



LODI CITY COUNCIL
Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: June 23, 2009

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

NOTE: 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 24 hours prior to the meeting date.

Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Update on Tienda Drive Affordable Senior Housing Project (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

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

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Update on Tienda Drive Affordable Senior Housing Project
MEETING DATE: June 23, 2009
PREPARED BY: Community Development Department

RECOMMENDED ACTION: Receive an update on the status of the affordable senior housing project proposed for Tienda Drive.

BACKGROUND INFORMATION: The City Council has set aside \$1.2 million for the development of an affordable senior housing project.

The City is currently planning on using those funds for an affordable senior housing project located on the City-owned property adjacent to the Roget Park site on Tienda Drive. As those funds have been allocated through the Urban County, we need to expend them by the end of the 2009/10 fiscal year, when we hope to have all Urban County accounts closed out. Within this next twelve months, those funds will be allocated to a non profit developer who will commit to acquiring the land from the City at a price determined through a recent fair market appraisal (\$650,000) for the subsequent development of affordable senior housing.

On April 1, 2009, the City Council authorized the City Manager to enter into negotiations with Eden Housing, Inc. as the developer of choice for that project. The proceeds of the sale of the land to Eden Housing will be used for the development of the adjacent Roget Park. The intent is to have both project completed simultaneously.

We are currently working on a Disposition, Development, and Loan Agreement (DDLA) which provides all the pertinent details for the use of those funds and the subsequent performance of the developer to design, build and manage the senior housing project. Staff expects to bring that to the City Council for approval in July or August.

Eden Housing has developed a preliminary design for the project site in order to determine an approximate number of units on the property, which will then allow for the preliminary environmental review to begin. City staff has spoken with several of the surrounding neighbors and with a representative of the Roget family. Staff will be facilitating future meetings with both residents and business owners from the surrounding neighborhood, as part of Eden Housing's community outreach for this project.

APPROVED: _____
Blair King, City Manager

Representatives from Eden Housing are present and can speak regarding the specifics of the site plan and how they intend to proceed for project funding and development and the timeline that process will follow.

FISCAL IMPACT: N/A

FUNDING AVAILABLE: N/A

Konradt Bartlam
Community Development Director