

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**January 13, 2009**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS  
305 W. PINE STREET  
Lodi, California**

For information regarding this Agenda please contact: JOSEPH WOOD TELEPHONE: (209) 333-6711
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**6:00 p.m.**

**Regular Meeting**

**Roll Call**

**Minutes            November 11, 2008 – Regular Meeting**

**Treasurer's Report**

**Announcements/Presentations**

**Agenda Items:**

**A.            Overview of Neighborhood Stabilization Program Funding**

**Committee Reports**

**Department Reports**

- Community Development
  - Planning Commission
  - Community Improvement/Housing Division
- Police Department
  - District/Watch Commander
  - Community Improvement/Code Enforcement
- Public Works

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Boardmembers on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

- Affordable Housing – February

**Adjournment**

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

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JOSEPH WOOD  
COMMUNITY IMPROVEMENT MANAGER

**LODI IMPROVEMENT COMMITTEE  
REGULAR MEETING MINUTES**

**DRAFT**

November 11, 2008

6:00 P.M.

ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Fran Forkas (Chair)	Joe Spinelli	Joseph Wood, CDD
Rosie Ortiz	Virginia Snyder	Araseli del Castillo, CDD
Sunil Yadav		Lt. Oden, PD
Stephen Jarrett		Jamie Aldred , CI- late
Robert Takeuchi (Vice-Chair)		Jeanie Biskup, LPD
Reyes Jaramillo		

**MINUTES**

October 14, 2008 – Regular Meeting

Mr. Jarrett motioned to accept, Mrs. St. Yves 2<sup>nd</sup> it.  
Approved unanimously

**TREASURER’S REPORT**

Mrs. Ortiz gave the balance as of 9-23-08 is \$843.93

Mr. Yadav motioned to accept, Mr. Forkas 2<sup>nd</sup> it.  
Approved unanimously.

**ANNOUNCEMENTS/PRESENTATIONS**

Mr. Forkas mentioned that Virginia Snyder is going to have to resign from the committee. She is running into medical problems and will be going into surgery soon. Mrs. Snyder feels it is best for the committee if she departs at this time. Mr. Forkas states that opens up the spot to replace her. Mr. Forkas also wants to know what we are going to do with Joseph Spinelli.

Mr. Wood replied that he spoke with his wife Nancy prior to the meeting. Mr. Spinelli is not doing well. He is deal dealing with issues with regards to congestive heart failure. He has to take it very easy. The committee needs to address or have a dialog with him whether he wants to give up his seat. We can still give him the material to keep him up to speed. I told Mrs. Spinelli that we would keep him in our thoughts and prayers.

Mr. Takeuchi stated he thinks it’s appropriate for the chair to meet with Mr. & Mrs. Spinelli and Mr. Takeuchi volunteers to join Mr. Wood.

Mr. Jarrett mentioned that there are provisions in our by-laws for members who cannot attend and he asked you can review those prior to your meeting.

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Mr. Wood talked about some information provided by the City Clerks office. The AB 1234 Training for Board/Commissions training for members that are eligible are required to attend every two years. The next training is scheduled for Thurs, December 11, 2008 from 6-8 p.m. in the Carnegie Forum. If you are able to attend that session there is an on-line alternative that is available but you will need to complete that by January 1, 2009 and you would need to check with the City's Clerk's office to get the necessary information.

Mrs. St. Yves asked if you are still required to do this if you don't meet the criteria.

Mr. Wood replied you meet the criteria based on the fact you have the ability to be reimbursed if you were to attend like a neighborhood USA conference. You would be reimbursed for any travel expenses related to your attending. So whether or not you received any or not you are eligible so you fall within that criteria of having to participate in this.

Mrs. St. Yves stated how are we supposed to participate if we don't get an invitation?

Mr. Wood stated we did send a couple members several years back to the Neighborhoods USA conference and it is something that we would like to send members. It's a matter of finding a time when it is in the western United States and monitor that and if it is something of interest we would be happy to set that up.

Mr. Takeuchi asked if this is something we should attend or we have to attend?

Mr. Wood replied you have to attend this AB 1234 training.

Mr. Jarrett suggested that we have our Christmas celebration dinner at a restaurant on December 11<sup>th</sup>. We can have dinner together and bring our spouses. It was agreed to meet at Pietro's after the meeting for dinner and we are to bring our spouses.

Mr. Wood mentioned sub-committees are meant to expand and contract. Historically they've also been established or a topic of discussion in review at each annual goal setting session. Sub-committees are individual assignments of a committee member taking on and getting back. Tree Lodi was a limited time existence. It came fourth when it was needed and went back.

Mr. Wood brought up that he thinks the committee has two different issues. The Lodi Improvement Committee's mission is seeing that the work that they pledge to do on east side infrastructure. It is important that this committee follow up and make sure and hold them to that. If there are issues regarding the financing for that project I think that falls under the responsibility of the budget, finance committee and city council. I think you should maintain some separation between the infrastructure work itself on the east side but any of the financing should be left for the budget, finance committee and city council.

Mr. Takeuchi stated we have been thinking of having the budget changes as a subject that the Lodi Improvement Committee was going to take on. We decided against it. I take

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that your feeling is that since budget and finance committee did take it on you would feel that this would not be appropriate for the Lodi Improvement Committee to take it on. He stated that historically we were the East Side Improvement Committee. Now we are the Lodi Improvement Committee and I think that everything is up for grabs. There is nothing more important than the budget adjustments that are going on now.

Mr. Jarrett mentioned that part of the problem is we cannot state what all we are supposed to be doing. I don't think we are supposed to be about politics or finances in the structure of budgetary process. We are really supposed to be the place where citizens come to, to voice their concern about what is happening in their neighborhood. We have not had that lately. We can approach the News-Sentinel and let them know we want article the committee so we can get public awareness back up. This is really why this committee was formed.

Mr. Takeuchi replied to Mr. Jarrett that if he read the by-laws of this entity, it goes beyond that. Especially since it has been renamed to the Lodi Improvement Committee and Mr. Takeuchi states he has been very outspoken in terms of wanting to expand this committee from that because of the lack of reaction we have been getting in the past 2 years. If you read our by-laws it's up for grabs as to what we discussed. Mr. Takeuchi feels that instead of 3-4 people we have had in the audience we should have like 30 people discussing something of that is of interest.

Mr. Takeuchi and Mr. Jarrett approved to have "Committee Reports" removed from the agenda.

Mr. Wood stated "Committee Reports" can be removed.

### **AGENDA ITEMS**

#### **Overview and Prioritization of Code Enforcement function under the Lodi Police Department.**

Mr. Wood introduced Ms. Jamie Aldred to give a power point presentation that was given to the city council back on October 21<sup>st</sup>.

Ms. Aldred spoke about what they basically did was made some eyes for the council where we are at and kind of where we are heading.

In 2007 they did a year long planning transition period from Community Improvement from Community Development over to the Police Dept. The Community Improvement unit transferred to the Police Dept. in January 2008 and they are currently part of the support services division. They hired a Unit Supervisor in the summer of 2008.

Our Community Improvement team is now:

Support Services Manager - Jeanie Biskup

Supervisor – Jamie Aldred

Administrative Clerk – Susan Mora

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Two officers are Nancy Baker and Alysia Gomez

Types of Complaints:

- 1) Substandard Conditions & Dangerous Buildings as our health safety issues
- 2) Nuisance violations
- 3) Zoning violations

2007 Case History:

940 cases generated and were able to close 852

2008 Case History:

To date we have generated 630 cases and closed 583

Challenges:

We had 683 open cases dated back to 2002

Community Improvement Goals:

- 1) Updating the outstanding cases.
- 2) Utilizing Police Volunteers to assist in the field clearing compliance checks, conducting vacant home checks and identifying areas needing immediate attention.
- 3) Aggressively recovering funds for abatement costs.
- 4) Updating our ordinances
- 5) Increasing public education and promoting community involvement by having informational presentations, organizing block clean-up events, working with neighborhood watch groups, civic groups and faith based groups.

We are currently establishing our 2009 unit goals:

- 1) For citizens to feel safe and secure
- 2) Have trust and confidence in the police department with excellent customer service while promoting organizational development.

Prioritization of cases are:

- 1) Health and safety of substandard housing
- 2) Dangerous buildings
- 3) Problematic calls locations with visible nuisances
- 4) Vehicle abatement
- 5) Zoning
- 6) Any other type of violation

Mr. Takeuchi stated that he thought that a violation was transferred to the Police Department was so it could be enforced by the police.

Ms. Aldred replied stating if an officer is out on the field and see a violation they give them a call and they go out there with them. Community Improvement is your first line of defense on code enforcement issues.

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Mr. Takeuchi does not understand why a police officer does not enforce the statute.

Mr. Wood replied that a Police Officer is not geared towards enforcing a housing code. Mr. Wood mentioned that the Code Enforcement Officers were moved to the Police Dept. to give them better access to the resources over there. It was never intended for the Police Officers to do Code Enforcement.

Mr. Yadav asked Ms. Aldred if complaints are reducing from the prior years.

Ms. Aldred replied that there was an increase of complaints due to the increase in foreclosures and because people are becoming more aware that they're codes that address the property maintenance issues.

Mr. Yadav asked Ms. Aldred how she is going to educate the general public who are not aware of code enforcement.

Ms. Aldred replied that it doesn't matter what country you are from. If you talk to homeowners on one and one basis and they are more than willing to work with us. We need to push forward on public education. There is not a lot of public outreach right now.

Mrs. St. Yves mentioned that the San Joaquin County Rental Property Association is more than willing to take the first violation they get and treat it like traffic court. You go to traffic court and you get the violation removed. A portion of the fee goes to the City and the other to us who gives to us for teaching the class. If you get the second one around you have to pay the City. This is something that is available through the Rental Property Association at a minimal cost.

### **COMMITTEE REPORT**

None

### **DEPARTMENT REPORTS**

#### **Department Reports – Formerly Old Business**

Mr. Wood mentioned that he received a Letter Of Transmittal from the Planning Division regarding a Use Permit Application that is due to go before the Planning Commission. They are seeking comments back by the 20<sup>th</sup> of this month. This is for: Hang Out Spot. This is a new use at 230 S. School St. The proposed use for an arcade, entertainment site for youth. They had a similar type of operation in Galt. They closed there and are relocating to Downtown Lodi. I encourage you to look at it and if additional information is needed I will try to bring this back. This is not going before Planning Commission until December 18<sup>th</sup>.

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Mr. Jarrett asked Mr. Wood if the Planning Commission asks for a Police report from Galt Police Department on the previous establishment.

Mr. Wood replied “no”. They would ask for a report for comments from the Lodi Police Dept. and whoever would review it would look into previous issues that were encountered in the City of Galt.

Mr. Takeuchi asked what actions would Mr. Wood like us to take.

Mr. Wood replied that this is just information. He would encourage you to review it and get back to him in the coming weeks on any issues or comments. We can have it put on record before the Planning Commission on the Special Meeting on December 18<sup>th</sup>.

Mr. Takeuchi asked Mr. Wood know that the Planning Commission has asks us for our comments. What is expected of us in something like this because we are not forming a sub-committee to investigate it.

Mr. Wood replied what is expected from you is if anything jumps out at you as a problem. The Planning Commission has a task to establish findings in order to support special conditions. You serve as an advisory to the Planning Commission. Mr. Wood states he believes there was an article out that the reason for them closing in Galt was cause of a lease problem. The information is out there and we can get that to you.

### **Housing Services Division (Community Improvement)**

Mr. Wood spoke about changing his title and the Divisions title to either Housing Services or Neighborhood Services as the main focus of my responsibilities now and duties that are related to housing programs. This will hopefully clear up any confusion.

Mr. Wood would like to follow up on one issue and that is Affordable Housing Project on Railroad Ave. We are working with Union Pacific Railroad for acquisition of this site in order to allow our developer to start a project there. The tax credit market that provides the bulk of the financing for the developer has gone down. As of September 22nd the developer would get 1.5 million less in tax credits than when we first started this. The funding that the city has put towards this, a portion are Community Development Block Grant funds, were allocated back in 2006 and we need to get those funds spent, especially because we are separating ourselves from the Urban County that we participated in the past. Council did authorize us to drop negotiations with the Railroad at this point. We do have a Plan B in mind. We are looking at possibilities of the Roget Park Project site as an alternative. It is owned by the City of Lodi which allows us to move forward on a number of things. We can't give ourselves the money. We have to allocate our funds to a non-profit developer who will buy the land from the City. We do get the money back. We need to do this my June of next year.

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Mr. Wood mentioned we are separating from the County so we will be able to access a greater amount of home program funding through the state of up to 2 million for a specific project.

Mr. Takeuchi asked Mr. Wood if the Senior Project with Pam Dev. on Railroad Ave is now “dead”.

Mr. Wood replied “Yes”.

Mr. Wood introduced Sgt. Oden. Mr. Oden mentioned that Lt. Price would like him to go over the stats of 2007.

There was 55,911 calls for service last year. It is up 4%. There were 13,181 crime report taken. That went up 8%. There were 5590 arrest in the city which went up 2% from previous year. Traffic collisions went down. Total 1,429 which is a negative 6% Citations were up 7% from last year. 7,517 issued.

Population is 62,467

In the month of October we made 43 gang/drug arrests.

Crime stats:

Homicide: 1 last year - That dropped it 50%

Rapes: 8 - That dropped 20% from year previous

Robberies: 77 - That’s up 42%

Aggravated assault: 144 - Drop it .0%

Burglaries: 501 – Down 9.7% from 2006

Theft – 1739 – Up 6%

Auto theft – 524 – Up 11%

Total crime: 2,293 – Down -3.3% for the year - previous

Jeanie Biskup introduced herself and mentioned she currently is overseeing the volunteer unit for the Lodi Police Dept. and also the animal unit, community improvement.

### **COMMENTS FROM THE PUBLIC**

None

### **COMMENTS FROM BOARD MEMBERS**

Mr. Takeuchi complimented Jeanie Biskup on how great of a job she is doing for animal control.

### **NEW BUSINESS**

Topics for Upcoming Meetings

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Neighborhood Stabilization Program Funding

Mr. Wood stated it is scheduled to go before council in the December meeting. He believes it will go before Lodi News Sentinel for more publicity.

Affordable Housing

Mr. Wood mentioned a general discussion would be appropriate to go before this committee before it formulates any discussion with City Council. Mr. Wood mentioned that there are several very well known Affordable Housing Developers who are interested in helping us implement this program.

Mr. Takeuchi would like to put the issue to rest about politics and budget and Mr. Takeuchi would like to attain a motion to address those two issues or discontinue discussion in the future.

Mrs. St. Yves motioned it

Mr. Takeuchi asked if there is a second

Mr. Yadav seconded it. He added that there should be a limit of time of discussion.

ADJOURNMENT

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi and Mrs. Ortiz seconded, adjourned at 8:12 p.m.

Respectfully submitted,  
ARASELI DEL CASTILLO, Recording Secretary



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Community Improvement Manager  
**Date:** January 8, 2009  
**Subject:** Staff Report for Regular Meeting of January 13, 2009

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**A. Announcements/Presentations**

**B. Agenda Items:**

**Overview of the Neighborhood Stabilization Program Funding**

In July 2008, Congress passed the Housing and Economic Recovery Act of 2008, which appropriated \$3.92 billion for the Neighborhood Stabilization Program (NSP). The goal of the NSP funding is to promote investment in neighborhoods suffering from high rates of foreclosure and abandonment.

NSP Funding Sources

NSP funds are being distributed by both the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). Funds may be received from each source without effect on the other source.

*San Joaquin County Allocation*

San Joaquin County received a \$9 million allocation directly from HUD to address problems being faced throughout the County. San Joaquin County designated approximately \$578,000 for the City of Lodi. On November 18, the Council recommended those funds be used for the acquisition, rehabilitation, and resale of foreclosed properties. The City also may have an opportunity to secure a portion of the \$2.2 million set-aside for very low-income housing.

*HCD Allocation*

On December 1, HCD submitted its NSP Plan to HUD. Because HCD felt that HUD's formula did not adequately factor foreclosure rates in certain cities whose counties received direct funding, HCD allocated additional funds to many of these cities. HCD's NSP Plan requires that jurisdictions with preliminary allocations partner with other cities within the same county in order to receive funding. In order to receive \$871,252 in NSP funding, Lodi has the option of partnering with the following cities in order to submit an application totaling at least \$1 million (the minimum to apply):

Escalon	\$146,043
Lathrop	\$696,139
Ripon	\$221,478

Additionally, HCD will have approximately \$37 million available for housing projects that serve very low-income households and meet NSP requirements. These funds will be made available in an over-the-counter application process.

#### NSP Eligible Uses

The eligible NSP uses are the same for both the San Joaquin County and HCD allocations. They include the following activities:

- Acquisition, rehabilitation, and resale or rental of abandoned and foreclosed homes;
- Demolition of existing abandoned and foreclosed homes;
- Redevelopment of demolished and/or vacant properties that were the subject of foreclosure;
- Financing mechanisms (e.g., down payment or closing cost assistance) for low- to moderate-income purchasers of foreclosed properties; and
- “Land banking” to assemble, temporarily manage, and dispose of vacant land.

All activities must directly or indirectly benefit low- and moderate-income households (those earning at or below 120 percent of the area median income). Foreclosure prevention is not an eligible activity.

#### HCD NSP Process

The process for receiving HCD NSP funding is somewhat different than the process for securing funds through the County. HCD requires that all applicant jurisdictions hold two public hearings: one to solicit public comment on potential uses of funds and a second to approve the application. Feedback received at the first public hearing that took place on January 7, 2009, will assist in identifying activities for the application that will be brought back before Council at the second public hearing in February.

HCD anticipates releasing a Notice of Funding Availability in January 2009, with applications due in February 2009. The quick timeframe is driven by the need to expend funds within 18 months, roughly by June 2010, a deadline set forth by HUD. In order to secure the funds and increase the City’s ability to expend them quickly, staff is currently working with Escalon, Lathrop, and Ripon to complete a Memorandum of Understanding.

#### Decisions for Use of NSP Funds from HCD

##### *Area of Greatest Need*

As noted in previous staff presentations, over 70% of the foreclosed properties in Lodi are within the 95240 zip code area, predominantly in Lodi’s east-side neighborhoods. Accordingly, our first allocation of NSP funding through the Urban County has been targeted to that area specifically. If the allocation of NSP funding from HCD were to be designated for use citywide, we would be supplementing the initial funding designated for Lodi’s eastside through the Urban County allocation and also be making NSP funding available for any opportunities that may present themselves in the 95242 zip code area, west of Ham Lane.

### *Selected Uses for NSP Funds*

When application for the NSP funds is made to HCD, each jurisdiction will need to designate a certain amount of their funding to an eligible use. In our first allocation through the Urban County, all funds were allocated to the acquisition, rehabilitation, and the resale or rental of abandoned and foreclosed homes. That specific eligible use was identified as the most immediate need that could allow for the expeditious use of the initial funding allocation, with the understanding that if an opportunity for one of the other uses came about, action could be taken then to reallocate funding accordingly.

While the acquisition, rehabilitation, and the resale or rental of abandoned and foreclosed homes still remains the greatest need, we may also consider designating a portion of our funding allocation from HCD to address at least one of the other eligible uses. Keeping in mind the 18-month timeframe in which to use these initial allocations of NSP funding, our funding allocations will be monitored very closely and if we get further into the program and find that those opportunities for alternative uses are not coming to fruition, the funding would be moved back into the primary use to allow the funds to be used.

### *Council/Public Comment*

At the Public Hearing held on January 7<sup>th</sup>, Councilmember Hitchcock mentioned that she would prefer that the funds be focused specifically to those census tracts east of the UPRR tracks. If there are a high number of foreclosed properties clustered west of the UPRR tracks, then those census tracts should be included.

As part of that Public Hearing, there was also comment from the public regarding limiting the amount of funds that would cover the administration of the program and the developer fee for those that are buying and rehabilitating the properties.

## **C. Committee Reports**

## **D. Department Reports**

### **1. Community Development Department**

Planning Commission – Under Review

#### 39-41, Sacramento St. – Use Permit for ABC Type 48

Mojo's Bar is relocating from 114 N. Sacramento Street. This location was formerly the Moore's Karate studio. Planning advises that the LPD has provided a negative recommendation to this application and the applicant may be rethinking their application. This item is not scheduled for a Planning Commission meeting at this point.

#### 114 N. Sacramento St. – Use Permit for ABC Type 48 & Live Entertainment

This location was formerly occupied by Mojo's. Applicant Darrell Drummond wants to open a bar/dance club that will operate from 7pm – 2am daily. The review by LPD review is still pending. This item is not scheduled for a Planning Commission meeting at this point.

Planning Commission – Past Action

230 S. School Street – Use Permit for Arcade, Amusement/Pool Hall, Dance Club “Hangout Spot” application has been withdrawn by the applicant and the project appears to have been abandoned at this point.

21 N. School St. – Use Permit for Live Entertainment

CellarDoor wine tasting wanted to accommodate some small form of live music/entertainment within their current operation and special events. Applicants Vanessa Foreman and Bill Rogan predicted a total of 4-6 days a month and that they would remain within the current occupant load and adhere to the Noise Ordinance regulations. This application was approved by the Planning Commission in December.

Community Improvement/Housing Services Division

Affordable Housing Project

The Railroad Avenue site has been dropped at this point due to the current market. We have moved our focus of our CDBG funding for that project to the Roget Park site and have distributed a Request for Qualifications (RFQ) to select affordable housing developers. The Roget Park Project site is city-owned and we will likely be able to allocate the CDBG funding to a non-profit developer and have them acquire the land from the City by June 2009, thereby expending our CDBG funding before we leave the Urban County designation.

CDBG – Entitlement Process

We are actively pursuing the process necessary to establish Lodi as an Entitlement Community with the U.S. Department of Housing and Urban Development, thereby receiving our CDBG allocation directly. The first Public Hearing for that process is scheduled for February 4<sup>th</sup>.

There are three documents that are required by HUD of any jurisdiction seeking to receive CDBG funds, collectively called the Consolidated Plan documents.

The Consolidated Plan is a five-year plan for identifying and addressing community needs. The Plan contains an assessment that defines housing and community development needs for low-income persons and families, as well as a variety of special needs populations, including homeless, elderly, and disabled persons. The needs assessment is based on Census data, other available data sources, and input from community residents and service providers. The second component of the Consolidated Plan is a strategic plan, which lays out the City’s method for expending CDBG funds over the five-year period and sets goals and priorities for each type of eligible activity.

The Action Plan is the Consolidated Plan’s annual implementing document. The Action Plan provides a detailed description of each activity proposed for the fiscal year. It also contains the City’s budget and goals for the fiscal year.

The Citizen Participation Plan provides the policies and procedures for ensuring public access to CDBG program documents, including noticing and publication requirements. The goal of the Citizen Participation Plan is to give all citizens adequate opportunity to provide comments on CDBG goals, activities, budgets, and reports.

The adopted Consolidated Plan documents must be submitted to HUD no later than May 15, 2009 in order to receive funding beginning July 1, 2009. City staff are actively working on a draft Consolidated Plan, and, as in past years, the City will offer an application process for nonprofit projects. Highlights of the planned schedule include the following:

- February 11                      Public meeting on community needs; subrecipient application training
- Feb. 13 - March 13            Online survey available
- March 11                          Subrecipient application deadline
- March 24                          City Council shirtsleeve session to review applications
- April 1                              Public hearing to review draft Consolidated Plan documents
- April 6 - May 6                  Public review period
- May 6                                Public hearing to adopt Consolidated Plan documents

**2. Police Department**

- **District/Watch Commander**
- **Community Improvement Unit/Code Enforcement**

**3. Public Works**

**E. New Business**

**1. Issues for discussion at future meetings.**

- Affordable Housing - February
- Entitlement Process and Use of CDBG Funding for 2009/10 – February/March
- Public Transportation - April