assistance - New Construction

Lodi Housing Element

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters & Transitional Housing
Emergency Shelter Program	Grants awarded to nonprofit organizations for shelter support services.	- Support Services
Extra Credit Teacher Program	Provides \$7,500 silent second loans with forgivable interest in conjunction with lower interest rate. CHFA first loans to assist eligible teachers to buy homes.	- Homebuyer Assistance
Farmworker Housing Assistance Program	Provides state tax credits for farmworker housing projects.	- New Construction - Rehabilitation - New Construction
Housing Enabled by Local Partnerships (HELP)	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	- Rehabilitation - Acquisition - Homebuyer Assistance - Site Development
Joe Serna Jr. Farmworker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development, and financing of ownership and rental housing for farmworkers.	- Homebuyer Assistance - Rehabilitation - New Construction - New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation, and preservation of rental housing.	- Rehabilitation - Preservation - Homebuyer Assistance
Self-help Builder Assistance Program (SHBAP)	Provides lower interest rate CHFA loans to owner-builders who participate in self-help housing projects. Also provides site acquisition, development, and construction financing for self-help housing projects.	- New Construction - Site Acquisition - Site Development
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled, and persons needing support services to live independently.	- Supportive Housing - Foster Care

Chapter 3: Resources and Constraints

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Local Programs		
Financial Incentives under the Density Bonus Ordinance	The County's Density Bonus Ordinance offers financial incentives, as required by state law.	- New Construction
Tax Exempt Housing Revenue Bond	The County can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	- New Construction - Acquisition - Rehabilitation
Private Resources		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% area median income qualify.	- Homebuyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Nonprofit and for-profit developers contact member institutions.	- New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

3.3 CONSTRAINTS

A number of factors may constrain the development of housing, particularly housing affordable to lower-income households. These factors can generally be divided into “governmental constraints,” or those that are controlled by federal, state, or local governments, and “nongovernmental constraints,” factors that are not generally created or affected by governmental controls.

An analysis of these factors can help in the development of programs that lessen the effect of construction on the supply and cost of housing.

NONGOVERNMENTAL CONSTRAINTS

Mortgage and Rehabilitation Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or with government assistance.

In 2013, as reported under HMDA,⁷ 543 households applied for a mortgage to purchase a primary residence, and lending institutions approved financing for 85% of those requests. By comparison, in 2007, the overall loan approval rate was 47% and in 2001 83% of loans were approved. While the market tightened in 2007, it seems to have recovered to earlier lending rates. As a result, households are finding it easier to secure loans. Of the 543 loan requests, VA-guaranteed mortgage requests had the highest rate of loan origination (88.46%); however, FHA and conventional mortgage requests closely followed at 81.31% and 86.12%. American Indian/Alaska Native, Black or African American, and Native Hawaiian/Pacific Islander applicants experienced a high rate of loan origination at 100.00%. Asian and White applicants, on the other hand, experienced a lower rate at 90.00% and 84.35%, respectively. However, three census tracts (44.03, 45.01, and 45.02) have concentrations of either non-Whites or low/moderate-income persons, or both, and experienced a loan denial rate that was significantly lower than the overall rate in the city.

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the City of Lodi offers a first-time homebuyer assistance program. This program assists extremely low-, very low-, low-, and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

Cost of Land

A key factor in determining housing costs is the price of raw land and any necessary improvements. Over the course of the last several years, virtually no land has been sold in the city since 2007. The price of existing homes continues to incrementally increase since the economic downturn. According to local developers at the stakeholder meeting, residentially zoned land anywhere in the city would not sell for more than \$150,000 to \$200,000 per acre at

⁷ Home Mortgage Disclosure Act LAR data, 2013, <http://www.consumerfinance.gov/hmda/>.

present.⁸ In 2001, the average selling price was \$75,000 to \$100,000. This is an increase in the cost of land from previous years.

Construction Costs

Single-Family Homes

Various factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. These factors create a wide variation in construction costs. A basic, 1,200-square-foot starter home could be constructed in Lodi for \$214,000, including land cost, permit and development impact fees site preparation, and other miscellaneous costs, excluding developer fee or profit.

Multifamily Homes

Contacts with multifamily housing developers in the Lodi region indicate that construction costs for multifamily housing units, including land and site preparation costs, materials and labor, fees, and related expenses, are discouraging for new construction. The construction costs for a 1,000-square-foot unit are approximately \$125,000 which includes land cost, permit and development impact fees, site preparation, and other costs, excluding developer fee or profit.

GOVERNMENTAL CONSTRAINTS

Local policies and regulations impact the price and availability of housing and subsequently the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints, as well as policies that encourage housing development in the city.

The City of Lodi adopted its Development Code in March 2013. The analysis below is based on the standards set out in the Development Code.

General Plan Designations and Permitted Densities

The Land Use Element was updated as part of the comprehensive General Plan update in 2010. The element sets forth the City's development policies. These policies, as implemented by the Development Code (Title 17 of the Lodi Municipal Code), establish the amount of land allocated for residential and other uses within the city. The Land Use Element establishes 14 land use designations in total, including six that allow residential uses (see Table 3-9): Low-Density Residential, Medium-Density Residential, High-Density Residential, Downtown Mixed Use, Mixed Use Corridor, and Mixed Use Center, and some limited residential use in Commercial, Industrial, and Overlay Districts. With this most recent General Plan, the City is emphasizing a dense, mixed-use downtown as well as mixed-use development along the city's major corridors: Kettleman and Cherokee lanes and Lodi Avenue.

⁸ Estimate from the stakeholders meeting on June 25, 2015.

Table 3-9: Development Standards, by Land Use Designation

<i>Land Use District</i>	<i>Residential Density (du/ac)/ Floor Area Ratio (FAR)</i>	<i>District Code</i>
Residential		
Low-Density Residential	2–8	RLD
Medium-Density Residential	8–20	RMD
High-Density	15–35	RHD
Mixed-Use		
Downtown Mixed Use	8–35 / 3.0	DMU
Mixed Use Center	8–35 / 1.0	MCE
Mixed Use Corridor	2–35 / 1.2	MCO
Commercial		
Office	—	O
General Commercial	—	GC
Industrial		
Industrial District	—	M
Overlay		
Planned Development	—	PD

Medium- and high-density residential and the mixed-use designations all allow multifamily housing by right. The Mixed Use Corridor designation permits 100% residential development except along Cherokee Lane and Lodi Avenue, where 25% and ground-floor frontage should be commercial active uses, respectively. Likewise, the Downtown Mixed Use designation requires ground-floor active uses. Still, the range of districts that permit residential development and the densities they offer (2–35 units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

Smart Growth and Transit-Oriented Development

Both the General Plan, adopted in April 2010, and the Transit-Oriented Design Guidelines for Downtown prioritize locations for high-density development. The first guiding principle of the General Plan seeks to maintain the city’s compact form, with virtually all new development located within 3 miles of downtown. Lodi’s downtown and major transit and commercial corridors (including Lodi Avenue, Cherokee Lane, and Kettleman Lane) are priority areas for high density and mixed use with primarily residential development, in order to capitalize on access to transit, public facilities, and services. New growth areas are focused around mixed-use centers that envision a range of housing choices (including high-density development, appropriate for below-market-rate housing). Three new schools and several parks are intentionally located next to mixed-use centers and the highest residential densities to promote walkability and access to services. The General Plan and TOD Design Guidelines serve to remove constraints to affordable housing by supporting housing choices, including high density.

Zoning Standards and Permitted Housing Types

The existing Development Code regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. In addition, the Development Code serves to preserve the character and integrity of existing neighborhoods. As shown in Table 3-10, Lodi's Development Code includes design standards and guidelines for districts that permit residential development.

The development standards contained in the City's Development Code are consistent with other cities of Lodi's size and character. Examples include maximum lot coverage from 45% to 60% and height limits of 35 feet in low- and medium-density designations and 60 feet in high-density zones. Table 3-10 summarizes the City's development standards. Note that densities in the Sites Inventory are determined by the General Plan designation.

Development Standards

Table 3-10 shows the development standards and residential uses permitted by zoning district. Symbols in the table represent the following: A – allowed use; UP – use permit required; MUP – minor use permit required; X – use not allowed. In the Planned Development district, the development standards will vary depending on the requirements of the underlying zoning district.

Chapter 3: Resources and Constraints

Table 3-10: Residential Development Standards and Housing Types Permitted by Zone

Zoning Standards	Zoning District									
	RLD	RMD	RHD	DMU	MCE	MCO	GC	O	M	PD
Max Density (du/ac) ¹ / Floor Area Ratio	8	20	35	8–35 / 3.0	8–35 / 1.0	2–35 / 1.2	FAR 0.60	FAR 0.60	FAR 0.60	varies
Min Lot Size (sq ft) – single family ¹	5,500	5,000	4,000	None	None	8,000	8,000 sq. ft.	8,000 sq. ft.	10,000	varies
Min Lot Width (ft) ²	50	50	50	None	None	50 wide by 100 deep	750	75	75	varies
Front Yard Setback (ft)	15	15	15	None	None	10	10	10	10	varies
Side Yard Setback (ft)	5	5	5	None	None	5	None	None	None or 20 if adjacent to residential	varies
Rear Yard Setback (ft)	10	10	10	None, or 10 if residential	None or 10 if residential	10	None or 10 if residential	10	None or 20 if adjacent to residential	varies
Building Coverage (%) / Floor Area Ratio	45	50	60	3.0	1.0	1.2	FAR 0.60	FAR 0.60	FAR 0.60	varies
Max Building Height (ft)	35	35	60	75	75	60	35	35	70	varies
Parking (spaces/unit)	Varies, see discussion below.									
Housing Types Permitted										
Single-Family Dwelling	A	UP	UP	X	X	UP	X	X	X	varies
Two-Family Dwellings (duplex)	X	A	A	X	X	A	X	X	X	varies
Multifamily (3 or more dwelling units)	X	A	A	A	A	A	X	X	X	varies
Accessory Uses	A	A	A	A	A	A	X	X	X	varies
Caretaker Quarters	X	A	A	X	X	X	X	UP	X	varies
Home Occupations	MUP	MUP	MUP	MUP	MUP	MUP	X	X	X	varies
Live/Work Projects	X	UP	UP	A	A	A	X	X	X	varies
Seasonal Farmworker Housing	X	A	A	X	X	X	X	X	X	varies

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Zoning Standards	Zoning District									
	RLD	RMD	RHD	DMU	MCE	MCO	GC	O	M	PD
Transitional/Supportive Housing	A	A	A	A	A	A	X	X	X	varies
Second Dwelling Units	A	A	A	X	X	X	X	X	X	varies
Residential Shelters							A	X	UP	varies
Mobile Homes/RV Park	X	X	UP	X	X	X	X	X	X	varies

Source: Chapter 17, Lodi Municipal Code

1. Varies depending on dwelling type.
2. Varies with a second dwelling unit.

Yards and Setbacks

Yard and setback requirements are consistent with permitted densities in residential zones: 15 feet in front, 10 feet in rear, and 5 feet on each side. Yard and setback requirements within the other zoning districts are typical in comparison with most jurisdictions.

Building Coverage

The City's building coverage standards are reasonably related to the density provisions in each residential zone. In residential zones, permitted building coverage ranges from 45% to 60% in the RLD zone (low density) to 60% in the RHD zone. Building coverage pertains to the primary (main) building and any accessory structures.

Lot Size and Lot Area per Dwelling Unit

In zones designated for residential low and medium density, minimum lot size is 5,500 square feet and 5,000 square feet respectively. Zones allowing high-density residential development have a minimum lot size of 4,000 square feet.

Building Height

Permitted building heights range from 35 feet in low- and medium-density zones to 60 feet (four stories) in the high-density zone. Residential uses are allowed in the General Commercial and Office zones, which have a maximum building height of 35 feet. In the industrial zone, the maximum building height increases to a maximum of 70 feet. In the city's mixed-use districts (DMU, MCO, and MCE), the maximum building height ranges from 60 (five stories) to 75 feet (six stories). Lodi's Development Code includes a provision for exceptions to standard height limitations for non-habitable architectural elements and structures.

Parking Standards

Lodi's minimum parking requirements are based on the gross floor area of a use. Where a site has multiple tenants, the minimum number of parking spaces is based on the aggregate number of parking spaces required for each separate use.

The minimum parking requirements are two spaces within a garage for a single-family home and two covered spaces per unit for a duplex. The requirements for a multifamily dwelling are one covered space per one-bedroom unit or two spaces per two-bedroom unit (one must be covered), plus one uncovered guest space for every five units. For senior housing projects, a minimum of 0.75 space for each unit with half the spaces covered, plus one guest parking space for each ten units, is required. Few parking spaces are required for senior congregate care facilities, which requires 0.5 space for each residential unit, plus one space for each four units for guests/employees. The City's parking ratios are reasonable in relation to the likely demand for parking from different residential uses.

The City allows variations to these parking requirements. When two or more adjacent nonresidential uses have distinct and different peak parking usage periods, a reduction in the required number of spaces may be allowed. Other reductions in parking may be allowed through granting of a use permit so long as the justification for needing fewer parking spaces is well documented, the parking reduction will not adversely affect the other adjacent businesses or uses, and the modified parking is consistent with other uses of similarly intensity.

Design Guidelines

The City adopted Transit-Oriented Development Design Guidelines for Downtown in 2008 and has general design guidelines as part of the update to the Development Code, to implement the policies of the General Plan and Housing Element. These documents do not serve as a constraint to development. In fact, they serve to alleviate constraints, since they provide detailed guidance about the City's design preferences (e.g., ground-floor features, green design, and parking) that can assist an applicant in preparing an application that conforms to the City's regulations.

Development Standard Conclusion

The City's development standards do not impose a constraint to achieving maximum residential densities and are reasonably related to neighborhood quality goals and protecting the health and safety of residents.

Permitted Housing Types

Licensed Residential Care Facilities

The city has 24 licensed residential care facilities: eight adult residential care, nine residential care facilities for the elderly, two adult day care facilities, four small residential care homes for children, and one group home. Residential care facilities are licensed by the State of California to provide permanent living accommodations and 24-hour supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Licensed residential care facilities include hospices, nursing homes, convalescent facilities, sanatoriums, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addiction. Under state law, the City of Lodi is required to permit licensed residential care facilities that serve six or fewer persons by right in residential districts. Facilities that serve more than six people can be required to have a use permit. The City's Development Code was updated to allow all types of residential care facilities of six or fewer individuals permitted by right in residential zones

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units. SRO units are generally small in nature and lack separate kitchen or bathroom facilities for every unit. Meals are often provided, and residents stay on a permanent or semi-permanent basis; rent is often accepted on a weekly or monthly basis. SRO units are frequently one of the only sources of housing available to extremely low-income people (in Lodi, a one-person household making \$13,950 or less annually qualifies as extremely low income). The Development Code currently treats SROs the same as any group residential use. Program 1.1 will amend the Development Code to allow group residential in the Medium Density Residential and High Density Residential zoning districts.

Supportive and Transitional Housing

Supportive and transitional housing is geared toward individuals and families who have been homeless and who benefit from supportive services such as job counseling and day care as they get back on their feet and are able to afford their own house or apartment. Residents in

supportive and transitional housing typically stay up to a year before moving out. According to state law, supportive and transitional housing must be treated the same as any other residential use in a residential zone. The City Council adopted a Development Code amendment on August 19, 2015, to allow transitional and supportive housing in all zones that allow residential uses.

Emergency Shelters

Recent state law (SB 2) mandates that jurisdictions either permit emergency shelters by right in one or more zones or enter into a multi-jurisdictional agreement with neighboring jurisdictions to fund and operate a shelter or shelters to meet their collective homeless need. Lodi currently meets this new requirement—emergency shelters are allowed by right in the General Commercial (GC) zone. This zone was selected based on access to transit, public facilities, and commercial services. GC sites are all located primarily in downtown Lodi and along Cherokee Lane (a major commercial street with transit access, located adjacent to the eastern residential neighborhoods). Currently, there are five vacant GC sites ranging from 0.24 to 23.06 acres in size that could accommodate emergency shelters. Moreover, there are older motels along Cherokee Lane that could be used as emergency shelters if necessary. In sum, available land and existing structures would accommodate the estimated homeless population—approximately 90 unsheltered persons, as described in Chapter 2.

Second Units

The City defines a second unit as “an additional living unit on a lot within a single-family zone.” A second unit is a self-contained unit with separate kitchen, living, and sleeping facilities. A second unit can be created by (1) altering a single-family dwelling to establish a separate unit or (2) adding a separate unit onto an existing dwelling. In accordance with state law, second units are allowed without the requirement of a use permit in the RLD, RMD, and RHD zoning districts.

The City requires that second units be architecturally compatible with the existing single-family dwelling. They must have separate exterior entrances and be no larger than 640 square feet in floor area or 30% of the existing living area of the primary residence, whichever is less. The unit must also have one off-street parking space in addition to the parking required for the existing residence.

Farmworker Housing

Farmworker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boarding house, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where

agricultural uses are permitted. The Development Code treats permanent housing for farmworkers who live in Lodi year-round the same as other permanent housing (i.e., single family or multifamily). Seasonal or migrant farmworker housing is treated the same as group residential. Program 1.1 is proposed to amend the Development Code to comply with the state Employee Housing Act.

Development Process

Growth Management Allocation Ordinance

In 1991, the City adopted a Growth Management Allocation Ordinance (GMAO) to regulate the location, amount, and timing of residential development.

Under the ordinance, the maximum number of housing units approved each year by the City reflects a 2% increase in population. Unused permits rollover to the next year and there is no annual limit on the number of resulting permits that may be utilized. Additionally, this limitation does not apply to certain types of units, including senior citizen housing and projects of four units or less.

The ordinance establishes a residential density allocation system, with the goal of promoting a mix of housing types in the designated percentages listed in Table 3-11. These percentages were derived from the breakdown in existing housing units in Lodi when the ordinance was first conceived in 1989.

Table 3-11: Growth Management Ordinance Breakdown by Density

<i>Housing Type</i>	<i>Units/Acre</i>	<i>Percentage</i>	<i>2015 Growth Management Allocation Units</i>
Low Density	<8	65	291
Medium Density	8–20	10	45
High Density	1,535	25	111
Total	—	100	447

Source: City of Lodi, General Plan 2010

The allocation for a given year is calculated in the following manner: Lodi’s DOF population estimate x 0.02 ÷ Lodi’s DOF estimate of persons per household = number of allocations. For example, the current city population is 63,719 as of January 1, 2015, and new Department of Finance numbers show Lodi at 2.85 persons per household in 2015. In 2015, 447 units are available. Calculate 2% of the city’s current population: 63,719 x 2% = 1,274.38. Divide 1,274 by the average number of persons per household 1,274 / 2.85 = 447.15. Divide the 447.15 (447) units into the three housing types: 65% low density; 10% medium density; 25% high density.

The breakdown by density establishes an upper limit for the number of permits, but does not guarantee that the density quotas for the three categories are attained by the end of a given year. Because in most years demand has been less than available permits, an inventory of available permits has built up. For example, permits for 49 single-family units were pulled from 2013 through April 2015, leaving many unused allocated units.

Assuming that Lodi’s population continues to grow at 1.5% annually, the average growth rate from 2000 to 2015, the City will continue to accumulate and not build out, at the potential number of allocation units for 2015. More importantly, this means that in total, development permits for approximately 4,923 units will be available to fulfill Lodi’s RHNA, which is 1,931. The density breakdown of these allocations appears in Table 3-12. Of the City’s 4,923 total allocations, 3,472 remain for low density, 411 remain for medium density, and 1,040 remain for high density. Taking into account the planning period, based on an average number of persons per household of 2.8 and a 1.5% growth rate, an estimated 8,817 allocated units will be available for development by the end of the planning period.

Table 3-12 Remaining Growth Management Allocation

<i>Residential Density (units/acre)</i>	<i>2015 Remaining Allocations</i>	<i>2014–2023</i>
Low Density	3,472	-2,531
Medium Density	411	389
High Density	1,040	974
Total	4,923	8,817

How Permits are Allocated and Points Awarded

Proposed developments receiving the highest number of points under an annual permit application process receive allocations. Projects are ranked by point-score and eliminated as necessary in order to equal the number of permits allowed for a given year. No single-family development is allowed to receive more than one-third of the permits available in any single year unless the number of applications is less than the total permits available for the year. The current GMAO excludes commercial and industrial projects; senior housing; on-site replacement of housing in existence as of September 1, 1989; and projects of four units or less. To facilitate the development of affordable units, Program 1.2 proposes to exclude affordable housing from units that are required to receive allocations.

In practice, demand for permits has not exceeded the supply since 1991. Since that time there has been a backlog of available permits which rolls over from year to year. There is no cap on the number of allocations that can be granted annually nor is there an expiration date. Moreover, multifamily and affordable housing are eligible for 30 additional points. Additionally, multifamily housing is eligible for up to 20 bonus points for landscaping and architectural design, not available to single-family developments. In addition, projects with units affordable for low- and moderate-income households can earn up to 10 points. However, because of the large number of permits available, this scoring system is not expected to be necessary or used during this Housing Element planning period.

Conclusion

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during this planning period. There are more than enough available allocations to meet housing demand. There is no annual cap on the number of allocations that can be granted and no expiration on the permits. Moreover, senior units are exempt from the allocation process and affordable units will be exempt.

However, the allocation process adds time and cost upfront to the development process for two reasons. The allocations occur once a year and an investment is required on the applicant's part to provide the level of site plan and application detail required by the City to receive an allocation. The reason the City only accepts allocations once a year is so that projects can be compared. Generally, projects submitted in May will receive allocations by the end of the calendar year. The time and cost are recouped for successful applicants who receive allocations because their proposed site plans and other details of the development proposal are reviewed and approved by the City during the allocation process. This provides a degree of certainty and ultimately efficiency in the approval process.

Once a development proposal is approved, an applicant may proceed with a Tentative Subdivision Map (TSM). Approval of the TSM is the final major regulatory process for the applicant. Following approval of the TSM and allocation of housing units, the applicant generally need only apply for ministerial approvals (final subdivision map, building permits, etc.). Applicants can apply for multiyear allocations (up to three years), which further reduces the long-term cost of receiving development approvals under the allocation process. However, use of housing allocations must be done in accordance with the schedule approved and construction occur in the year for which the allocation applies.

The City of Lodi does not believe that added costs exist with respect to the Growth Management Allocation Ordinance. The time frame for project review and approval is consistent with, if not shorter than, other communities. The review of site plans in the approval of multifamily projects is consistent with sound planning practice and other jurisdictions. Finally, since the inception of the ordinance, no medium or high density request has been denied that is consistent with existing General Plan designations and zoning; this is important given the statewide and local need for affordable housing opportunities.

Development Review Process

A city's development review process—the steps and the time that it takes to review and make a decision on a development application—can serve as a constraint to residential development. This section explains the City of Lodi's development review practices.

Administrative Deviations

Minor deviations from the provisions of Lodi's Development Code are approved through the processing of an administrative deviation. This process requires the submittal of an application and involves review and approval by Community Development and Public Works and Electric Utility Department staff only or can be referred to the Planning Commission, and can be submitted for land located within any zoning district. Administrative deviations are issued only because of special circumstances such as topography or size constraints that obstruct development of a site. Lodi's Development Code identifies the only modifications for which an administrative deviation can be issued. These modifications include off-street parking requirements, setback requirements, area and width requirements, height requirements, and landscaping requirements. Modifications are only allowed up to a certain percentage of the standard requirements.

Site Plan and Architectural Review

The development review process includes site plan and architectural review for certain development projects by the Site Plan and Architectural Review Committee (SPARC). The purpose of this review is to ensure compliance with the Development Code and promote orderly development. Projects required to obtain site plan and architectural approval are sign permits, site plan and architectural approval for multiple single-family homes, and site plan and architectural approval for commercial and industrial buildings. More specifically, SPARC review is required for the following:

- Multiple single-family detached homes and accessory structures in the R-1, R-1E, and R-2 zoning districts. Multifamily dwellings and accessory structures in the RMD and RHD zoning districts. Temporary structures that will be removed within one year.
- Additions and alterations in all zoning districts, except the R-1, R-1E, R-2, RMD, and RHD zones, that do not meet the specific criteria above. Nonresidential development containing up to 10,000 square feet of total gross structure area. Nonresidential development containing 10,000 square feet or more of total gross structure area.

Site plan and architectural review is facilitated by the SPARC, which was established to assist the Planning Commission in reviewing site plans and architectural drawings. Four of the five members are appointed by the Mayor, while the SPARC is appealable to the Planning Commission. The Planning Commission is the final regulatory authority that issues decisions on most developments within the city. SPARC meetings are open to the public and are publicly noticed.

Applicants are required to submit the following information to the committee:

- A site plan of the proposed structures that complements the neighborhood and preserves light and air on adjoining properties;
- Landscaping and/or fencing of yards and setback area, use of landscaping, and/or fencing for screening purposes;
- Design of ingress and egress;
- Off-street parking and loading facilities;
- Drawings or sketches of the exterior elevations; and
- Designation of location of existing fire hydrants.

These requirements are relatively easy to meet and do not add significantly to the cost or time required for site plan review since these elements are already required for planning and building approval processes and proceed in parallel. The SPARC meets monthly or as needed. The review process proceeds as follows:

- Planning staff reviews site plan and architectural review applications to determine if projects require discretionary approval from the Planning Commission in addition to site plan and architectural review. Discretionary approval may be required if a project needs a use permit or variance—it does not apply to individual single-family homes and accessory structures, including additions and alterations, under individual

applications in the R-1, R-1E, and R-2 zoning districts, nor to ground-floor additions and alterations deemed visually or functionally insignificant by the Planning Department the other hand, condo conversions would trigger a use permit, though existing tenants would have the first right of refusal.

- If it is determined that discretionary approval is required, the application in question is sent to the Planning Commission for review of the site plan and architectural features.
- If the application falls into one of the categories requiring site plan and architectural review (but does not require discretionary approval), it is reviewed by the SPARC.
- The approval body, whether the Planning Commission or the SPARC, has the power to approve or disapprove the application or to approve the application subject to compliance with modifications or conditions to comply with the City's Municipal Code and other applicable laws and regulations. This evaluation against existing laws serves as the findings for approval or denial.
- The SPARC has up to 21 days to make a decision. Upon approval of submitted plans, or at the expiration of 21 days, the City issues a building permit, provided that all building code requirements have been met and the applicant does not need a use permit (which triggers Planning Commission review).
- The SPARC's decision may be appealed to the Planning Commission. Appeals must be filed in writing, with a \$300 fee, within 10 days of the SPARC's decision.

Development Review Time Frame

The development review time frame is affected by several factors. Some of these factors, such as the amount of time it takes to (a) determine the completeness of an application, (b) determine if environmental review is necessary, and (c) approve or disapprove a project from the date environmental review is complete or determination of categorical exemption is made, are within the control of jurisdictions. Other factors, such as the time it takes to gather application materials or complete an environmental document, are largely in the hands of developers. Still other factors such as the availability of project financing are dependent upon the state of the economy.

The City complies with state law by taking only 5–10 days to determine whether an application is complete and 5–10 days to determine if environmental review is required (the State actually allows up to 30 days for both of these steps) as well as only 180 days when an EIR is required or 60 days when a negative declaration is made (or the project is exempt from CEQA) to approve or disapprove a project (see Table 3-13). However, typically, project approvals take longer because of the factors discussed above that are out of the City's control as well as additional steps such as conditional use permits and construction permits that may be required.

A typical single-family development will require a residential allocation, tentative and final tract map, environmental review (negative declaration or EIR), Planning Commission review, City Council review (if a Planning Commission decision is appealed), and construction permits (building, grading, etc.). From start to finish, the process will typically take 6 to 12 months. A large or complex project, particularly one triggering state or federal environmental mandates, can take longer. A typical multifamily development will require a residential allocation, environmental review (negative declaration or EIR), Planning Commission review, City

Council review (if a Planning Commission decision is appealed), and construction permits (building, grading, etc.). From start to finish, the process will typically take 6 to 12 months.

Multifamily and single-family developments are also required to go through the Site Plan and Architecture Approval Committee process. It takes two to four weeks to complete staff review before the development can be submitted to the committee. Then, the committee takes 21 days to review the project. It should be noted that smaller developments in the city such as one single-family home or two- to four-unit multifamily structures are only required to obtain building permits and are not required to go through the SPARC.

Table 3-13: Development Review Process Time Frame

Type of Development	Type of Approval ¹	Approving Authority ²	Time Frame for Review (maximum # of days to approve)		
			To Determine Completeness of Application	To Determine Environmental Review ³	To Approve/ Disapprove Project ⁴
Second Unit	400 sq. ft. or less is permitted by right; above 400 sq. ft. requires a Variance	Variance approved by Planning Commission	5–10 business days	5–10 business days	4–6 weeks (typically exempt from CEQA)
Single-Family					
Multifamily (no zone change)					180 days if EIR required (only 90 if 49% or more units are affordable); 60 days if a negative declaration required or exempt from CEQA
Multi-Family (PD zone change)	Permitted by right	Planning Division	5–10 business days	5–10 business days	
Affordable Housing					
Senior Housing					
State-Defined Large Licensed Residential Care ⁵		Planning Commission Use permit	5–10 business days	5–10 business days	6–12 weeks

Source: City of Lodi 2015.

1. Permitted by right, permitted with a Use Permit, etc.
2. Planning Division (ministerial), Planning Commission and/or City Council, etc.
3. To determine whether an environmental impact report, negative declaration, or mitigated negative declaration shall be required.
4. From date environmental review is complete or determination of categorical exemption made. Times listed for approval/disapproval do not take the time needed for the PD zone change into account.
5. Licensed residential care facilities are licensed by the State of California to provide permanent living accommodations and 24-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. Licensed residential care facilities include hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions.

Constraints to Housing for Persons with Disabilities

Given that persons with disabilities frequently have difficulty finding housing that meets their needs, the State requires special analysis of governmental constraints to housing for persons with disabilities.

Zoning and Land Use Policies and Practices

Lodi's Development Code permits certain detached and attached accessory uses and various projections into yards and setbacks. While the Development Code does not specifically indicate that facilities for access by persons with disabilities are permitted, accessory uses such as ramps or lifts for handicapped accessibility are similar to the permitted uses that are specified. Requests for reasonable accommodations are approved administratively (without the requirement of a public hearing or other special review) unless the nature of the request triggers a major design review, which is unlikely. The City has defined family as "one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a lodging house or hotel. A family includes the necessary servants."

Ordinance no. 1916 was passed November 4, 2015. It provides a procedure to request reasonable accommodation for persons with disabilities seeking fair access to housing under the Federal Fair Housing Act, Americans with Disabilities Act, and the California Fair Employment and Housing Act (the Acts) for the provision for relief from land use, zoning, or building regulations that may constrain the housing for persons of disabilities. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability fair access to housing of their choice. Requests are reviewed by the Director of Community Development, or designee, with a written determination given no more than 45 calendar days later. The City does not charge a separate fee for such consultation. Reasonable accommodations requests are subject to a building permit. A procedure for appeals is described in the ordinance.

On- and Off-site Improvement Standards

Site improvements are an important component of new development and include roads, water and sewer, and other infrastructure necessary to serve the development. Improvement requirements are regulated by the City's Subdivision Ordinance. Within the existing city limits, off-site improvement requirements are typically limited because the infrastructure needed to serve infill development is already in place. Where off-site improvements are required, they typically relate to local improvements to existing facilities to accommodate higher-density development or to repair or replace aged infrastructure.

Street Improvements

Street improvement standards can have a significant impact on housing cost. The cost of providing streets for new residential developments, in turn, is primarily influenced by the required right-of-way width, pavement width, and pavement improvement standards. Table 3-14 summarizes Lodi's right-of-way and pavement requirements for the hierarchy of streets. The right-of-way and pavement requirements allow for adequate though slightly narrower

streets in residential areas than in many communities. Minimum pavement widths of 50 feet or more for collector streets and 40 feet or more for residential streets are common among local jurisdictions. Lodi’s Subdivision Ordinance includes a provision for reimbursement to developers for excess widths of street construction, more than 68 feet for construction of new streets, and widening in excess of half of the adjacent side of the right-of-way.

Required street improvements include curbs, gutters, and sidewalks of at least 5.5 feet in width. The minimum sidewalk improvement standard is consistent with accessibility requirements for persons with disabilities and is adequate for ensuring pedestrian access in residential areas. Planting strips equaling 2% of the 5.5-foot swath are also required.

Table 3-14: Street Standards

<i>Street Type</i>	<i>Required Right-of-Way (ft)</i>	<i>Required Pavement Width (ft)</i>
Minor Residential	50	30, 34
Standard Residential	55	35, 39
Minor Collector	60	44
Major Collector	68	52
Local	66	52
Secondary Arterial	80	64
Minor Arterial	94	78
Major Arterial	118	102

Source: City of Lodi Department of Public Works, Public Improvement Design Standards, 1991

Energy Conservation

Energy conservation is encouraged in new subdivisions. Designs of new subdivisions must provide for future passive or natural heating/cooling systems.

Drainage

Lodi requires that developers of residential subdivisions prepare a grading plan and a master storm drainage plan for the area associated with the tentative map. Grading plans must show the elevation and drainage direction a minimum of 100 feet outside the boundary of the proposed map/area. It is required to include erosion and sediment control measures. No inter-lot or cross drainage is permitted so all water should drain to the public street or public drainage facility. Upon completion of the grading, the applicant must provide an as-built grading plan. Storm drains must conform to the City’s master storm drainage plan. Any facilities within the subdivision that are not part of the City’s master plan are the developer’s responsibility. However, the City Council has the ability to grant credits to developers for storm drain lines and manholes that developers construct. Payment of mitigation for drainage impacts is included in the City’s development impact fee.

Landscaping and Lighting

Residential subdivisions must have landscaping, including at a minimum street trees, landscaping with irrigation in common areas or open space areas, and any additional landscaping required by the reviewing authority. To the extent possible, plant materials should

be drought-resistant or drought-tolerant. Streetlights must also be installed, pursuant to City policy and approved by the Utility Department.

Sanitary Sewers

Each parcel in the subdivision should be provided connection to public utilities including electricity, gas, water, wastewater, and telecommunications. With each subdivision, a master sanitary sewer plan must be created by the applicant to comply with the City's design standards and master sanitary sewer plan. Installation is required to comply with the current City policies and standards. In the event that developers are asked to construct oversized facilities, the City of Lodi has established a mechanism by which the developer is reimbursed for excess improvements. As part of the development impact fee paid by developers, funding, in part, for construction, operation, and maintenance of citywide sanitary sewer facilities is provided.

Potable Water

Internal water transmission pipelines and appropriate off-site connection facilities are required for all proposed development. The applicant must submit a master water plan that conforms to the current City master water plan. Similar to the process for sanitary sewers, in the event that developers are asked to construct oversized facilities, the developer is reimbursed for excess improvements. The City also levies a development impact fee that is used, in part, to construct, operate, and maintain citywide water system facilities.

Code Enforcement

The Building Department provides assistance to applicants and owners in meeting state and local codes by publishing compliance forms, handouts, and worksheets and through the plan check process. The City's Code Enforcement Unit within the Lodi Police Department administers the code enforcement program that works to bring substandard homes into compliance with all applicable building and health and safety codes. The unit works closely with the Lodi Improvement Committee in developing improvement programs. Over the past 10 years, approximately 1,800 housing units that were identified as out of compliance have made improvements. Using this rate as an average, the City should be able to rehabilitate approximately 1,080 housing units during the planning period. The City recently instituted a code enforcement tool through its website, allowing community members to report violations and track progress in rectifying the program. This tool is expected to assist in increasing reporting of violations, as well as increase accountability for the City in issuing violations or warnings and for property owners to bring their properties into compliance.

Fees

Development Impact Fees

The City of Lodi levies development impact fees for all the various municipal facilities and services under the City's jurisdiction. Although requiring developments to either construct site improvements and/or pay pro rata shares toward the provision of infrastructure and public services is common practice, these requirements nonetheless result in increases to the cost of housing development and in turn, the final sale price or rent of housing. Despite the initial cost that impact fees impose on new homes, such fees are necessary to protect the public health and safety.

Calculating Fees: Residential Acre Equivalent

Development impact fees can serve as a constraint to affordable housing development. Lodi’s current fee program incentivizes development through a reduced fee schedule (set to expire December 2019), as well as incentivizes multifamily development by decreasing fees as the development becomes more dense. The revised-reduced impact fee program is described further in Program 3.1.

Table 3-15: Reduced Development Impact Mitigation Fees (\$/acre)

Impact Fee		Land Use Category		
		Low Density	Medium Density	High Density
Water	DUE /Meter Size ¹	Varies	Varies	Varies
	\$/Meter Size ¹	\$846–\$96,841	\$846–\$96,841	\$846–\$96,841
Wastewater	DUE/Unit ¹	Varies	Varies	Varies
	\$/Meter Size ¹	\$1,152–\$131,880	\$1,152–\$131,880	\$1,152–\$131,880
Storm Drainage Zone 1/ Zone 2	DUE/Unit	1.00	0.50	0.40
	\$/Unit	Zone 1 \$567 Zone 2 \$1,725	Zone 1 \$284 Zone 2 \$862	Zone 1 \$228 Zone 2 \$693
South Wastewater Trunk (required if project benefits from this trunk)	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$481	\$405	\$337
Streets	DUE/Unit	1.00	0.54	0.54
	\$/Unit	\$289	\$157	\$157
Police	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$307	\$258	\$215
Fire	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$157	\$132	\$110
Parks & Recreation	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$1,111	\$1,334	\$1,584
General City	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$251	\$211	\$176
Art in Public Places	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$33	\$27	\$23
Total (per dwelling unit)		\$5,187–\$233,548²	\$4,401–\$232,107²	\$4,018–231,543²

Source: City of Lodi, Public Works Department, Development Impact Mitigation Program, Schedule of Reduced Fees I (2012, revised March 4, 2015).

1. Varies with meter size.
2. This range occurs due to the varying fees associated with water, wastewater, and south wastewater trunk fees, which vary depending on the size of the development. For a calculation of the average fees for a single-family home or multifamily housing development, see discussion below on Total Fees Estimates and Comparisons. A Dwelling Equivalent Unit (DUE) is a factor that quantifies the demand on a facility for different land use types in terms of their equivalence to a low-density residential unit. A low-density residential unit is assigned a DUE factor of 1.0. The DUE factor for each of the other land use categories is determined based on the anticipated demand for each land use category relative to the anticipated demand for a low-density residential unit. Demand is measured differently for each component (listed below). For example, demand for police facilities is based on the potential number of persons served. If each person were assumed to equal one person

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served and a low-density residential unit is assumed to have 2.85 persons per household, then a low-density residential unit would equal 2.85 persons served and have a DUE of 1.0.

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|--------------------------|----------------------------------|---------------------------------|-----------------------|
| • <i>Component:</i> | <i>Demand Variable</i> | • <i>Fire:</i> | <i>Persons Served</i> |
| • <i>Water:</i> | <i>Hydraulic Capacity Factor</i> | • <i>Parks:</i> | <i>Persons Served</i> |
| • <i>Wastewater:</i> | <i>Hydraulic Capacity Factor</i> | • <i>Electric Utility:</i> | <i>Load Factor</i> |
| • <i>Storm Drainage:</i> | <i>Runoff Coefficient</i> | • <i>General City Facility:</i> | <i>Persons Served</i> |
| • <i>Transportation:</i> | <i>Trip Generation</i> | • <i>Art in Public Places:</i> | <i>Persons Served</i> |
| • <i>Police</i> | <i>Persons Served</i> | | |

Planning Fees

The Community Development Department collects the fees listed in Table 3-16. Many of the fees include a base fee as well as an hourly charge for staff time. The department operates on an hourly basis. The fee is a deposit against expected time and cost to complete. The deposit amounts listed are averages, and more complex projects require additional funds. Planning fees could total about \$1,792 to 5,940 for a single-family dwelling and likewise for a multifamily unit.

Table 3-16: Planning Fees

<i>Fee Category</i>	<i>Fee Amount</i>
Planning and Application Fees	
Administrative Deviation	\$350 + Hourly
Annexation	\$4,000 + Hourly
Appeals	\$300
Document Imaging	\$50
Development Plan Review	\$2,500 + Hourly
General Plan Amendment	\$3,000 + Hourly
Home Occupation	\$100
Landscape Review	\$175 + Hourly
Live Entertainment Permit	\$200
Mitigation Monitoring	Hourly
Nonresidential Condominium Conversion	\$2,500 + Hourly
Pre-Development Review	\$250
Rezone	\$2,000 + Hourly
Site Plan and Architectural Review	\$1,875 + Hourly
Staff Consultation	Hourly
Use Permit	\$2,000 + Hourly
Variance	\$1,000 + Hourly
Subdivision	
Lot Line Adjustment	\$650 + Hourly
Tentative Parcel Map	\$2,500 + Hourly

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<i>Fee Category</i>	<i>Fee Amount</i>
Tentative Subdivision Map	\$4,600 + Hourly
Environmental	
Preliminary Environmental Assessment	\$250 + Hourly
Environmental Impact Report	Hourly
Negative Declaration	\$900 + Hourly

Source: Lodi Planning Fee Schedule, 7/11/14.

Total Fee Estimates and Comparisons

The minimum cost of developing a basic 1,200-square-foot single-family home would be an estimated \$214,000, including land acquisition, finished lot expenses (curb/sidewalk), construction, and fees (Lodi and other agencies combined). A typical single-family home would necessitate \$5,187 in development impact fees, \$5,000 in building fees, and a range of \$1,792 to \$5,940 in planning fees. Therefore, City fees represent about 6%–8% of the development costs—fairly low compared to the typical threshold of about 12%.

A multifamily 1,000-square-foot unit would require development impact fees of about \$4,018 per unit, \$2,000 in building fees, and a range of \$1,792 to \$5,940 in planning fees. The cost of developing such a unit is estimated at \$125,000 including land acquisition, finished lot expenses (curb/sidewalk), construction, and fees (Lodi and other agencies combined). Therefore the City’s total fees represent about 6%–10% of total development costs.

A review of planning fees from neighboring cities reveals that Lodi’s fees are in line with, if not lower than, those charged in other San Joaquin County jurisdictions. While it is difficult to do a direct comparison of fees collected across jurisdictions because the types of fees jurisdictions levy vary somewhat, Table 3-17 compares several common fees. Annexations, tentative parcel maps, negative declarations, and appeals are less expensive in Lodi than in Tracy, Stockton, and Manteca, while general plan amendment, rezone, and use permit fees are in line with those charged in these surrounding jurisdictions. Given this information, the City’s planning fees are not seen as a constraint to residential development.

Table 3-17: Comparison of Fees Across Jurisdictions

<i>Fee Category</i>	<i>Lodi</i>	<i>Tracy</i>	<i>Stockton</i>	<i>Manteca</i>
Annexation	\$4,000	\$10,815	\$5,536– \$12,070	\$12,482
Appeals	\$300	\$284	\$404	\$2,916
General Plan Amendment	\$3,000	NA	\$2,473	\$7,116
Negative Declaration	\$900 + Hourly	\$1,463	\$2,713	\$3,150
Rezone	\$2,000 + Hourly	\$2,627	\$5,595	\$1,630–\$5,354
Tentative Parcel Map	\$2,500 + Hourly	\$7,519	\$5,416	\$4,160
Use Permit	\$2,000 + Hourly	\$350–\$5,495	\$768–\$3,755	\$2,261–\$4,455

Source: City of Lodi Planning Fee Schedule, 7/11/14; City of Tracy Master Fee Schedule, 6/5/2012; City of Stockton Fee Schedule 2015; City of Manteca Community Development Department, Planning Division, Fee Schedule, 3/18/2014.

ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS

Environmental factors, including a lack of necessary infrastructure or public services, can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. As discussed below, the City’s water, sewer, and storm drain facilities are adequate to accommodate the existing and future development of Lodi. The following discussion addresses the constraint which environmental and infrastructure issues may pose on housing development for the City of Lodi.

As part of the General Plan update in 2010, an infrastructure assessment was undertaken to determine infrastructure demand, supply, and projected improvements in both infill and new growth areas. Although the assessment was completed for a 2030 planning horizon and full General Plan development potential, the analysis completed will accommodate the 2023 horizon and Housing Element sites presented in Section 3.1. Note that these are conservative estimates, since the infrastructure analysis includes both residential and nonresidential uses identified in Phase 1 of the General Plan.

Historically, the city has grown in increments, which has ensured the availability of public services for new development while avoiding adverse impacts to levels of service to existing residents. New development is assessed a development impact mitigation fee, which in part, funds the incremental improvements to the water, sewer collection and disposal, and drainage systems. One of the City’s major goals, identified in the General Plan, is to maintain an adequate level of service in the city’s infrastructure to meet the needs of existing and projected development.

To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Storm Drainage and Flood Control

The City of Lodi has two documents that address stormwater quality: the City of Lodi Stormwater Management Plan Program and the Stormwater Development Standards Plan. Based on revised flood risk evaluations prepared by the Federal Emergency Management Agency (FEMA) for the City of Lodi and San Joaquin County, effective October 19, 2009, flood hazards are a constraint to development only in two areas of the city: the area immediately adjacent to the Mokelumne River along the city's northern boundary, and the area around the White Slough Water Pollution Control Facility. No new development is planned within either of these areas, as shown in **Figure 3-3**. Most of the city lies in Zone X, which describes lands subject to the 0.2% annual (500-year) flood zone or that lie within the 100-year flood zone, but with flooding depths less than 1 foot. This suggests that these areas have a low susceptibility to major flooding, but would be inundated, with depths less than 1 foot, during a 500-year flood event.

Levees or berms along the Mokelumne River protect the city from flood events. As long as levees are not overtopped and maintain their structural integrity, flooding is considered to be very unlikely. Should a major storm event cause levees to be overtopped or if a levee fails, flooding would occur. Flooding also can occur when runoff exceeds the capacity of local systems and cannot drain adequately. The city's existing stormwater system functions well, with no substantial flooding problems. With new stormwater improvements, the City does not have any constraints to the sites identified in this Housing Element.

Based on the City's incremental approach to annexation and the extension of the public facilities and services through the payment of development fees, Lodi does not anticipate that residential development will be impeded in infill areas or the areas to be annexed due to drainage or flood control issues.

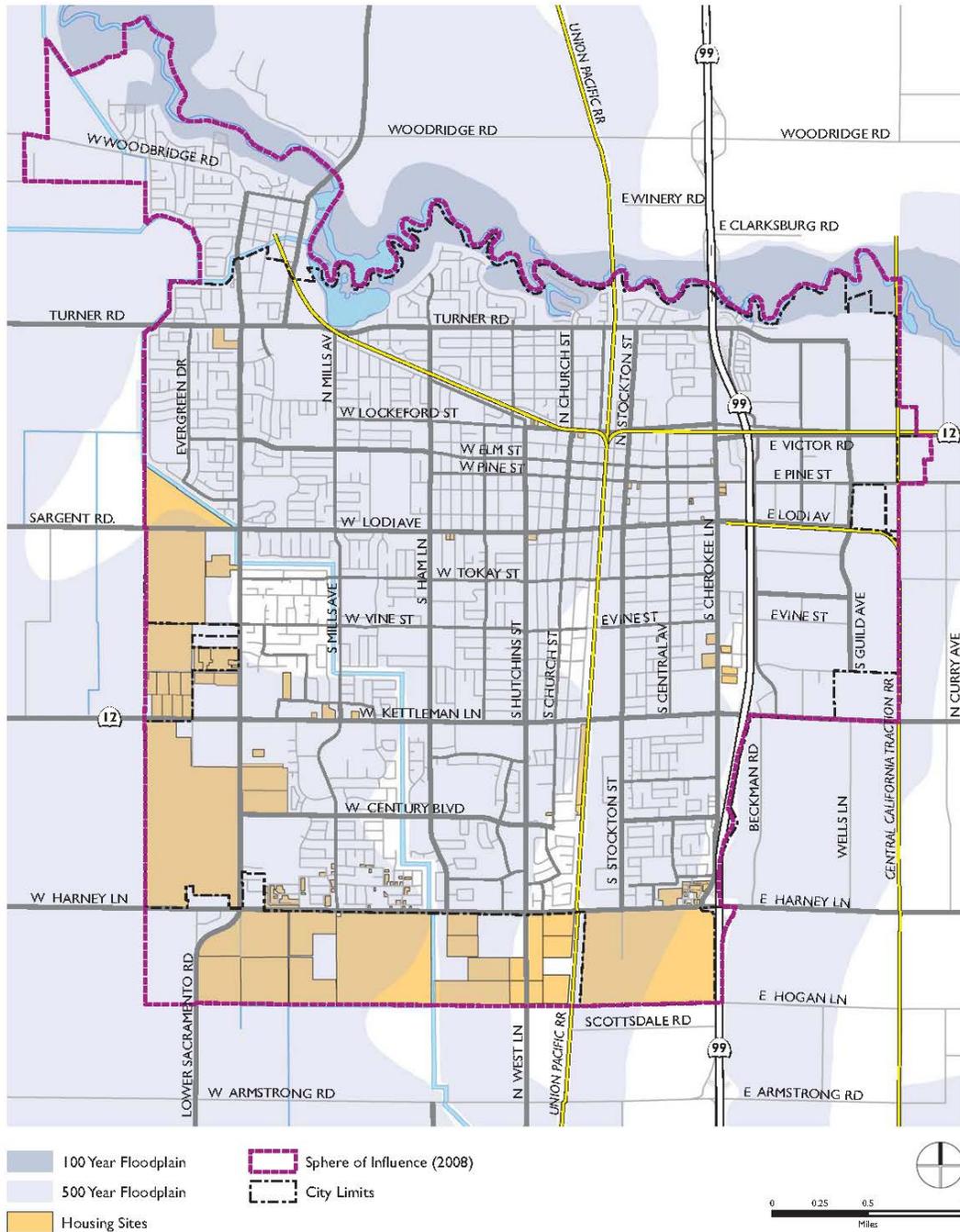


Figure 3-3
Flooding Potential

Water Service

The City of Lodi operates the potable water distribution system that serves all areas within the city limits. The City’s water supply comes from groundwater via 28 municipal wells, with 240 miles of distribution pipeline and two storage preserves, with a safe yield for the area estimated to be about 15,000 acre-feet per year. Under terms of an agreement with the Woodbridge Irrigation District (WID), 6,000 acre-feet per year of surface water is also currently available. In addition, further groundwater and surface water supplies will be made available through the annexation process, since new land area increases the safe yield and WID supplies available to the City, respectively. The City has developed a conjunctive water management use of the surface water and groundwater supply. The City will maximize the use of surface water during periods when the water supply is plentiful and will save groundwater for the periods when surface water supplies are short or restricted.

A complete water supply and demand analysis was undertaken as part of the General Plan update and associated environmental review. Scaling this analysis method from the General Plan’s 2030 growth areas and planning horizon to the 2022 Housing Element sites and horizon also results in a finding of an adequate water supply to meet demand.

Table 3-18: Projected Water Demand and Supply for the 2015 Housing Element (acre-feet per year)

	<i>Normal Year</i>	<i>Dry Year¹</i>
Supply Type		
Groundwater (Current Safe Yield)	15,000	15,000
Groundwater (Future Safe Yield) ¹	4,760	4,760
Surface Water (Current WID Contract)	6,000	3,000
Surface Water (Resulting from Annexation) ²	5,100	2,550
Total Supply	30,860	25,310
Total Demand²	29,350	29,350
Difference/Potential Shortage (supply-demand)	1,510	-4,040
Percentage of Demand Met by Supply	100%	86%

Source: Lodi General Plan Environmental Impact Report (SCH#2009022075); City of Lodi Urban Water Management Plan, 2006

1. The UWMP supply availability is the same in a single dry year and multiple dry year scenarios.

2. The proposed General Plan water demand estimates include a 15% reduction in residential use due to water metering.

The General Plan Growth Management and Infrastructure Element also identifies the following water distribution improvements:

- New wells will be required in the southern and eastern areas of the city. Additional water storage tanks may be needed.
- Some of the existing 2- and 3-inch water distribution mains do not have adequate capacity, particularly for providing fire flows and serving future increases in housing density and water demand. The City has a water main replacement program to repair, replace, and make improvements to the City’s water service infrastructure in an effort to ensure reliability.

The City's General Plan projects that Lodi would have a long-term, reliable water supply of 30,860 acre-feet per year available from its current and future safe yield of groundwater and surface water supplies, meeting 100% of the estimated demand. During dry years, the reliable water supply is estimated at 25,310 acre-feet. As a result, potential water shortage at full development could be 4,040 acre-feet in a dry year, meeting 86% of demand.

Moreover, an updated Urban Water Management Plan (UWMP) was developed in 2015 and is consistent with state law, this Housing Element, and the General Plan. The UWMP is prepared to ensure the efficient use of available water supplies, describe and evaluate the existing water system and historical and projected water use, evaluate current and projected water supply reliability, describe and evaluate demand management measures, and provide water shortage contingency plans as required by state law. This UWMP also includes information related to the 20% by 2020 conservation requirement of the Water Conservation Bill of 2009.

The City of Lodi also has a Water Meter Retrofit Program. It has begun installing water meters on all unmetered properties in its service area. This is in accordance with California Assembly Bill 2572, which requires the installation and use of water meters throughout the state. To date, nearly 3,000 residential water meters have been installed as part of the program. This is in addition to the existing 1,100 commercial and industrial meters.

As discussed above, the city's desire to grow incrementally is addressed through the implementation of a Growth Management Allocation Ordinance and the levying of a development impact mitigation fee. Development that occurs within annexed areas will provide internal water transmission facilities and pay fees as appropriate for necessary off-site infrastructure. Therefore, water service will not be a constraint to the City's ability to meet future housing needs.

Sewer Service

The City of Lodi owns and operates the municipal wastewater system, which collects all domestic and limited industrial wastewater flows within the city limits. The City also owns and operates a wastewater treatment plant, the White Slough Water Pollution Control Facility (WSWPCF), located 6 miles south of the city. The WSWPCF has an average dry weather flow (ADWF) capacity of 11.8 million gallons per day (mgd) and peak wet weather flow (PWWF) of 22.6 mgd. The ADWF flow to the WSWPCF for 2014 was 5.1 mgd, and the facility has a permitted capacity of 8.5 mgd, which indicates that the existing facility currently has an excess capacity of about 3.3 mgd (ADWF). This excess capacity will accommodate much of the development proposed in this Housing Element. However, the infrastructure assessment for the General Plan determined that capacity expansion of the WSWPCF would be required in the early stages of Phase 1. The updated Sewer System Management Plan addresses future needs for infill and new growth areas. Table 3-19 describes the improvements needed to adequately meet the needs of the Housing Element sites and other Phase 1 General Plan development (including nonresidential uses).

Table 3-19: Required Sewer Infrastructure Improvements

<i>Location</i>	<i>Required Infrastructure</i>
South Wastewater Trunk Line Master Plan Sewer Shed	There is excess capacity available in this planned sewer. As of 2008, the only segment of this sewer that has been constructed is the segment through the Reynolds Ranch development, which has excess capacity.
Harney Lane Lift Station Sewer Shed	Sufficient pump station capacity already planned; part of the South Wastewater Trunk Line.
Redevelopment Sewer Sheds	Some of the sewers serving the downtown area are currently flowing at or above their design capacity. Additional sewer improvements needed to serve infill will be determined by preparation of a sewer master plan for these areas.
WSWPCF	Capacity expansion of the WSWPCF will be required in the early stages of Phase I. Alternatively, a scalping plant near the city could be constructed to provide recycled water for use in/near the city that would reduce the size or extent of the required new facilities at the WSWPCF. However, there would need to be a nearby use for the recycled water for a scalping facility to be feasible. Part of the City of Lodi Wastewater Master Plan.

Source: West Yost Associates 2009

Development within annexed areas will provide sewer collection facilities and pay fees as appropriate for necessary off-site infrastructure. Infill areas will also require sewer improvements, as identified above. Since the initial planning steps have been taken to assess sewer infrastructure needs, expansion of sewer service to meet the City’s future housing needs is not a constraint to development.

Agriculture and the Williamson Act

Nearly all of the soils in the Lodi area are classified, by the US Department of Agriculture, as prime agricultural soils, some requiring frequent irrigation. Historically, various parcels within this area have been subject to Williamson Act compliance.⁹ Potential residential annexation areas, defined by Phase 1 of the General Plan and described in Section 3.1, include 73 acres of land covered by active Williamson Act contracts. Of these acres, 68 acres are designated for Low Density Residential and 5 acres for Medium Density Residential. The City does not need this land in order to accommodate its share of the RHNA (specifically the below-market-rate units) and does not intend to pursue annexation until those contracts have expired and the market is ready for urban development.

Protection of Habitat and Species

The San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP) is a 50-year habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conversion of open space land. In 2001, the City of Lodi adopted the SJMSCP, thereby allowing project applicants to use

⁹ The Williamson Act is a mechanism by which agricultural land is preserved for a specified period of time.

this plan to mitigate open space conversions while satisfying CEQA requirements. Project applicants may pay an in-lieu fee that mitigates cumulative impacts; dedicate habitat lands as conservation easement or fee title; purchase mitigation bank credits from a mitigation bank approved by SJMSCP; or propose an alternative plan, consistent with the SJMSCP goals and equivalent in biological value. It should be noted that there are no known protected species in areas encompassed by the housing sites listed in this document.

In preparing the SJMSCP, land uses and habitats were mapped throughout the county and categorized into land use categories to help determine compensation fees. Potential annexation areas described in Section 3.1 fall into three of the SJMSCP compensation zones and include the following per acre fees per the 2015 fee schedule: No Pay Zone (\$0), Multi-Purpose Open Space Land (\$7,281), and Agricultural Habitat Open Space (\$14,543). As a voluntary plan, developers have the option to participate (or not) depending on site evaluation. Participation may increase or decrease the costs associated with mitigating the environmental impact, depending upon site specific conditions. Although electing to pay an in-lieu fee would increase development costs, this cost is the same as other cities in the county that participate in the SJMSCP.

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4. Housing Strategy

The provision of housing is a critical concern for cities throughout California. The housing element is a city's major statement of local housing strategy, providing an integrated set of goals, policies and programs to improve the condition and availability of housing.

4.1 GOALS AND POLICIES

- H-G1 Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.**
- H-P1.1 Promote the development of a broad mix of housing types through the following mix of residential densities as described in Policy GM-P4 of the Growth Management and Infrastructure Element.
- H-P1.2 Regulate the number of housing units approved each year to maintain a population-based annual residential growth rate of 2%, consistent with the recommendations of the Mayor's Task Force and the Growth Management Allocation Ordinance.
- H-P1.3 Facilitate and encourage the development of affordable and senior housing units.
- H-P1.4 Maintain and regularly update the City's land use database to monitor vacant residential land supply.
- H-P1.5 Pursue available and appropriate state and federal funding programs and collaborate with nonprofit organizations to develop affordable housing.
- H-P1.6 Promote the expeditious processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.
- H-P1.7 Reduce the cost impact of City policies, regulations, and permit procedures on the production of housing, while assuring the attainment of other City objectives.
- H-P1.8 Intersperse extremely low-, very low-, and low-income housing units within new residential developments and ensure that such housing is visually indistinguishable from market-rate units.
- H-P1.9 Promote the development of senior and other special needs housing near, and/or with convenient public transportation access to, neighborhood centers, governmental services, and commercial service centers.
- H-G2 Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.**
- H-P2.1 Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

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- H-P2.2 Use available and appropriate state and federal funding programs and collaborate with nonprofit organizations to rehabilitate housing and improve older neighborhoods.
- H-P2.3 Give housing rehabilitation efforts high priority in the use of Community Development Block Grant (CDBG) funds, especially in the Eastside area.
- H-P2.4 Support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- H-P2.5 Allow reconstruction of existing housing in the Eastside area and in commercially or industrially designated areas in the event such housing is destroyed or damaged.
- H-P2.6 Implement historic preservation guidelines to preserve historically significant residential structures and ensure that infill projects fit within the context of the neighborhood. (See the Community Design and Livability and Conservation elements for implementation of this policy.)
- H-P2.7 Enforce residential property maintenance standards.
- H-G3 Ensure the provision of adequate public facilities and services to support existing and future residential development.**
- H-P3.1 Support the use of CDBG funds for the upgrading of streets, sidewalks, and other public improvements.
- H-P3.2 Ensure that new residential development pays its fair share in financing public facilities and services and pursues financial assistance techniques to reduce the cost impact on the production of affordable housing.
- H-P3.3 Ensure that all necessary public facilities and services are available prior to occupancy of residential units.
- H-P3.4 Require that park and recreational acquisitions and improvements keep pace with residential development.
- H-G4 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.**
- H-P4.1 Seek to address the special housing needs of persons with disabilities, with lower incomes, large families, seniors, single-parent households, farmworkers, and persons in need of temporary shelter.
- H-P4.2 Make available to the public information on nonprofit, county, state, and federal agencies that provide education, mediation, and enforcement services related to equal housing opportunity.
- H-P4.3 Modify existing regulations that govern the conversion of apartments and mobile home parks to condominiums to protect the safety and investment of purchasers of the condominiums and minimize the impacts on rental tenants.

- H-P4.4 Work with surrounding jurisdictions to address the needs of the homeless on a regional basis.
- H-P4.5 Cooperate with community-based organizations that provide services or information regarding the availability of assistance to the homeless.
- H-P4.6 Promote fair housing programs and services to residents and property owners in Lodi.
- H-G5 Encourage residential energy efficiency and reduce residential energy use.**
- H-P5.1 Require the use of energy conservation features in the design and construction of all new residential structures and promote the use of energy conservation and weatherization features in existing homes.
- H-P5.2 Pursue residential land use and site planning policies, and promote planning and design techniques that encourage reductions in residential energy consumption.

4.2 IMPLEMENTATION PROGRAMS

The following programs describe actions that the City intends to implement during the time frame of this Housing Element (2015 through 2023). For some of these programs, the description includes a target (quantified objective) for the number of units to be produced or households to be assisted during the Housing Element time frame.

- H-G1 Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.**

Program 1.1: Revise Development Code

The City will revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types:

- Amend the Development Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farmworkers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6).
- Work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units.
- Amend the Development Code to allow for "group residential," which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts.

Responsibility: Community Development Department, Planning Commission, City Council

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Time Frame: Develop procedures and guidelines for establishing income eligibility for "reserved" units within two years from adoption of Housing Element. Complete Development Code amendments within one year of adoption of this element.

Funding: General Fund

Objective: Reduce regulatory barriers to the provision of housing.

Program 1.2: Revise Growth Management Allocation Ordinance

The City will revise its Growth Management Allocation Ordinance to exempt housing units affordable to extremely low-, very low-, or low-income households with long-term affordability restrictions. The City will also monitor the program to ensure that it does not represent a constraint to multifamily and affordable housing for all income groups. The program should be evaluated for cumulative effects of all development application requirements and costs by the end of the planning period.

Responsibility: Community Development Department

Time Frame: Revise Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.

Funding: Application fees

Objective: Expedite the residential development approval process for affordable housing.

Program 1.3: Personal Security Standards

The City will continue to implement design standards applicable to all new residential projects with the objective of improving the personal security of residents and discouraging criminal activity. Design standards will address issues such as the placement of landscaping, accessory buildings, and accessory structures in a manner that does not impede the City's ability to conduct neighborhood police patrols and observe potential criminal activity, lighting and other security measures for residents, and the use of materials that facilitate the removal of graffiti and/or increase resistance to vandalism.

Responsibility: Community Development Department

Time Frame: As projects are submitted to the Planning Division.

Funding: Development fees

Objective: Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety.

Program 1.4: Land Inventory

The City will maintain a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and will make this information available to the public and developers, including information on underutilized sites within the downtown area with residential or mixed-use development potential. The City will update the inventory and list at least annually.

To maintain adequate sites throughout the planning period to accommodate the City’s RHNA, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in nonresidential and/or mixed-use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall to ensure that the “no net loss” provision is upheld (i.e., if any units that had been designated for subsidized housing are developed as market rate, then an equal number of units must be designated in their stead).

The inventory update of infill sites should focus on opportunity sites along Mixed Use Corridors, in the Downtown Mixed Use designation, and in residential areas downtown, as identified in the Land Use Element. The City promotes the land inventory and the availability of each update through the City’s website, a notice at the Community Development Permit Counter, and a press release subsequent to each update.

Responsibility: Community Development Department

Time Frame: Maintain a current land vacant residentially zoned land, as projects are approved.

Funding: General Fund; contributions from property owners

Objective: Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.

Program 1.5: Pursue State and Federal Funds in Support of Housing Construction

The City will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, permanent and migrant farmworker housing, 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. The City takes the following actions in pursuit of state and federal funding:

- a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing, and permanent and migrant farmworker housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and

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public entities that have provided housing or supportive services in Lodi or that expressed an interest in doing so in the past.

- b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and (3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as the Central Valley Low Income Housing Corporation and the LOEL Foundation which provide services to extremely low-income households.
- c. Apply directly for state and federal funding under programs in which the City must be the applicant.

In pursuing state and federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income and frail seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, farmworkers and their families, low-income large families, and single-parent households, particularly those with small children. The City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs.

Responsibility: Community Development Department

Time Frame: For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.

Funding: California Multi-family Housing Program, California Housing Finance Agency Affordable Housing Partnership Program, Low-Income Housing Tax Credits (State and federal), CalHome Program, Federal Home Loan Bank-Affordable Housing Program, Enterprise Community Partners, Federal Department of Housing and Urban Development Programs-Section 221(d) (low-income), Section 202 (elderly), Section 811 (persons with disabilities), National Stabilization Program, and Joe Serna Jr. Farmworker Housing Fund

Objective: 20 extremely low-, 50 very low-, and 50 low-income housing units.

Program 1.6: Encourage Efficient Use of Land for Residential Development

The City encourages the efficient use of land for residential development while reducing the premature conversion of agricultural land to urban use. The City uses the following approaches:

- The General Plan Growth Management and Infrastructure Element guides contiguous development through the identification of three expansion phases. The third phase includes Urban Reserve designations that define future growth areas if initial phases are built out. (See the Growth Management and Infrastructure Element for details.)
- In response to the City’s dual goals of preserving agricultural land/open space and supporting employment in the agriculture industry, the City will develop an agricultural conservation program that establishes a mitigation fee to protect and conserve agricultural lands. The fee will be assessed for acreage converted from agricultural to urban use, and used for conservation easements, fee title acquisition, research, education, and capital improvement projects that benefit agriculture. (Program details and priority areas are described in the Conservation Element, Policy C-P7.) Notably, all conservation areas are outside the City’s current Sphere of Influence and future growth areas as delineated in the current Land Use Element and therefore would not affect any housing sites listed in the inventory herein. The program will be developed with community input following buildout of Phase 1 of the General Plan. During development of the program, the City and community members should consider how to exempt or reduce the fee for high-density and/or affordable housing projects.

The City has adopted the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), a habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conservation of open space land. This allows project applicants to mitigate open space conversions and satisfy CEQA requirements by paying an in-lieu fee, dedicating land, purchasing credits from a mitigation bank, or proposing an alternative plan consistent with SJMSCP goals.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Require fee payment as mitigation, ongoing (2015–2023); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.

Funding: General Fund

Objective: Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.

Program 1.7: Provide Rental Assistance

The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called the Section 8 Program). The City’s support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City’s code enforcement activities, annual meetings with

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representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority's website on the City's website.

Responsibility: Community Development Department

Time Frame: Distribution of Housing Choice Voucher Program information, current and ongoing, 2015–2023; create website link to Housing Authority website within two years of adoption of this Housing Element, maintain link thereafter, 2015–2023.

Funding: General Fund

Objective: Increase rental property owner awareness of, and participation in, rental assistance programs.

Program 1.8: Focus on Neighborhood Improvement Initiatives

The City will continue to designate a staff position, Neighborhood Services Manager (NSM), in the Community Development Department to focus on the implementation of housing and neighborhood improvement programs. Among the duties of the NSM are to:

- Develop programs and plans to produce housing, especially affordable housing, by means of new construction, rehabilitation, or acquisition;
- Implement neighborhood improvement programs on a citywide basis and develop neighborhood improvement strategies;
- Ensure compliance with federal and state laws and regulations and consistency with local objectives and community requirements;
- Prepare a variety of reports on housing preservation and development, neighborhood improvement and code enforcement, and other related City activities; and

Manage programs for housing rehabilitation, first-time homebuyer, and code enforcement. Through 2018, the City will operate both housing rehabilitation and first-time homebuyer programs through the Urban County CDBG/HOME Program.

The Lodi Police Department is responsible for enforcing City codes and ordinances pertaining to neighborhood maintenance; the NSM is tasked with coordinating activities with the code enforcement supervisor and staff in the Police Department.

Responsibility: Community Development Department; Police Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, CalHOME Program

Objective: Improve the City's ability to focus on the implementation of housing and neighborhood improvement programs.

Program 1.9: Annex Land to Accommodate Future Housing Needs as Necessary

The City will pursue annexation of land outside the existing Sphere of Influence to conform to the development needs for Phases 1, 2, and 3. Subsequent phases should be annexed only as current phases meet development capacity thresholds, as described in the Growth Management and Infrastructure Element. South of Harney Lane, an area which would require annexation, 338 acres have been identified for low-density residential; nearly 100 acres for medium- and high-density residential, and 28 acres for the residential component of a mixed-use center. Given the backlog of unused housing allocations, recently approved development projects, and available sites within the current city limits, the City does not need to annex land to meet current housing needs. Nevertheless, the City will initiate the process with property owners by the end of the planning period.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Pursue discussions with property owners about annexation, as appropriate according to housing needs, but no later than the end of the planning period in 2023.

Funding: Annexation and permit fees

Objective: Increase the City's residential development capacity to accommodate its share of the region's future housing construction needs.

Program 1.10: Provide Homebuyer Assistance

The City will continue to implement a first-time homebuyer down payment assistance program. The City will continue to participate with the Housing Authority in a countywide consortium for the issuance of mortgage revenue bonds or mortgage credit certificates to assist first-time homebuyers. 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. The City's Neighborhood Services Manager will contact real estate agents active in Lodi to identify opportunities for program participation.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023; provide website link within one year of adoption of this Housing Element and continue to provide information at the public counter; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.

Funding: CDBG, HOME, CalHOME, CalHFA's California Homebuyer's Down Payment Assistance Program, Mortgage Credit Certificate or Mortgage Revenue Bonds (through San Joaquin County or a local government consortium)

Objective: 24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units.

Program 1.11: Promote the City’s Multifamily Housing Development Standards

The City will continue to promote its multifamily development standards through the Community Development Department’s link to the City’s website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilders, realtors, and contractors associations.

Responsibility: Community Development Department

Time Frame: Current and ongoing (2015–2023); information is currently available on the City’s website and at the public permit counter. The City also encourages pre-application meetings. These practices will continue indefinitely. A notice of the City’s multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.

Funding: General Fund, Permit Fees

Objective: Increase awareness of the City’s multifamily development standards.

Program 1.12: Subdividing Large Sites for Lower-Income Households

To assist the development of housing for lower-income households on larger sites (more than 10 acres), the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that enable multifamily developments affordable to lower-income households. The City will work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units;
- Deferral or waiver of fees related to the subdivision for projects affordable to lower-income households; and
- Technical assistance to acquire funding.

Responsibility: Community Development Department

Time Frame: Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.

Funding: General Fund

Objective: Facilitate parcel sizes that that are developable for multifamily affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.

H-G2 Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.

Program 2.1: Evaluate Applications for the Demolition of Residential Structures

The City will implement policies and procedures for evaluating applications for demolition of residential structures. This evaluation will consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Lodi, the City will require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units. The City will provide information regarding its policies and procedures on the City's website and at the Community Development Department's public counter.

The City will determine the most appropriate method of implementing this program through a review of past demolition permits and conditions.

Responsibility: Community Development Department

Time Frame: Complete review within six months of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element; ongoing thereafter, based on proposals.

Funding: Permit fees, property owner contribution

Objective: Maintain or replace existing affordable housing.

Program 2.2: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement

The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area. Code enforcement falls under the purview of the Lodi Police Department, while the Neighborhood Services Manager (NSM) is responsible for coordinating rehabilitation efforts. The NSM will promote its program through the Lodi Improvement Committee, a neighborhood organization that provides direct outreach to area residents and property owners, by providing information at the Community Development Department's public counter, and through a link to the program on the City's website. The NSM will work with the committee to continue marketing the program to Eastside area residents and property owners.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, HOME, CalHOME funding

Objective: Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low /very low, 250 low, and 250 moderate income.

Program 2.3: Implement Property Maintenance and Management Standards

The City will continue to implement standards for private property maintenance (Chapter 15.30 of the Municipal Code) to (1) control or eliminate conditions that are detrimental to health, safety, and welfare; (2) preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and (3) protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.

Responsibility: Police Department (code enforcement), Community Development Department, Neighborhood Services Division (implementation)

Time Frame: Code enforcement on both complaint and proactive basis; current and ongoing, 2015–2023.

Funding: Inspection fees, code violation penalties, CDBG funds (for dwelling units occupied by low-income households)

Objective: Eliminate substandard building and property conditions.

Program 2.4: Conduct a Housing Condition Survey

The City will conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.

Responsibility: Community Development Department

Time Frame: Complete survey and report to City Council before the start of the next planning period.

Funding: CDBG, General Fund

Objective: Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.

Program 2.5: Preserve Affordable Rental Housing

There are currently no affordable units at risk of converting to market rate in Lodi. However, if in the future units become at risk, the City would coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner’s representative) to discuss the owner’s intentions to remain or opt out of the federal Housing Choice Voucher (Section 8) Program and future plans for the property. If the owner intends to convert the apartments to market-rate housing or sell the property, the City will seek to facilitate the acquisition of the property by a nonprofit or other entity to preserve the rental units as affordable housing. The City would not take part directly in negotiations regarding the property, but would apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City would request that the property owner provide evidence that it has complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice requirements.

Responsibility: Community Development Department

Time Frame: Implement this program as necessary.

Funding: Minimal administrative cost to coordinate meetings; CDBG, HOME, CalHFA, Multi-family Housing Program, and Section 207 Mortgage Insurance for Purchase/Refinance (HUD) as potential funding sources for preservation

Objective: To preserve affordable rental housing units.

Program 2.6: Target the Eastside Area for Use of Funds for Public Improvements

The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities. The General Plan Land Use Diagram identifies the Eastside area for medium and high-density residential, acknowledging opportunities for redevelopment and reinvestment through density increases. Public investment is intended to stimulate private investment in order to preserve the character of the neighborhood and introduce new housing, while also improving streetscapes and connections to downtown. In addition, the City will continue the practice of including conditions in developer agreements of major projects to pay for rehabilitation of housing units. Funds can be specifically directed toward units for extremely low- and very low-income households and supportive housing providers, and will be negotiated on a case-by-case basis.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annual CDBG allocation, maintain zoning, 2015–2023.

Funding: CDBG, permit fees, impact fees

Objective: Preserve and improve the Eastside area.

H-G3 Ensure the provision of adequate public facilities and services to support existing and future residential development.

Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements

The City will continue to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development and require that residential developers continue to provide on-site infrastructure to serve their projects. The City will continue to charge fees that reflect the actual cost of service provided to housing units anticipated by this element. Prior to the issuance of building permits, the City will require evidence that the developer has paid the required school impact fees.

The City will annually review fees to ensure they do not pose a constraint to development.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annually review fees.

Funding: General Fund

Objective: Reduce impact fees for multi-family projects based on actual project densities.

Program 3.2: Ensure Adequate Public Services for Residential Development

The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community. The City will contact other public facility and service providers annually during the housing unit allocation process to ensure that these agencies can serve the increased number of housing units to be allocated.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annually during housing allocation process, 2015–2023.

Funding: Application fees, development impact fees

Objective: Provide public facilities and services meeting minimum City standards.

Program 3.3: Use of CDBG Funds

The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods. (See Program 1.8 for implementation.)

Program 3.4: Provide Park and Recreation Facilities (see General Plan Policy P-P20)

Program 3.5: Support Transit Facilities and Transit-Oriented Development

To coordinate the availability of public transit as Lodi develops and to support transit-oriented development (TOD) on infill sites and properties with reuse potential, the City will:

- a) Ensure the continued construction of transit facilities, facilitate adequate transit service, and lower the cost of living within the community, with funding to be paid from traffic impact fees, state and federal funding sources, and "Measure K" sales tax funds.
- b) Determine whether areas with infill/reuse potential (see Program 1.4) qualify as infill opportunity zones. The City will designate qualified areas that are appropriately located for higher-density residential and mixed-use developments in such zones near transit facilities.
- c) If adopted under Action b, promote development opportunities in infill zones through a link on the City's website, an information bulletin to be distributed to property owners within these zones, and with developers and business organizations in Lodi, and one or more meetings with business and community organizations to explain the benefits and implications of infill zone designation for development opportunities.

Use the City's adopted Transit-Oriented Development Design Guidelines to develop TOD in Lodi's downtown, establishing a framework for infill development and public improvements, such as streets and open spaces.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: For Action a., annually, prior to the adoption of a City budget, 2015–2023; for Action b., within one year of adoption of this Housing Element, designate infill opportunities and identify and adopt zoning amendments that are needed and appropriate to develop in infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings ; for Action d., ongoing.

Funding: Development impact fees, state and federal transportation funds

Objective: Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized.

H-G4 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.

Program 4.1: Promote Fair Housing Services

The City will promote equal housing opportunity for all persons in compliance with state and federal laws by continuing to provide funding for the operation of the City's Affirmative Fair Housing Program. Under the program, the City provides information to the public on state and federal fair laws, provides referrals to county, state, and federal agencies for investigation of fair housing complaints, and provides financial support to San Joaquin Fair Housing, which provides landlord-tenant mediation services.

The City will collaborate with San Joaquin Fair Housing to promote fair housing information and resources at an annual community event. The City of Lodi will promote fair housing activities and resources by providing links through its website to nonprofit, county, state, and federal agencies; providing fair housing information at the Community Development Department public counter; designating a point of contact in the department to handle fair housing inquiries; and distributing fair housing information at public locations in the city (such as the Lodi Public Library and the LOEL Senior Center).

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023; annual community event for display of air housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City's website within two years of adoption of this Housing Element.

Funding: CDBG

Objective: Provide information on fair housing law to the public and support landlord-tenant mediation services.

Program 4.2: Regulate Condominium Conversion

The City will continue to regulate the conversion of rental housing to condominium or stock cooperative ownership to reduce the displacement of extremely low-, very low-, low-, and moderate-income households (see Title 15 of the Lodi Municipal Code). The regulations ensure that:

1. Residential condominium conversion projects are consistent with the Housing Element of the General Plan and state law;
2. Converted dwellings meet certain safety, quality, and appearance standards;
3. Purchasers of converted dwelling units are fully informed as to the physical condition of the structure and facilities;
4. Tenants are provided with notice of the conversion, relocation benefits, and the opportunity to purchase the residential units being converted; and
5. The City maintains a supply of affordable housing.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Ongoing, 2015 – 2013 and as conversions come forward.

Funding: Application fees

Objective: Minimize the impact of displacement of very low-, low-, and moderate-income households and assure safety of converted units.

Program 4.3: Pursue Regional Solutions to Homeless Needs

The City will continue to support regional solutions to homelessness through its collaboration with the Salvation Army. The City of Lodi has contributed \$418,798 to the Salvation Army for the expansion or improvement of its facilities. The City is also open to the possibility of providing funds to other nonprofit organizations. The City will also support San Joaquin County in implementing the Ten Year Plan to End Homelessness and continue to have a City representative serve on the Board of the Emergency Food and Shelter Program.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Current and ongoing, 2015–2023; annual review of applications by nonprofit organizations for use of City’s share of CDBG funds.

Funding: CDBG

Objective: Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.

Program 4.4: Educate the Public About Affordable Housing

Affordable housing is seen negatively by many in the community; the perception is that affordable housing drives down property values, increases the demand for services, and facilitates criminal activity. The reality is that affordable housing helps police officers, firefighters, teachers, and other low- and moderate-wage workers live in Lodi. The City will:

- Provide information on the City’s website regarding housing in Lodi that discusses typical wages for various jobs that are held in the city and the housing costs that each earner can afford; and

Conduct a workshop on the issue of affordable housing, publicizing the event to neighborhood groups, community organizations, religious institutions, and others. Discuss affordable housing myths and the value that affordable housing can bring to a community, as well as important issues to consider.

Responsibility: Community Development Department

Time Frame: Continue to provide a newsletter and conduct at least two workshops during the Housing Element planning period.

Funding: General Fund

Objective: Provide information to the community about the benefits of affordable housing.

Program 4.5: Incentivize Affordable Housing Development

To incentivize the development of affordable housing opportunities, the City will study the possibility of providing certain benefits to developers who build affordable units such as expedition of the development review process and reduction in development impact fees. Program 3.1 describes modifications to the impact fee program to alleviate disincentives to multi-family housing construction. In addition, Program 1.2 calls for the exemption of affordable units from the growth management allocation process, which would eliminate the time and expense of the process.

As described in Program 1.5, the City will meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will assist applicants in the subdivision of land on larger sites as necessary to facilitate affordable housing development.

The Needs Assessment identified approximately 2,500 extremely low-income households in 2000. Senior housing has been prioritized due to a growing senior population. Female-headed households with children, large households, and farmworkers with families require multi-bedroom units, preferably in multifamily buildings that can provide usable common open space. The City will continue to assist nonprofit developers with site acquisition, allow multifamily housing by right in several zoning districts, and identify funding sources to facilitate development and rehabilitation. For single-person extremely low-income

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households, such as persons transitioning out of homelessness, seniors, or others who can be accommodated with efficiency units, Program 1.1 supports the modification of the Development Code to broaden the definition of boarding houses and the allowance of single-room occupancy units. The National Stabilization Program in particular will prioritize units for very low- and extremely low-income households.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Investigate possible incentives for facilitating the development of affordable housing and present findings to the City Council within one year of the adoption of this Housing Element. The Development Code and Growth Management Allocation Ordinance update will be completed within one year of the adoption of this Housing Element.

Funding: General Fund, National Stabilization Program and other federal sources (see also Program 1.5)

Objective: Facilitate the development of affordable housing opportunities in the city.

Program 4.6: Facilitate the Development of Project-Based Section 8 Units

The City will work with nonprofit developers to try and secure project-based Section 8 funding in order to develop and maintain affordable family and senior units in the city.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.

Funding: General Fund

Objective: Facilitate the development of affordable and senior housing opportunities in the city.

H-G5 Encourage residential energy efficiency and reduce residential energy use.

Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes

The City will continue to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program (Program 2.2). The City will post and distribute information on currently available weatherization and energy conservation programs operated by the City, nonprofit organizations, and utility companies through the City's website, the Community Development Department public counter, the Lodi Public Library, the LOEL Senior Center, and other public locations. The Conservation Element also promotes energy conservation and weatherization improvements to existing structures and public buildings.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, HOME, public and private utilities, nonprofit organizations (such as the San Joaquin County Department of Aging, Lodi Electric Utility Department, and Pacific Gas and Electric)

Objective: Increase energy efficiency in older homes.

Program 5.2: Energy Conservation for New Homes

The City will enforce state requirements for energy conservation, including Title 24 of the California Code of Regulations (state building code standards), in new residential projects and encourage residential developers to employ additional energy conservation measures in the design of new residential developments. In addition, the Community Design and Livability Element addresses green building and construction techniques.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023, as part of review of planning and building permit applications.

Funding: Permit fees

Objective: Increase energy efficiency in the design and construction of new homes.

Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program (see Program C-P40 in the Conservation Element)

4.3 QUANTIFIED OBJECTIVES

The City of Lodi has established quantified objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. Quantified objectives have been established for accommodating the City’s share of San Joaquin County’s regional housing needs, new housing construction, housing rehabilitation, and the preservation of existing affordable housing. The quantified objectives represent the target goal based on the needs, resources (including, land and financing), constraints, policies, and programs identified in this element. The quantified objectives for the City’s share of regional housing needs and housing construction differ because the housing construction objective is based on the City’s estimate of the number homes that can actually be constructed and at each household income level.

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Table 4-1: Quantified Objectives

Objective Type	Housing Units, by Income					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Accommodate Regional Share ¹	248	249	331	333	770	3,891
New Construction ²	0	40	40	333	1,509	1,922
Homebuyer Assistance	0	2	10	10	0	24
Housing Rehabilitation ³	50	200	250	250	0	750
Conservation of Rental Housing ⁴	0	0	0	0	0	0

1. Quantified objectives are for the 2014-2023 San Joaquin County Regional Housing Needs Allocation
2. Quantified objectives are based on anticipated market rate housing production (for moderate- and above moderate-income) and availability of financial resources to assist in the construction of very low- and low-income housing. The proposed Eden Housing senior development, expected to be financed by CDBG and HOME funds, is included in the extremely low- and very low-income household categories.
3. Based on historic rate of code enforcement and housing rehabilitation and anticipated availability of state and federal funding between 2014 and 2023. Based on funding potential from CDBG, HOME, and CalHOME.
4. Currently, no at-risk housing units have been identified that meet conservation requirements.

Appendix A. Accomplishments

A.1 OVERVIEW

The success of the updated Housing Element is dependent to a great extent on a useful examination of the policies and implementation programs included in the previously adopted Housing Element. The evaluation identifies programs that have been successful in achieving housing objectives and addressing local needs, as well as programs that require modifications to address objectives in the updated Housing Element. State law (California Government Code Section 65588 (a)) requires each jurisdiction review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community’s housing goals and objectives; and

The progress of the jurisdiction in implementing the housing element.

According to the California Department of Housing and Community Development (HCD), “Housing Element Questions and Answers: a Guide to the Preparation of Housing Elements,” the review is a three-step process:

- Review the results of the previous element’s goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.

Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

A.2 CONSTRUCTION ACHIEVEMENTS

Table A-1 summarizes accomplishments during the 2007–2014 period. At that time, the City’s total RHNA projected by the San Joaquin Council of Governments was 3,891 units. Actual construction, was 344 units. Some of the “above moderate” units may actually be affordable to low-income households—given the decline in housing prices in the city—even though they were not subsidized. Although the RHNA targets were not achieved in actual construction, the City made available a sufficient number of appropriate housing sites in each income category to meet RHNA requirements. This is documented in the General Plan update Land Use Element, which describes potential for low-, medium-, and high-density residential developments, as well as mixed-use residential units totaling 4,400 units. Moreover, several large development projects, including a variety of density levels and unit

types, were approved during the planning period at high densities, but without subsidies. Due to the local, regional, and statewide housing and lending market constriction, these projects have not necessarily moved into the construction phase.

Table A-1: Housing Units Produced and Needs Met, by Income (2007–2014)

	<i>Units, by Income Category</i>				<i>Total</i>
	<i>Extremely/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Regional Housing Needs Allocation	497	331	333	770	1,931
Less Units Constructed	0	3	7	334	344
Less Development Projects	275	280	906	2,001	3,462
Less Vacant Land	532	403	63	114	1,112
Less Underutilized Land	194	104	16	8	322
Surplus	504	459	659	1,687	3,309

Source: Lodi Housing Element 2015

A.3 PROGRAM EVALUATION

This section summarizes achievements for each program in the 2007–2014 Housing Element. Programs are organized within relevant Housing Element goals.

Appendix A. Accomplishments

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Program I.1: Revise Zoning Ordinance</p> <p>Within one year of adoption of the Housing Element, the City will bring the Zoning Ordinance into conformance with the General Plan. The City shall revise 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, including Medium, High-Density, and affordable housing consistent with the policies and programs of this Element. Revisions to Title 17 will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • The addition of a chapter that provides for density bonuses and other incentives for projects that include 5% very-low-income housing, 10% low-income housing, 10% median-income housing, and senior housing (even if none of the units are income restricted), in compliance with Sections 65915–65918 of the California Government Code. The maximum density bonus granted is 35%. The City shall work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. The City shall establish a program to publicize the availability of the density bonus program through the City’s website, program information at the Community Development Department public counter, and pre-development meetings with housing providers (such as the housing unit allocation stage). The City shall encourage prospective housing developers to use the density bonus program at pre-development meetings. • Conformance with California Government Code sections 65852.3 and 65852.7, which require that manufactured homes in single-family zones on permanent foundations be permitted under the same standards as site-built homes (with limited exceptions). • The City will continue to allow, by right, the development of emergency shelters in areas zoned C-M or C-2 (or their equivalent under the updated Development Code). These zones typically have good transit and services access, and allow both commercial and 	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Complete Zoning Ordinance amendments as part of the new unified development code within one year of adoption of this Housing Element and interim zoning regulations within one month of adoption of this element.</p>	<p><u>Objective:</u> Reduce regulatory barriers to the provision of housing.</p> <p><u>Accomplishments:</u></p> <p>While the City has established density bonuses, it has not established a program with the Housing Authority for administration of “reserve” units.</p> <p>The City permits manufactured homes on permanent foundations under the same standards as site-built homes.</p> <p>The City amended the Development Code to allow emergency shelters in areas zoned the equivalent of C-M or C-2 zones by right.</p>	<p>Modify and continue</p> <p>Delete</p> <p>Delete</p>

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>residential development. The sites inventory identified 2.5 acres designated Downtown Mixed Use (which is consistent with the C-2 zone as described below) that could be used for emergency shelters. These sites could accommodate the estimated 94 homeless, including separate shelters for individual adults and families.</p>				
<ul style="list-style-type: none"> • Addition of definitions for transitional and supportive housing as well as clarification that they are treated the same as other residential uses in residential zones. This is intended to help support housing options for extremely-low income households and others in need of additional services. 			<p><i>The City amended the Development Code to allow transitional and supportive housing in all zones permitting residential.</i></p>	Delete
<ul style="list-style-type: none"> • Addition of a definition of Farmworker housing that does not conflict with State law definitions for employee housing (beginning with California Health and Safety Code Section 17000) and specification of the zoning districts and standards under which such housing will be permitted. The City will also designate residential and commercial zones in which Farmworker housing will be permitted. Such zones will be selected, in part, based on the availability of vacant land or sites with re-use potential. In implementing this program, the City will treat permanent housing for Farmworkers who live in Lodi year-round the same as other permanent housing (single-family, multi-family, manufactured homes, etc.) The City will permit seasonal or migrant Farmworker housing in a similar fashion to group homes with respect to the zones and conditions for approval. Farmworker housing will be permitted by right in any zone in which agriculture is a primary permitted use. 			<p><i>The City added the definition of farmworker housing and has designated zoning districts in which it is allowed.</i></p>	Delete
<ul style="list-style-type: none"> • Clarification of residential care facility definition and standards. Create a definition for “residential care facility” that is broad and encompasses facilities that care for a range of clients. The City will specify that all such facilities with six or fewer residents are permitted in residential zoning districts. The City will also designate zoning districts in which facilities of seven or more persons will be permitted through a Use Permit and standards for such facilities. In addition, to comply with State law, the Zoning Ordinance will be clarified to explicitly prohibit the overconcentration of residential care facilities (facilities should be at least 300 feet apart). 			<p><i>The City has added a definition and standards for “residential care facilities.”</i></p>	Delete
<ul style="list-style-type: none"> • Amend the Zoning Ordinance to include a definition for “group 				

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
residential” that includes all living situations with shared living quarters without separate kitchen or bathroom facilities for each room or unit, including boarding houses, dormitories, and SROs.			The City added a definition for “group residential.”	Modify
<ul style="list-style-type: none"> • Revision of off-street parking requirements (Chapter 17.60) to reduce standards to: 1 covered space/1-bedroom and two covered spaces/2-bedroom as well as one uncovered space for guests for every three units. 			Now under Chapter 17.32 of the Development Code, the standards require 1 covered space per one-bedroom unit, 2 spaces per two-bedroom unit (1 must be covered), plus 1 uncovered guest space for each 5 units.	Delete
<ul style="list-style-type: none"> • Revision of standards for second dwelling units to allow the conversion of accessory buildings to second units (as well as allowing detached second units, in general) subject to compliance with all other zoning and parking standards, an appropriate minimum lot size for detached second units (640 square feet), and architectural compatibility with the main dwelling unit. The City will permit second dwelling units through an administrative permit process (i.e. ministerial and by right; not requiring a Use Permit) in compliance with State law (California Government Code section 65852.2). 			The City now allows second dwelling units by right.	Delete
<ul style="list-style-type: none"> • Specification of procedures for requesting reasonable accommodations for persons with disabilities that allow for administrative (ministerial) approval of accessible features. Create explanatory handouts for those wishing to request reasonable accommodations. 				
<ul style="list-style-type: none"> • Completion of other significant revisions that will facilitate residential development and allow for greater design flexibility, such as: 			The City adopted a reasonable accommodation ordinance on November 4, 2015.	Delete
<ul style="list-style-type: none"> – Revised zoning districts consistent with the new land use designations in the Land Use Element); 				
<ul style="list-style-type: none"> – New Low Density Residential designation that allows for the development of single-family detached, two-family and three-family homes up to the General Plan Land Use Density of eight units per acre; 			The City’s zoning districts now match the General Plan land use designations.	Delete
<ul style="list-style-type: none"> – Provision for a variety of housing types in residential zones including care facilities, shelters and live/work projects; 			The City created a new Low Density Residential designation.	Delete
<ul style="list-style-type: none"> – New Group Residential definition that will cover all group living situations with shared living quarters and without separate kitchens or bathrooms for each room or unit (for example: 			The City’s residential zones allow the variety	

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<i>Program</i>	<i>Responsibility</i>	<i>Time Frame</i>	<i>Accomplishments</i>	<i>Continue/Modify/ Delete</i>
dormitories, fraternities, single room occupancy (SRO) units).			of housing types listed.	Delete
– Single-family detached lot sizes as small as 5,000 square feet;			The City has yet to add a definition for “group residential.”	Continue
– Minimum and maximum setbacks to match the desired General Plan intent and desired character for specific districts, with reduced—or potentially even no—front setbacks in pedestrian-oriented mixed-use districts.			The City permits low and medium density as small as 5,000 square feet and high density as small as 4,000 square feet.	
– No Use Permit requirements to build multi-family dwelling within the Medium or High density designations			The City’s setback requirements match the General Plan.	Delete
• Until the Zoning Ordinance is comprehensively updated to be consistent with the recently adopted General Plan, the City will adopt and administer interim zoning regulations to ensure General Plan consistency in development review. The following matrix, which will be incorporated into the interim regulations, describes what development regulations will apply in General Plan land use designations that permit residential development by right.			Multi-family is allowed by right within medium- and high-density designations.	Delete
			This program is no longer necessary.	Delete
<i>General Plan Land Use Classification</i>	<i>Residential Density (du/ac) (from the General Plan)</i>	<i>Corresponding Zoning District (other development standards)</i>		
Low-Density Residential	2–8	R-LD		
Medium-Density Residential	8–20	R-MD		
High-Density	15–35	R-HD		
Downtown Mixed Use	8–35	C-2		
Mixed Use Corridor	2–35	C-1		
Mixed Use Center	8–35	C-1		

Ensure that densities established in the General Plan are not unduly limited by the interim regulations; where interim regulations may get in the way of a project attaining the General Plan-desired densities, update the regulations so that they are not a constraint.

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Program 1.2: Revise Growth Management Program The City will revise its growth management program to exempt housing units affordable to very-low- or low-income households with long-term affordability restrictions. The City will also monitor the program to ensure that it does not represent a constraint to multi-family and affordable housing for all income groups. The program should be evaluated for cumulative effects of all development application requirements and costs by the end of the planning period.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Revise Growth Management Program within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.</p>	<p><u>Objective:</u> Expedite the residential development approval process for affordable housing. <u>Accomplishments:</u> The Growth Management Plan exempts only senior citizen housing. Further amendment will need to be made to include affordable housing units.</p>	Continue
<p>Program 1.3: Personal Security Standards The City will continue to implement design standards applicable to all new residential projects with the objective of improving the personal security of residents and discouraging criminal activity. Design standards will address issues such as the placement of landscaping, accessory buildings, and accessory structures in a manner that does not impede the City’s ability to conduct neighborhood police patrols and observe potential criminal activity; lighting and other security measures for residents, and the use of materials that facilitate the removal of graffiti and/or increase resistance to vandalism.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing (2007–2014)</p>	<p><u>Objective:</u> Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents’ perception of personal safety. <u>Accomplishments:</u> There is no reference to personal security standards in the current Development Code. This City plans to continue this program.</p>	Continue
<p>Program 1.4: Land Inventory The City shall maintain a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and shall make this information available to the public and developers, including information on underutilized sites within the downtown area with residential or mixed-use development potential. The City shall update the inventory and list at least annually. To maintain adequate sites throughout the planning period to accommodate the City’s RHNA, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households,</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Maintain a current land vacant residentially zoned land. Ongoing.</p>	<p><u>Objective:</u> Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use. <u>Accomplishments:</u> The City maintained the land inventory throughout the planning period.</p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>the City will identify and zone sufficient sites to accommodate the shortfall to ensure that the “no net loss” provision is upheld (i.e. if any units that had been designated for subsidized housing are developed as market rate, then an equal number of units must be designated in their stead).</p> <p>The inventory update of infill sites should focus on opportunity sites along Mixed Use Corridors, in the Downtown Mixed Use designation and residential areas Downtown, as identified in the Land Use Element. The City promotes the land inventory and the availability of each update through the City’s website, a notice at the Community Development Permit Counter, and a press release subsequent to each update.</p>				
<p>Program 1.5: Pursue State and Federal Funds in Support of Housing Construction</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> For Action a., annual meetings, 2007–2014; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2007–2014; for Action c., semiannual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs</p>	<p><u>Objective:</u> 20 extremely low-, 50 very low-, and 50 low-income housing units.</p> <p><u>Accomplishments:</u> The City continues to pursue state and federal funding for the development of affordable housing.</p> <p>The City met annually throughout the planning period with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing.</p> <p>The City continued to provide support as applications were brought forward.</p>	<p>Continue</p>
<p>The City will continue 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. The City takes the following actions in pursuit of State and federal funding:</p>				
<p>a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and public entities that have provided housing or supportive services in Lodi, or that expressed an interest in doing so, in the past.</p>				
<p>b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for state or federal funds. Examples of support to be provided by the City</p>				

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>include: 1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; 2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and 3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as Central Valley Low Income Housing Corporation and the Loel Foundation which provide services to extremely-low income households.</p>		<p>proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.</p>		
<p>c. Apply directly for State and federal funding under programs in which the City must be the applicant.</p>			<p>The City applied for state and federal funds.</p>	
<p>In pursuing State and federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very-low-income and frail seniors, persons with disabilities who cannot live independently, farmworkers and their families, low-income large families, and single-parent households, particularly those with small children.</p>				
<p>Program 1.6: Encourage Efficient Use of Land for Residential Development</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Require fee payment as mitigation, ongoing (2007–2014); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.</p>	<p><u>Objective:</u> Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs. <u>Accomplishments:</u> The City continues to preserve agricultural land and reduce the amount of land needed to meet urban growth needs.</p>	<p>Continue</p>
<p>The City encourages the efficient use of land for residential development while reducing the premature conversion of agricultural land to urban use. The City uses the following approaches:</p>				
<ul style="list-style-type: none"> • The General Plan Growth Management and Infrastructure Element guides contiguous development through the identification of three expansion phases: The third phase includes Urban Reserve designations that define future growth areas if initial phases are built out. (See the Growth Management and Infrastructure Element for details.) • In response to the City’s dual goals of preserving agricultural land/open space and supporting employment in the agriculture industry, the City will develop an agricultural conservation program that establishes a mitigation fee to protect and conserve agricultural lands. The fee will be assessed for acreage converted from agricultural to urban use, and used for 				

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>conservation easements, fee title acquisition, research, education and capital improvement projects that benefit agriculture. (Program details and priority areas are described in the Conservation Element, Policy C-P7.) Notably, all conservation areas are outside the City's current Sphere of Influence and future growth areas as delineated in the current Land Use Element and therefore would not affect any housing sites listed in the inventory herein. The program will be developed with community input following buildout of phase I of the General Plan. During development of the program, the City and community members should consider how to exempt or reduce the fee for High Density and/or affordable housing projects.</p> <ul style="list-style-type: none"> The City has adopted the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), a habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conservation of open space land. This allows project applicants to mitigate open space conversions and satisfy CEQA requirements by paying an in-lieu fee, dedicating land, purchasing credits from a mitigation bank or proposing an alternative plan consistent with SJMSCP goals. 	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Distribution of Housing Choice Voucher Program information, current and ongoing, 2007–2014; create website link to Housing Authority website within six months of adoption of this Housing Element, maintain link</p>	<p><u>Objective:</u> Increase rental property owner awareness of, and participation in, rental assistance programs.</p> <p><u>Accomplishments:</u> The City continues to work with the Housing Authority on the Housing Choice Voucher program. The City has not yet provided a link on its website. The City will be updating its website in the next two years and a link will be available at that time.</p>	<p>Continue</p>
<p>Program 1.7: Provide Rental Assistance</p>	<p>The City shall continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called Section 8 Program). The City's support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority's website on the City's web site.</p>			

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Program 1.8: Focus on Neighborhood Improvement Initiatives</p> <p>The City will continue to designate a staff position, Neighborhood Services Manager (NSM), within the Community Development Department to focus on the implementation of housing and neighborhood improvement programs. Among the duties of the NSM are to:</p> <ul style="list-style-type: none"> • Develop programs and plans to produce housing, especially affordable housing, by means of new construction, rehabilitation or acquisition; • Implement neighborhood improvement programs on a city-wide basis and develop neighborhood improvement strategies; • Ensure compliance with federal and State laws and regulations and consistency with local objectives and community requirements; • Prepare a variety of reports on housing preservation and development, neighborhood improvement and code enforcement, and other related City activities; and • Manage programs for housing rehabilitation, first-time buyer and code enforcement. Through 2009, the City operated both housing rehabilitation and first-time homebuyer programs through the Urban County CDBG/HOME Program. Since 2000, a total of 71 low-income households have been assisted. Beginning in 2010, Lodi turned to the State of California HOME Program to fund the first-time homebuyer program and has been awarded \$800,000 to do so. <p>The Lodi Police Department is responsible for enforcing City codes and ordinances pertaining to neighborhood maintenance; the NSM is tasked with coordinating activities with the code enforcement supervisor and staff within the Police Department.</p>	<p><u>Responsibility:</u> Community Development Department; Police Department</p>	<p>thereafter, 2009–2014.</p> <p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Improve the City’s ability to focus on the implementation of housing and neighborhood improvement programs.</p> <p><u>Accomplishments:</u> The City continues to focus on the implementation of housing and neighborhood improvement programs. The Housing Rehabilitation Program is likely to be funded through CDBG during the current Consolidated Plan period (2014–18). FTHB Program funding has not been utilized due to limited availability of housing within the allowed price limits.</p>	Continue
<p>Program 1.9: Annex Land to Accommodate Future Housing Needs as Necessary</p> <p>The City will pursue annexation of land outside the existing Sphere of Influence to conform to the development needs for Phase 1, 2, and 3. Subsequent phases should be annexed only as current phases meet</p>	<p><u>Responsibility:</u> Community Development Department, Planning</p>	<p><u>Time Frame:</u> Pursue discussions with property owners about annexation, as</p>	<p><u>Objective:</u> Increase the City’s residential development capacity to accommodate its share of the region’s future housing construction needs.</p> <p><u>Accomplishments:</u></p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>development capacity thresholds, as described in the Growth Management and Infrastructure Element. South of Harney Lane, an area which would require annexation, 338 acres have been identified for Low-Density Residential; nearly 100 acres for Medium- and High-Density Residential, and 28 acres for the residential component of Mixed Use Center. Given the backlog of unused housing allocations, recently approved development projects, and available sites within the current City limits, the City does not need to annex land to meet current housing needs. Nevertheless, the City will initiate the process with property owners by the end of the planning period.</p>	<p>Commission, City Council</p>	<p>appropriate according to housing needs, but no later than the end of the planning period in 2014.</p>	<p>Annexation was not needed in the planning period to meet the City's RHNA.</p>	
<p>Program I.10: Provide Homebuyer Assistance The City will continue to implement a first-time homebuyer down payment assistance program. The City will continue to participate with the Housing Authority in a countywide consortium for the issuance of mortgage revenue bonds or mortgage credit certificates to assist first-time homebuyers. 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 web site. The City's Neighborhood Services Manager will contact real estate agents active in Lodi to identify opportunities for program participation.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; provide website link and information at the public counter within one year of adoption of this Housing Element; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.</p>	<p><u>Objective:</u> 24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units. <u>Accomplishments:</u> The FTHB Program funding was not utilized due to limited availability of housing within the allowed price limits. The City continues to provide information at a kiosk and on the Community Development webpage.</p>	<p>Continue</p>
<p>Program I.11: Promote the City's Multi-family Housing Development Standards The City will promote its multi-family development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilder's, realtor's, and contractor's associations.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing (2007–2014); information is currently available on the City's website and at the</p>	<p><u>Objective:</u> Increase awareness of the City's multi-family development standards. <u>Accomplishments:</u> The City continues to promote its multi-family development standards through the City's website, information brochures available at the Community Development</p>	<p>Continue</p>

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Program 1.12: Subdividing Large Sites for Lower Income Households</p> <p>To assist the development of housing for lower income households on larger sites (more than 10 acres), the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that enable multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:</p> <ul style="list-style-type: none"> • Streamlining and expediting the approval process for land division for projects that include affordable housing units, • Deferral or waiver of fees related to the subdivision for projects affordable to lower income households, 	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.</p>	<p>Department, pre-application meetings, and a notice to the local homebuilders, realtors, and contractors associations.</p> <p>public permit counter. The City also encourages pre-application meetings. These practices will continue indefinitely. A notice of the City’s multi-family development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.</p> <p><u>Objective:</u> Facilitate parcel sizes that that are developable for multi-family affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.</p> <p><u>Accomplishments:</u> The City was not approached to assist with facilitating land divisions.</p>	<p>Continue</p>

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>• <i>Technical assistance to acquire funding.</i></p> <p><i>H-GI Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.</i></p> <p>Program 2.1: Evaluate Applications for the Demolition of Residential Structures</p> <p><i>The City shall implement policies and procedures for evaluating applications for demolition of residential structures. This evaluation shall consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Lodi, the City shall require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units. The City will provide information regarding its policies and procedures on the City’s website and at the Community Development Department’s public counter.</i></p> <p><i>The City will determine the most appropriate method of implementing this program through a review of past demolition permits and conditions.</i></p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Complete review within six month of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element, ongoing thereafter, based on proposals.</p>	<p><u>Objective:</u> Maintain or replace existing affordable housing.</p> <p><u>Accomplishments:</u> The City has not yet implemented this program.</p>	Continue
<p>Program 2.2: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement</p> <p><i>The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area. Code enforcement falls under the purview of the Lodi Police Department, while the Neighborhood Services Manager (NSM) is responsible for coordinating rehabilitation efforts. The NSM will promote its program through the Lodi Improvement Committee, a neighborhood organization that provides direct outreach to area residents and property owners, by providing information at the Community Development Department’s public counter, and through a link to the program on the City’s website. The NSM will work with the Committee to continue marketing the program to Eastside area residents and property owners.</i></p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low/very low-, 250 low-, and 250 moderate-income.</p> <p><u>Accomplishments:</u> The Housing Rehabilitation Program is likely to be funded through CDBG during the current Consolidated Plan period (2014–18).</p>	Continue
<p>Program 2.3: Implement Property Maintenance and Management Standards</p>	<p><u>Responsibility:</u> Police</p>	<p><u>Time Frame:</u> Code enforcement on</p>	<p><u>Objective:</u> Eliminate substandard building and property conditions.</p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>The City will continue to implement standards for private property maintenance (Chapter 15.30 of the Municipal Code) to 1) control or eliminate conditions that are detrimental to health, safety, and welfare; 2) preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and 3) protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.</p>	<p>Department (code enforcement); Community Development Department, Neighborhood Services Division (implementation)</p>	<p>both complaint and proactive basis; Current and ongoing, 2007–2014</p>	<p><u>Accomplishments:</u> The City’s Code Enforcement staff continues to respond to complaints related to property maintenance and substandard housing.</p>	
<p>Program 2.4: Conduct a Housing Condition Survey The City will conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Complete survey and report to City Council within one and a half years of adoption of this Housing Element.</p>	<p><u>Objective:</u> Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. <u>Accomplishments:</u> The City has not yet completed a housing condition survey.</p>	Continue
<p>Program 2.5: Preserve Affordable Rental Housing There are currently no affordable units at-risk of converting to market rate in Lodi. However, if in the future units become at-risk, the City would coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner’s representative) to discuss the owner’s intentions to remain or opt out of the federal Housing Choice Voucher (Section 8) Program and future plans for the property. If the owner intends to convert the apartments to market rate housing or sell the property, Lodi will seek to facilitate the acquisition of the property by a nonprofit or other entity to preserve the rental units as affordable housing. The City would not take part directly in negotiations regarding the property, but would apply for State or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. Lodi would request that the property owner provide evidence that it has complied with State and federal regulations regarding notice to tenants and other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Implement this program as necessary.</p>	<p><u>Objective:</u> To preserve affordable rental housing units. <u>Accomplishments:</u> The City does not have any units at risk of converting to market rate.</p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>requirements.</p> <p>Program 2.6: Target the Eastside Area for Use of Funds for Public Improvements</p> <p>The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities. The General Plan Land Use Diagram identifies the Eastside Area for Medium and High Density Residential, acknowledging opportunities for redevelopment and reinvestment through density increases. Public investment is intended to stimulate private investment in order to preserve the character of the neighborhood and introduce new housing, while also improving streetscapes and connections to downtown. In addition, the City will continue the practice of including conditions in developer agreements of major projects to pay for rehabilitation of housing units. Funds can be specifically directed toward units for extremely-low and very-low income households and supportive housing providers, and will be negotiated on a case by case basis.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Annual CDBG allocation, maintain zoning, 2007–2014</p>	<p><u>Objective:</u> Preserve and improve the Eastside area.</p> <p><u>Accomplishments:</u> The City has allocated a significant amount of CDBG and other funding for public improvements in the Eastside area and will continue this through the current planning period.</p>	Continue
<p>H-G2 Ensure the provision of adequate public facilities and services to support existing and future residential development.</p> <p>Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements</p> <p>The City will continue to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development and require that residential developers continue to provide on-site infrastructure to serve their projects. The City shall continue to charge fees that reflect the actual cost of service provided to housing units anticipated by this Element. Prior to the issuance of building permits, the City will require evidence that the developer has paid the required school impacts fees.</p> <p>The City will review and adjust its fee formula, particularly for multi-family dwelling units in the Medium and High Density Residential and Mixed Use General Plan land use designations. Per unit and per acre fees should be reasonable, in order to encourage the development of higher density affordable housing units while corresponding with the estimated public facility and service impact for the specific project being proposed. The review and</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Submit proposed fee schedule adjustment to Planning Commission within six months of adoption of this Housing Element.</p>	<p><u>Objective:</u> Reduce impact fees for multi-family projects based on actual project densities.</p> <p><u>Accomplishments:</u> The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development. Fees were reduced by approximately 66% to help encourage development. This reduction will be in effect at least through 2019.</p>	Continue

Chapter 4: Housing Strategy

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>adjustment is anticipated to result in a reduction of fees for some multi-family projects. Utilities, streets, parks, and emergency services improvements should be developed consistently with infrastructure improvements and planning efforts identified in the appropriate in the Growth Management and Infrastructure; Transportation; and, Parks, Recreation, and Open Space elements.</p>				
<p>Program 3.2: Assure Adequate Public Services for Residential Development The City will continue to use its growth management program to ensure that the pace of development is consistent with the City’s, and other public facility and service providers’ abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community. The City will contact other public facility and service providers annually during the housing unit allocation process to insure that these agencies can serve the increased number of housing units to be allocated.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Annually during housing allocation process, 2007–2014</p>	<p><u>Objective:</u> Provide public facilities and services meeting minimum City standards. <u>Accomplishments:</u> The City continues to use its growth management program to ensure that the pace of development is consistent with the City’s goals.</p>	Continue
<p>Program 3.3: Use of CDBG Funds The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods. (See Program 1.8 for implementation.)</p>			<p>The City continues to use CDBG funds to upgrade public facilities and services in neighborhoods.</p>	Continue
<p>Program 3.4: Provide Park and Recreation Facilities (See General Plan Policy P-P20)</p>				
<p>Program 3.5: Support Transit Facilities and Transit-Oriented Development To coordinate the availability of public transit as Lodi develops and to support transit-oriented development (TOD) on infill sites and properties with re-use potential, the City shall: a) Insure the continued construction of transit facilities, facilitate adequate transit service and lower the cost of living within the community, with funding to be paid from traffic impact fees, State, and federal funding sources, and “Measure K” sales tax funds. b) Determine whether areas with infill/reuse potential (see Program 1.4) qualify as infill opportunity zones. The City shall designate qualified areas that are appropriately located for higher density residential and mixed-use</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> For Action a., annually, prior to the adoption of a City budget, 2007–2014; for Action b., within one year of adoption of this Housing Element, designate infill opportunities within a year and</p>	<p><u>Objective:</u> Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely-low and very low-income households that may rely on transit as their primary transportation mode should be prioritized. <u>Accomplishments:</u> Ongoing. The City developed the Transit-Oriented Development Design Guidelines in 2008 and it was incorporated into the new</p>	Continue

Lodi Housing Element

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>developments in such zones, near transit facilities.</p> <p>c) If adopted under action “b,” promote development opportunities in infill zones through a link on the City’s website, an information bulletin to be distributed to property owners within these zones, and developers and business organizations in Lodi, and one or more meetings with business and community organizations to explain the benefits and implications of infill zone designation for development opportunities.</p> <p>d) Use the City’s adopted Transit-Oriented Development Design Guidelines to develop TOD in Lodi’s Downtown, establishing a framework for infill development and public improvements, such as streets and open spaces.</p>		<p>a half and identify and adopt zoning amendments that are needed and appropriate to develop within infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings within two and a half years of adoption of this Housing Element; for Action d., ongoing.</p>	<p>Development Code in 2013.</p>	

Chapter 4: Housing Strategy

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>H-G3 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; annual community event for display of air housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City’s website within six months of adoption of this Housing Element.</p>	<p><u>Objective:</u> Provide information on fair housing law to the public and support landlord-tenant mediation services.</p> <p><u>Accomplishments:</u> SJFH provided fair housing services to approximately 285 people each year from 2010 to 2015.</p>	Continue
<p>Program 4.1: Promote Fair Housing Services</p> <p>The City shall promote equal housing opportunity for all persons in compliance with State and federal laws by continuing to provide funding for the operation of the City's Affirmative Fair Housing Program. Under the program, the City provides information to the public on State and federal fair laws, provides referrals to county, State, and federal agencies for investigation of fair housing complaints, and provides financial support to Stockton/San Joaquin Community Housing Resource Board (CHRB), which provides landlord-tenant mediation services. From 2005–2010, the City provided approximately \$20,000 to the CHRB for fair housing purposes.</p> <p>The City will collaborate with CHRB to promote fair housing information and resources at an annual community event. Lodi will promote fair housing activities and resources by providing links through its website to nonprofit, county, state, and federal agencies; providing fair housing information at the Community Development Department public counter; designating a point of contact within the Department to handle fair housing inquiries; and distributing fair housing information at public locations in the City (such as the Lodi Public Library and the LOEL Senior Center).</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Amendment of Title 15 will occur within two years of the adoption of this Housing Element.</p>	<p><u>Objective:</u> Minimize the impact of displacement of very low-, low-, and moderate-income households and ensure the safety of converted units.</p> <p><u>Accomplishments:</u> The City amended Title 15 in 2013.</p>	Continue
<p>Program 4.2: Regulate Condominium Conversion</p> <p>The City currently regulates the conversion of rental housing to condominium or stock cooperative ownership to reduce the displacement of extremely low-, very low-, low-, and moderate-income households (See Title 15 of the Lodi Municipal Code). However, the regulations need to be expanded and strengthened. The City should amend Title 15 to ensure that:</p> <ol style="list-style-type: none"> 1. Residential condominium conversion projects are consistent with the Housing Element of the General Plan and State law; 2. Converted dwellings meet certain safety, quality and appearance standards; 3. Purchasers of converted dwelling units are fully informed as to the physical 	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Amendment of Title 15 will occur within two years of the adoption of this Housing Element.</p>	<p><u>Objective:</u> Minimize the impact of displacement of very low-, low-, and moderate-income households and ensure the safety of converted units.</p> <p><u>Accomplishments:</u> The City amended Title 15 in 2013.</p>	Continue

Lodi Housing Element

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>condition of the structure and facilities;</p> <p>4. Tenants are provided with notice of the conversion, relocation benefits and the opportunity to purchase the residential units being converted; and</p> <p>5. The City maintains a supply of affordable housing.</p>				
<p>Program 4.3: Pursue Regional Solutions to Homeless Needs</p> <p>The City shall continue to support regional solutions to homelessness through its collaboration with the Salvation Army. Over the past five years, Lodi has contributed \$418,798 to the Salvation Army for the expansion or improvement of its facilities. The City is also open to the possibility of providing funds to other nonprofit organizations. The City shall also support San Joaquin County in implementing the Ten Year Plan to End Homelessness and continue to have a City representative serve on the Board of the Emergency Food and Shelter Program.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; annual review of applications by nonprofit organizations for use of City’s share of CDBG funds</p>	<p><u>Objective:</u> Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.</p> <p><u>Accomplishments:</u> The City continues to provide CDBG funding to agencies and organizations that provide shelter and supportive services to the homeless community.</p> <p>In 2015, a Committee on Homelessness was formed with representatives from service providers, agencies, and organizations to evaluate current conditions within Lodi and work to develop goals and strategies to address the issues. That effort resulted in a Report on Homelessness which was adopted by the City Council in September 2015.</p>	Continue
<p>Program 4.4: Educate the Public About Affordable Housing</p> <p>Affordable housing is seen negatively by many in the community; the perception is that affordable housing drives down property values, increases the demand for services, and facilitates criminal activity. The reality is that affordable housing helps police officers, fire fighters, teachers, and other low- and moderate-wage workers live in the Lodi. The City will:</p> <ul style="list-style-type: none"> Put together a newsletter on housing in Lodi that discusses typical wages for various jobs that are held in the city and the housing costs that each earner can afford; and 	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Newsletter and workshop will occur within two years of adoption of this Housing Element.</p>	<p><u>Objective:</u> Provide information to the community about the benefits of affordable housing.</p> <p><u>Accomplishments:</u> The Neighborhood Service Manager has conducted extensive outreach in the community to educate the public, especially the local minority population, about affordable housing.</p>	Continue

Chapter 4: Housing Strategy

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<ul style="list-style-type: none"> Conduct a workshop on the issue of affordable housing, publicizing the event to neighborhood groups, community organizations, religious institutions, and others. Discuss affordable housing myths and the value that affordable housing can bring to a community, as well as important issues to consider. 			<p>Several workshops were held in 2013 as part of the development of the CDBG Consolidated Plan for 2014–2018.</p> <p>That process brought about civic engagement from Lodi’s low-income minority community that has not been experienced before. The majority of the housing needs, goals, and objectives identified for the Consolidated Plan came from that outreach to the minority community.</p>	
<p>Program 4.5: Incentivize Affordable Housing Development</p> <p>To incentivize the development of affordable housing opportunities, the City will study the possibility of providing certain benefits to developers who build affordable units such as expedition of the development review process and reduction in development impact fees. Program 3.1 describes modifications to the impact fee program to alleviate disincentives to multi-family housing construction. In addition, Program 1.2 calls for the exemption of affordable units from the growth management allocation process, which would eliminate the time and expense of the process.</p> <p>As described in Program 1.5, the City will meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will assist applicants in the subdivision of land on larger sites as necessary to facilitate affordable housing development.</p> <p>The Needs Assessment identified approximately 2,500 Extremely-Low Income households in 2000. Senior housing has been prioritized due to a growing senior population. Female-headed households with children, large households, and farmworkers with families require multi-bedroom units,</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Investigate possible incentives for facilitating the development of affordable housing and present findings to City Council within one year of the adoption of this Housing Element. The Zoning Ordinance and Growth Management Ordinance update will be completed within one year of the adoption of this Housing Element.</p>	<p><u>Objective:</u> Facilitate the development of affordable housing opportunities in the city.</p> <p><u>Accomplishments:</u> The City continues to work with Eden Housing toward the development of an 80-unit senior housing project.</p>	Continue

Lodi Housing Element

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>preferably in multi-family buildings that can provide usable common open space. The City will continue to assist non-profit developers with site acquisition, allow multi-family housing by right in several zoning districts, and identify funding sources to facilitate development and rehabilitation. For single-person Extremely-Low Income households, such as persons transitioning out of homelessness, seniors, or others that can be accommodated with efficiency units, Program 1.1 supports the modification of the Zoning Ordinance to broaden the definition of boarding houses and the allowance of SROs. The National Stabilization Program in particular, will prioritize units for Very-Low and Extremely-Low Income households.</p>				
<p>Program 4.6: Facilitate the Development of Project-Based Section 8 Units. The City will work with nonprofit developers to try and secure project-based Section 8 funding in order to develop and maintain affordable family and senior units in the city.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.</p>	<p><u>Objective:</u> Facilitate the development of affordable and senior housing opportunities in the city. <u>Accomplishments:</u> The Housing Authority has been reluctant to provide project-based vouchers for the 80-unit senior project.</p>	Continue
<p>H-G4 Encourage residential energy efficiency and reduce residential energy use. Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes The City shall continue to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program (Program 2.2). The City will post and distribute information on currently available weatherization and energy conservation programs operated by the City, nonprofit organizations, and utility companies through the Lodi website, the Community Development Department public counter, the Lodi Public Library, the LOEL Senior Center, and other public locations. The Conservation Element also promotes energy conservation and weatherization improvements to existing structures and public buildings.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Increase energy efficiency in older homes. <u>Accomplishments:</u> The City continues to promote weatherization and energy efficiency programs available through other agencies and organizations. The City has provided CDBG funding to the Housing Authority of San Joaquin County for weatherization and energy efficiency improvements at a 5-unit apartment complex that the Authority owns and operates.</p>	Continue

Chapter 4: Housing Strategy

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Program 5.2: Energy Conservation for New Homes The City shall enforce State requirements for energy conservation, including Title 24 of the California Code of Regulations (State building code standards), in new residential projects and encourage residential developers to employ additional energy conservation measures in the design of new residential developments. In addition, the Community Design & Livability Element addresses green building and construction techniques.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014 as part of review of planning and building permit applications</p>	<p><u>Objective:</u> Increase energy efficiency in the design and construction of new homes. <u>Accomplishments:</u> The City continues to enforce State requirements for energy conservation in new residential projects and encourages residential developers to employ additional energy conservation measures in the design of new residential developments.</p>	<p>Continue</p>
<p>Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program (see Program C-P40 in the Conservation Element)</p>				

RESOLUTION NO. 2016-

A RESOLUTION OF THE LODI CITY COUNCIL
ADOPTING THE 2015 – 2023 HOUSING ELEMENT

=====

WHEREAS, California Government Code Section 65300 et. seq. mandates that the City of Lodi adopt a comprehensive General Plan to provide guidance and direction for development activities in the City; and

WHEREAS, Government Code sections 65580 through 65589 set forth the statutory requirements for the Housing Element; and

WHEREAS, the Housing Element is one of seven (7) required elements of the General Plan; and

WHEREAS, Government Code section 65588(b) requires that the Housing Element be comprehensively updated every five (5) years; and

WHEREAS, the City adopted its current Housing Element in 2011; and

WHEREAS, the Housing Element serves as the data and policy document guiding overall improvements and development of housing and contains a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs; an analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the City's ability to meet identified housing needs; an identification of resources to meet housing needs, including vacant or underutilized land for new construction, as well as financial and administrative resources available for housing; and the City's housing strategy to address identified housing needs, including an assessment of past accomplishments, and a formulation for housing goals, policies, and programs; and

WHEREAS, Government Code section 65583 requires that the City identify adequate sites to accommodate housing for all economic segments of the population, based upon the Regional Housing Needs Assessment provided by the San Joaquin County Association of Governments; and

WHEREAS, the City's Community Development Department has initiated and caused to be prepared a proposed Housing Element for the period from 2015-2023; and

WHEREAS, the draft 2015-2023 Housing Element was prepared and circulated for public review, with such circulation including the provision of the requisite review period for the State of California Department of Housing and Community Development ("HCD"); and

WHEREAS, the Planning Commission, after conduction of a public hearing and consideration of all public comment, recommended the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review; and

WHEREAS, at the November 11, 2015 City Council meeting, the City Council directed staff to submit the draft Housing Element to the Department of Housing and Community Development for review; and

WHEREAS, the Department of Housing and Community Development reviewed the 2015-2023 Housing Element and recommended the City of Lodi approve and adopt the new Housing Element; and

WHEREAS, the Planning Commission of the City of Lodi held a properly-noticed public hearing as required by law on March 9, 2016; and

WHEREAS, the Planning Commission, after conduction of a public hearing and consideration of all public comment, recommended the draft 2015-2023 Housing Element be forwarded to the City Council for approval; and

WHEREAS, the City Council of the City of Lodi held a properly-noticed public hearing as required by law on April 20, 2016; and

WHEREAS, the City Council, after conduction of a public hearing and consideration of all public comment, recommends the draft 2015-2023 Housing Element be approved; and

WHEREAS, the draft 2015-2023 Housing Element was available for public inspection and review in the office of the City Clerk for more than ten days prior to the date of this Public Hearing.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi as follows:

1. The proposed draft 2015-2023 Housing Element ensures and maintains internal consistency with all of the objectives, policies, general land uses, programs, and actions of the General Plan. The proposed Housing Element update for the 2015-2023 planning period have been designed to be consistent with State Housing Law, the Regional Housing Needs Assessment for local agencies under the jurisdiction of the San Joaquin Council of Governments (SJCOG, Inc), and to be internally consistent with the other elements of the Lodi General Plan.
2. The proposed draft 2015-2023 Housing Element would not be detrimental to the public convenience, safety or general welfare of the City. The draft Housing Element is compatible with the nature, condition, and development of existing uses, buildings and structures and the proposed Housing Element update will not adversely affect the existing or planned uses, buildings, or structures. The proposed Housing Element update includes specific programs that provide opportunities for affordable housing through the identification of appropriate sites and density as required by the State, make provision for emergency and transitional housing, and establish reasonable accommodations to improve constraints in housing for persons with disabilities. The proposed revisions will not expose people to an increased risk of negative health or public safety impacts and are consistent with the environmental analysis indicating the impacts related to the health, safety and general welfare of the community will not be detrimental as a result of the project.
3. The proposed draft 2015-2023 Housing Element is in compliance with the provisions of the California Environmental Quality Act (CEQA). The City prepared Lodi General Plan 2101 and adopted General Plan EIR 2010 (SCH#2009022075). The proposed Housing Element is an implementation of the General Plan 2010 and the General Plan EIR (SCH#2009022075) is the project's Environmental Document. Having been so included, all General Plan level environmental effects were of necessity, therein addressed. City of Lodi General Plan 2010, City of Lodi General Plan Final Environmental Impact Report, February 2010 and City of Lodi General Plan Draft Environmental Impact Report, November 2009 are available for review at the City of Lodi,

Community Development Department, located at 221 West Pine Street, California, 95240. The documents are also available online at http://www.lodi.gov/community_development/index.html.

4. The City Council of the City of Lodi hereby approves and adopts the 2015-2023 Housing Element.

Dated: April 20, 2016

=====

I hereby certify that Resolution No. 2016-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 20, 2016, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAILOLO
City Clerk



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION APPROVING THE 2015-2023 DRAFT HOUSING ELEMENT

PUBLISH DATE: SATURDAY, APRIL 9, 2016

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: JENNIFER M. FERRAILOLO, CITY CLERK
LNS ACCT. #0510052 City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, APRIL 7, 2016

ORDERED BY: JENNIFER M. FERRAILOLO
CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
DEPUTY CITY CLERK

ELIZABETH BURGOS
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS _____ Emailed to the Sentinel at dianer@lodinews.com at 9:40 (time) on 4/7/16 (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ EB _____ PMF (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER RESOLUTION APPROVING THE 2015-2023 DRAFT HOUSING ELEMENT

On Thursday, April 7, 2016, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider resolution approving the 2015-2023 Draft Housing Element (attached and marked as Exhibit A), was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 7, 2016, at Lodi, California.

ORDERED BY:

**JENNIFER M. FERRAILOLO
CITY CLERK**


PAMELA M. FARRIS
DEPUTY CITY CLERK

ELIZABETH BURGOS
ADMINISTRATIVE CLERK



CITY OF LODI
Carnegie Forum
 305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: April 20, 2016

Time: 7:00 p.m.

EXHIBIT A

For information regarding this notice please contact:

Jennifer M. Ferraiolo

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 20, 2016**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) Adopting a resolution approving the 2015-2023 Draft Housing Element.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Jennifer M. Ferraiolo
 Jennifer M. Ferraiolo
 City Clerk

Dated: April 6, 2016

Approved as to form: .

Janice D. Magdich
 City Attorney



TM

CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Monthly Protocol Account Report
MEETING DATE: April 20, 2016
PREPARED BY: City Clerk

RECOMMENDED ACTION: None required, information only.

BACKGROUND INFORMATION: The City Council, at its meeting of July 19, 2000, adopted Resolution No. 2000-126 approving a policy relating to the City's "Protocol Account." As a part of this policy, it was directed that a monthly itemized report of the "Protocol Account" be provided to the City Council.

Attached please find the cumulative report through March 31, 2016.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: See attached.

Jennifer M. Ferraiolo
City Clerk

JMF/PMF

Attachment

APPROVED: _____
Stephen Schwabauer, City Manager



TM

CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Ratification of Employment Agreement Entered into Between City Manager Stephen Schwabauer and Public Works Director Charles E. Swimley, Jr.

MEETING DATE: April 20, 2016

PREPARED BY: City Manager

RECOMMENDED ACTION: Ratification of employment agreement entered into between City Manager Stephen Schwabauer and Public Works Director Charles E. Swimley, Jr.

BACKGROUND INFORMATION: Lodi Municipal Code Chapter 2.12.060 vests the City Manager with authority to select subordinate staff. The Public Works Director position became vacant upon the retirement of Wally Sandelin in December of 2015. Since that time, Mr. Swimley has served as Interim Director.

In his capacity as Interim Director, Mr. Swimley has demonstrated that he has the temperament, skill and work ethic necessary to perform the task on a permanent basis. He has been widely praised for his work ethic, approachability and problem solving nature by his employees, his colleagues, citizens and the development community alike. However, he has also held the line where necessary to protect the City's interests. As such, I have decided to appoint him as the Public Works Director. The terms and conditions related to Mr. Swimley's employment extend beyond the Manager's authority and therefore require ratification by the City Council.

The agreement is an "at-will" agreement and contains a base salary of \$152,719 annually, six-month severance payment for termination other than cause, an option for a five- percent (5%) increase upon the conclusion of a favorable first year, and benefits similar to what other City executive managers receive under the City's Executive Management Statement of Benefits.

FISCAL IMPACT: Not applicable as it fills a budgeted position.

FUNDING AVAILABLE: The \$152,719 salary is included in the FY 2015/16 budget.

Stephen Schwabauer
City Manager

Attachment: Employment Agreement

APPROVED: _____
Stephen Schwabauer, City Manager

EMPLOYMENT AGREEMENT

Executive Management Exempt Service

Public Works Director

THIS AGREEMENT entered into on April 20, 2016, by and between the CITY OF LODI, a municipal corporation (hereinafter referred to as "City") and Charles E. Swimley, Jr., an individual (hereinafter referred to as "Employee").

WHEREAS, Employee desires to be employed as Public Works Director and City desires to employ the services of Employee as Public Works Director; and

WHEREAS, City and Employee agree in writing to the terms and conditions of employment as Public Works Director; and

WHEREAS, Employee and City agree and acknowledge that Employee's employment as Public Works Director is his sole and exclusive employment with City, and that their employment relationship is governed solely and exclusively by this Agreement.

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, the parties mutually agree as follows:

1. Employment: City agrees to employ Employee as Public Works Director, in accordance with the following provisions:

(a) Employee shall serve as Public Works Director, and shall be responsible for managing and directing the operations of the Public Works Department in accordance with an agreed upon performance plan.

(b) Employee shall perform his duties to the best of his ability in accordance with the highest professional and ethical standards of the profession and shall comply with all general rules and regulations established by the City.

(c) Employee shall not engage in any activity which is or may become a conflict of interest, prohibited contract, or which may create an incompatibility of office as defined under California law. Employee shall comply fully with his reporting and disclosure obligations under regulations promulgated by the Fair Political Practices Commission (FPPC).

(d) Employee agrees to remain in the exclusive employ of the City during the term of this Agreement. Employee shall dedicate his full energies and qualifications to his employment as Public Works Director, and shall not engage in any other employment except as may be specifically approved in writing in advance by the City Manager.

2. Start Date: Employee shall begin work as Public Works Director on April 25, 2016.

3. Maintenance of Professional Expertise: To promote continued professional growth and benefit to the City, Employee shall, at City expense and consistent with budgetary constraints: maintain current professional licenses, maintain membership in professional organizations related to Public Works administration and related professional disciplines; attend workshops, seminars and other similar activities designed to advance Employee's professional development; and, represent the City in professional associations and other organizations.

4. Resignation or Termination:

(a) Employee may resign at any time and agrees to give City at least 30 days advance written notice of the effective date of his resignation. In such event, Employee shall not be entitled to severance pay as provided in Paragraph 5 herein.

(b) The parties recognize and affirm that Employee may be terminated by the City Manager with cause, which shall mean gross insubordination, incapacity, dereliction of duty, conviction of a crime involving acts of moral turpitude or involving personal gain to him, or material breach of this Agreement. In such event, Employee shall not be entitled to severance pay as provided in Paragraph 5 herein.

(c) The parties recognize and affirm that Employee may be terminated by the City Manager without cause. In such event, Employee shall be entitled to severance pay as provided in Paragraph 5 herein.

(d) In the event of termination and in recognition of Employee's professional status and integrity, Employee and the City Manager shall prepare a joint public statement to be made by the City Manager. This employment relationship is based on the mutual respect between the parties and a desire to maintain the highest degree of professionalism. In communicating with third parties about the parties' employment relationship and the circumstances under which it may have been severed, the parties shall (a) protect and advance their mutual respect and professionalism, and (b) refrain from making statements that would negatively impact either party.

(e) Employee may choose to resign or retire his office instead of being terminated if agreed to by the City Manager. In such an event the public announcement, as provided for in Paragraph 4 (d) above, will note Employee has resigned or retired. The provisions of Paragraph 4 (d) shall remain applicable. In such event, Employee shall not be entitled to severance pay as provided in Paragraph 5 herein.

5. Severance Pay: If Employee is terminated by the City Manager without cause while still willing and able to perform the duties of Public Works Director, City agrees to pay Employee a cash payment equal to six (6) months' aggregate salary and the City's cost of six (6) months' health insurance benefits only (no other benefits will be accrued or converted to a cash equivalent) subject to reduction as set forth in this Paragraph 5. The severance payment will be paid in installments coinciding with the City's regular paydays during the severance period and subject to customary withholdings. In the event Employee retains new employment during the six-month severance period, any remaining severance payment will be forfeited as of the date Employee begins his new employment. To be eligible for such severance pay, Employee shall fulfill all of his obligations under this Agreement, and shall sign an Acknowledgment and Release of Claims against the City in a form acceptable to the City Attorney. Payment under this Paragraph 5 will release City from any further obligations under this Agreement, or any other transaction between the parties.

6. **Employment as Department Head is Sole Employment with City:** Employee further represents and acknowledges that his employment as Public Works Director is his sole and exclusive employment with the City. Employee has no right to any other exempt position with the City or to any employment in the classified service.

7. **Salary:**

(a) City agrees to pay Employee \$152,719 in salary per annum for his services, payable in installments at the same time as other employees of the City are paid and subject to customary withholding. The City may reduce base salary compensation or other financial benefits of Employee as part of general salary reduction in pay among and common to all employees. In addition, Employee shall pay seven percent (7%) (employee's share) of his salary towards the California Public Employees Retirement System (CalPERS) benefit.

(b) At any time, a minimum of a ten percent (10%) salary differential shall exist between the Public Works Director and the Public Works Department's next highest paid executive or mid management position, including incentive pay. In addition, the City Manager will have discretion to grant an additional five percent (5%) increase in salary after one year from the date of this Agreement, and subject to a satisfactory performance evaluation. In addition, Employee will receive an additional two percent (2%) adjustment in 2017 similar to all other Executive Managers.

8. **Benefits:** The City shall provide Employee the same benefits as provided to management employees in accordance with the terms of the Executive Management Statement of Benefits, amended as of May 16, 2012, and as hereafter amended, increased or decreased, except as modified herein. Employee's vacation leave shall be calculated based on his actual years of service with the City, increasing from there as provided in the Executive Management Statement of Benefits. Moreover, Employee shall retain all sick leave and vacation leave he has accrued as a City employee prior to his start date as Public Works Director. Employee will also continue to earn and accumulate sick leave as provided in the Executive Management Statement of Benefits. These are the sole and exclusive benefits to be provided to Employee. Any improvement or modification of such benefits may only be made by written instrument signed by the City Manager. As used herein, benefits include, but are not limited to: vacation, sick leave, holidays, administrative leave, retirement, vision insurance, health insurance, dental insurance, long-term disability insurance, and life insurance.

9. **Cell Phone/Vehicle:** Employee will be provided with a Cell Phone for employment related use at the City's expense or a monthly stipend, at Employee's option, on terms consistent with other Executive Managers. Employee will also be provided with access to the Public Works Pool Car for work related use on an as available basis.

10. **Performance Evaluation:** The City Manager shall review and evaluate the performance of Employee each year and set goals and objectives for the ensuing year. Such review and evaluation shall be in accordance with specific criteria developed in the performance plan in consultation with Employee and the City Manager.

11. **Assignment:** Employee shall not assign any of the duties and responsibilities, or obligations of this Agreement except with the express written consent of the City Manager.

12. **Authority to Work in the United States:** Employee represents, under penalty of perjury, that he is authorized to work in the United States. In accordance with §274A (8 USC

1324) of the Immigration Reform and Control Act of 1986 before this Agreement can become effective, Employee must provide documentary evidence to City consistent with the Act, that he is legally entitled to work in the United States, and must execute the verification required by that Act.

13. **Notice:** All notices required herein shall be sent first class mail to the parties as follows:

To **CITY:** Stephen Schwabauer, City Manager
City of Lodi
P. O. Box 3006
Lodi, CA 95241-1910

To **EMPLOYEE:** Charles E. Swimley, Jr.
620 Live Oak Court
Lodi, CA 95242

Notice shall be deemed effectively served upon deposit in the United States mail. Either party may change the "Notice" address by notifying the other party in writing of such change.

14. **Entire Agreement:** This Agreement contains the entire agreement between the parties hereto. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied on by any party hereto. This Agreement may only be amended by written instrument signed by Employee and the City Manager and specifically approved by the City Council in open session.

15. **Severability:** If any provision of this Agreement is invalid or unenforceable, it shall be considered deleted herefrom and the remainder of this Agreement shall be unaffected and shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written above.

CITY OF LODI, a municipal corporation

EMPLOYEE

By: _____
Stephen Schwabauer
City Manager

Charles E. Swimley, Jr.

ATTEST:

By: _____
Jennifer M. Ferraiolo
City Clerk

APPROVED AS TO FORM:

By: _____
Janice D. Magdich
City Attorney 



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Adopt Resolution Approving Side Letter Agreements Amending the Memorandums of Understanding or Statement of Benefits Between the City of Lodi and its Various Bargaining Groups, Confidential Employees, Executive Management and Council Appointees Regarding a One-Time, Non-PERSable Payment to Partially Off-Set Increased Medical Premiums For Employees Who Are Currently Enrolled in One of the City’s Medical Plans and Appropriating Funds in the Amount of (\$50,850)

MEETING DATE: April 20, 2016

SUBMITTED BY: Human Resources

RECOMMENDED ACTION: Adopt Resolution Approving Side Letter Agreements Amending the Memorandums of Understanding or Statement of Benefits Between the City of Lodi and its Various Bargaining Groups, Confidential Employees, Executive Management and Council Appointees Regarding a One-Time, Non-PERSable Payment to Partially Off-Set Increased Medical Premiums For Employees Who Are Currently Enrolled in One of the City’s Medical Plans and Appropriating Funds in the Amount of (\$50,850).

BACKGROUND INFORMATION: Members of the AFSCME General Services and Maintenance & Operations Units and representatives from the City successfully negotiated a successor Memorandum of Understanding (MOU), covering January 2015 through December 31, 2017, approved by Council on May 20, 2015. The successor MOUs contain a re-opener provision to discuss increased costs to health care in calendar years 2016 and 2017. Representatives from the City and AFSCME met and conferred over the past several months and have reached a tentative agreement for a one-time payment that will partially off-set the increased costs to the medical premiums for calendar year 2016. The one-time payment would be provided to those employees who are actively enrolled in one of the City’s medical plans and the amount is based on the employee’s current coverage tier as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

Employees who opt out of the City’s medical insurance are not eligible for the one-time payment. Additionally, this side-letter agreement does not change the City’s monthly contribution to medical insurance as defined in the subsequent MOUs and all other elements of the MOUs remain unchanged.

Representatives from the other bargaining units have requested that the City provide the same one-time payment to their members. The City has no obligation to provide this one-time payment to the other bargaining units; however, the City wishes to provide the same benefit to all employees, represented and unrepresented.

Staff recommends that the Council approve the side-letter agreements with the various bargaining units, and extend the same one-time payment to the confidential employees, Executive Management and Council Appointees, and to appropriate funds.

APPROVED: _____
Stephen Schwabauer, City Manager

FISCAL IMPACT: Total cost of the one-time payment for FY 2015/16 is \$92,600 City-wide, General Fund impact is \$50,850.

FUNDING AVAILABLE: Funding for this item within the General Fund will be provided by funds in excess of the General Fund reserve target established by Council. Expenses in other funds is to be absorbed within existing appropriations.

Adele Post, Human Resources Manager

Jordan Ayers, Deputy City Manager

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and Lodi Police Dispatchers Association
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and Lodi Police Dispatchers Association (“LPDA”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between LPDA and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the LPDA requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Lodi Police Dispatchers Association

Stephen Schwabauer Date
City Manager

Aaron Donato Date
Chief Negotiator, Mastagni Holstedt A.P.C.

Adele Post Date
Human Resources Manager

Jayma Sareeram Date
President, LPDA

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and AFSCME Representing Members of the
General Services and Maintenance & Operators Units
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and AFSCME representing members in General Services and Maintenance & Operators units, and is effective as of April 20, 2016.

RECITALS

WHEREAS, the General Services and Maintenance & Operators Memorandums of Understanding between AFSCME and the City have terms of January 1, 2015 through December 31, 2017 (MOUs), and

WHEREAS, the General Services and Maintenance & Operators MOUs contain re-opener clauses, Article XXI, Section 21.3 of the General Services MOU and Article XXIV, Section 24.6 of the Maintenance & Operators MOU, solely limited to determining the amount the City will contribute towards employee health plan premiums during the calendar year 2016 and 2017, and

WHEREAS, representatives from the City and from AFSCME have met and conferred in good faith to discuss the increase to medical insurance premiums for calendar year 2016 and agreed to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

A.F.S.C.M.E., Council 57
Local 146-AFL-CIO

Stephen Schwabauer Date
City Manager

Linda Tremble Date
President, AFSCME

Adele Post Date
Human Resources Manager

Cliff Tillman, Jr. Date
Senior Business Agent

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and the Lodi Fire Mid-Management
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and the Lodi Fire Mid-Management (“LFMM”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between LFMM and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the LFMM requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Lodi Fire Mid-Management

Stephen Schwabauer Date
City Manager

Ron Penix Date
Representative

Adele Post Date
Human Resources Manager

Gene Stoddart Date
Representative

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and Lodi City Mid-Management Association
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and Lodi City Mid-Management Association (“LCMMA”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between LCMMA and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the LCMMA requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Lodi City Mid-Management Association

Stephen Schwabauer Date
City Manager

Gary Wiman Date
President, LCMMA

Adele Post Date
Human Resources Manager

Julia Tyack Date
Secretary, LCMMA

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and the Lodi Professional Firefighters
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and the Lodi Professional Firefighters (“LPF”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between LPF and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the LPF requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Lodi Professional Firefighters

Stephen Schwabauer Date
City Manager

Justin Porter Date
President, LPF

Adele Post Date
Human Resources Manager

Bill Broderick Date
Vice President, LPF

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and Police Officers Association of Lodi
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and the Police Officers Association of Lodi (“POAL”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between POAL and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the POAL requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Police Officers Association of Lodi

Stephen Schwabauer Date
City Manager

Nathan Woods Date
President, POAL

Adele Post Date
Human Resources Manager

Ryan La Rue Date
Negotiator

ATTEST:

MASTAGNI HOLSTEDT, A.P.C.

Jennifer M. Ferraiolo Date
City Clerk

Dennis Wallach Date
Chief Negotiator, Mastagni Holstedt A.P.C

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and the Lodi Police Mid-Management Organization
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and the Lodi Police Mid-Management Organization (“LPMO”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between LPMO and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, the LPMO requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

Lodi Police Mid-Management Organization

Stephen Schwabauer Date
City Manager

Fernando Martinez Date
Negotiator

Adele Post Date
Human Resources Manager

Shad Canestrino Date
Negotiator

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

**Side Letter Agreement Amending the Memorandums of Understanding
Between the City of Lodi and Local 1245 International Brotherhood of Electrical Workers
January 1, 2015 – December 31, 2017**

This Side Letter Agreement is entered into between the City of Lodi, a municipal corporation (“City”), and Local 1245 International Brotherhood of Electrical Workers (“IBEW”), and is effective as of April 20, 2016.

RECITALS

WHEREAS, the Memorandum of Understanding between IBEW and the City has a term of January 1, 2015 through December 31, 2017 (MOU), and

WHEREAS, the City agreed to provide a one-time, non-PERSable payment to members of General Services and Maintenance & Operators units to partially off-set increased medical insurance premiums for calendar year 2016; and

WHEREAS, IBEW requested the same one-time payment be provided to their eligible members; and

WHEREAS, the City has agreed to provide to the following:

The City will provide a one-time, non-PERSable payment to partially off-set increased medical insurance premiums for employees who are actively enrolled in one of the City’s medical plans during the calendar year 2016;

This one-time payment does not affect the maximum amount the City will contribute towards medical premiums;

Employees who waive or opt-out of the City’s medical insurance will not be eligible for this one-time payment;

Eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Side Letter Agreement;

The one-time payment will be processed in a lump-sum manner along with a regularly scheduled pay check within two pay periods of the approval of this Side Letter Agreement by City Council; and

The one-time payment will be based on the employee’s medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150.00
Employee Plus One	\$300.00
Employee Plus Family	\$400.00

All other provisions of the MOU remain in full force and effect.

CITY OF LODI,
a municipal corporation

IBEW LOCAL 1245

Stephen Schwabauer Date
City Manager

Charley Souders Date
Business Representative

Adele Post Date
Human Resources Manager

Danny Souza Date
Utility Equipment Specialist

ATTEST:

Jennifer M. Ferraiolo Date
City Clerk

APPROVED AS TO FORM:

Janice D. Magdich Date
City Attorney

1. AA# _____
 2. JV# _____

**CITY OF LODI
 APPROPRIATION ADJUSTMENT REQUEST**

TO: Internal Services Dept. - Budget Division
 3. FROM: **Jordan Ayers** 5. DATE: **4/20/16**
 4. DEPARTMENT/DIVISION: **City Manager**

6. REQUEST ADJUSTMENT OF APPROPRIATION AS LISTED BELOW

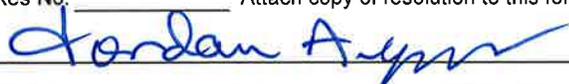
	FUND #	ORG. UNIT #	OBJECT #	ACCOUNT TITLE	AMOUNT
A. SOURCE OF FINANCING	100		32205	Fund Balance	\$ 50,850.00
B. USE OF FINANCING	100	10005000	71001	City Clerk	\$ 700.00
	100	1001000	71001	City Manager	\$ 1,200.00
	100	10015000	71001	City Attorney	\$ 850.00
	100	10020203	71001	Internal Services	\$ 6,150.00
	100	10031004	71001	Police	\$ 25,050.00
	100	10041000	71001	Fire	\$ 13,250.00
	100	10050500	71001	Public Works	\$ 3,650.00

7. REQUEST IS MADE TO FUND THE FOLLOWING PROJECT NOT INCLUDED IN THE CURRENT BUDGET

Please provide a description of the project, the total cost of the project, as well as justification for the requested adjustment. If you need more space, use an additional sheet and attach to this form.

Increasing Salary and Benefit costs associated with a one-time non-PERSable payment to all bargaining groups for a partial reimbursement of increased medical costs for 2016

If Council has authorized the appropriation adjustment, complete the following:

Meeting Date: 4/20/16 Res No: _____ Attach copy of resolution to this form.
 Department Head Signature: 

8. APPROVAL SIGNATURES

 Deputy City Manager/Internal Services Manager Date

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
SIDE-LETTER AGREEMENTS BETWEEN THE CITY OF LODI AND ITS
VARIOUS BARGAINING GROUPS, CONFIDENTIAL EMPLOYEES,
EXECUTIVE MANAGEMENT, AND COUNCIL APPOINTEES
REGARDING A ONE-TIME, NON-PERSABLE PAYMENT TO
PARTIALLY OFF-SET INCREASED MEDICAL PREMIUMS FOR
EMPLOYEES WHO ARE CURRENTLY ENROLLED IN ONE OF THE
CITY'S MEDICAL PLANS AND FURTHER APPROPRIATING FUNDS

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WHEREAS, the City Council approved revisions to the Memorandums of Understanding with AFSCME General Services and Maintenance and Operators units, January 1, 2015 through December 31, 2017, which included a re-opener provision to discuss increased costs to health care in calendar years 2016 and 2017; and

WHEREAS, representatives from the City and AFSCME reached a tentative agreement for a one-time payment that will partially off-set the increased costs to the medical premiums for calendar year 2016; and

WHEREAS, this one-time payment does not affect the maximum amount the City will contribute towards medical premiums; and

WHEREAS, employees who waive or opt-out of the City's medical insurance will not be eligible for this one-time payment; and

WHEREAS, eligible employees must have been hired by the City on or before January 1, 2016 and must be an active employee at the time the City Council approves this Resolution; and

WHEREAS, the one-time payment will be processed in a lump-sum manner along with a regularly-scheduled pay check within two pay periods of the approval; and

WHEREAS, the one-time payment will be based on the employee's medical tier that was in place as of March 16, 2016, as follows:

Employee Only	\$150
Employee Plus One	\$300
Employee Plus Family	\$400

WHEREAS, representatives from the other bargaining units requested that the City provide the one-time payment to their members; and

WHEREAS, the City desires to provide the same one-time payment to all employees, represented and unrepresented.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that it does hereby approve side-letter agreements with the various bargaining units to provide a one-time, non-PERS-able, lump-sum payment to partially off-set increased medical insurance premiums

for calendar year 2016, and extend the same one-time payment to unrepresented Confidential, Executive Management and Council Appointees; and

BE IT FURTHER RESOLVED that funds be appropriated as shown on the attached Appropriation Request Form.

Date: April 20, 2016

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I hereby certify that Resolution No. 2016-_____ was passed and adopted by the Lodi City Council in a regular meeting held April 20, 2016, by the following vote:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. FERRAIOLO
City Clerk

2016-_____



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Consider Notice of Cost to Grant Two Years Additional Service Credit Under Government Code Section 20903.

MEETING DATE: April 20, 2016

SUBMITTED BY: Human Resources Manager

RECOMMENDED ACTION: Consider notice of cost to grant two years additional service credit Government Code Section 20903.

BACKGROUND INFORMATION: The PERS two-year additional service credit program, as established under California Government Code Section 20903, allows the City (as part of a budget reduction process) to offer a retirement incentive of two years service credit to employees. The current PERS contract allows the City, with Council approval, to offer the program to all employees.

The specific resolution would limit the two-year additional service credit incentive to the following classification: Recreation Superintendent (Parks, Recreation, and Cultural Services).

The program requires that participating employees be at least 50 years of age, have five years of service credit with PERS, and retire within a specified period of time as identified by the City. The intended effect of offering this incentive is an overall reduction in the workforce.

Government Code Section 7507 requires that the costs to provide this benefit as stated in Attachment A be made public at a public meeting at least two weeks prior to the adoption of the resolution. This communication serves as that public notice.

As stated earlier, the cost of the program must be made public for a minimum of two weeks. At the May 4, 2016 Council meeting, staff will present the resolution adopting the two years service credit purchase for those employees who will be offered this retirement option.

FISCAL IMPACT: The cost of this benefit will be amortized over 5 years and included in the City's PERS employer contribution rate beginning in FY 2019/2020.

FUNDING AVAILABLE: Not applicable.

Adele Post, Human Resources Manager

Jordan Ayers, Deputy City Manager

Attachment

APPROVED: _____
Stephen Schwabauer, City Manager

**TWO YEARS ADDITIONAL SERVICE CREDIT
Section 20903**

ATTACHMENT A

Estimated Employer Cost

Classification	Name	Age	Ret. Formula	Annual Pay Rate	Cost Factor	PRSA* Yes or No	No PRSA	COLA 3%, 4%, 5%	Additional Employer Contributions
Recreation Superintendent	Michael Reese	63	2 @ 55	\$ 75,048.77	0.62	Yes		No	\$ 46,530.24
Cost:									\$ 46,530.24

Salary Savings: \$ 75,048.77

Estimated Increase in Employer Contribution: 0.000362134
(Based on \$28,938,940 annual payroll for Misc. & Fire)

*PRSA - Post Retirement Survivor Allowance

Actual Annual Cost: \$ 10,452.61
x 5 years \$ 52,263.03