



DRAFT 2016-17 Annual Action Plan
Community Development Block Grant Program

CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
NEIGHBORHOOD SERVICES DIVISION



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

During the 2016-2017 plan year, Lodi anticipates receiving \$613,959. This 2016-2017 Annual Action Plan is the third of five required annual updates to the 2014-2018 Consolidated Plan. It implements one year goals identified in the Consolidated Plan.

In order to be eligible to receive Community Development Block Grant (CDBG) funds, the City of Lodi must submit a Consolidated Plan to the Department of Housing and Urban Development (HUD) every five years, and is required to update that plan annually. The Consolidated Plan is an assessment and analysis of local conditions and issues related to housing, homelessness, community development, and economic development. Utilizing a comprehensive outreach and citizen participation process, the Consolidated Plan describes priority needs facing the community and develops strategies to address those needs.

This annual Action Plan also identifies funding priorities and details the projects proposed to receive Federal funds under the CDBG Program, and the Section 108 Loan Guarantee Program.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment within the 2014-2018 Consolidated Plan identified several target populations:

- Extremely low-income and very low-income households;
- Seniors;
- Youth, primarily ages 6 – 17;
- Persons with disabilities; and
- Foster youth.

The Needs Assessment also identified several types of projects and services that are needed in the community, including the following:

- Public facilities (either new or upgrades/expansions to existing facilities), including community centers, youth facilities, community gardens and one-stop service centers;

- Affordable housing programs for new housing construction, the preservation and rehabilitation of existing rental housing, emergency housing repairs, down-payment assistance and tenant-based rental assistance;
- Crime prevention activities to provide resources to support law enforcement and crime prevention programming in designated neighborhoods;
- Public improvements, especially those focused on increasing accessibility, such as ADA curbs ramps and sidewalk infill, and storm drainage and flooding improvements;
- Public services for a wide range of populations, including seniors, youth, disabled persons, homeless households, foster youth, displaced workers, and households with fair housing issues;
- Employment development services to provide training and to support job creation.

Through the full five year term of the Consolidated Plan, the City of Lodi anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City's ability to fund some project types.

Given the City's relatively small CDBG allocation, funds for affordable housing or other large capital improvement projects will need to come from other sources such as the State HOME Program and HUD's Section 108 Loan Guarantee Program.

3. Evaluation of past performance

The City of Lodi received \$613,405 in CDBG entitlement funds in FY15-16. The City funded eight social service organizations for a variety of services including: after-school programs, adult English language classes, a mobile farmers market, fruits and vegetables for needy families, gang prevention, youth counseling, family resources, and fair housing assistance. Awards ranged from \$1,500 to \$15,000. Lodi's Graffiti Abatement program also received funding to help keep the Low to Moderate Income (LMI) Target Area clean from graffiti. The City also awarded funds to expand the financial opportunities of residents through a small business training program.

The City also supported community development projects based on clearly identified needs. Among these initiatives were programs that focused on handicap accessibility projects and public infrastructure improvements in low-income neighborhoods. Four projects were awarded for the purpose of aiding disabled individuals in low-income areas to have greater ADA accessibility, including sidewalk ramps, parking stalls, ramps, and more.

Both the public service programs and the community development projects were based on priorities identified in the Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Two of the formal objectives of the Consolidated Plan are to: 1) promote citizen participation in the development of local priority needs and objectives; and 2) encourage consultation with public and private agencies to identify shared needs and solutions to persistent community problems.

The Neighborhood Services Division of the Community Development Department invites the community to provide input on the way HUD grant funds are spent. This Citizen's Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of HUD funds. Lodi created this document to ensure that various and effective methods of outreach and channels of communication were used to reach residents and gather their input.

Community and neighborhood meetings are organized by City staff and/or by local community-based organizations to seek community input and identify community needs. These meetings serve several purposes:

- Obtains community input about how funds should be spent;
- Solicits information about neighborhood needs;
- Builds a sense of community among neighborhood residents;
- Encourages community empowerment and greater community voice;
- Provides neighborhoods with information about city services.

The City continues to address potential gaps in the delivery system. The following are a few examples of efforts to overcome gaps in the institutional structure and to enhance coordination:

- The Neighborhood Services Division staff work with the City's Finance, Parks, Planning, and Public Works Departments to ensure that capital improvement projects are on schedule, and that invoices are paid in a timely manner.
- The Neighborhood Services Manager participates in the following community/collaborative committees on a regular basis: (a) San Joaquin County Emergency Food and Shelter Board, (b) The Committee on Homelessness, (c) City of Lodi ADA Committee/Citizen Advisory Panel, and (d) Lodi Improvement Committee.

- The Neighborhood Services Manager facilitated the update of the City's Housing Element, particularly in the discussions surrounding multi-family and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.
- The Neighborhood Services Manager led the development of an Analysis of Impediments to Fair Housing Choice.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Lodi offered six opportunities for participation and comment through the Consolidated Plan Process.

During the Lodi Improvement Committee meeting on November 10, 2015, staff met with residents to introduce the plan for a Neighborhood Revitalization Strategy Area in order to bring more resources into our lower income block groups. One resident expressed the need for a community center in the east side of the city during the open public comment period. There were around a dozen residents present and many of which were using headphones for Spanish translation.

On January 11, 2016, flyers were distributed to 315 students at Joe Serna Jr Charter School to inform and remind parents of the Neighborhood Services two upcoming meetings. One meeting was to be held at a formal hall meeting and the other at a work center to give community members a choice of different setting they felt more comfortable with in speaking and sharing their input. With the approval from Lodi Unified School District to distribute the flyers, outreach was able to specifically reach our proposed NRSA target area population.

On January 11, 2016, flyers were distributed to 315 students at Joe Serna Jr Charter School to inform and remind parents of two upcoming meetings. One meeting was to be held at the Carnegie Forum Council Chambers while the other was to be held at a local WorkNet center to give community members a choice of locations where they could feel more comfortable with in speaking and sharing their input.

At the January 27, 2016 meeting, staff met with residents at California Human Development (CHD) WorkNet Center. Staff handed out ABCD surveys with Spanish translation and assisted with any help needed on the questionnaire. There were thirty community members in attendance and they were very vocal in providing feedback regarding the questions being asked. Some main concerns were about gang criminal activity in which staff responded that one of the best ways to help would be to form neighborhood watch groups and report crime to the Lodi Police Department. One resident stated many are fearful to be in a watch group as they might be targeted by gang members. Staff answered they can meet anonymously and would work on setting up a safe meeting location.

On January 30, 2016, fifty flyers were distributed to the new Lodi Fire Station #2 open house on Cherokee Lane within the proposed Neighborhood Revitalization Strategy Area. The flyers were created to notify residents and especially those in attendance from the surrounding neighborhood blocks that the survey was to be made available at City Hall and CHD WorkNet Center, in order to provide community members an opportunity to have their voices be heard.

On February 23, 2016, staff met with parents of students who attend Heritage Elementary at an English Learner Advisory Committee (ELAC) meeting. Mr. Joseph Wood, Neighborhood Services Manager, explained the survey being given and the strategy to bring more resources to the east side of the City of Lodi. Heritage School's Vice Principal Mendoza translated the presentation session to the twenty-five residents in attendance where city contact number sheets were also passed out. During the time for questions, one parent commented on an issue of a youth group using drugs and stealing in the neighborhood while the parents did nothing yet were aware of the situation. Additionally, two parents gave their contact information to receive resources to learn more about the city's Youth Outreach "Gang Reduction Intervention Program" (GRIP).

On March 1, 2016, staff met with Spanish speaking parents at the Principal's Meeting of Joe Serna Jr. Charter School for grades 1-8. The Neighborhood Revitalization Strategy was explained and the ABCD survey was distributed to the fifteen parents in attendance. Each question was read and help was translated through assistance from Principal Maria Cervantes.

On March 14, 2016, an online version of the Asset Based Community Development survey was created with links for both an English and Spanish questionnaire which will be shared on the neighborhood website called NextDoor. Residents in the proposed Neighborhood Revitalization Strategy Area will be able to participate by completing the survey in a community group forum for the use intended to improve their neighborhood, where they will then have the opportunity to view the results in one of the upcoming Lodi Improvement Committee meetings.

Public comments and meeting minutes from the above mentioned meetings can be found in **Appendix B**.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City has not received any public comments that were not accepted.

7. Summary

Lodi's City Council approved the draft 2016-17 Annual Action Plan on March 16, 2016 and is scheduled to review and approve the final Annual Action Plan on May 4, 2016. Comment provided were: **[tbd]**

At the March 16, 2016 meeting, the City Council was supportive of the recommendations for allocation of CDBG funding that were presented to them at the Public Hearing. A summary of those comments are as follows:

- Greater ADA accessibility for pedestrians on the Cherokee Lane corridor.
- Alley improvements to correct inadequate storm drainage and repair deteriorated conditions.
- Concerns about groundwater contamination from the agricultural fields.
- Last year's pilot gang prevention program made a difference with youth and families, especially by providing case management and resources to family members of youth receiving services. Group counseling with youth using new curriculum was particularly effective.
- Salvation Army's tutoring and mentoring program is important for helping kids to not fall behind in school and their future.
- CDBG funds should be used to support the Lodi workers that support Lodi's economic – the wine industry, retail, and manufacturing.
- Hot meals instead of frozen meals are very much appreciated by seniors
- Providing food assistance programs helps not just the homeless but Lodi's families at lower-incomes to have a meal.

The Lodi Improvement Committee is in support of the proposed activities in the Annual Action Plan and is helping lead the role in the development of the Neighborhood Revitalization Strategy Area.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Lodi, CA	Community Development Department
Lead Agency	Lodi, CA	na

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Joseph Wood, Neighborhood Services Manager
City of Lodi - Community Development Department
221 West Pine Street
P.O. Box 3006
Lodi, CA 95241
jwood@lodi.gov
(209)333-6800 ext 2467

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

In preparing the Action Plan, the City consulted with a variety of agencies, including local and regional community-based organizations, such as the California Human Development, Housing Authority of the County of San Joaquin, and more.

The goal of the consultation process was to provide detail of the priority needs identified in the Consolidated Plan and how those agencies best could focus their programs and activities to help address those priority needs and to explore opportunities for coordination to improve availability and access to services.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

City staff has been meeting with several local health, mental health and service agencies to explore opportunities to increase service delivery through mobile and fixed locations in or at least closer to the neighborhoods where the clientele reside.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Lodi will continue to work as part of the San Joaquin County Continuum of Care (CoC) in 2016-17. The CoC is currently administered by the San Joaquin County Community Development Department. Several local agencies and organizations that receive funding help steer the committee.

The City has been working with a Homeless Task Force made up of key City staff, representatives from the Salvation Army and local faith-based organizations, and the Lodi Community Foundation, a local philanthropic organization. Led by the Lodi Police Department, this task force has built consensus and support to explore a number of short- and long-range solutions to reduce homelessness and mitigate its effect on the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Lodi does not have sufficient population to receive Emergency Shelter Grant (ESG) funding directly. The San Joaquin County Neighborhood Preservation Division administers several federal grant programs that provide direct assistance to homeless individuals and families. They include several Supportive Housing Programs (SHP) and a Shelter Plus Care (SPC) Program. The SPC program provides rent assistance for disabled homeless individuals. Supportive Housing Programs provide rent assistance and supportive services to homeless families and individuals to assist them in making a successful transition from homelessness to independent living. Funds for these programs are received through HUD's Continuum of Care Homeless Assistance Grant Application process.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	CALIFORNIA HUMAN DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff routinely meets with CHD and the local Hispanic and Pakistani community through meetings facilitated by CHD as a means of providing information on what is being done to address needs identified in the Consolidated Plan and to receive feedback from that community on those and other issues. Information from those meetings had a direct bearing on some of the projects recommended for funding.
2	Agency/Group/Organization	Housing Authority of San Joaquin County
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Housing Authority to review opportunities to provide new affordable housing or the rehabilitation of existing affordable housing. An application for CDBG funding was prepared and submitted to address the needs identified in those discussions.
3	Agency/Group/Organization	LOEL Foundation
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the LOEL Foundation in regards to various needs and issues that were related to their role within the community.
4	Agency/Group/Organization	SECOND HARVEST FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Second Harvest in regards to various needs and issues that were related emergency food. An application for CDBG funding was prepared and submitted to address the priority needs.
5	Agency/Group/Organization	THE SALVATION ARMY – LODI CORP.
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Salvation Army - Lodi Corp in regards to various needs and issues that were related emergency food and shelter, housing and supportive services. An application for CDBG funding was prepared and submitted to address the priority needs.
6	Agency/Group/Organization	SAN JOAQUIN FAIR HOUSING ASSOCIATION
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Fair Housing in regards to various needs and issues that were related housing and discrimination.
7	Agency/Group/Organization	COMMUNITY PARTNERSHIP FOR FAMILIES OF SJ
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Community Partnership regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. An application for CDBG funding was prepared and submitted to address the priority needs.
8	Agency/Group/Organization	ONE-EIGHTY TEEN CENTER
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the One-Eighty Youth Services regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. An application for CDBG funding was prepared and submitted to address the priority needs.
9	Agency/Group/Organization	EMERGENCY FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Emergency Food Bank in regards to various needs and issues that were related to emergency food. An application for funding was prepared and submitted.
10	Agency/Group/Organization	HUMAN SERVICES AGENCY OF SAN JOAQUIN COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with HSA regarding services that they provide to homebound senior citizens. Staff determined that funding should be directed toward better alternatives than what is being proposed by HSA.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted a variety of agencies serving Lodi residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of Lodi	Both include the goal of fostering affordable housing.
Continuum of Care	San Joaquin County	Both address issues pertaining to homelessness and special needs housing.
Analysis of Impediments	City of Lodi	Both include the goal of access to affordable housing, including special needs groups.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Lodi offered several opportunities for participation and comment throughout the Annual Action process, as indicated below in Table 4. Some of the outreach included two public hearings as part of the regularly schedule City Council meetings provided opportunities for comment; and two Lodi Improvement Committee meetings.

The comments received through the citizen participation process for this Annual Action Plan and those received during the five-year Consolidated Planning process were essential to outlining goals and priorities. The majority of the needs identified throughout the Consolidated Plan process are incorporated in the Needs Assessment section and covered in the Strategic Plan priorities and goals.

Citizen Participation Outreach

1	Public Meeting	Non-targeted/ broad community	About twelve residents attended the November 12, 2015 Lodi Improvement Committee meeting	Resident stated there is a need for a community center in proposed NRSA	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html
2	Public Meeting	Non-targeted/ broad community	Close to eighteen residents attended the January 12, 2015 Lodi Improvement Committee meeting	Resident commented that Main St near downtown is in need of blight reduction while another had concerns of the high rent.	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html
3	Public Meeting	Minorities Spanish Speaking	At the January 27, 2016 California Human Development (CHD) meeting, around 30 residents attended	Feedback concerning gang activity and interest in neighborhood watch groups during ABCD survey participation	All comments were accepted.	
4	Other -	Minorities Spanish Speaking	On the February 23, 2016 English Learner Advisory Committee (ELAC) meeting at Heritage Elementary School, about twenty-five parents attended	Positive reaction to NRSA brief and Lodi's "Gang Reduction Intervention Program" (GRIP), ABCD surveys were collected	All comments were accepted.	
5	Other -	Minorities Spanish Speaking	At the March 1, 2016 Parent/Principal meeting for Joe Serna Jr School, around fifteen parents attended	Positive reaction to NRSA brief and support of ABCD survey	All comments were accepted.	

6	Public Meeting	Minorities Spanish Speaking	On March 16, 2016, the City Council conducted the first Public Hearing for the draft AAP, where a Spanish-language translator was provided. Approximately ten Spanish-speaking residents attended. Two participated in the Public Hearing.	Greater ADA accessibility for pedestrians on the Cherokee Lane corridor. Alley improvements to correct inadequate storm drainage and repair deteriorated conditions. Concerns about groundwater contamination from the agricultural fields.	All comments were accepted.	
7	Internet Outreach	Proposed NRSA community Minorities Spanish Speaking	TBD	TBD	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Lodi will have a total of \$613,959 in new CDBG funds for program year 2016-2017. Allocation of funds and assignment of priorities for funding are based upon the national goals set forth by HUD regulations, and local goals for housing and community development. Local goals, consistent with HUD regulations, focus on building up and improving the City's lower-income neighborhoods. The City intends on pursuing additional funding through the State HOME Program, Cal-Home, and other state and federal resources as may be appropriate.

Lodi was awarded \$700,000 in State HOME funding for a First Time Home Buyer Program during 2013-2016; however, the City was unable to use HOME funds due to home prices above the maximum amount, and difficulty in finding a local nonprofit to administer the program.

During 2015-2016, the City explored three potential projects that would use Section 108 Loan Guarantee Program funds; however, none of those projects proved to be viable. In 2016-17, the City plans to continue pursue possible projects and funding through the Section 108 Loan Guarantee program. Once an eligible project is identified, then the specific amount and use of the loan proceeds will be determined during the plan year. Possible uses being considered are: affordable housing fund or specific project: single-family acquisition/rehabilitation/resale program, multi-family housing, and/or economic development (job creation).

Lastly, during 2015-16 program year, the City Council sent letters of support for Assembly Bill (AB) 1335 – Building Homes and Jobs Act (Atkins) and AB 35 – Low-Income Housing Tax Credits (Chiu and Atkins). While AB 1335 died on its third reading and AB 35 was vetoed by the governor, the City will continue to look for bills that will help bring additional resources for affordable housing.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$613,959	\$0	TBD	--	\$1,200,000	City of Lodi is a CDBG entitlement community that expects an average allocation of \$600,00 per year for planning purposes.
Section 108	Public-federal	Acquisition Housing	1,000,000	0	0	1,000,000	1,000,000	In 2015-16, the City plans to pursue funding through the Section 108 Loan Guarantee Program. Possible uses: single-family acquisition/rehabilitation/resale program, multi-family housing, or economic development (job creation).

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement; however, in evaluating the subrecipient applications and project proposals submitted to the City for CDBG funding each year, match funds are considered as a factor in determining recommended actions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

With left over funds from the 2014-2015 plan year, the City amended its 2015-16 Annual Action Plan to provide rehabilitation funds to upgrade a city facility. Specifically, this project is for tenant improvements to existing office spaced to support the creation of a Family Resource Center, operated by local nonprofit called Community Partnership for Families.

Discussion

No additional narrative necessary.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Affordable Housing	2014	2018	Affordable Housing Public Housing	RCAP/ECAP 43.02 City-Wide Activity	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income Public Facilities	CDBG: \$145,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Rental units rehabilitated: 6 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
2	Rehabilitate Existing Housing	2014	2018	Affordable Housing	CDBG Target Area	Housing Rehabilitation: Emergency and Minor Repair	CDBG: \$135,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6 Households Assisted
3	Produce New Affordable Housing	2014	2018	Affordable Housing	CDBG Target Area	Homebuyer Assistance	CDBG: \$125,701	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Improve Accessibility	2014	2018	Non-Housing Community Development	City-Wide Activity	Public Facilities Public Improvements	CDBG: \$11,374	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Address Blight and Nuisance	2014	2018	Non-Housing Community Development	CDBG Target Area	Public Services	CDBG: \$32,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
6	Access to Social Services	2014	2018	Non-Housing Community Development	RCAP/ECAP 43.02 City-Wide Activity	Public Services	CDBG: \$60,093	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Affordable Housing
	Goal Description	Projects include: Salvation Army rehabilitates structure to become a transitional home; Housing Authority rehabilitates housing units on Washing Street; San Joaquin Fair Housing.
2	Goal Name	Rehabilitate Existing Housing
	Goal Description	Housing Rehabilitation and Emergency Repair Programs
3	Goal Name	Produce New Affordable Housing
	Goal Description	Down Payment Loan Assistance Program
4	Goal Name	Improve Accessibility
	Goal Description	Grace and Mercy ADA Improvements Phase II

5	Goal Name	Address Blight and Nuisance
	Goal Description	Graffiti abatement
6	Goal Name	Access to Social Services
	Goal Description	Projects include: LodiGRIP's gang prevention program; Community Partnership for Families' youth support services; Second Harvest Food Bank; and LOEL Center's Meals on Wheels.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Regulation 24 CFR 91.215(b) points out the affordable housing needs and goals that are to be provided in a jurisdiction's Strategic Plan. Lodi's five-year Strategic Plan estimates that 12 new affordable housing units would be produced, four existing affordable housing units would be preserved, and four existing affordable housing units would be rehabilitated during the plan period. To date, the project with the Housing Authority of the County of San Joaquin (the Authority) is underway on these goals. The Authority is in the preliminary pre-construction phase for its rehabilitation to six existing affordable housing units on South Washington Street. For its 16-17 year, the City proposes four new affordable housing projects. The estimated numbers of lower income families that will be assisted (across all four programs) are as-follows: 6 extremely low-income, 12 low-income, 4 moderate-income.

AP-35 Projects – 91.220(d)

Introduction

#	Project Name
1	Planning and Administration
2	Planning and Administration - Fair Housing
3	Salvation Army Transitional Housing Facility Rehabilitation
4	Housing Authority 719 S. Washington Phase IV
5	Housing Rehabilitation and Emergency Repair Programs
6	Down Payment Assistance Loan Program
7	Grace and Mercy ADA Improvements Phase II
8	Graffiti Abatement
9	LodiGRIP
10	Community Partnership for Families
11	Second Harvest Food Bank
12	LOEL Center Meals On Wheels

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City considered a variety of thresholds to recommend a project for the public and City Council review and approval. First, the project must fit within CDBG objectives, including meeting one of the national objectives. Second, the project must address one of the community priorities set out in the Consolidated Plan, including the Strategic Plan. The Consolidated Plan priorities were created with community input at the time of its formation in 2014. Each year, during the Annual Action Planning, goals and priorities are re-assessed to ensure that they continue to reflect changing community needs and priorities. Third, the City has a few projects which have experienced delays, so staff also took into consideration the ability and readiness of the public facilities and public service projects to complete projects in a timely manner.

Moreover, for social service projects, the City considered the scores of the applicants using a new ZoomGrants online application system. ZoomGrants allowed the City to set a scoring formula to help provide impartial review of each services application. In evaluating the applications scores, the City looked at three supplemental factors to ensure fair and impartial assessment of all the applications. The first was whether the applicant requested funding from the City of Lodi in the prior year and was not awarded. The second was whether the program/project provided specific benefit to aid the residents in the neighborhoods the City has identified as Racially/Ethnically Concentrated Areas of Poverty (RCAP/ECAP). The third was whether the programs/projects met any of the high priority goals identified in the 2014-2018 Consolidated Plan. Overall, project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

Obstacles

The primary obstacle to meeting the needs of lower income individuals and families is a lack of enough resources to fully address their needs, despite having work. Most lower income families in California, 78%, have at least one adult working, excluding families made up only of adults age 65 and over (Public Policy Institute of California, *Just the Facts: Poverty in California*, viewed 4/2016). Possible resources may be generated by their own efforts (e.g. income from a job) or from the community (e.g. family members, church, or public benefits). While the economy has made some recovery since the 2008 Recession, many Californian's still struggle to have enough to take care of their family, such as basic needs: sufficient housing, food, and clothing; but also adequate employment, transportation, and health which help families to be self-sufficient.

According to the Bureau of Economic Analysis, the per capita personal income of Californians increased in 2015 was \$52,651 (U.S. Department of Commerce, Bureau of Economic Analysis, *BEARFACTS: California*, viewed 4/2016). This was a 5.3 percent change from 2014. The national change was less at 3.5 percent. California's per capita personal income also ranks 10 in the nation and was 110 percent of the national average of \$47,669. However, despite California's higher per capita personal income, its poverty rate remains high. According to the Public Policy Institute of California, 16 percent of Californians lacked enough resources to meet basic needs in 2014. By comparison, 12 percent of Californians experienced poverty. Additionally, this poverty rate does not account for California's high housing costs. Moreover, about four in ten Californians are living in or near the poverty line. In San Joaquin County specifically, the poverty rate was 18.3 percent in 2013.

Government resources can and do keep families out of poverty, so continued government funding is essential. CDBG funds are important for bringing added resources to providing both safety-net and long-term anti-poverty programs. According to the Public Policy Institute of California's report, 8.45 of Californians were kept out of poverty in 2013 due to the combined contributions from CalFresh (i.e. food stamps), CalWorks (i.e. cash assistance to families with children), federal Earned Income Tax Credit and Child Tax Credit, Supplemental Security Income, federal housing subsidies, Supplemental Nutrition Program for Women, Infants and Children, and lastly, free or low-cost school meals. This impact was even more pronounced for the Central Valley counties where these safety net programs cut poverty by 14.3 percentage points, whereas poverty was only cut by 5 percent in the Bay Area and Orange County.

The primary obstacle facing the City of Lodi is a lack of resources – particularly funding – to be able to address the spectrum of need identified in the community. That is why Lodi takes great efforts to stay connected with local nonprofits and social service agencies, regularly examines funding sources and other resources for opportunities to leverage and build capacity, and looks for gaps in needed essential services, while also looking for opportunities to implement long-term anti-poverty solutions.

A second obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. Lodi works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Lodi and downtown Stockton. The City has also encouraged nonprofits agencies to operate satellite and mobile offices within Lodi. The City has provided CDBG funding to one of our local service providers, the Community Partnership for Families of

San Joaquin, to assist with their move to a vacant office space in a City building where they will operate their Family Resource Center.

A third obstacle is the number of nonprofits that need assistance with program management and fiscal policies. New nonprofits have formed in Lodi and throughout the region, and most have small but passionate staff and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic technical assistance securing tax exempt status, setting up bookkeeping systems and applying for grants.

Projects

AP-38 Projects Summary

Project Summary Information

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Planning and Administration	Preserve Existing Affordable Housing Rehabilitate Existing Housing Produce New Affordable Housing Improve Accessibility Address Blight and Nuisance Access to Social Services	City-Wide Activity - Other	New Construction of Affordable Housing Housing Rehabilitation: Emergency and Minor Repair Preservation of Existing Affordable Housing Homebuyer Assistance Public Facilities Public Improvements Public Services	CDBG : \$104,791
	Description	The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and sub-recipient training and monitoring.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	Planning and Administration does not provide a direct benefit.			
	Location Description	City Hall 221 West Pine Street, Lodi, CA, 95240			
	Planned Activities	The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information			

		System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.			
2	Planning and Administration - Fair Housing	Preserve Existing Affordable Housing	City-Wide Activity - Other	Preservation of Existing Affordable Housing Public Services	CDBG : \$18,000
	Description	Under Planning and Administration, funding will also be provided for San Joaquin Fair Housing to provide fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 500 unduplicated individuals.			
	Location Description	Various			
	Planned Activities	San Joaquin Fair Housing will provide the following services: fair housing counseling, housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.			
3	Salvation Army Transitional Housing Facility Rehabilitation	Preserve Existing Affordable Housing	RCAP/ECAP 43.02 - Local Target area	Preservation of Existing Affordable Housing Public Services	CDBG : \$100,000
	Description	This project is for the rehabilitation of a single family home to become a transitional housing facility for homeless.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will create 6 new beds for lower income families.			
	Location Description	4 West Vine Street, Lodi, CA 95240			
	Planned Activities	This project will rehabilitate an existing single family home into a transitional housing facilities.			
4	Housing Authority 719 S. Washington Phase IV	Preserve Existing Affordable Housing	CDBG Target Area - Local Target area	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income	CDBG : \$27,000
	Description	This project will rehabilitate existing affordable housing units.			
	Target Date for Completion	06/30/2017			

	Estimate the number and type of families that will benefit from the proposed activities	This project will make improvements to six rental housing units.			
	Location Description	719 South Washington, Lodi, CA 95240			
	Planned Activities	This project will make exterior improvements to improve drainage.			
5	Housing Rehabilitation and Emergency Repair Programs	Rehabilitate Existing Housing	CDBG Target Area - Local Target area RCAP/ECAP 43.02 - Local Target area	Housing Rehabilitation: Emergency and Minor Repair	CDBG : \$135,000
	Description	This project will provide funds to homeowners for repairs to their homes.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 6 households.			
	Location Description	Various			
	Planned Activities	This project will provide loans and/or grant to homeowners for health, safety and emergency type repairs to their homes.			
6	Down Payment Assistance Loan Program	Produce New Affordable Housing	CDBG Target Area - Local Target area	Homebuyer Assistance	CDBG : \$125,701
	Description	This project will provide funds to lower income homeowners for the purchase of a home.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit six households.			
	Location Description	Various			
	Planned Activities				
7	Grace and Mercy ADA Improvements Phase II	Improve Accessibility	CDBG Target Area - Local Target area	Public Facilities Public Improvements	CDBG : \$11,374
	Description	This project is to make ADA accessibility improvements to the existing facility that serves lower-income families.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of	This project will make improvements to one facility.			

	families that will benefit from the proposed activities				
	Location Description	425 North Sacramento Street, Lodi, CA 95240			
	Planned Activities	This project will bring ADA accessibility to existing social service provider Grace and Mercy Charitable Foundation.			
8	Graffiti Abatement	Address Blight and Nuisance	CDBG Target Area - Local Target area	Public Services	CDBG : \$32,000
	Description	This project will remove graffiti from public and private properties.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the residents within the target area which is approximately 18,000 individuals.			
	Location Description	Various			
	Planned Activities	This project will remove graffiti from public/private and residential and non-residential surfaces within the target area.			
9	LodiGRIP	Access to Social Services	CDBG Target Area - Local Target area RCAP/ECAP 43.02 - Local Target area	Public Services	CDBG : \$2,000
	Description	This project will support gang prevention activities for Lodi youth.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 5 youth and their families.			
	Location Description	Various			
	Planned Activities	The LodiGrip program will provide gang-prevention services through mentoring and referrals to agencies and organizations that can provide supportive services.			
10	Community Partnership for Families	Access to Social Services	CDBG Target Area - Local Target area	Public Services	CDBG : \$44,093
	Description	This project will provide gang prevention and other services for Lodi's at-risk youth.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of	This project will benefit 25 unduplicated youth.			

	families that will benefit from the proposed activities				
	Location Description	Various			
	Planned Activities	This project will include assessments, case management, group counseling, and curriculum program for Lodi's at-risk youth.			
11	Second Harvest Food Bank	Access to Social Services	CDBG Target Area - Local Target area City-Wide Activity - Other	Public Services	CDBG : \$7,000
	Description	This project will provide healthy foods to low-income families.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 970 individuals.			
	Location Description	Various			
	Planned Activities	This project will provide food supplies for local nonprofit agencies to distribute, a senior brown bag program, and food-for-thought program that gives healthy food to school-aged children.			
12	LOEL Center Meals On Wheels	Access to Social Services	CDBG Target Area - Local Target area City-Wide Activity - Other	Public Services	CDBG : \$7,000
	Description	This project will provide hot meals to seniors.			
	Target Date for Completion	06/30/2017			
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 50 individuals.			
	Location Description	Various			
	Planned Activities	This project will provide home-delivery of hot meals to lower income seniors.			

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

While Lodi has used a need-based strategy for selection of projects and activities, the greatest need has historically been identified to be within the low-income Target Area. Specific attention will be focused on one Census Tract within our Target Area (45.02) that was recently identified as a Racially Concentrated Area of Poverty (RCAP) and an Economically Concentrated Area of Poverty (ECAP).

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	62
RCAP/ECAP 43.02	16
City-wide Activity	22

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Areas of concentrated poverty generally have less private investment from financial institutions, grocery stores and other retail outlets. With less competition, businesses like convenience marts and check cashing companies are able to charge more for goods and services and low-income people end up paying more for basic necessities.

Discussion

No additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's Consolidated Plan and Action Plan focuses on affordable housing because not only does HUD's CDBG program recognize the necessary government role in incentivizing and funding affordable housing, but because the City recognizes, through public meetings and resident feedback, that lower income residents are challenged with a lack of affordable housing in Lodi. Because of this need, the City has attempted to bring in additional funds to support affordable housing. Lodi is continuing to assess the opportunity to apply for HOME and Section 108 funds to help finance affordable housing. Low-income Lodi residents face over-crowding, over-payment and dilapidated living conditions. New affordable housing choices would benefit these residents. The City's annual CDBG allocation is insufficient funding to facilitate new affordable housing development and while other programs, such as HOME or Section 108, are specifically targeted to affordable housing. Although the City will continue its efforts, no viable projects in Lodi have not been able to meet either of the HOME and Section 108 program requirements to date. As a result, the City's only current funding source for affordable housing related activities is CDBG.

Within the parameters of the CDBG program, the City's strategy during 2016-2017 Action Plan is to help maintain the affordability of housing for homeowners through rehabilitation loan/grant and down-payment assistance programs; to help homeless residents to afford housing through rehabilitation of transitional facility; and to help preserve the quality of rental housing through rehabilitation to existing units. These goals will be implemented through the following projects: 1) Salvation Army Rehabilitation of Transitional Facility (4 households); 2) Housing Authority Rehabilitation Rental Units (6 households); 3) Lodi Housing Rehabilitation and Emergency Repair Programs (6 households); 4) Down Payment Loan Assistance Program (4 households).

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	16
Special-Needs	0
Total	22

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	12
Acquisition of Existing Units	4
Total	22

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

For the Salvation Army project, the City is relying on the ability of the Salvation Army's ability to acquire and to complete an agreement for the rehabilitation. Should this not be possible, the City may pursue a partnership with Habitat for Humanity to purchase and rehabilitate or just rehabilitate an existing home for low-income families.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of San Joaquin (HACSJ) is the public housing agency serving the City of Lodi. HACSJ is independent of the City of Lodi, and the City retains no control over their funding or implementation of programs. **Actions planned during the next year to address the needs to public housing**

Please refer to the HACSJ Public Housing Authority Annual Plan for information on the ways that HACSJ plans to address public housing needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACSJ encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACSJ also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the HACSJ's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HACSJ is designated as a "High Performer."

Discussion

A wealth of information on HACSJ and their programs, housing resources, budgets, and financial planning and reporting is available on their website at www.HACSJ.org.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will remain involved in the County Emergency Food and Shelter Program Board, as well as the new Lodi Committee on Homelessness, which is coordinated through the Lodi Community Foundation and includes key City staff as well as representatives from local faith-based and community-based organizations and the general public. .

The City will also remain involved in the planning and execution of the County-wide Point-in-Time Homeless Count that will take place in 2015 and 2017.

The City values its relationships with homeless service providers and reaches out to those providers for input on needs. Many of the homeless service providers also attend the City Council meeting to provide feedback on the homeless population.

During the 2015-16 plan year, homeless and at-risk service and housing providers gathered for a community engagement meeting for the updated Housing Element and Analysis of Impediments to Fair Housing. During this meeting, providers discussed priority needs, current challenges, and existing and future opportunities related to homeless, at-risk, and low-income families. This input shaped action items within both Housing Element and Analysis of Impediments to Fair Housing plans. Moreover, the input from this meeting is incorporated into the project priorities for this year.

Additionally, the City is participating in a collaborative effort along with local service providers and faith-based organizations to better coordinate the variety of activities and services that are targeted to the homeless community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recognizing the need for more transitional housing as voiced by service providers, the City plans to support the rehabilitation of a home to transitional living center for homeless persons during the 2016-17 plan years.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the

period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will use a number of strategies to assist chronically homeless. The following actions are planned.

- A new transitional housing facility will be provided to help those who have recently been homeless obtaining extra resources and time so they can build up a support network, resources, and assistance to address their long-term issues that contribute to their chronic homelessness.
- An 80-unit affordable senior housing project is breaking ground in June 2016 that, when completed, may provide available units to allow for homeless seniors and seniors at risk of homelessness to obtain permanent housing.
- The City will continue to provide support to Second Harvest Food Bank which provides food to many local Lodi service providers that then pass this along to homeless and at-risk of homeless individuals and families. Healthy food contributes to better health and can reduce financial stress due to medical costs, which can be a factor in homelessness.
- The City will continue to support the Continuum of Care's efforts to create additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless, and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City is supporting the Community Partnership for Families youth program which promotes the mental, emotional, social, and educational well-being of Lodi's youth, which in turn helps these youth to make positive choices about their future, including efforts at schools and with career opportunities. Some of these youth come from families that have experienced multi-generational poverty, and this program contribute to ending that cycle.

The City's LodiGRIP program partners with Community Partnership for Families to assist youth who are at-risk of or are associated with local gangs. Every other month, LodiGRIP's youth attend an event at a nearby correctional facility where current inmate mentors tell the youth about their own experience

with gangs and warn the youth about the negative consequences of gang activity. Many youth have chosen either not to enter gangs or to separate themselves from gang involvement as a result of this event. These inmates benefit from the program as well. They can make a difference for these youth and are able to contribute back to the community in a positive way.

The City also supports Second Harvest Food Bank, which helps families teetering on the edge of homeless. Additionally, some of Lodi’s seniors are on limited incomes and face medical care expenses. To assist these residents in avoiding homeless, the City plans to provide LOEL Center will assistance for its Meals on Wheels Program. These are both hot and cold meals that also tailored to the particular nutritional and dietary needs of elderly residents.

Lastly, Foster Care programs in San Joaquin County are overseen by the Human Services Agency. In California, state law requires public foster care programs to provide an Independent Living Program and that a transition plan be formulated for all youth preparing for emancipation. The City will continue to work with the Human Services Agency and the CoC members to assist youth exiting the foster care system. The City will contribute in identifying best practices for keeping youth exiting foster care from becoming homelessness.

Discussion

The City does not administer the Housing Opportunities for Persons with AIDS (HOPWA) Program, but there is coordination and contact with the San Joaquin AIDS Foundation and the Continuum of Care that administers those funds for the County.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total = 0

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City's 2015-2023 Housing Element is currently in the adoption process. The draft Housing Element was reviewed and approved by the State of California Housing and Community Development Department. That draft document has been adopted by the Lodi Planning Commission and is scheduled for adoption by the Lodi City Council on April 20, 2016. Once adopted, it will be forwarded back to the State Department of Housing and Community Development for final approval. The following excerpts discuss relevant analysis of barriers to affordable housing; however, to see the full analysis, please see the Housing Element:

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. Medium- and high-density residential and the mixed-use designations all allow multifamily housing by right. 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.

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. The development standards contained in the City's Development Code are consistent with other cities of Lodi's size and character and present no barriers.

Development Standard

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. Development standards include: yards and setback, building coverage, lot size and lot area per dwelling unit, building height, parking standards, and design guidelines.

Growth Management Allocation

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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As outlined in the City's update Housing Element (2015-2023), the City intends to implement the following programs to promote adequate housing in Lodi:

- 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.
- Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.
- Ensure the provision of adequate public facilities and services to support existing and future residential development.
- Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.
- Encourage residential energy efficiency and reduce residential energy use.

Discussion

For more details, please see Lodi's updated Housing Element (2015-2023).

AP-85 Other Actions – 91.220(k)

Introduction

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Another obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. Lodi works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Lodi and downtown Stockton. The City has also encouraged nonprofit agencies to operate satellite offices within Lodi

Actions planned to address obstacles to meeting underserved needs

In 2016-17, the City will support the following programs to address underserved needs:

- San Joaquin Fair Housing's housing counseling services.
- Second Harvest Food Bank's services to the needy families within the CDBG Target Area.
- Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program and Community Partnership for Families that serves predominantly Hispanic youth and their families that are at-risk of gang influence and activities.
- LOEL Center's Meals on Wheels Programs for seniors.

Actions planned to foster and maintain affordable housing

In 2016-17, the City will offer the following programs to foster and maintain affordable housing:

- Salvation Army rehabilitation to create transitional living facility.
- Housing Rehabilitation and Emergency Repair Program.
- Down Payment Assistance Loan Program.
- Housing Authority of the County of San Joaquin's rehabilitation to existing affordable housing units.

Actions planned to reduce lead-based paint hazards

In 2016-17, the City will offer the following programs to reduce lead-based paint hazards:

- The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Lodi's housing stock, there are a significant number of homes where lead-based paint testing is needed.

Actions planned to reduce the number of poverty-level families

Lodi's goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, creating new local jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan timeframe.

In 2016-17, the City will offer the following programs to reduce the number of poverty-level families:

- The City will provide down payment assistance to low-income homeowners.
- The City is also coordinating public service outreach to low-income, minority families with youth that have either been affected by gang violence or are at high-risk of gang violence through the Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program.
- LOEL's Meals on Wheels program will assist low-income elderly.
- Second Harvest Food Bank provides foods to many nonprofits in Lodi that serve low-income families.

Actions planned to develop institutional structure

In 2016-17, the City will continue to support and assist the service providers within our jurisdiction and to assess changes in needs on an on-going annual basis.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to participate in regional coordination of services through the Emergency Food and Shelter Program Board and other networking opportunities.

Discussion

No additional narrative.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	TBD

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Discussion

No additional discussion.