



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

Streaming Link:

<https://www.facebook.com/CityofLodi/>

<https://zoom.us/j/93455719476?pwd=NDdhc1E4OEZyYWV3d2pDY1U5SjVZZz09>

AGENDA
Special Meeting
Date: March 9, 2021
Time: 7:00 a.m.

SPECIAL NOTICE

Effective immediately and while social distancing measures are imposed, Council chambers will be closed to the public during meetings of the Lodi City Council.

The following alternatives are available to members of the public to watch Council meetings and provide comments on agenda and non-agenda items before and during the meetings.

Viewing:

Members of the public may view and listen to the open session of the meeting at <https://www.facebook.com/CityofLodi/>; or

Please click the link below to join the meeting:

<https://zoom.us/j/93455719476?pwd=NDdhc1E4OEZyYWV3d2pDY1U5SjVZZz09>

Passcode: 583605

Or iPhone one-tap :

US: +16699009128,,97500264844#

Or Telephone: Dial: US +1 669 900 9128

Webinar ID: 934 5571 9476

Public Comment:

Members of the public can send written comments to the City Council prior to the meeting by emailing councilcomments@lodi.gov. These emails will be provided to the members of the City Council and will become part of the official record of the meeting.

Members of the public who wish to verbally address the City Council during the meeting should email those comments to councilcomments@lodi.gov. Comments must be received before the Mayor or Chair announces that the time for public comment is closed. The Assistant City Clerk will read three minutes of each email into the public record. **IMPORTANT:** Identify the Agenda Item Number or Oral Communications in the subject line of your email. Example: Public Comment for Agenda Item Number C-17. Members of the public may also participate via Zoom at the following link: <https://zoom.us/j/93455719476?pwd=NDdhc1E4OEZyYWV3d2pDY1U5SjVZZz09>

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the City Clerk at (209) 333-6702 or cityclerk@lodi.gov at least 48 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the City Clerk at (209) 333-6702 or cityclerk@lodi.gov at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

SPECIAL TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020, to mitigate the spread of Coronavirus (COVID-19). In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

For information regarding this Agenda please contact:
Jennifer Cusmir
City Clerk
Telephone: (209) 333-6702

Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

Res. B-1 Request Approval to Provide Operations, Major Maintenance, and Repair Reserve as Part of the Harmony Homes Agreement Between the City of Lodi and Housing Authority of San Joaquin

C. Comments by Public on Non-Agenda Items

D. Adjournment

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

Jennifer Cusmir
City Clerk

All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Jennifer Cusmir at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Jennifer Cusmir (209) 333-6702.



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Request Approval to Provide Operations, Major Maintenance, and Repair Reserve as Part of the Harmony Homes Agreement Between the City of Lodi and Housing Authority of the County of San Joaquin

MEETING DATE: March 9, 2021 "Special Meeting"

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Request approval to provide operations, major maintenance, and repair reserve as part of the Harmony Homes agreement between the City of Lodi and Housing Authority of San Joaquin.

BACKGROUND INFORMATION: In December 2018, the San Joaquin Continuum of Care ("SJCoC") awarded the City \$1,250,000 in Homeless Emergency Aid Program ("HEAP") grant funds for its permanent supportive housing project. On May 1, 2019, the City Council accepted the award. Additionally the City submitted an application for Permanent Local Housing Allocation ("PLHA") funding from the California Department of Housing and Community Development ("HCD") in July 2020 pursuant to the February 2020 PLHA Notice of Funding Availability. An amendment to the original PLHA application as approved by City Council was submitted to utilize the first year award of \$336,000 towards the Harmony Homes Project.

Project Description:

The City's Harmony Homes project will create four units of permanent housing for homeless individuals and families or those at risk of homelessness. This supportive housing will help at-risk individuals/families move into long-term, affordable housing where they can continue their progress toward stable and independent living.

The project will receive tenant referrals from local organizations including The Salvation Army, Lodi House, and Women's Center Youth and Family Services, as well as the Housing Authority of the County of San Joaquin ("HACCSJ"). HACCSJ will supply housing choice vouchers to tenants. Volunteer supportive housing services will be available for tenants, and tenants will sign lease agreements that include appropriate maintenance of each unit.

The City is planning to partner with HACCSJ to manage the construction of the Harmony Homes Project. To do so, the City will enter into an agreement with HACCSJ to develop, own, and manage the Harmony Homes project, similar to its other housing properties.

Both HEAP and PLHA grant funding require that the property and site improvements remains in suitable condition for permanent supportive housing at least 55 years into the future. To ensure

APPROVED: _____
Stephen Schwabauer, City Manager

that it can meet these obligations, HACSJ has requested that the City provide a reserve for major maintenance and repair costs as well as operational costs for any future deficits.

Staff recommends that the City provide to HACSJ a \$50,000 reserve for operational deficits and major maintenance and repairs. Should HASJC experience extraordinary maintenance and repair costs Staff recommend \$150,000 as an additional reserve. To access these reserve funds, qualifying maintenance and repair costs must exceed HACSJ's routine maintenance and repair obligations and must not be covered by HACSJ's required insurance policies. Staff also recommends that the additional \$150,000 reserve funding require the parties to mediate the need for such funds and HACSJ to prove that it took reasonable steps to protect the property from damage and deterioration and invested reasonable amounts of its own revenue in maintaining the property before any funding would be granted.

As Harmony Homes will be new construction, the City does not anticipate costs incurred from the \$150,000 reserve anytime soon.

FISCAL IMPACT: \$50,000 reserve for operational deficits and major maintenance and repairs issued directly to HACSJ. Up to \$150,000 if major maintenance and repairs costs occur and HASJC requests the funds and completes mediation

FUNDING AVAILABLE: The City will determine source of \$50,000 reserve and will report to Council along with the ratification of the Harmony Homes Agreement at a future date. The City will go back to Council should a request be made to utilize the \$150,000 in reserve funds.

Andrew Keys, Deputy City Manager/Internal Services Director

John R. Della Monica, Jr.
Community Development Director