

**LODI IMPROVEMENT COMMITTEE  
REGULAR MEETING MINUTES**

January 12, 2016

6:00 P.M.  
ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Curt Juran (Chair)		Joseph Wood, CDD
Maria Rosado (Vice-Chair)		Kari Chadwick CDD
Fran Forkas		Tanya Hansford CDD
Sunil Yadav		
Rehana Zaman		

**I. MINUTES**

“November 10, 2015”

MOTION/VOTE:

The Lodi Improvement Committee, on the motion of Member Forkas, Yadav second approved the Minutes of November 10, 2015 as written.

The above motion carried by the following vote:

Ayes: Chair Juran, Vice-Chair Rosado, Mr. Forkas, Mr. Yadav and Ms. Zaman  
Noes: None  
Absent: None

**II. ANNOUNCEMENTS/PRESENTATIONS**

A. Mr. Wood reported that the following is the list of regularly scheduled meetings for the Committee on Homelessness and the sub-committees on both long-range and short-range strategies:

- Committee on Homelessness - First Thursday of each month;
- Long-Range Strategies Sub-Committee – Third Thursday of each month;
- Short-Range Strategies Sub-Committee - Fourth Thursday of each month;

All Committee and Sub-Committee meetings are scheduled for 2:30 and will be held in the Lodi Police Department Community Room. These meetings are open to the public.

B. Mr. Wood reported that the application period for the 2016-17 CDBG Program Year is currently open and runs through February 10, 2016. CDBG funds are not allocated directly to individuals or businesses through this Annual Action Plan process, but are made available to non-profits or organizations or other non-governmental organizations to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Mr. Wood added that other key dates for the 2016-17 CDBG Program Annual Action Plan are as follows:

- February 23, 2016 - 7:00 AM - Shirtsleeve Presentation to Lodi City Council;
- March 16, 2016 – 7:00 PM – Public Hearing for Draft Annual Action Plan;

- April 4 – May 4, 2016 – Public Review and Comment Period for 2016-17 Annual Action Plan;
- May 4, 2016 – 7:00 PM – Public Hearing to Adopt 2016-17 Annual Action Plan.

Mr. Wood added that the meetings with the City Council are held at Carnegie Forum, 305 W. Pine Street. Spanish Language translators will be available at the two scheduled Public Hearings.

Vice Chair Rosado asked for clarification regarding the turn-around period between the comments at the May 4<sup>th</sup> meeting and the decision to adopt by City Council. She feels there should be more time. Mr. Wood stated that there is ample time for the public to review and submit comments before the meeting, so staff can incorporate those comments into the staff report to the City Council. Ms. Rosado stated that the March 16<sup>th</sup> meeting will be the better opportunity for the public to come and express their concerns. Mr. Wood confirmed that as correct. Ms. Rosado just wants to make sure that the public's comments are able to be incorporated into the document.

### **III. AGENDA ITEMS**

#### **A. Public Meeting on Neighborhood Revitalization Strategy Area**

As reported to you previously, in an effort to better focus community development resources to address conditions of poverty within our community, the Neighborhood Services Division is initiating the process to establish a Neighborhood Revitalization Strategy Area in 2016.

Mr. Wood stated that as we went into the process we focused on certain key issues and factors. The first was to establish a target area, the second was to establish the NRSA as part of the adoption of the 2016-17 Annual Action Plan and the third was identifying and establishing the Community-Based Development Organization (CBDO).

Mr. Wood gave a detailed report broken down as follows:

##### Establishing the Target Area

Our first thought was to focus on a broader area of the Eastside community when establishing the NRSA. We initially identified the neighborhoods bordered by Lockeford Street to the north, Kettleman Lane to the south, the UPRR line to the west and the City Limit boundary to the east. This would provide a broader target area in which to apply one of the key benefits of the NRSA – the relief from the Public Service Cap in use of CDBG funding. However, our HUD Representative has strongly recommended that we consider the exact opposite by focusing on a smaller target area in order to realize a greater impact on the neighborhood. While HUD data clearly identifies one key Census Tract on Lodi's Eastside as having a high concentration of poverty, it was suggested that we consider focusing on just a portion of that Census Tract. The area under consideration now is bordered by Lockeford Street to the north, Lodi Avenue to the south, the UPRR line to the west and Hwy 99 to the east. This would encompass most all of the residential properties within the

high poverty Census Tract. We may still consider breaking that target area further into two smaller areas, using Central Avenue as the dividing line.

Chair Juran asked if it is difficult to increase the size of the area once the program gets started. Mr. Wood stated that it is not difficult at all. He added that it isn't necessary to wait until everything is done in that area before jumping into the next area.

Establishing the NRSA as Part of the Adoption of the 2016-17 Annual Action Plan  
Our plan has been to look to establish this NRSA as we go through the process of adopting the Annual Action Plan for the 2016-17 CDBG Program. When discussing this with our HUD Representative, he explained that the process usually involves community outreach to identify priority needs, goals and objectives and that this is usually done within a 4-6 month time period. Our Action Plan process is underway now with public hearings scheduled for March and May of 2016 and therefore not in sync with the process for establishing the NRSA.

We have intended on utilizing the Asset-Based Community Development (ABCD) methodology in our community outreach effort for this NRSA project and that process usually involves a 4-6 month period, so we intend to continue with the outreach process, which will include a community survey that will be reviewed and distributed at this LIC meeting.

Mr. Wood added that this should be a process that empowers the residents in these areas. There will be a public hearing in September for amending the annual action plan and this would be a great opportunity to bring the guidelines for the NRSA to the City Council.

Chair Juran asked for clarification on the process. Mr. Wood stated that the ABCD comes first then establish the NRSA.

Ms. Zaman asked if the needs are already known or will the residents be brought in to give feedback. Mr. Wood stated that staff could pinpoint some of the needs, but the public will have to participate to ensure that the actual needs of the area get met. He emphasized that this should be a community driven program. Identify leaders in the community that will be facilitating the process.

Identifying and Establishing the Community-Based Development Organization (CBDO)

As referenced previously, one of the key benefits of the NRSA is that CDBG-funded public service activities carried out by or through a CBDO do not count against Public Service Cap (15 percent of the annual allocation).

We have identified California Human Development (CHD) as the local entity to take on that role as the CBDO and we were looking to have HUD review and approve that designation as we also had their approval of our NRSA. As we are holding off on the NRSA until we have completed the community outreach and asset mapping process, so are we also pushing off the process for designating CHD as our CBDO.

Mr. Wood added that staff's plan is still for the City and the supporting agencies and community organizations to take a step back and support and empower the residents of the community as they identify the solutions to the issues that they face, and as they determine what resources they have on-hand and what additional resources they may need to address the issues of poverty and provide for more sustainable improvements to themselves, their families and the entire community.

Mr. Wood reiterated how important it is for us as a committee to step back and empower the community to step in and take the reins.

For this January LIC meeting, we are looking to start the distribution of the initial Asset-Based Community Development Survey. This survey will be the first of many tools that will be used during the community outreach process. In addition to this LIC meeting and the January 27<sup>th</sup> CHD community meeting, we will be looking for new and inventive ways of getting out and into the community to distribute the survey and to engage them in discussions of what they see as strengths within their community and what they need in order to build on those strengths.

Within the next 3-5 months we also intend on pulling together at least one stakeholder meeting of local, state and federal agencies and organizations to discuss and identify effective methods to reduce poverty and how we can best implement them here in our community.

Mr. Wood asked Ms. Hansford to hand out the surveys.

Vice Chair Rosado asked if the funds that will be made available come from the 2015-16 funds or will the NRSA funds have to wait until the 2016-17 funding. Mr. Wood stated that he would like to set aside the maximum allowable funds for future allocations to then be allocated to the NRSA at the September Council meeting.

Vice Chair Rosado asked if there will be a report to determine which programs have best used their funds. Mr. Wood stated that is something that will be brought to the September Council meeting as well.

Chair Juran asked how the public will be able to access and turn in the surveys. Mr. Wood stated that it will be available on the City's website, but won't be a "Survey Monkey" type system. Mr. Juran stated that he would like someone to look into having this type of survey available. Mr. Wood stated that he will have Ms. Hansford look into it. There are approximately 50 copies available if anyone would like to take a few with them.

Norma Rigling, Lodi resident, came forward to state her concerns over the high rent in the subject area.

Chair Juran asked if Council is aware that this plan is being put in place. Mr. Wood stated that they are aware. Mr. Juran asked if there is going to be issues with this program taking away from other needy programs. Mr. Wood stated that there are always

a number of applications that could not be funded because the cap had been met. This program will bring those funds out from under that cap. The Community based funds are made of forty percent of the total funds with only fifteen percent of that set aside for public services. The majority of our funding requests under the Community based funds are for Public Services. The NRSA funds will allow more public service based organizations to receive funding under that forty percent cap.

## **B. Follow up on Issues From Previous Meetings**

### Follow up on Goals for 2015/16

- Address Main Street Issues
  - No new information regarding the Golden Era Hotel.
  - Mr. Wood stated that he will be looking into whether there are any plans for development of facilities around the Parks & Rec Corporation Yard (around the City Water Tower and original City Hall/Fire Station No. 1) and the vacant land between those sites and the UPRR line that would preclude an effort to renovate the Fire Station and possible work to develop a community center on the vacant parcel.  
Mr. Wood added that Ms. Hansford has found where an old fire station was turned into a community based center.  
Member Forkas asked who is delaying the progress on the Golden Era Hotel. Mr. Wood stated that the issues there have died down during the winter months and other items have been taking up staff's time. It has not been forgotten just placed on the back burner until staff can get back behind it. Chair Juran asked about Fire Station 2 and the possible use of that building. Mr. Wood stated that he believes that property has already been sold to a private company.
- Cherokee Lane
  - Provided Public Works-Engineering with the recommendations of priority sites for the first phase of improvements.  
Mr. Wood stated that he met with Public Works staff today to talk about reallocating some funds from a Parks and Rec project that won't be moving forward for a couple of years and the Church Street parking lot project bringing the balance that can be made available for the Cherokee Lane ADA improvements up to \$190,000. Mr. Juran stated his appreciation for the additional funds.
- Habitat for Humanity
  - The Kirsts/Tokay Development were interested in working with Habitat for Humanity at their S. School Street site, but they needed for the transaction to be completed by the end of March 2016. The City does not have the CDBG funding available to reallocate to Habitat to meet that timeline, so they will have to pass at this time.
- Monitoring Alley Improvements
  - Meeting with Public Works-Engineering to verify that they have selected an alley and to pinpoint a timeline for the project.
- Eastside Afterschool Programs and Activities
  - Junior Giants Program – We are beginning to prepare for the 2016 season. The registration period will open on Friday, March 4<sup>th</sup> and is

proposed to run through Friday, May 6<sup>th</sup>. The season opens the week of June 13<sup>th</sup> and runs through the week of August 1<sup>st</sup>.

Mr. Wood stated that this program is a free non-competitive community program for both boys and girls from the age of 5 through 18.

- Community Improvement Award/Community Service Award
  - Arranged a presentation to the owners of the property at 430 W. Elm Street. The owners have sent a letter back in response to the award. A copy is attached to the meeting packet.
- Gang Problem
  - Mr. Wood reported that the Youth Outreach Worker Ruben Guardiola continues to work with youth at all high school and middle school campuses.
  - He stated that the collaboration with the Juvenile Diversion Program (JDP) at Mule Creek State Prison has provided to be very effective. While not all at-risk youth who attend the JDP session make the break from gang-related activities and behavior, many of them have. Those that do make that break have turned their attention back to their academic work and focusing on graduating or at least getting their GED.
- Neighborhood Revitalization Strategy Area
  - Addressed in previous Agenda item.

#### Community Gardens

- We have met with one property owner who has shown an interest in possibly doing a community garden on Washington and Pine Streets.

#### Comments by the Public

- A Lady in the audience asked for more information regarding the Golden Era Hotel. Mr. Forkas stated that based on the report done by Mr. Wood earlier not a lot is being done right now. Mr. Wood stated that staff has been dealing with this issue for some time. Mr. Yadav stated that it is going to continue to go around and around until the owner is forced to get it done. Mr. Wood stated that he will be trying to get back with the owner sometime in March or April. Mr. Juran asked which entity is responsible for the blighted properties. Mr. Wood stated that is a Code Enforcement function. Mr. Juran would like to have the Code Enforcement Director invited to a meeting, so the Committee and the public can express concerns and encourage the Division to set aside money to get additional assistance in that division for the next budget.
- Joaquin Hernandez, Lodi resident, came forward to ask if his daughter is old enough to comment. Ms. Hernandez asked if there is a place for young people to go for dance classes and a place where kids can go and hangout and practice dance moves. Chair Juran mentioned checking with the Parks and Recreation Department. Mr. Wood stated that he could get some information to her. Ms. Rosado encouraged Ms. Hernandez to attend a Parks and Recreation Commission Meeting to express her needs.
- Joaquin Hernandez stated that he has not seen any improvement with the water leak in front of the vacant lot between the apartment complex and hotel. Mr. Wood asked Mr. Hernandez to show him on the map after the meeting.

- Elida Esparsa, Lodi resident, came forward to show the committee a video of the poor condition of her alley on Locust Street and would like to know when the City was going to be coming out to clear the drain. Mr. Wood stated that he will ask Public Works to go in and fill the pot holes. Mr. Forkas recommended staff check to ensure this will not be an alley that is torn up during the water meter project. Mr. Juran recommended that staff pass along that the Storm Drains need to be cleared in that area as well.

**Comments by Board Members on Non-Agenda Items**

- Vice Chair Rosado stated that the assistance monies have been depleted and the program that has been started to help workers that have been hurt by the draught by putting them to work for public agencies is not being utilized by the agencies because they are looking for bilingual speakers.
- Mr. Wood thanked Ms. Rosa Trevizo for being a translation service provider.
- Ms. Rosado thanked the public for taking the time to attending the meeting. This discussion has to do with your housing. We have been told that there will be a very important meeting held here March 16<sup>th</sup> at 7 p.m. and encouraged them to attend to voice their concerns. (this message was stated in Spanish and translated to English by Ms. Trevizo)

**IV. New Business**

**A. Looking Ahead**

- **February 9\* – Community Meeting – Street Lighting on Lowe Street**
  - Mr. Wood stated that an area on Lowe Street has been discovered to not have any street lighting and the Lodi Improvement Committee meeting has been asked to hold a discussion item for the purpose of reaching out to the residents in that area.
- **March 8 – Election of Officers & Preview of 2016-17 CDBG**
- **April 12 – Review and Comment on Draft Annual Action Plan for 2016-17 CDBG**
- **May 10 – Neighborhood Revitalization Strategy Area- Public Meeting**
- **June 14 – Open**
- **July 12 - Open**

\* *Noting that LIC Member Sunil Yadav will not be present at this meeting.*

**ADJOURNMENT**

There being no further business before the Committee, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

  
Joseph Wood, Staff Liaison