

**LODI IMPROVEMENT COMMITTEE
REGULAR MEETING MINUTES**

January 13, 2009

6:00 P.M.

ROLL CALL

BOARD		STAFF
<u>PRESENT</u>	<u>ABSENT</u>	
Fran Forkas (Chair)	Joe Spinelli	Joseph Wood, CDD
Sunil Yadav	Rosie Ortiz	Araseli del Castillo, CDD
Stephen Jarrett	Reyes Jaramillo	Lt. Steve Price, PD
Robert Takeuchi (Vice-Chair)		Jamie Aldred , CI
Eileen St. Yves		

MINUTES

November 11, 2008 – Regular Meeting

Mrs. St. Yves motioned to accept, Mr. Jarrett 2nd it.

Approved unanimously

TREASURER’S REPORT

Treasurer not present.

ANNOUNCEMENTS/PRESENTATIONS

Mr. Wood spoke about Project Connect – Lodi Homeless Count Event on Wednesday, January 28, 2009 from 8 a.m. – 2 p.m. at the Lodi Grape Festival. This is a county wide effort. This is something we engage every two years. It is required by the Federal Government for all agencies that are receiving federal funding. This is with the idea of eliminating homelessness over a period of time. They show up and receive public health services, counseling, goodies like coats, clothes, toiletries, etc. We take a survey of their needs and various issues.

Volunteer Training for Project Connect – Lodi Event on Wednesday, January 14, 2009 from 4 p.m. – 5 p.m. at the Ebenezer Congregational Church – 825 S. Central, Lodi

Homeless Veteran’s Stand-down is on Friday, January 30, 2009 at Stockton Shelter for the Homeless. Transportation will be provided to and from that event for Lodi area homeless veterans.

Mr. Jarrett asked who is in charge.

Mr. Wood replied it is being coordinated through the San Joaquin Community Development Dept. They are the central responsible party for receiving HUD funds. The City of Stockton is participating and assisting in this as well.

Mr. Wood mentioned that he was supposed to get something from the Committee to Mrs. St. Yves since she was not able to attend the Christmas dinner because she was going in for some surgery. He apologized for not having done that and then presented her with a plant.

AGENDA ITEMS

A. Overview of Neighborhood Stabilization Program Funding

Mr. Wood gave a power point presentation on a Public Hearing that was held before the City Council on January 7th regarding the Neighborhood Stabilization Program funding. This is all part of a required public information gathering activity that we need to solicit response from the council, the public, improvement committee regarding use of the funds.

In July 2008 the federal government created the Housing Economic Recovery Act. It was addressed to put 3.92 billion dollars towards the issues related to foreclosed properties and the adverse impacts that they have had across the United States.

The funding comes to the various communities in 2 ways. All 50 states received at least 19.6 million dollars. Because California was the one worst hit states we received 145 millions dollars. The San Joaquin County urban county received 9 million dollars to distribute amongst the participating cities. 25% of the money has to be set aside to service 50% of the AMI (Very low income) category. That is about 2.2 million dollars.

Lodi is looking at having an allocation of 1.4 million dollars to put out to the community. The key element is that the home is abandoned/foreclosed property. They must be able to put them back on the market or make them available for rental. Also to be able to demolish existing abandoned. It has to be in very poor condition. If there is an undeveloped property we are able to come back and another eligible use is to be able to rebuild on that property. Another is establishing land banks were we are able to pull a number of properties together and make a larger project.

Mrs. St. Yves asked Mr. Wood if it is residential would it have to be replaced with residential, commercial for commercial.

Mr. Wood replied: residential or if commercial it would have to be for multi-family. All activities must meet provide to low or moderate income households. Each activity must meet the criteria for the CDBG program as well.

Mr. Wood mentioned in regards to the HCD funding. They require we have two public hearings. One is when we bring back the application before the council for approval, that application will be based on the input received. The key issue is that a requirement is for the HCD funds and the Urban County Funds, the funds have to be used within 18 months after we have our agreement either with HUD or HCD. As soon as we allocate funds to

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the non profit agency or organization that is considered obligated and that meets the criteria of 18 months.

Three other challenges are in the Urban County funding HUD regulations state that each individual property has to be purchased 5% below current market. With an aggregate, the total portfolio properties that you acquire have to be 15% below appraised value. For the State HCD funds, all properties must be acquired at a price 15% below the appraised price. It is more restrictive and could make things very difficult.

Mr. Wood mentioned that we are beginning to see movement in the resale market. These properties are being grabbed by private investors. Once they go to the realtors and they are open market we can't compete. The quickest way to use these funds is to focus initially on the acquisition repair of resale or rental of foreclosed properties. That is the quickest way we can get through the 18 month period. We can also focus on the specific blocks to use these funds.

Mr. Wood stated that the Community Development Department in the state of flux, we are looking at solidifying a Director position. Some of these things are going to be settled soon. We are going to have some people to have the expertise to be able to give appropriate direction and give us the capacity to do these ourselves. Mr. Wood is ready to put a proposal together if we think it is feasible.

DEPARTMENT REPORTS

- **Community Development
Planning Commission**

Mr. Wood brought up 2 properties: 39 & 41 Sacramento St. – Use Permit for type 48 alcohol license through ABC. Mojo's Bar is relocating from 114 N. Sacramento to a location to a former Moore's Karate on Sacramento St. The Planning Dept. has advised us that the Police Dept has provided us with a negative recommendation on this proposed application. The applicant is rethinking their idea. This item has not been scheduled for the Planning Commission.

Mr. Wood also mentioned 114 N. Sacramento St. We have a type 48 and live entertainment. The applicant wants to open a bar/dance club. They will operate from 7 p.m. – 2 a.m. daily. The review from the Police Dept. is still pending. This item is not scheduled for the Planning Commission meeting. It is likely that when we have comments back from the Police Dept. we will be able to bring before you with more detail.

Planning Commission past action:

Mr. Wood stated that 230 S. School St. for "The Hang Out" proposed a pool/dance club/arcade for teens. That application has been withdrawn by the applicant and the project has been abandoned. The signs have been removed.

In December the planning commission did review a request from the Cellar Door @ 21 N. School St. for a use permit for live entertainment. The applicant is looking at having some low impact live entertainment 4-6 days a month. That will not impact the current occupancy load and they assured that this will be low key. The application was approved by the Planning Commission in December.

Community Improvement/Housing Division

Mr. Wood mentioned that Community Improvement Division or Housing Services Division, it has been settled and will be the Neighborhood Services Division.

Mr. Wood spoke about the Affordable Housing Project and stated the Railroad Ave. project has been dropped due to the current market. The focus of our CDBG funding we have dedicated to the Affordable Housing acquisition been moved to the Roget Park. We are looking at allocating those funds to a non-profit developer. They in turn will buy that land from the City in order to do a project.

- **Police Department
District/Watch Commander
Community Improvement/Code Enforcement**

Mrs. Aldred spoke about having over 800 open cases in August 2008. Currently there are 432 open cases. One of the biggest challenges is on foreclosed homes. Another challenge is we are doing an educational class for a real estate firm next week. I have noticed they are not as aware of resources that are available.

Mrs. Aldred mentioned that there are currently 150 residences in Lodi with no electric utilities that people are living in. Community Improvement does not have the time to address that diligently as we should.

Mr. Jarrett reaffirmed with Mrs. Aldred if there are 150 homes without electric utilities. Mr. Jarrett stated if there was a crisis in Lodi he would think this would be a crisis. He also mentioned if in the records Mrs. Aldred receives from finance it states if there are children living in these conditions.

Mrs. Aldred responded no. In most cases the landlord calls us before electric utilities just because the landlord wants us to do a welfare check.

Mr. Jarrett mentioned that there must be a process for the person who needs help for 3 months to leave their utilities on. Moving out of the house is not the best thing. I don't think the city population knows we have 150 families with their utilities turned off. Mr. Jarrett states that this angers him to have 150 families without power.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 minute limit per speaker)

A guest asked if there is there a time limit on how long you can keep an abandoned car or boat on a property before it is hauled off.

Mrs. Aldred responded that as far as the car as soon as it is report the owner will be notified. They will have 10 days to address this issue. Regarding the boat is different issues because it is suppose to go mechanically o.k. across the water. We need to make sure that it can float in the water.

A guest asked what is the length of time given before they turn off the electric utilities.

Mrs. Aldred replied she does not know.

COMMENTS FROM BOARD MEMBERS on Non-Agenda Items (5 minute limit per speaker)

Mrs. St. Yves asked if anyone remembered Mr. Timothy from the Intimates. She reported seeing him at the shopping center next to Goodwill. She doesn't know if he is looking into renting at this location.

Mr. Jarrett mentioned Mr. Timothy will not be able to open an Adult Book Store any where on Kettleman Ln. from our ordinance.

Mr. Takeuchi mentioned that he went to the council meeting regarding the Wal-mart Super Center. He is aware that the committee voted against speaking regarding budget or finance but wants to mention about the 2009-2010 budget. To Mr. Takeuchi, it seems there is not much going on as far as addressing let alone resolving. I believe we as a committee we should reconsider going into these issues because they will be problematic for the people of this town.

Mr. Jarrett stated he is the co-chair for the Yes on W committee for the Chamber of Commerce. He mentioned that the City Manager and several others stated that several times this committee brought the redevelopment issue before us and we voted to endorse it. Mr. Jarrett does not recall doing that. The City Manager and others seem to think we should take a stand. I would like to move the next committee meeting be about the redevelopment issue and the ballot. Mr. Jarrett would like to get everybody here to fully explain to us and allow us to discuss it and to get a thumbs up or thumbs down on redevelopment.

Mr. Takeuchi asked Mr. Wood if he can put this together.

Mr. Wood replied yes.

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Mr. Takeuchi asked Mr. Jarrett who he would bring to be speakers.

Mr. Jarrett replied the City Manager, Pat Patrick from the Chamber, my co-chair and if we publicize it there might be some who are against it that will speak also.

NEW BUSINESS

Topics for Upcoming Meetings

* Measure W - February

ADJOURNMENT

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi and Mr. Jarrett seconded, adjourned at 7:51 p.m.

Respectfully submitted,

ARASELI DEL CASTILLO, Recording Secretary