

2018-19 Annual Action Plan
Community Development Block Grant Program

CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
NEIGHBORHOOD SERVICES DIVISION



FINAL– JUNE 2018

Executive Summary

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

1. Introduction

This 2018–2019 Annual Action Plan (Action Plan) is the fifth of five required annual updates to the 2014–2018 Consolidated Plan. The Action Plan sets forth the year’s anticipated projects and goals that align with the projects, goals, and needs identified in the Consolidated Plan. To be eligible to receive Community Development Block Grant (CDBG) funds, the City of Lodi must submit a Consolidated Plan to the US 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.

During the 2018–2019 plan year, Lodi will receive \$636,515 in CDBG funds from HUD. HUD’s announcement of the City’s award was delayed. As a result, the original draft version of this plan contained only estimate of project with a contingency plan for how funds would be reallocated once the final award was announced. The plan would help reduce delays in project start dates. Thus, when the City received its allocation on May 1, 2018, it adjusted the final numbers according the contingency plan and proceeded with submitting this final plan.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment in 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 Americans with Disabilities Act (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.

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

3. Evaluation of past performance

The 2017–18 Consolidated Annual Performance Evaluation Report (CAPER) is still in progress; it will be available for review in September 2018. To date, the service providers have reported meeting outcomes and progressing in their goals. The CAPER for the 2016–17 program year was accepted by HUD as adequate and is available on the City's website for viewing. The City has successfully completed monitoring according to its desk-monitoring and on-site monitoring policies. During 2016–17, the City updated its policy based on HUD recommendations. As for desk monitoring, the City reviews each subrecipient's grant performance and financial documentation on a quarterly basis, at minimum. Subrecipients are selected for more in-depth on-site monitoring based on certain criteria. For the 2017–18 program cycle, the City has selected two programs for review and is on schedule to complete those during the current 2017-18 program year. The City has also conducted its desk monitoring of all subrecipients at least three times during this year, and has followed up with the subrecipients as needed to resolve any outstanding items discovered during these desk audits. Once the fourth quarter is complete, then the City will finalize its desk audits for the 2017-18 program year.

The CDBG program has successfully met expenditure deadlines and is current on quarterly and semi-annual reports due to HUD. However, due to a staff change during the program year, the City made a request to have new staff access the SPEARS system, but is awaiting HUD approval and response.

4. Summary of Citizen Participation Process and consultation process

Two objectives of a 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.

In following these objectives, the Neighborhood Services Division of the City's Community Development Department developed a Citizen Participation Plan that invites the community to provide input on the

way HUD's CDBG grant funds are spent in Lodi. This Citizen Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of the City's awarded HUD funds. The City 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. Moreover, one of the most important practices outlined in the plan is for the City to encourage participation from low- and moderate-income residents, especially those living in low- to moderate-income neighborhoods.

City staff organizes community and neighborhood meetings to seek community input and identify community needs. When possible, meetings are organized by local community organizations which in the City's experience have helped draw in more low- and moderate-income residents. These meetings serve several purposes:

- Obtain community input about how funds should be spent.
- Solicit information about neighborhood needs.
- Build a sense of community among neighborhood residents.
- Encourage community empowerment and greater community voice.
- Provide neighborhoods with information about City services.
- Reach those living in low- and moderate-income neighborhoods.

See Attachment H "Continued – Citizen Participation and Consultation Process" for more details.

Continued – Citizen Participation and Consultation Process

In addition to these meetings, City staff facilitates public outreach workshops during regularly scheduled monthly Lodi Improvement Committee meetings. The committee's purpose, as stated in its bylaws, is to maintain and improve the quality of life in and the appearance of Lodi. This objective aligns with HUD's goal to help improve the quality of life for low- and moderate-income persons and neighborhoods. The committee has traditionally been a venue for the public to weigh in on CDBG-related activities; however, City staff has taken steps to increase participation and attendance at these meetings. For example, beginning this year, staff held a mandatory application workshop and community needs workshop at a regularly scheduled Lodi Improvement Committee meeting. Second, the committee has newly been assigned the task of publicly scoring CDBG grant applications for the 2018–19 program year. The committee also makes a recommendation to the City Council on the amount to award community-based organization applications. By having the committee review and score applications in a public setting, it has created a more transparent process that will increase public participation, since the public will be able to readily experience how their input impacts the committee's selections for funding.

To stay engaged with current resident interests and concerns, City staff also helps facilitate and lead the Asset-Based Community Development (ABCD): Love Your Block program (For events, videos, photos and more details, go to Attachment I and go to link: <https://www.facebook.com/lodiloveyourblock/>). The program is implemented through a coordinated effort of Lodi Chamber of Commerce staff, resident volunteers, consultant trainers, and public and private funds, including CDBG funds. Staff's participation also helps the City to stay visible and open to feedback by being present for residents in more informal settings, where they would feel more comfortable and would not otherwise normally interact or learn

about City activities. This is the second cycle of this ABCD program. The following topics are covered through this program and are important for building the capacity and leadership of residents so that they can be better equipped and empowered to engage in civic opportunities, especially providing public comment and feedback on City activities at public meetings:

- What are your community's assets? Individual gifts/talents, associations, institutions, local economy, physical world, culture, and stories
- Talk to your neighbor: community outreach
- Telling your story: marketing and promotion
- Grant writing and fundraising
- Core elements of community organizing
- Keys to team building and barriers to effective teams
- Leadership skills development: How to stay on track, facilitate effectively, and transfer leadership

The City also gathers feedback from local or regional nonprofits, agencies, and businesses because these entities may serve Lodi residents, have specialized knowledge about a diverse cross section of resident needs, and bring expertise from various professional fields, and their activity directly impact residents. The City conducts consultations with these entities through various formal and informal methods such as surveys, personal interviews, public meetings, community events, and other activities.

Together, these meetings with local organizations and the Lodi Improvement Committee, involvement with the resident-driven ABCD: Love Your Block program, and consultations are effective ways that the City has reached a diverse number of residents for a comprehensive and collaborative approach to driving community development goals and decisions. The City's efforts have garnered feedback from individuals and organizations that are, or represent, minorities, non-English-speaking residents, persons with disabilities, and low- and moderate- income persons.

The City continues to address potential gaps in the diversity and number of residents reached. The following are a few examples of efforts to overcome gaps in the institutional structure and to enhance coordination for greater community input:

- The Neighborhood Services CDBG Program Specialist works 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 CDBG Program Specialist receives regular updates on the following community/collaborative committees: San Joaquin County Emergency Food and Shelter Board, the Committee on Homelessness, and the Lodi Improvement Committee.
- The Neighborhood Services Division facilitated the update of the City's Housing Element, particularly in the discussions surrounding multifamily and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.
- The Neighborhood Services Division led the development of an Analysis of Impediments to Fair Housing Choice.

- The Neighborhood Services Division completed an ADA Self-Evaluation and Transition Plan during 2017. This 15-year plan identifies and evaluates the City's programs, activities, and services to determine whether they are consistent with the requirements of the ADA. The plan also identifies any physical barriers to accessibility and the methods to be used to remove those barriers. The Neighborhood Services CDBG Program Specialist receives periodic updates from City staff on the progress toward meeting plan goals, as well as assists the Section 504 Coordinator (the position responsible for overseeing compliance) in responding to public comments and grievances.
- The Neighborhood Services CDBG Program Specialist develops relationships with local nonprofits, such as California Human Development and Lodi Chamber of Commerce, for opportunities to collaborate on outreach efforts.
- The Neighborhood Services CDBG Program Specialist participates in the resident-driven neighborhood improvement program called Asset-Based Community Development (ABCD): Love Your Block, where residents learn leadership/organization skills, apply for and manage their own mini-grant project, engage residents and volunteers to assist or participate in their project, and implement and report on their project outcomes and goals. For more information go to Attachment I and the following link: <https://www.facebook.com/lodiloveyourblock/>.

In closing, the City continues its efforts to reach more minority, Spanish-speaking, and lower-income residents. In May 2016, California Human Development honored the City with the Farmworker Champion Award for encouraging Lodi's Hispanic community to participate in meetings: "...the City is now empowered with first-hand information and is taking action to address the conditions facing Lodi's poorest farmworkers and others who live in poverty" (California Human Development, *Faces of the Field, Stories of Success*, April 29, 2016).

The City will continue to use outreach methods that work while looking for new ways that will gather the voices of all Lodi residents.

5. Summary of public comments

The City used its adopted Citizen Participation Plan in the creation of this Annual Action Plan. According to the plan, the City will hold a publicly noticed meeting to gather input on community needs and priorities, as well as a technical assistance workshop regarding the funding process. The City will hold a publicly noticed meeting to review the draft plan and allow at least 30 days for public review of the draft Action Plan. The City Council will review and approve the final version at a public meeting. As stated in the Citizen Participation Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period.

Aligned with the Citizen Participation Plan, a mandatory Notice of Funding Availability (NOFA) workshop was held during a regularly scheduled Lodi Improvement Committee meeting on February 13, 2018. Attendees received information on Lodi's CDBG application process and CDBG program eligibility requirements. City staff notified several local and regional organizations of this meeting and the

provided them information on upcoming steps and meetings in the 2018–19 CDBG grant cycle process. The Feb 13th public meeting helped solicit applications for new projects and answer questions from potential applicants. On February 13, 2018, a community needs workshop was also held to solicit input on priority needs and goals. The feedback received, as well as photos and posters, can be found in Attachment A.

The Lodi Improvement Committee and City staff held two publicly noticed meetings on March 5 and March 13, 2018, to review, score, rank, and allocate funds to projects. The committee and staff received public comment and took those comments into consideration during the application ranking process. Attachment B contains the comments from these meetings. In summary, residents voiced the following: graffiti abatement projects takes up a large portion of the available funds for social services, and should be reduced to allow for more funds to go to non-profit social services; funds should not be used on a new (pilot) program such as Ready-to-Work; food distribution services have a larger impact than other nonprofits, because they serve a larger number per dollar of grant funds. The committee's scores and allocations were recommendations that were incorporated into the draft Annual Action Plan. The committee then held a follow-up meeting on April 10 to review and comment on the draft plan.

On March 28, 2018, the draft scores and allocations were presented to 18 residents at a regularly scheduled meeting at a social service agency called California Human Development, where their feedback was gathered through a survey. Overall, the committee's recommendations for projects and funding were aligned with resident feedback, with the following exceptions. The residents were less supportive of the Blakely Park Pool project ("neutral") and wanted to see a decrease in those funds. Residents surveyed also thought that the Graffiti Abatement project should receive fewer funds, while most other project funds should be increased. The details of this feedback can be found in Attachment C.

See Attachment H "Continued – Summary of Public Comments" for more details. **Continued – Summary of Public Comments**

A draft Annual Action Plan was noticed and made available for public comment for at least 30-day beginning on March 30, 2018. A public hearing was noticed and held on April 18, 2018, at City Council chambers to review the draft Annual Action Plan. Additional public outreach meetings were held, including on April 10, 2018, at a regularly scheduled Lodi Improvement Committee meeting. The 2018–2019 Action Plan was approved at a public hearing during the City Council meeting on May 2, 2018.

All public comments were received during the public comment period and are contained in Attachments A through D, as well as summarized in Section AP-12 below.

Additionally, during the previous 2016–2017 Annual Action Plan process, the City conducted an online and paper survey to begin gathering public input on creating goals for a Neighborhood Revitalization Strategy Area. Although the City ultimately decided not to pursue this, community comments collected at the time are still relevant for the 2018–19 plan period. Participants in these outreach efforts represent a cross section of the community; however, extra effort was taken to obtain comments from

residents who would be the beneficiaries of CDBG programs. Many of those spoke Spanish and live in a lower-income neighborhood. Comments ranged from concerns over gang activity to cleaner streets. Over 115 residents participated in these meetings (some attended more than once), and 70 provided feedback through the survey. A summary of comments from this 2016 effort is included in Attachment D.

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

All comments were received and accepted. The City continues to support outreach for public comment during the planning periods for the CDBG program.

7. Summary

Lodi's City Council reviewed and approved the draft 2018–2019 Annual Action Plan on April 18, 2018, then reviewed and approved the final Annual Action Plan on May 2, 2018. City staff received all public comments.

Additionally, the Lodi Improvement Committee increased its role in the Annual Action Plan process by increasing its outreach to residents in collecting community input, as well as scoring and ranking applications. Committee meetings saw an increase in attendance from the last several years.

At a local outreach meeting, City staff gathered formal feedback through surveys; this method was not used previously in the last several years. Local organizations continue to work with the City to give feedback, and the City continues to develop those important relationships while looking for opportunities to gather information and collaborate on improvements to the Lodi community.

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	City of Lodi	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Patrice Clemons, CDBG Program Specialist
City of Lodi – Community Development Department
221 West Pine Street
P.O. Box 3006
Lodi, CA 95241
pclemons@lodi.gov
(209) 333-6800, ext. 3404

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

1. Introduction

The City of Lodi consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination. The City also participated in an extensive public outreach campaign to assess community needs and perceptions.

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))

The City will continue to participate in regional coordination of services through the Lodi Committee on Homelessness and San Joaquin County’s Continuum of Care. For example, Lodi’s Committee on Homelessness and the City have agreed to enter data into the County’s HMIS, a database system used to report and query demographic data on beneficiaries. The goal is to improve the data available on the homeless population in Lodi and regionally so as to better assist them.

The development of Cranes Landing Apartments (formerly known as Eden Housing or Tienda Drive Senior Housing), an 80-unit affordable senior housing project, will bring additional resources to the community through the management company’s Resident Services and with coordinated supportive services with the County Behavioral Health Services agency that has provided funding for 8 units through the Mental Health Services Act (MHSA). The project was completed in 2017 and has a waiting list.

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. The City and other agencies contacted property owners of a few existing facilities in Lodi to establish a center where local service providers could all be located in one area. While the City and the agencies were not able to purchase/rent those sites during 2016 and 2017, they continue to look for other opportunities.

Through the coordinated efforts of the Lodi Police Department and the Committee on Homelessness, a full-time Homeless Liaison Officer position was created in 2017. In this position, the officer, along with part-time volunteers, assists homeless individuals to access the resources they need, including housing and social services and reconnecting the person with family and friends. A volunteer retired police officer is also assisting this position and performing administrative tasks. Moreover, because of the effectiveness of this position, the City and the Police Department are dedicating another officer position to assist part-time in the evenings and on the weekends in order to have more coverage and availability. As of March, 73 homeless people have been helped to leave the streets and enter housing.

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, along with several other cities from throughout the county, partnered with the San Joaquin County Continuum of Care (CoC) in January 2018 for the count and survey of “unsheltered homeless” persons in the county. The results of the count are not yet available.

The City of Lodi will continue to work as part of the San Joaquin County Continuum of Care in 2018–19 and will support the policy changes recommended to the San Joaquin County Board of Supervisors to provide a more coordinated approach to addressing these issues.

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 meetings to give feedback on the homeless population.

The Neighborhood Services Division participated in the following community/collaborative committees: San Joaquin County Emergency Food and Shelter Board, Lodi Committee on Homelessness, and Lodi Improvement Committee. As a participant of these committees, the City continues to remain apprised of current issues facing the homeless community and the agencies providing services.

Lastly, the Lodi Improvement Committee, a City board/commission with members appointed by the Mayor and the City Council, is also a forum for discussing, gathering information, and promoting actions regarding homeless issues, among other resident-driven topics, in the city. For example, during 2016, the Lodi Improvement Committee provided the venue to distribute information to the public regarding what was being done to address the homeless issues throughout 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.

Based on the recommendations from the Countywide Homelessness Task Force to the Board of Supervisors, the CoC will be looking to have more agencies and organizations participate in the HMIS in order to better identify and track homeless clients and the services they receive. The City of Lodi and Committee on Homelessness will assist and help facilitate local services providers' expanded participation in HMIS.

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 (CHD)
	Agency/Group/Organization Type	Housing Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis 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 consulted the CHD regarding housing and community development issues in Lodi. The CHD provides employment, education, food, and bill payment services to farmworkers in the county. The agency is reliant on state and federal funding but has had to make cutbacks to programs because of lack of funding. They believe that the key issues in Lodi are lack of stable income for low-income residents, the housing cost burden, overcrowded conditions, substandard housing, and the overall housing supply. They also noted that childcare is not

		affordable and there are not enough community resources, such as a community center. There should also be additional programs to educate people on healthy eating and college trajectories.
2	Agency/Group/Organization	Housing Authority of San Joaquin County
	Agency/Group/Organization Type	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. The Housing Authority provides rental assistance for over 5,000 households within the County of San Joaquin, including the City of Lodi. The key internal challenges for the organization are declining federal funding, limited supply of housing, increasing rents, and landlords unwilling to rent to low income households. They would like to see the following additional resources brought to assist Lodi residents: self-sufficiency program, more entry level jobs, job training center, and affordable child care services for low income households. The Housing Authority states that rent is too high, limited supply of affordable housing, and limited temporary housing is contributing to homelessness or risk of homelessness. During the summer of 2017, the Housing Authority completed minor emergency-efficiency rehabilitation to its 8-unit affordable complex.
3	Agency/Group/Organization	LOEL Foundation
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Foundation Neighborhood Organization

	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 regard to senior needs in the community. LOEL provides meals, activities, and other resources to the senior population. They believe that the top three senior needs in Lodi are food, affordable housing, and transportation just outside the city limits. The cost of living for seniors is high, and there is a lack of affordable housing. The LOEL Foundation estimates that the homeless rate for seniors in Lodi is 20 percent.
4	Agency/Group/Organization	Second Harvest Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs 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?	This organization was called and a message was left. A follow-up email with questions was also sent. However, Second Harvest attended the community needs workshop and the final scoring public meeting, where they provided input on community needs and information regarding the impact of food agencies on Lodi residents.

5	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Victims Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs 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 consulted with the Salvation Army in Lodi in regard to homeless and housing needs in the community. The Salvation Army stated that funding changes (change in tax code, minimum wage increases) impact their ability to provide services. Substance abuse, mental health issues, and lack of affordable housing all contribute to homelessness in Lodi.

6	Agency/Group/Organization	San Joaquin Fair Housing Association (SJFH)
	Agency/Group/Organization Type	Services-Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 SJFH regarding various housing and fair housing issues in the community. The SJFH stated that the community is in need of more high-quality housing, tenant counseling services, and landlord education. Substandard housing is a huge issue in Lodi, and landlords impose many housing problems directly on their tenants by failing to provide adequate housing and fair prices. However, tenants also need education on how to be better tenants and deal with legal challenges. The SJFH also participated in the community needs workshop.
7	Agency/Group/Organization	Community Partnership for Families of San Joaquin
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs 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?	This organization was called twice, and consultation coordination efforts were rescheduled several times. However, this organization attended and participated in the community needs workshop and the final scoring public meeting, where they provided information on priority needs.
8	Agency/Group/Organization	One-Eighty Youth Programs Adolescent & Family Services
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth 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?	This organization was called and a message was left. A follow-up email with questions was also sent. One-Eighty Youth Services has a CDBG-funded project to make improvements to its teen center; it is scheduled to go to bid in spring 2018.
9	Agency/Group/Organization	San Joaquin County Human Services Agency – Meals on Wheels
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	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?	This organization was called and emailed with questions. The City will continue to coordinate with the agency. The City will continue to coordinate to provide services to seniors in the community and find opportunities for additional cooperation.
10	Agency/Group/Organization	Grace and Mercy Charitable Foundation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Victims Neighborhood Organization
	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 Non-Homeless Special Needs 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?	This organization was called and a message was left. A follow-up email with questions was also sent. However, this organization attended and participated in the community needs workshop, where they provided information on priority needs. This organization is in the process of obtaining permits for the second phase of its ADA improvements project.

11	Agency/Group/Organization	Lodi House
	Agency/Group/Organization Type	Services-Children Services-Homeless Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	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 Lodi House regarding their program needs as well as necessary community resources. Lodi House staff stated that funding and budget challenges are the primary internal challenges, and finding affordable housing and transportation for their clients is the primary external challenge. The cost of housing in Lodi is higher than in surrounding communities, and there is a lack of housing overall. Additional education is also needed for parents and youth.
12	Agency/Group/Organization	Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	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?	The Chamber of Commerce provides a variety of services to the community. They stated that the main community issues are mental health and addiction, low wages for farmworkers, and lack of affordable housing. The lack of housing is further constrained by the slow growth policies in Lodi. The community needs additional education, housing, and access to services.
13	Agency/Group/Organization	Pacific Community Solutions
	Agency/Group/Organization Type	Capacity builder for residents, public agencies, and nonprofit/private entities
	What section of the Plan was addressed by Consultation?	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?	This organization was called and a message was left. A follow-up email with questions was also sent. This organization provided training to City staff, residents, local businesses, and local organizations on an asset community development approach. Community workshops and resident-led projects were started as a result.
14	Agency/Group/Organization	Institute for Local Government
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	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?	This organization was called and a message was left. In 2016 through 2017, the organization provided training to City staff on community engagement methods. The organization recently finished producing a video on the City's efforts to empower and equip residents with resources to start their own community improvement projects. The video can be found here: http://www.ca-ilg.org/news-institute-local-government
15	Agency/Group/Organization	California Rural Legal Assistance
	Agency/Group/Organization Type	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?	This organization was called; however, no response was received.
16	Agency/Group/Organization	San Joaquin Public Health Childhood Lead Poisoning Prevention Program
	Agency/Group/Organization Type	Services - Education Services - Health

	What section of the Plan was addressed by Consultation?	None
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff interviewed staff at the Lead Poisoning Prevention Program regarding lead poisoning risks in the county. There are about 150 cases in the entire county. Most of these are from paint, soil, or a type of makeup called surma that is tainted with lead. They feel that community members do not take lead poisoning as seriously as they should.
17	Agency/Group/Organization	Lodi Library
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	City staff interviewed staff at the Lodi Library regarding homeless and housing needs in the city. Library staff mentioned that many homeless people use the library as a place to go. The City needs more mental health and substance abuse services so people don't need to go to Stockton or Sacramento. Furthermore, rental prices are so high and one of the few affordable places (Star Hotel) just burned down. The City needs more housing overall, with an emphasis on affordable housing.
18	Agency/Group/Organization	Committee on Homelessness
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	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?	Neighborhood Services Division staff will continue periodic updates from the Committee for increased coordination and sharing of information.
19	Agency/Group/Organization	Lodi Improvement Committee

Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing
What section of the Plan was addressed by Consultation?	Non-Housing Special Needs 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?	This Committee helped collect public feedback on community needs and priorities, as well as scoring applications. See Attachment E showing application scores and ranking.

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?
Continuum of Care	San Joaquin County	Both address issues pertaining to homelessness and special needs housing.
Housing Element	City of Lodi	Both include the goal of fostering affordable housing, sufficient housing for special needs, and sufficient supply of housing for all income levels.
Analysis of Impediments	City of Lodi	Both include the goal of access to affordable housing, including for 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 Plan process, as indicated below in Table 4. Outreach included two City Council public hearings, one City Council public meeting, four Lodi Improvement Committee meetings, a survey, one outreach meeting at local community-based organization, and several Asset Based Community Development (ABCD) meetings. Spanish-language interpreters were available at most meetings. The comments received through the citizen participation process for this Annual Action Plan and those received during the five-year Consolidated Plan process were essential to outlining goals and priorities. The majority of the needs identified throughout the Consolidated Plan and Annual Action Plan process are incorporated in the Needs Assessment section and covered in the Strategic Plan priorities and goals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Lodi Improvement Committee (LIC) Meeting: about twelve attendees, none were Spanish-speaking, attended on February 13, 2018. Spanish interpreters provided.	See Attachment A with summary of comments received on community needs and priorities; see link to the right for meeting minutes.	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	City Council meeting held on February 27 th ; no public attendance.	No comments received.	All comments were accepted.	http://www.lodi.gov/city-council/MeetingArchives.html
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	LIC meeting: approximately 2 participants attended on March 5 th and March 13 th .	See Attachment B for summary and LIC minutes at the link provided.	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Development and Leadership Training	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>CDBG Target Area - Heritage District</p>	<p>Beginning in the fall of 2017, the City helped organize and facilitate in collaboration with the Chamber of Commerce and other local organizations, the 2017-18 ABCD:Love Your Block program(2nd Cycle). Several meetings were held: ABCD Team Trainings in September, ABCD Love Your Block Orientation Workshops in November, Project Development Workshop in January, and Community Engagement Workshop in March; Approximately, 45 non-duplicative residents have participated. Spanish interpreters are provided at meetings. A final workshop/celebration is scheduled for August.</p>	<p>Residents received Asset-Based Community Development (ABCD) training and formed community groups. These community groups applied for mini-grants to implement their own neighborhood improvement projects. For up-to-date videos and information on these neighborhood improvement projects, see the link. Also, see Attachment I for more details.</p>	<p>All comments were accepted.</p>	<p>https://www.facebook.com/lodiloveyourblock/</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	California Human Development meetings: On March 28, 2018, approximately 18 residents attended for purpose of reviewing draft AAP. Participants also filled out a survey. Spanish translation was provided.	Participants provided feedback on the following: projects they would like the City to fund and amounts the City should fund such projects. See Attachment C for results of survey and comments.	All comments were accepted.	
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	LIC meeting held April 10 to review draft Annual Action Plan. Spanish translation was provided.	See Attachment B for summary and LIC minutes at the link provided.	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community CDBG Target Area - Heritage District	On April 18, 2018, the City Council conducted the first public hearing for review of draft AAP, where Spanish-language interpreters were provided. No Spanish-speaking residents attended. Two residents provided comments.	See Attachment B for a summary and attached comments.	All comments were accepted.	http://www.lodi.gov/city-council/MeetingArchives.html
8	Public Review of Draft AAP	Non-targeted/broad community	Beginning March 30 th , the Draft AAP 2018-19 was made available for public review for 30-day public comment period.	No comments provided.	All comments were accepted.	
9	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On May 2, 2018, the City Council conducted the first public hearing for review of draft AAP, where Spanish-language interpreters were provided. No Spanish-speaking residents attended. Two residents provided comments.	See Attachment B for a summary and click on the link to find meeting minutes.	All comments were received.	http://www.lodi.gov/city-council/MeetingArchives.html

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Lodi will receive \$636,515 in new CDBG funds for program year 2018–2019. Allocation of funds and assignment of priorities for funding are based on the national goals set forth by HUD regulations and on the 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.

Previously, the City pursued projects that would use Section 108 Loan Guarantee Program funds. Due to the uncertainty of future CDBG funds, the City has decided not to pursue Section 108 funding at this time.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	636,515	0	0	636,515	636,515	The City of Lodi is a CDBG entitlement community that expects an average allocation of \$630,000 per year for planning purposes.

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City Hall, Carnegie Forum, Blakely Park, and Lodi Lake are some of the City facilities that will be used to meet accessibility requirements under the City's Consolidated Plan priorities and per the ADA Transition Plan. Two projects are already under way and in the design phase for ADA-compliant public counters and accessibility to buildings. Both projects are scheduled to be completed during the winter of 2018-19.

Discussion

No additional narrative necessary.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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	Citywide Activity	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income	CDBG: \$20,114	Public service activities other than Low/Moderate Income Housing Benefit: San Joaquin Fair Housing Association will assist 330 persons; and California Rural Legal Assistance will conduct 5 audit-based tests.
2	Improve Accessibility	2014	2018	Non-Housing Community Development	Citywide Activity	Public Facilities Public Improvements	CDBG: \$17,176	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: Grace and Mercy ADA Improvements project will assist 13,500 persons; DRAIL will assist 6 persons.
3	Address Blight and Nuisance	2014	2018	Non-Housing Community Development	CDBG Target Area	Public Services	CDBG: \$30,310	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: 18,000 persons assisted.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Access to Social Services	2014	2018	Non-Housing Community Development	Citywide Activity	Public Services	CDBG: \$47,991	Public service activities other than Low/Moderate Income Housing Benefit: Emergency Food Bank will assist 2,500 persons, LOEL will assist 75 persons, Second Harvest will assist 1,700 persons, and Community Partnership will assist 100 persons, for a total of 4,375 persons assisted
5	Expand Financial Opportunities	2014	2018	Non-Housing Community Development	Citywide Activity	Public Services	CDBG: \$17,176	Public service activities other than Low/Moderate Income Housing Benefit: Ready to Work will assist 25 persons.
6	Construct or Upgrade Public Facilities	2014	2018	Non-Housing Community Development	CDBG Target Area	Public Facilities Public Improvements	CDBG: \$396,559	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: Alley improvements project will serve 1,667 persons; Blakeley Park Pool Shade Structure will serve 1,667 persons.

Table 6 – Goals Summary

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)

The City of Lodi does not receive HOME funding; however, the City’s fair housing providers will assist approximately 330 individuals will access to fair housing.

Goal Descriptions

1	Goal Name	Preserve Existing Affordable Housing
	Goal Description	Projects include San Joaquin Fair Housing and California Rural Legal Assistance
2	Goal Name	Improve Accessibility
	Goal Description	Projects include Grace and Mercy ADA Improvements Phase IV and DRAIL
3	Goal Name	Address Blight and Nuisance
	Goal Description	Graffiti abatement
4	Goal Name	Access to Social Services
	Goal Description	Programs include Emergency Food Bank, LOEL, Second Harvest Food Bank, and Community Partnership for Families of San Joaquin
5	Goal Name	Expand Financial Opportunities
	Goal Description	Programs include Ready to Work
6	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	Projects include Alley Improvement Project and Blakely Swim Complex

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will be receiving \$636,515 in 2018–19 CDBG funds from HUD. This allocation allows for an estimated \$95,477 in public services funding (15 percent cap), \$127,303 in planning and administration (20 percent cap), and about \$413,735 in capital programs and projects funding. When funding projects through CDBG, HUD guidelines limit the amount of money that the City can provide to certain categories of projects; HUD classifies most projects as either Public Service, Administration, or Capital Funding. Under these guidelines, the City may allocate up to 15 percent of the grant to public services, up to 20 percent for planning and administration, and the remainder for capital funding, which includes housing, public facilities, infrastructure, parks, and other miscellaneous improvement projects.

The City has a policy that 60 percent of CDBG award funds will be allocated to City-sponsored projects and that the remaining 40 percent will go toward community-based organizations. City sponsored and awarded projects included Graffiti Abatement (social service activity), the Alley Improvements project, and the Blakely Park Pool Shade Structure project.

The City received nine applications from community-based organizations, requesting over \$130,000 in social service–type activities and approximately \$35,000 in capital improvement projects. The amount requested in social service activities exceeded the estimated amount available under the public services cap. Each application was scored by the Lodi Improvement Committee and City staff according to set scoring criteria, and those recommendations were passed on to the City Council for review and approval. Criteria included organizational capacity to successfully complete projects in a timely manner, fiscal responsibility and viability to complete the project, past project performance, CDBG funding eligibility, and how thoroughly the projects addressed community needs identified through public outreach and in the 2016–2020 Consolidated Plan. Attachment E shows the applications received from community-based organization, how much funding was requested, and how projects were scored. All nine community-based projects received an award. Social service–type projects received partial funding because requests exceeded the estimated amount of available funds.

The activities to be undertaken during 2018–19 are summarized below. All of the public service activities identified are expected to be completed no later than June 30, 2019.

Projects

#	Project Name
1	Planning and Administration
2	Planning and Administration – Fair Housing SJFH
3	Planning and Administration – Fair Housing CRLA

#	Project Name
4	Alley Improvement Project
5	Blakely Park Pool Shade Structure
6	Grace and Mercy ADA Improvements Phase IV
7	DRAIL ADA Minor Home Modifications
8	Graffiti Abatement
9	Emergency Food Bank's Mobile Farmers Market
10	LOEL Center Meals on Wheels
11	Second Harvest Food Bank
12	Ready to Work
13	CPFSJ's Family Resource Center and Youth Program

Table 7 – 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's and the City Council's review and approval. First, the project must fit within CDBG objectives, including meeting one of the national objectives (i.e., benefiting low- and moderate-income persons, preventing or eliminating slums or blight, or addressing certain urgent community needs). 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 when the plan was drafted in 2014. Each year, during the Annual Action Plan, goals and priorities are reassessed to ensure they continue to reflect changing community needs and priorities. Third, the City has a few projects that have experienced delays, so staff also took into consideration the ability and readiness of the public facilities and public service projects to be completed in a timely manner.

Moreover, for projects proposed by community-based organizations, the City considered the applicants' scores using a new application questionnaire and new scoring tool (see Attachment F). A community needs workshop was held to gather input on priority needs. Then applications were scored by City staff and Lodi Improvement Committee members. Applications were ranked based on average score. The committee assigned funding preferences based on the ranking of applications, plus taking other factors into consideration such as the ability to implement the project with reduced funding.

These draft rankings and allocations were then presented to residents at a regularly scheduled meeting at a social service agency called California Human Development, where their feedback was gathered through a survey. Overall, they committee's recommendations for projects and funding were aligned with resident feedback, with the following exceptions. The residents were less supportive of the Blakely Park Pool project ("neutral") and wanted to see a decrease in those funds. Residents surveyed also

thought that the Graffiti Abatement project should receive less funds, while most other projects should be increased. The details of this feedback can be found in Attachment C.

While many residents voiced a need for more affordable housing, no such project was proposed this year by applicants. Other than affordable housing, the applications submitted and awarded were consistent overall with priority needs voiced by residents and Consolidated Plan goals.

Obstacles

The primary obstacle to meeting the needs of lower-income individuals and families is a lack of enough resources to fully address residents' needs. Many of Lodi's working residents do not have enough income to take care of basic needs. Most lower-income families in California, 78 percent, 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). Citizens may try to take care of their own needs through extra employment, or with assistance from family and friends; however, sometimes residents do not have those resources available so they turn to their community, such as church, government services, or nonprofit assistance. While the economy has made some recovery since the 2008 Recession, many Californians still struggle to have enough to take care of their family's basic needs: sufficient housing, food, and clothing. Beyond the basics, residents are lacking in adequate employment, transportation, and good health which help families to be self-sufficient.

See Attachment H "Continued AP-35 Reasons and Obstacles to Addressing Underserved Needs" for more details.

Continued AP-35 Reasons and Obstacles to Addressing Underserved Needs

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 percent 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. The impact these programs have on poverty is even more pronounced for the Central Valley counties where these safety net programs cut poverty by 14 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 needs identified in the community. That is why the City 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 many available services are located in Stockton. The City of 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 and mobile offices in Lodi. The City has provided CDBG funding to one of the 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 few 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 they may need basic technical assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

AP-38 Project Summary

Project Summary Information

1	Project Name	18.01A Planning and Administration
	Target Area	CDBG Target Area Citywide Activity
	Goals Supported	Preserve Existing Affordable Housing Access to Social Services Improve Accessibility Construct or Upgrade Public Facilities Address Blight and Nuisance
	Needs Addressed	Housing Rehabilitation: Emergency and Minor Repair Preservation of Existing Affordable Housing Homebuyer Assistance Public Facilities Public Improvements Public Services
	Funding	CDBG: \$107,189
	Description	General administration of the CDBG program, including all planning and reporting activities
	Target Date	6/30/2019
	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	Planning and Administration is intended to provide funding for general staff administration of CDBG programs and activities, including tracking activities in the Integrated Disbursement and Information System (IDIS), reporting, public outreach, program setup, reporting, planning, collaboration with local entities on meeting priority community needs, and subrecipient training and monitoring. This also includes capacity and leadership building in the community, and working to bring in additional resources.
2	Project Name	18.01B Planning and Administration – Fair Housing – SJFH
	Target Area	CDBG Target Area Citywide Activity
	Goals Supported	Preserve Existing Affordable Housing
	Needs Addressed	Preservation of Existing Affordable Housing
	Funding	CDBG: \$13,112
	Description	Under Planning and Administration, funding will also be provided for San Joaquin Fair Housing to conduct fair housing testing, maintain housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 330 unduplicated individuals.
	Location Description	Various
	Planned Activities	Social service providers will provide the following services: fair housing testing, fair housing counseling, housing discrimination and tenant/landlord law hotline, complaint investigation, two landlord/tenant seminars, and outreach and education at community events.
3	Project Name	18.01C Planning and Administration – Fair Housing – CRLA

	Target Area	CDBG Target Area Citywide Activity
	Goals Supported	Preserve Existing Affordable Housing
	Needs Addressed	Preservation of Existing Affordable Housing
	Funding	CDBG: \$7,002
	Description	Under Planning and Administration, funding will also be provided California Rural Legal Assistance to conduct fair housing testing, tenant surveys, and other discrimination-prevention activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will administer five audit-based tests and provide recommendations for follow-up activities.
	Location Description	Various
	Planned Activities	CRLA will conduct five audit-based tests, complaint-based testing on as-needed basis, one tenant survey, and a report with recommended follow-up activities for the prevention of housing discrimination.
3	Project Name	18.02 Alley Improvement Project
	Target Area	CDBG Target Area
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities Public Improvements
	Funding	CDBG: \$300,577
	Description	Improve alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 1,667 people, based on estimate of population of low-mod income in those census tracts (census tracts 45.02, 42.05, and 44.03).
	Location Description	Within CDBG Target Area
	Planned Activities	Removal and replacement of existing alley surfacing and installation of storm drainage. The proposed locations include: north of Elm Street from Lee Avenue to Pleasant Avenue; north of Walnut Street from Lee Avenue to Pleasant Avenue; North of Elm Street from Main Street to Washington Street. All these locations will be outside the water meter phasing project scheduled for 2019.
4	Project Name	18.03 Blakely Park Pool Shade Structure
	Target Area	CDBG Target Area
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities Public Improvements
	Funding	CDBG: \$95,982
	Description	This project will improve the swimming complex at the park, which is also the location of Lodi's Boys and Girls Club.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 1,667 people (based on estimate of population of low-mod income in census tracts 45.02, 42.05, and 44.03).
	Location Description	1050 S. Stockton, Lodi CA 95240
	Planned Activities	Improve shade structure.
5	Project Name	18.04 Grace and Mercy ADA Improvements Phase IV

	Target Area	CDBG Target Area
	Goals Supported	Improve Accessibility
	Needs Addressed	Public Facilities Public Improvements
	Funding	CDBG: \$11,114
	Description	This project is to make ADA accessibility improvements to the existing facility that serves lower-income families.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13,500 persons will be assisted by these improvements (based on number of disabled persons in all census tracts across Lodi).
	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 by making improvements to existing restroom.
6	Project Name	18.05 DRAIL ADA Minor Home Modifications
	Target Area	Citywide Activity
	Goals Supported	Improve Accessibility
	Needs Addressed	Public Facilities Public Improvements
	Funding	CDBG: \$6,062
	Description	This project is to make ADA accessibility home improvements for low-income residents across Lodi.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	This project will make improvements for approximately 5 disabled residents.
	Location Description	221 West Pine Street, Lodi, CA 95240
	Planned Activities	The project will make ADA-related improvements to address barriers to accessibility for low- to moderate-income persons.
7	Project Name	18.06 Ready to Work
	Target Area	CDBG Target Area
	Goals Supported	Expand Financial Opportunities
	Needs Addressed	Economic Development /Public Service
	Funding	CDBG: \$17,176
	Description	This project is to provide job training for homeless or those recently exiting the criminal justice system.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 25 individuals.
	Location Description	119 E. Weber Avenue, Lodi, CA 95240
	Planned Activities	This project will provide employment, job training, employment skills training, resume building, housing, and other wraparound services to homeless or those on probation. The employed beneficiaries will be conducting cleanup of debris and trash across the city.
8	Project Name	18.07 Graffiti Abatement
	Target Area	CDBG Target Area
	Goals Supported	Address Blight and Nuisance

	Needs Addressed	Public Services
	Funding	CDBG: \$30,310
	Description	This project will remove graffiti from public and private properties.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the residents within the target area—approximately 18,000 individuals.
	Location Description	Various
	Planned Activities	This project will remove graffiti from public/private and residential and nonresidential surfaces in the target area.
9	Project Name	18.08 Emergency Food Bank’s Mobile Farmers Market
	Target Area	CDBG Target Area
	Goals Supported	Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,072
	Description	This project will provide a mobile farmers market to low-income residents who might not otherwise have access to fresh foods.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 2,500 unduplicated individuals.
	Location Description	Various

	Planned Activities	This project will deliver a mobile farmers market at various sites in Lodi where fresh fruit and vegetables, nutrition education, cooking demonstrations, and recipes will be offered.
10	Project Name	18.09 Second Harvest Food Bank
	Target Area	CDBG Target Area Citywide Activity
	Goals Supported	Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,062
	Description	This project will provide healthy foods to low-income families.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 1,700 individuals.
	Location Description	Various
	Planned Activities	This project will provide food supplies for local nonprofit agencies to distribute, a senior brown bag program, and a food-for-thought program that gives healthy food to school-aged children.
11	Project Name	18.10 LOEL Center Meals on Wheels
	Target Area	CDBG Target Area Citywide Activity
	Goals Supported	Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,567
	Description	This project will provide hot meals to seniors.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 75 individuals.
	Location Description	Various
	Planned Activities	This project will provide home delivery of hot meals to lower-income seniors.
	Project Name	18.11 Community Partnership for Families
	Target Area	CDBG Target Area
	Goals Supported	Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$28,290
	Description	This project will provide gang prevention and wraparound services for Lodi's at-risk youth and their families.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 100 unduplicated youth and their family members.
	Location Description	631 East Oak Street, Lodi, CA
	Planned Activities	This project will include assessments, case management, group counseling, and a curriculum program for Lodi's at-risk youth and their family members.

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 needs-based strategy for the selection of projects and activities, the greatest need has historically been identified to be within the city’s low-income CDBG Target Area. This area consists of census tracts that include over 50 percent low- to moderate-income persons. The area primarily covers what has been called Lodi’s East Side or Heritage District. When creating its 2015–2018 Consolidated Plan, the City established a target area map (see Attachment G).

When possible, specific attention will be focused on one census tract (45.02) within the Target Area that was identified as a Racially Concentrated Area of Poverty (RCAP) and an Economically Concentrated Area of Poverty (ECAP). While in previous years projects have targeted this RCAP/ECAP area, none of this year’s proposed projects target that census tract.

This year’s proposed social service projects aim to serve at least 70 percent low- to moderate-income persons. Most social service organizations offer their services citywide. Due to Lodi’s concentrated low-mod income area, it is believed that the majority of those they serve reside in the CDBG Target Area; however, for purposes of this calculation, they are counted as citywide activity.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	69% (\$437,983)
Citywide Activity	31% (\$198,532)

Table 8 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Areas of concentrated poverty generally have less private investment from financial institutions and fewer 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 focus on affordable housing because not only does HUD’s CDBG program recognize the necessary government role in incentivizing and funding affordable housing, 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. The City previously applied for HOME and Section 108 funds to help finance affordable housing. Low-income Lodi residents face overcrowding, overpayment, and dilapidated living conditions. New affordable housing choices would benefit these residents. The City’s annual CDBG allocation is insufficient to facilitate new affordable housing development. While other programs, such as HOME or Section 108, are specifically targeted to affordable housing, no viable projects in Lodi have been able to meet either HOME or 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 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 a transitional facility, and to help preserve the quality of rental housing through rehabilitation of existing units. These goals are being implemented through the following projects: (1) Lodi Housing Rehabilitation and Emergency Repair Programs (six households); (2) Down Payment Loan Assistance Program (four households); (3) Lodi House’s heating and air conditioner replacement to its short-term shelter for families (four households); and (4) Lodi House’s roof replacement for its enrichment center and transitional housing facility (two households). Additionally, during the 2018–19 plan year, the City is seeking intensified fair housing testing to ensure preservation of housing choice for lower-income, minority, senior, and disabled residents.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	10
Special Needs	0
Total	16

Table 9 – 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	0
Rehab of Existing Units	12
Acquisition of Existing Units	4
Total	16

Table 10 – One Year Goals for Affordable Housing by Support Type

Discussion

No additional discussion.

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 the agency's 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 its programs, housing resources, budgets, and financial planning and reporting is available on the website at www.HACSJ.org.

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

Introduction

According to the most recent count and survey of homeless persons performed by San Joaquin County in 2017 (the 2018 count report was not available at the time this plan was drafted), Lodi has approximately 201 sheltered and unsheltered homeless persons. Of these, 92 were in emergency shelters, 21 were in transitional housing units, and 88 were unsheltered. However, according to the Committee on Homelessness, they believe this number does not accurately reflect the actual number, which is likely closer to 200 unsheltered persons. The committee members believe the new methods used in the 2018 count will yield a more accurate count.

From the surveys that were completed during the 2017 Point-in-Time Unsheltered Count for the entire county, key findings were:

- 6 percent of those surveyed were military veterans.
- 66 percent of those surveyed self-reported being on the streets for more than one year.
- 21 percent identified as “chronically homeless.”
- 31 percent self-reported having a mental health problem.
- 45 percent self-reported having a problem with alcohol, an illegal substance, or both.

The surveys indicate that much of the unsheltered homeless population throughout the county is entrenched in long-term homelessness and that much of the population faces significant barriers to obtaining housing. These barriers include lack of income, lack of recent housing history, health problems that include mental health challenges, and drug and alcohol use.

In order to address issues identified in the 2017 Unsheltered Count, the City of Lodi evaluated the following issues:

- Adequate emergency shelter capacity, including the ability to shelter populations that currently cannot be easily accommodated.
- Adequate permanent housing for those with no income or extremely low income.
- Adequate support services that address mental health, physical health, and substance use issues.
- Adequate long-term support for those exiting long-term homelessness and entering permanent housing.
- Adequate services and housing opportunities for those who cannot be assisted through existing programs by expanding existing programs or creating new programs.

See Attachment H “Continued AP-65 Introduction” for more details.

Continued AP-65 Introduction

Two facilities in Lodi provide shelter to the homeless. The Salvation Army has 56 shelter beds for men and 28 beds for women and children. It has an additional three small units with 3 beds per unit that are for women with children or men with children over the age of 10. Most evenings, the Salvation Army’s shelter can accommodate all homeless persons who come to its doors, and they keep no waitlist. However, social service providers estimate an average of 91 unsheltered homeless a night who do not reach their doors (based on AI public meeting in June 2015). If needed, they can expand into an additional room to accommodate more guests. Lodi House has 26 beds for women and children. Additionally, there are a total of 49 transitional housing beds including the Salvation Army (16 persons), Lodi House (three units at approximately 4 persons each), and Central Valley Low-Income Housing Corporation (21 persons).

The Salvation Army, Lodi House, and other service organizations provide the following services to homeless individuals and families:

- REACH utility assistance
- Clothing assistance
- CARE utility assistance
- Community dining hall
- Rental assistance
- Mental health support group
- Emergency food pantry
- Leadership training
- Transportation assistance
- Culinary arts training
- Lodi Memorial Medical Clinic
- Drug and alcohol rehabilitation program placement

Additionally, the Housing Authority for the County of San Joaquin manages three migrant family farm labor housing developments for the State of California. This housing is available from the first week of May through the end of October of each year. Childcare centers are provided for farmworkers at the developments. Services from the Employment Development Department, the Social Security Administration, and various education and health care services are also provided on-site. During the off-season, one of the developments is made available to the homeless. The developments are also used as evacuation sites, as emergency housing, and to house families displaced by city or county action.

These homeless and special needs populations, such as the disabled, elderly, single-parent households, and migrant workers, face greater challenges in navigating life. To help address these needs, the City works with local and regional organizations to prioritize projects/programs, to collaborate on services, to develop need programs, and to leverage additional financial and in-kind resources.

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 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 created a Homeless Liaison Officer in the Lodi Police Department. The officer works directly with the local unsheltered homeless to offer assistance and connects them with available services and to find placement in shelters and more permanent housing. As of March 2018, the Officer has assisted 73 homeless receive services, housing, and move off the streets.
- The City is supportive of the Board of Supervisors' goal of creating a lead position at the county level that would allow for the coordination and implementation of policies and practices throughout the county. The position is aimed to begin during the 2018–19 program year, and the City's proportionate contribution to this position will be \$7,500 beginning in the 2019–20 plan year.
- The City continues to work with the local service provider Grace and Mercy Charitable Foundation to expand their services to provide a day drop-in center where the homeless can access additional training and services. In addition, that site is under consideration for establishing a respite care facility for those coming off the streets who are not in a condition where they can get into local shelters.
- The City will work with local hotel/motel owners to create additional housing and space to accommodate supportive service delivery.

The City worked with the CoC in the planning and execution of the County-wide Point-in-Time Homeless Count that took place in 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 City Council meetings to offer their feedback on the homeless population.

Previously, 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 in both the Housing Element and the Analysis of Impediments to Fair Housing. 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. This coordinated effort required some groups to relinquish current programs to make Lodi's overall approach more effective. For example, several churches have organized their daily breakfast and lunch programs for the homeless so that they rotate and use Salvation Army's facility instead of using various parks and sites.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recognizing the need for more transitional housing as voiced by service providers, during the 2017-18 program year, the City supported the Lodi House project where CDBG dollars are being used to repair the transitional home's roof. The City also used CDBG funds to provide new HVAC unit to the family shelter.

Unfortunately, CDBG funds for the City's Salvation Army project to rehabilitate a home to a transitional living center for homeless persons was reallocated funds once the property became unavailable.

As of March 2018, the Homeless Liaison Officer has helped 73 homeless persons reconnect with family and friends for shelter or to enter a program that provides housing.

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.

- The City, Police Department, and Committee on Homelessness created the Homeless Liaison Officer position based on research and approach that one-on-one assistance to homeless where they live would be helpful to getting them the resources they need. This position was created in 2017 and since that time, several volunteer policy officers have joined the efforts to provide assistance. The Police Department is also in the process of creating a part-time officer position to assist in these efforts. With these efforts, a reported 73 homeless have been given resources and left the streets.
- Ready to Work assists those who may be chronically homeless because they are unable to receive general assistance (welfare) due to a record of criminal conduct. This program provides these individuals employment and an income when they would otherwise not qualify for assistance or pass a background check for a job.

- Cranes Landing (previously Tienda Drive Senior Housing), an 80-unit affordable senior housing project, was completed in the summer of 2017. It has units that allow 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 food along to individuals and families who are homeless and at risk of homelessness. Healthy food contributes to better health and can reduce financial stress due to medical costs, which can be a factor in homelessness.
- Similarly, the City supports the Emergency Food Bank, LOEL Center, and Second Harvest who provide food to extremely-low and very-low income residents across the City. Providing this food can help some residents to have more funds available to use on other necessities such as health and housing.
- 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.
- The City is working with the Committee on Homelessness on a newly established construction trades training program that would serve a portion of Lodi's homeless population—those with a desire to obtain the skills necessary to seek gainful employment. This program is currently underway with approximately 6 in attendance.
- The City was partnering with the Salvation Army to help rehabilitate a new transitional housing facility that would help those who have recently been homeless to obtain extra resources and time so they can build up a support network, resources, and assistance to address long-term issues that contribute to their chronic homelessness. Unfortunately, the property that was planned to be donated to this project was sold to another buyer for a different use.

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 Ready to Work program, which employs, houses, trains, and provides additional case management support to homeless and parolees so that they can have an income for themselves and their families, develop job skills, learn how to adequately apply for and obtain a job, transition back into society, and attempt independence from the system.

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 young people to make positive choices about their future, including efforts at school and with career opportunities. Some of these youths come from families that have experienced multigenerational poverty, and this program contributes to ending that cycle.

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

The City also supports Second Harvest Food Bank and Emergency Food Bank, which help 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 provides the LOEL Center with CDBG funds to assist with the center's Meals on Wheels Program. The program delivers both hot and cold meals that also tailored to the particular nutritional and dietary needs of elderly residents. Meals are delivered directly to seniors who are also screened for other needs.

The City's Homeless Committee is collaborating with partner organizations to establish a construction trades training program that would be targeted to assist the homeless, at-risk youth, the unemployed, those working in low-paying jobs, and any person seeking to obtain the skills necessary to seek gainful employment.

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 youths 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.

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 administer those funds for the County.

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

Introduction:

Lodi's updated Housing Element (2015-2023) and its Analysis of Impediment to Fair Housing both thoroughly explore barriers to affordable housing, which are further discussed below.

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

The City's 2015–2023 Housing Element analyzes barriers to affordable housing. Relevant excerpts included are below; 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 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 setbacks, building coverage, lot size and lot area per dwelling unit, building height, parking standards, and design guidelines.

See Attachment H "Continued AP-75 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” for more details.

Continued AP-75 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

Growth Management Allocation

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during the planning period. There are more than enough available allocations to meet housing demand.

The City’s 2015 Analysis of Impediments to Fair Housing Choice discusses barriers to access adequate and affordable housing. Relevant excerpts are below; however, to see the full analysis, please see the Analysis of Impediments.

1. Impediment: Lack of sufficient subsidized and unsubsidized affordable housing supply, particularly for low-income special needs households and persons with disabilities.
2. Impediment: Lack of affordable units suitable for large families, resulting in a concentration of Hispanic households in adjoining low-income census tracts, and disproportionately impacting Hispanic households and households with large families.
3. Impediment: Lack of available rental housing subsidy for lower-income households.
4. Impediment: Lack of new or recently built multifamily units, resulting in insufficient suitable housing stock for large families, single-parent households with additional need for housing support, and persons with disabilities with accessibility needs, and disproportionately impacting Hispanic family households, single-parent families, and persons with disabilities.
5. Impediment: Different origination and denial rates based on neighborhood.
6. Impediment: Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower-income and minority households.
7. Impediment: Lack of information on the nature and basis of housing discrimination and the resources available to seek assistance.
8. Impediment: Concentration of lower-income households and minority households in less desirable neighborhoods.
9. Impediment: Growth Management Allocation Ordinance.

Discussion:

As outlined in the City’s updated 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.

See Attachment H “Continued Discussion” for more details.

Continued Discussion

The following actions to address barriers are included in the Analysis of Impediments:

- 1.1 Action: The City of Lodi will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of lower-income households. Timeline: ongoing
- 1.2 Action: The City of Lodi will continue to offer regulatory relief and incentives, such as expediting the development review process and reducing development impact fees for the development of affordable housing. Timeline: ongoing
- 1.3 Action: The City of Lodi will continue to ensure the availability of adequate sites for the development of affordable housing. Timeline: ongoing
- 1.4 Action: The City of Lodi will continue to allow by right secondary residential units and residential group homes with less than six occupants in residentially zoned areas. Timeline: ongoing
- 1.5 Action: The City will review each development application and assess the feasibility to partner with nonprofit developers to preserve and increase total rental housing units. Timeline: as development applications are received
- 1.6 Action: The City will partner with the Housing Authority to ensure that special needs populations, including single-parent female-headed households with children, persons with disabilities, large families, and seniors, have access to affordable housing options wherever and whenever available. Timeline: ongoing

- 1.7 Action: The City will track progress made in providing additional access to affordable housing by both the Housing Authority and through any new or rehabilitated affordable housing projects to ensure that special needs populations have the opportunity for improved housing choice. Timeline: annually
- 1.8 Action: The City will continue to work with landlords and property managers to improve conditions of existing affordable (subsidized and unsubsidized) housing stock through enforcement of the Building Code and the Health and Safety Code, and through timely response to complaints of poor housing quality or significant deferred maintenance. Timeline: ongoing
- 1.9 Action: The City will study the feasibility of a residential rehabilitation and improvement grant program for low-income, which will allow low-income homeowners with disabilities and landlords to make accessibility improvement to their homes. Timeline: Study program feasibility within one year of adoption. If financial resources are available, develop grant program within three years of adoption.

- 2.1 Action: The City will review all submittals for new affordable housing projects, both multifamily and affordable for-sale projects, to identify whether the projects are proposed for neighborhoods that have a high concentration of Hispanic population, and will suggest alternative sites for any affordable projects located in those areas. Timeline: as development applications are received
- 2.2 Action: The City will encourage developers, nonprofits, and the Housing Authority to pursue new and rehabilitated affordable housing options, including housing for large families in non-minority concentrated areas. This encouragement may include predevelopment financial assistance, streamlined development processes, property acquisition assistance, or other regulatory relief. Timeline: ongoing
- 2.3 Action: The City will require that any affordable housing options located in non-minority concentrated areas of the city be marketed to Hispanic households as well as to other special needs households. This marketing will include materials printed in both Spanish and English, public outreach efforts targeted at both Spanish and English speakers including targeted outreach in minority concentrated neighborhoods, and an evaluation of rental practices to ensure that no discriminatory marketing or application processes are inhibiting qualifying Hispanic households from alternative housing options. Timeline: ongoing
- 3.1 Action: The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program, which will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority's website on the City's website. Timeline: ongoing
- 3.2 Action: The City will look into other ways to support the Housing Authority in preserving and maintaining affordable units, including potentially providing some funding to help the Housing

Authority maintain and add subsidized units in Lodi. For instance, such maintenance could include weatherproofing or providing health and safety upgrades to units owned and subsidized by the Housing Authority. Timeline: currently under way and to be continued annually

- 3.3 Action: The City will evaluate the possibility for pursuing HOME Housing Partnerships funding or other state and federal funding, either individually or in partnership with the Housing Authority, to increase the availability and quality of affordable housing units. Timeline: Annually
- 3.4 Action: The City will consider partnering with nonprofit developers, where possible, to pursue grants and other housing subsidies to construct new or rehabilitate existing units that will be made affordable to low- and moderate-income households. Timeline: ongoing
- 3.5 Action: The City will consider programs, incentives, and enforcement options in addressing privately owned substandard rental housing units to encourage reinvestment in the existing rental housing stock so that more existing units may meet HUD's standards and be eligible for Housing Choice Vouchers. Timeline: annually
- 4.1 Action: The City will review the available underutilized and vacant land inventory and consider the viability of rezoning underutilized and vacant properties to make them eligible for multifamily development projects. Timeline: ongoing
- 4.2 Action: The City will consider programs, incentives, and partnering with for-profit and nonprofit developers to facilitate the planning and predevelopment of new market-rate and affordable multifamily housing wherever possible, including underutilized and vacant infill sites. Timeline: ongoing
- 5.1 Action: The City of Lodi will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity, and neighborhood. Timeline: Monitor HMDA on an annual basis and report significant trends to the Planning Commission and City Council.
- 5.2 Action: The City of Lodi will track fair housing complaints and cases lodged in the city to ensure that lenders are not violating fair housing law with discriminatory lending practices. Timeline: ongoing
- 5.3 Action: The City of Lodi will support home purchase programs targeted to low/mod households, such as down payment assistance and homeownership mortgage counseling, as long as funding is available. The City may elect to pursue additional funding for down-payment assistance at a future time if funding becomes available. Timeline: beginning July 2016 and reviewed annually
- 6.1 Action: The City will offer and support pre-purchase counseling and homebuyer education programs. Timeline: ongoing
- 6.2 Action: The City will offer fair housing information to residents, free of charge, to help ensure that both homebuyers and sellers are aware of fair housing law and antidiscrimination requirements. Timeline: ongoing
- 6.3 Action: The City of will study the potential benefit to offer and to support home purchase programs targeted to lower-income (low and very low), large family, and minority households. Timeline: Study program feasibility within one-year of adoption. If financial resources are available develop home purchase program within three years of adoption.

- 7.1 Action: The City of Lodi will monitor the incidence of housing discrimination complaints and report trends annually in conjunction with the CAPER. Timeline: Monitoring will be ongoing with annual reports in conjunction with the CAPER.
- 7.2 Action: The City of Lodi will include a review of prior year performance regarding affirmatively furthering fair housing in the annual planning for the use of CDBG funds. The City will identify funding support that addresses the removal of impediments or advancing specific fair housing goals. Timeline: annually
- 7.3 Action: The City will work with local agencies to improve the collection and reporting of information on discrimination, particularly based on religion, race and ethnicity, age, gender, marital status, presence/absence of children, and household size. These agencies include the apartment associations as well as the San Joaquin Fair Housing Association and other nonprofit groups that regularly come in contact with groups at risk of housing discrimination. Timeline: ongoing
- 7.4 Action: The City will conduct fair housing testing at least once every two years to identify the presence of discrimination. Testing will include at least five properties each time. In a five-year period, at least two types of discrimination (e.g., race, disability) will be tested. The City will consider partnering with neighboring jurisdictions to conduct regional testing and will submit a joint Request for Proposals to agencies that have the capacity and experience to complete testing. If a joint effort is infeasible, the City will consider other ways to ensure that discrimination testing is occurring, either by contracting individually or by participating in capacity building with the San Joaquin Fair Housing Association to ensure that there are no discriminatory marketing practices in the city. Timeline: Conduct fair housing testing at least once every two years following adoption.
- 7.5 Action: The City will continue to work with the San Joaquin Fair Housing Association to improve outreach to residents at risk of discrimination, including marketing, educational efforts, and partnerships with other agencies (schools, utilities, etc.) in the dispersal of fair housing informational materials. Timeline: ongoing
- 8.1 Action: The City encourages a mixture of household incomes in new developments. As part of the Annual Action Plan, the City will track changes in geographic concentrations for lower-income and minority households. Timeline: annually
- 9.1 Action: The City will update the Growth Management Allocation Ordinance to exempt housing units affordable to very low- or low-income households with long-term affordability restrictions from the allocation. Timeline: Revise Growth Management Allocation Ordinance within a year of adoption of the Draft Housing Element.
- Additional Action: The City will use mailings to educate people about fair housing and work with the Housing Authority to encourage a diverse applicant pool and good marketing in preparation for when units/vouchers are available.
- Additional Action: The City will publish online the availability of housing services and programs in the city. Once a year, the City will publish information in Spanish to inform all persons with limited English language proficiency about the availability of housing services and programs in the city. The City also has bilingual staff available daily during business hours to assist. Timeline:

Updates to online and bilingual information will be conducted once a year. Bilingual staff available daily during business hours on an ongoing basis.

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 a lack of funding to fully address all needs. Another obstacle to meeting underserved needs is that many available services are located in Stockton. The City of 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 in Lodi. For example, Community Partnership for Families of San Joaquin, a CDBG award recipient and family resources nonprofit, recently opened a Lodi branch.

Actions planned to address obstacles to meeting underserved needs

In 2018–19, the City will support the following programs to address underserved needs:

- San Joaquin Fair Housing’s housing counseling services, outreach, and seminars.
- California Rural Legal Assistance’s fair housing testing and recommended actions to prevent discrimination.
- Emergency Food Bank’s mobile farmers market that serves extremely low- and very low-income persons.
- Second Harvest Food Bank’s services to needy seniors, youth, and families.
- 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.
- Ready to Work’s program to provide employment, housing, job training, and stability to the homeless and parolees.

Actions planned to foster and maintain affordable housing

The City is not offering any new programs to foster and maintain affordable housing for the 2018–19 program year; however, the following programs from the previous 2016–17 program year will continue to be implemented:

- Housing Rehabilitation and Emergency Repair Program
- Down Payment Assistance Loan Program

Actions planned to reduce lead-based paint hazards

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, lead-based paint testing is needed in a significant number of homes.

- Lodi had lead-based hazards flyers and information at City Hall for those seeking more information or for those who might be affected.

Actions planned to reduce the number of poverty-level families

The City of 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 time frame.

In 2018–19, the City will continue implementing the following programs to reduce the number of families at the poverty level:

- The City will provide housing rehabilitation and down payment assistance to low-income homeowners.
- The City will coordinate 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 Community Partnership for Families of San Joaquin.
- LOEL's Meals on Wheels program will assist low-income elderly persons.
- Second Harvest Food Bank provides foods to many nonprofits in Lodi that serve low-income families.
- Ready to Work's program provides employment, housing, job training, and stability for homeless and parolees.
- Through Emergency Food Bank and Second Harvest Programs, poverty-level families receive free food, which frees up their finances to spend on other items like transportation that would help them get to and from work.

Actions planned to develop institutional structure

In 2018–19, the City will continue to support and assist the service providers within its jurisdiction and to assess changes in needs on an ongoing 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:

The City anticipates receiving no program income, surplus funds, returned funds, or float-funded income in the next program year. While the City has worked to find projects that meet Section 108 funding, no projects or funds are anticipated this year.

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. 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.	70.00%

Discussion:

The City calculates its benefit to low- and moderate-income persons on an annual, one-year basis.

Attachment A - Introduction

Community Needs Workshop Held on February 13, 2018

This workshop gathered public comment on community needs for the 2018–2019 grant cycle. The 2018–2019 program year is the fifth (and final) year of the five-year Consolidated Plan cycle; it begins July 1, 2018, and ends June 30, 2019.

First, staff asked workshop attendees to identify what makes their community viable. Second, staff asked attendees to rank the top three activities that they think are the most important for the City to fund, out of all eligible CDBG activities. Third, attendees were asked to rank the top three activities that are the most important for the City to fund in the following five categories: public services, crime prevention, economic development, housing, and public facilities and improvements.

Approximately 12 persons attended the workshop and participated in the ranking. Three points were allocated to the first choice of activity to fund, two points to the second choice, and one point to the third choice. The results of the brainstorming session on what makes a community viable can be found in Attachment 2. The results for priority ranked activities can be found in Attachment 3. The column on the left lists the activity, and the column on the right shows the number of points that the activity received. Attachments 1 and 4 show pictures from the workshop and the posters.

WHAT MAKES OUR LODI COMMUNITY VIABLE?

- ❖ Ability for residents to be able to live in their community – affordable housing
- ❖ Affordable senior housing
- ❖ Accessible affordable housing (ADA)
- ❖ Transitional housing
- ❖ Rental assistance
- ❖ Affordable housing for farmworkers
- ❖ Public restrooms
- ❖ Park maintenance – additional facilities
- ❖ Free youth center
- ❖ A way to get nutritional food options
- ❖ One location in the city for county-based agencies to locate – old General Mills location
- ❖ Possible leveraging with other funds
- ❖ Animal vaccination program
- ❖ Road upkeep on the east side of Lodi – not the same as other areas
- ❖ Indoor community area to have diverse community discussions
- ❖ “Boots on the ground” – getting people out into the community to let them know what services are provided

Priority Needs – Public Responses from February 13, 2018, LIC Meeting

	<u>CDBG Eligible Activities</u>	<u>Priority Points</u>
1	Public Services	6
2	Affordable Housing (Rehab or Home Ownership)	5
3	Accessibility for Disabled Persons	4
4	Crime Prevention	4
5	Economic Development	3
6	Employment Training	2
7	Fair Housing (no discrimination)	2
8	Public Facilities	1
9	Real Property – Acquisition, Sale, Rehab	1
10	Building Capacity of Community Resources	1
11	Reduce Blight, Slum, Nuisance	1
12	Energy Conservation	0
13	New Housing Construction (CBDO only)	0
14	Electrical Utilities Improvements	0

	<u>Public Services</u>	<u>Priority Points</u>
1	Homeless	14
2	Youth	10
3	Food	10
4	Senior	8
5	Legal Assistance	7
6	Neighborhood Cleanup	7
7	Disabled Persons	5
8	Transportation	3
9	Health	3
10	Mental Health	3
11	Substance Abuse	0
12	Domestic Violence	0
13	Child Care	0
14	AIDS	0
15	Other	0

	<u>Crime Prevention</u>	<u>Priority Points</u>
1	Crime Prevention	29
2	Crime Awareness	22
3	Code Enforcement	14
4	Graffiti Abatement	6
5	Other	6

<u>Economic Development</u>		<u>Priority Points</u>
1	Employment Training	26
2	Infrastructure Development	14
3	Business Development Assistance	5
4	Other	5
	- Purchase Bank-Owned Foreclosed Properties	
	- Employment Housing	
	- Inmates Cleanup/Beautification	
5	Business Acquisition, Construction, and Rehabilitation	4
6	Micro-enterprise	1
7	Other	1
	- Promoting Tourism	
	- Walking/Biking Path	
	- Mixed Use Encouraged	
	- Colleges Teaching Wine/Business	
	- Beautification Projects (murals, decorations, trees, awnings, pedestrians)	

<u>Housing</u>		<u>Priority Points</u>
1	Fair Housing (no discrimination)	28
2	Rehabilitation or Repairs	17
3	Historic Preservation	12
4	Tenant/Landlord Counseling	10
5	Homeownership Assistance	8
6	New Housing Construction	6
7	Lead Abatement	0
8	Other	0

<u>Public Facilities & Public Improvements</u>		<u>Priority Points</u>
1	Homeless Facilities	13
2	Senior Centers	12
3	Parks and Recreational Facilities	12
4	Youth Centers	9
5	Facilities for Disabled Persons	6
6	Health Facilities	5
7	Child Care Centers	2
8	Tree Planting	2
9	Street and Sidewalks	1
10	Parking	0
11	Flood Drainage	0

City of Lodi Community Block Grant Development Project



CDBG Eligible Activities

Most Important for City to Fund (place stickers below)

1. Public Facilities and Public Improvements	
2. Accessibility for Disabled Persons	
3. Economic Development	
4. Employment Training	
5. Real Property – Acquisition, Sale, Rehab	
6. Public Services	
7. Crime Prevention	
8. Building Capacity of Community Resources	
9. Reduce Blight, Slum, or Nuisances	
10. Energy Conservation	
11. Fair Housing (no discrimination)	
12. Affordable Housing – Rehabilitation or Homeownership	
13. New Housing Construction (CBDO only)	
14. Electrical Utilities Improvements	

City of Lodi Community Block Grant Development Project



Public Services

Most Important for City to Fund (place stickers below)

1. Seniors	
2. Disabled Persons	
3. Legal Assistance	
4. Youth	
5. Transportation	
6. Substance Abuse	
7. Domestic Violence	
8. Child Care	
9. Health	
10. Child Abuse	
11. Mental Health	
12. Neighborhood Clean-Up	
13. Food	
14. AIDS	
15. Homeless	
16. Other	

City of Lodi Community Block Grant Development Project



Crime Prevention

Most Important for City to Fund (place stickers below)

1. Code Enforcement

2. Crime Prevention

3. Graffiti Abatement

4. Crime Awareness

5. Other

6. Other

City of Lodi Community Block Grant Development Project



Economic Development

Most Important for City to Fund (place stickers below)

1. Employment Training

2. Business Development Assistance

3. Micro-Enterprise

4. Infrastructure Development

5. Building Acquisition, Construction, Rehab

6. Other

7. Other

8. Other

City of Lodi Community Block Grant Development Project



Housing

Most Important for City to Fund (place stickers below)

1. Fair Housing
(no discrimination)

2. Tenant/Landlord Counseling

3. Homeownership Assistance

4. New Housing Construction

5. Rehabilitation or Repairs

6. Historic Preservation

7. Lead Abatement

8. Other

City of Lodi Community Block Grant Development Project



Public Facilities & Public Improvements

Most Important for City to Fund (place stickers below)

1. Senior Centers	
2. Facilities for Disabled Persons	
3. Homeless Facilities	
4. Youth Centers	
5. Parks and Recreational Facilities	
6. Parking	
7. Flood Drainage	
8. Water/Sewer	
9. Street and sidewalks	
10. Child Care Centers	
11. Tree Planting	
12. Fire station	
13. Health Facilities	
14. Other	
15. Other	

Attachment B – Public Comments Summary

City Council Meeting – Inform City Council on Lodi Improvement Committee’s Increased Role in CDBG Program Held on February 27th, 2018

No public comments provided.

Lodi Improvement Committee -Draft Scoring of Applications Held on March 5, 2018

No public comments provided.

Lodi Improvement Committee - Final Scoring of Applications Held on March 13, 2018

Public commented on: Community Partnership for Families (CPFF) spoke on its coordination with LodiGRIP program; CPFF’s spoke on it referral program that provides employment resources for homeless and incarcerated; Second Harvest Food Bank spoke on number served by its organization and the growing need in Lodi to provide food. For details, see meeting minutes at: http://www.lodi.gov/community_development/Neighborhoods/LIC.html

Lodi Improvement Committee – Review of Draft Annual Action Plan 2018-19 Held on April 10, 2018

No public comments provided.

City Council Meeting - Review and Approval of Draft Annual Action Plan 2018-19 Held on April 18th, 2018

Two residents commented; one commented on the Ready-To-Work program and the other on how to reallocate funds. See the following attached three documents.

City Council Meeting – Review and Approval of Final Annual Action Plan 2018-19 Held on May 2nd, 2018

Two residents commented; one commented on the DRAIL program and the other on how to reallocate funds. See page 8 of City Council minutes at the following link: <http://www.lodi.gov/city-council/MeetingArchives.html>

From: Jennifer Ferraiolo
Sent: Wednesday, April 18, 2018 4:41 PM
To: Jon Mendelson
Cc: City Council; Steve Schwabauer; Janice Magdich; Patrice Clemons
Subject: RE: Ready to Work CDBG comment April 18, 2018

Thank you for your email. It has been received by the City Council and forwarded to the City Manager and Community Development Department for information, response, and/or handling. In addition, your correspondence will be provided to Council as a Blue Sheet item for tonight's meeting.

Jennifer M. Ferraiolo, MMC
City Clerk
P.O. Box 3006
Lodi, CA 95241-1910
(209) 333-6702
(209) 333-6807 FAX

-----Original Message-----

From: Jon Mendelson [<mailto:jonathanmendelson@gmail.com>]
Sent: Wednesday, April 18, 2018 4:39 PM
To: Jennifer Ferraiolo <jferraiolo@lodi.gov>
Subject: Ready to Work CDBG comment April 18, 2018

To the Lodi City Council,

Ready to Work is pleased to have the opportunity to partner with the City of Lodi through its CDBG allocation. Unfortunately I am unable to attend tonight's meeting to represent Ready to Work due to family emergency. However, I want to express to the city council our dedication to this proposed project and sincere belief that it has the chance to positively impact the community's quality of life. Thank you, and please feel free to forward any questions to my email at jmendelson@readytoworksjc.org.

~ Jon

Honorable Members of the Lodi City Council
C/O Lodi City Clerk, Jennifer M. Ferraiolo, MMC
Lodi City Hall
221 W Pine St
Lodi, CA 95240

April 24, 2018

Dear Mayor Nakanishi, ProTem Mounce & Councilmembers Chandler, Jonson and Kuehne:

I am writing today to express my concern and give an opinion to a recent event here in our City of Lodi.

As you are aware, recently The One-Eighty Teen Center has been able to receive enough private funding to complete their project and are declining the \$54,000 in CDBG Funding from last year. The controversy from last year aside, I believe we have a unique opportunity that has presented itself.

At the City Council meeting of April 18, 2018, you approved the draft plan of the 2018/2019 CDBG Plan. In this plan we had a *Social Services Projects* cap of \$94,500. Because of this we awarded several Community Based Organizations less than the requested amounts due to the limit. You have the power to change this.

Consider: Reappropriate the declined funds of \$54,000 to fully fund each of the projects left in this year's draft plan. This will come to a total of \$43,726. Not only will you be helping the CBOs and community itself, but you will still have an excess of \$10,274 to apply to other projects or even award an extra \$1,700 to each of the six projects that requested funding. This solution is only a "win-win". You as stewards of our city finances are able to help these organizations with vital projects, that in turn helps our community and city as a whole.

I strongly urge you to have the City Manager include in a near future Council meeting a public hearing to adopt this solution. I am available for any questions you may have.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Spencer M. Dayton', with a long horizontal line extending to the right.

Spencer M Dayton
Citizen of Lodi

Cc: Stephen Schwabauer- Lodi City Manager
Janice Magdich- Lodi City Attorney

From: Steve Schwabauer
Sent: Wednesday, April 25, 2018 11:42 AM
To: 'Spencer Dayton'
Cc: City Council; JoAnne Mounce - External; Patrice Clemons
Subject: RE: Letter to Council

Good Morning Spencer:

Thank you so much for sharing your proposal . A little background may be helpful. The CDBG Program rules require that we expend no more that 15% of the funds on items categorized as Social Services. Social services are programs that provide services to the target population. Things like Meals on Wheels, Food Pantries, and Counseling Services for at-risk youth are social services and thus restricted by the 15% cap. The rest of the money must be spent on program administration and Bricks and Mortar projects. The 180 Teen Center project is a Bricks and Mortar type project and was funded for the 2017-2018 program year. Social service projects were already funded up to the 15% cap for this 2017-18 program year. The upshot is that once we have reached our social services cap, we can't take bricks and mortar savings and apply them to social services grant requests. Of course they can and will be reallocated to other bricks and mortar projects. Thanks again and let me know if you have any other questions about CDBG program rules concerning reallocation of dollars.

Steve

From: Spencer Dayton [<mailto:spencerdayton01@gmail.com>]
Sent: Tuesday, April 24, 2018 11:24 PM
To: Steve Schwabauer
Subject: Letter to Council

Hello Steve:

Please find attached a letter to the City Council Members.

I have sent this letter to the Council by way of and in the car of; Jennifer.

Should you have any questions or concerns, please do not hesitate to contact me.

For your information, I have sent in a separate email, a copy to Janice.

Hope you are well.

Respectfully Submitted,

Spencer M Dayton

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In Solidarity,

Hon. Spencer M Dayton, FRHistS, LS, PRP
Commissioned Kentucky Colonel

CONFIDENTIALITY NOTICE:

If you have received this e-mail in error, please immediately notify the sender by e-mail at the address shown. This e-mail transmission and any attachments may contain confidential information. This information is intended only for the use of the individual(s) or entity to who it is intended, even if addressed incorrectly. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.

Attachment C: Community Outreach Survey

Survey Responses:

18 individuals responded to this survey; 12 individuals filled-out the Spanish version while and six filled-out the English one. Overall, participants’ opinions were aligned with the proposed funding priorities/projects and amounts with the a few exceptions noted below. The survey results are as follows:

1) How much do you agree that CDBG grant funds should be used to support these activities?

Social Service Projects		Mode (occurs most often)
1	Graffiti Abatement	Very Much Agree
2	Emergency Food Bank	Very Much Agree
3	LOEL	Very Much Agree
4	Second Harvest	Very Much Agree
5	Ready to Work	Very Much Agree
6	Comm. Part. for Families	Very Much Agree
Fair Housing Projects		
7	San Joaquin Fair Housing	Very Much Agree
8	CA Rural Legal Assistance	Very Much Agree
Non-Social Service Projects		
9	DRAIL	Very Much Agree
10	Grace and Mercy	Very Much Agree
11	Blakely Park Pool	Nuetral
12	Alley Improvements	Agree/Very Much Agree

2) How much do you agree with the amount of funding given to each project? Identify whether to fund less, fund more, or stay the same (maintain).

Social Service Projects		Mode (occurs most often)
1	Graffiti Abatement	Fund Less
2	Emergency Food Bank	Fund More
3	LOEL	Fund More
4	Second Harvest	Fund More

5 Ready to Work Fund More

6 Comm. Part. for Families Maintain

Fair Housing Projects

7 San Joaquin Fair Housing Fund More

8 CA Rural Legal Assistance Fund More

Non-Social Service Projects

9 DRAIL Fund More

10 Grace and Mercy Maintain

11 Blakely Park Pool Fund Less

12 Alley Improvements Maintain

3) Are there any projects or community improvements that you believe should be funded but were not listed (above)? If yes, what are they?

Response: (includes English translation of Spanish comments):

- Community Center for Heritage District
- More police enforcement, lower rent, affordable housing
- I think the Alley improvements are a great idea. Thank you
- More funds should go towards food services
- If you do not speak English, the senior food provider is not friendly with providing a Spanish-speaker with its services
- A pedestrian crossing should be put in on Cherokee. This is very important for people that are walking to shops and businesses along Cherokee Lane that live nearby. Someone recently had their foot run-over while crossing.
- There are no sidewalks on Garfield at Heritage Elementary School
- Near Washington and Locust there is a large bump on sidewalk that is a tripping hazard
- It would be good for liaison to Lodi Improvement Committee (LIC) to come to these monthly meetings at California Human Development a few times a year, and provide an update. Staff invited them to attend LIC and City Council meeting too.
- I would like to invite LIC and City Council members to attend these monthly meetings at California Human Development
- Issues by Burger King on Cherokee Lane

- Repair the alleys (Componer todos los callejones)
- Programs for women and children (Programas para mujeres y niños)
- Daily food for the homeless people who live on the streets (Bivienda diaria para las personas desamparadas que viven en la calle)
- Better parks (Mejora en parques)
- Permanent residents for the homeless (Vivienda permanentes para desamparados)
- Community Center to do activities and crafts with family (Centro cumunitario para poder hacer actividades y manualidades en familia)
- Safe and permanent housing for the homeless because one does not know if one day self is going to have to occupy a place they have now (Vivienda segura y permanente para los desamparados parquet uno no sabe si algun dia uno mismo va a tener que ocupar el lugar que ellas tienene a hora)

Estimated CDBG Grant: \$630,000

1) How much do you agree that CDBG grant funds should be used to support these activities? Circle 0, 1, 2, or 3 below.

Social Service Projects	Description	0-Disagree	1-Neutral	2-Agree	3-Very Much Agree
Graffiti Abatement	Remove graffiti from private/public property	0	1	2	3
Emergency Food Bank	Mobile food truck with fresh food, cooking demonstrations, recipes	0	1	2	3
LOEL	Meals for homebound seniors	0	1	2	3
Second Harvest	Food to seniors, homeless, and youth	0	1	2	3
Ready to Work	Homeless or those on probation hired/job training and will clean-up debris around Lodi	0	1	2	3
Comm. Part. for Families	Family and youth comprehensive services	0	1	2	3

Fair Housing Projects	Description	0-Disagree	1-Neutral	2-Agree	3-Very Much Agree
San Joaquin Fair Housing	Fair housing counseling, seminars, outreach on discrimination	0	1	2	3
CA Rural Legal Assistance	Fair housing testing and survey to prevent discrimination	0	1	2	3

Non-Social Service Projects	Description	0-Disagree	1-Neutral	2-Agree	3-Very Much Agree
DRAIL	Home Modifications to assist disabled low-income persons	0	1	2	3
Grace and Mercy	ADA improvements to homeless day-facility	0	1	2	3
Blakely Park Pool	Construct new shade structure	0	1	2	3
Alley Improvements	Make alley improvements within target area	0	1	2	3

2) How much do you agree with the amount of funding given to each project? Circle 1, 2, or 3 below.

Social Service Projects	Request	Est. Award - Max \$94,500	1-Fund less	2-Fund more	3-Agree
Graffiti Abatement	\$30,000	\$30,000	1	2	3
Emergency Food Bank	\$10,000	\$7,000	1	2	3
LOEL	\$10,000	\$6,500	1	2	3
Second Harvest	\$10,000	\$6,000	1	2	3
Ready to Work	\$28,726	\$17,000	1	2	3
Comm. Part. for Families	\$50,000	\$28,000	1	2	3

Fair Housing Projects	Request	Est. Award - Max \$20,000	1-Fund less	2-Fund more	3-Agree
San Joaquin Fair Housing	\$15,750	\$13,000	1	2	3
CA Rural Legal Assistance	\$8,579	\$7,000	1	2	3

Non-Social Service Projects	Request	Est. Award - Max \$137,100	1-Fund less	2-Fund more	3-Agree
DRAIL	\$6,000	\$6,000	1	2	3
Grace and Mercy	\$27,700	\$10,000	1	2	3
Blakely Park Pool	\$95,000	\$95,000	1	2	3
Alley Improvements	\$298,500	\$298,500	1	2	3

3) Are there any projects or community improvements that you believe should be funded but were not listed above? If yes, what are they?

Total Aproximado CDBG: \$630,000

1) ¿Qué tanto esta o no de acuerdo a que este Proyecto apoye una actividad que debe ser financiada? Circule 0, 1, 2, o 3 abajo.

Proyectos de Asistencia Social	Descripción	0-No me parece	1-Neutral	2-Me gusta	3- Apoyo totalmente
Eliminación de Graffiti	Eliminar graffiti de propiedades públicas y privadas	0	1	2	3
Banco de Alimentos de Emergencia	Camión ambulante de alimentos con comida fresca, demostraciones culinarias y recetas	0	1	2	3
LOEL	Alimentos para personas de la tercera edad confinados en casa	0	1	2	3
Second Harvest	Alimentos para personas de la tercera edad, jóvenes, personas desamparadas	0	1	2	3
Listo para Trabajar	Entrenamiento para desamparados o personas en libertad probatoria; limpieza de escombros alrededor de Lodi	0	1	2	3
Colab. Com. para Familias-CPFF	Servicios completos para familias y jóvenes	0	1	2	3

Proyectos de Vivienda Justa	Descripción	0-No me parece	1-Neutral	2-Me gusta	3- Apoyo totalmente
Vivienda Justa en San Joaquín	Asesoría sobre vivienda justa, talleres, y alcance comunitario para hablar sobre la discriminación	0	1	2	3
Asistencia Legal Rural de CA	Pruebas sobre vivienda justa y encuestas para prevenir la discriminación	0	1	2	3

Proyectos de Asistencia No Social	Descripción	0-No me parece	1-Neutral	2-Me gusta	3- Apoyo totalmente
DRAIL	Modificaciones en la vivienda para asistir a las personas discapacitadas	0	1	2	3
Grace and Mercy	Mejoras de acuerdo a la Ley Estadounidense para Discapacidades (ADA) a la instalación para desamparados que se usa durante el día	0	1	2	3
Blakely Parque Piscina	Construir estructuras de sombra nuevas	0	1	2	3
Mejoras en los Callejones	Edificar mejoras para los callejones dañados dentro	0	1	2	3

2) ¿Qué tanto o no está de acuerdo con la cantidad de financiación otorgada a cada Proyecto? Circule 1, 2, o 3 abajo.

Proyectos de Asistencia Social	Solicitud	1- Disminución	2-Incrementar	3-Permanecer
Eliminación de Graffiti	\$30,000	1	2	3
Banco de Alimentos de Emergencia	\$10,000	1	2	3
LOEL	\$10,000	1	2	3
Second Harvest	\$10,000	1	2	3
Listo para Trabajar	\$28,726	1	2	3
CPFF	\$50,000	1	2	3

Fair Housing Projects	Solicitud	1- Disminución	2-Incrementar	3-Permanecer
Vivienda Justa en San Joaquín	\$15,750	1	2	3
Asistencia Legal Rural de CA	\$8,579	1	2	3

Non-Social Service Projects	Solicitud	1- Disminución	2-Incrementar	3-Permanecer
DRAIL	\$6,000	1	2	3
Grace and Mercy	\$27,700	1	2	3
Blakely Parque Piscina	\$95,000	1	2	3
Mejoras en los Callejones	\$298,500	1	2	3

3) ¿Existe un Proyecto o mejoramientos en la comunidad que cree usted que deben ser financiados pero que no están anotados? Si hay, ¿cuáles son?

Community feedback on priority needs, from 2016 Neighborhood Revitalization Strategy Area survey:

- Establish a Community Center in the Heritage District
- Street cleaning to attract more business and reduce blight
- Address and reduce gang and criminal activity
- Improve parent supervision to prevent youth criminal activity
- Prevent youth from using drugs and stealing
- Address increasing homeless population
- Assist people who have substance abuse issues
- Make improvements to alleys and road
- Provide more ADA accessibility and pedestrian sidewalks and crossings, especially along Cherokee Lane corridor
- Address contamination to groundwater from agricultural fields
- Gang prevention program was effective last year for participants and their families
- Salvation Army tutoring and mentoring program helps children and youth to not fall behind in school
- Lodi's economy (wine industry, retail, manufacturing, etc.) is supported by Lodi's farmworkers, service workers, and blue collar workers, so the City's CDBG funds should be used to support them, which is vital to our economy
- Seniors prefer hot meals over frozen
- Food assistance programs help not just the homeless but Lodi's families at lower incomes to have a meal
- Alley improvements are vital to adequate City infrastructure for residents, especially those in low-income neighborhoods
- Understand what the outreach requirements are for this program
- When residents participate and have their opinions heard, this empowers them to be more active in their community

Attachment E: Lodi Improvement Committee and Staff Scores and Ranking

Score	Project	Description	Request	LIC Recommendation
Social Service Projects				
145	Emergency Food Bank	Mobile Farmers Market	\$10,000	\$7,000
136	LOEL	Meals for homebound seniors	\$10,000	\$6,500
135	Second Harvest	Food to seniors, homeless, and youth	\$10,000	\$6,000
129	Ready to Work	Job training for homeless/probation; clean-up	\$28,726	\$17,000
128	CPFSJ	Family and youth comprehensive services	\$50,000	\$28,000
Planning and Admin – Fair Housing Projects				
130	<i>San Joaquin Fair Housing</i>	<i>Fair housing counseling, seminars, and outreach</i>	<i>\$15,750</i>	<i>\$13,000</i>
113	<i>California Rural Legal Assistance</i>	<i>Fair housing testing and survey</i>	<i>\$8,579</i>	<i>\$7,000</i>
Non-Social Service Projects				
131	DRAIL	Home Modifications to assist disabled low-income persons in their homes	\$6,000	\$6,000
110	Grace and Mercy	ADA improvements to homeless day-facility	\$27,700	\$10,000



**City of Lodi
Community Development Block Grant (CDBG)
2018-19 Annual Action Plan
Application Instructions**

General:

The City of Lodi is soliciting applications for its 2018-19 Community Development Block Grant (CDBG) program. Eligible organizations are limited to nonprofits and local government entities. If awarded, funds are anticipated to be available July 1, 2018 and projects must be completed by June 30, 2019.

Mandatory Workshop:

Interested applicants **must attend** an application workshop on **Tuesday, February 13** to be considered eligible to apply.

Mandatory Application Workshop and Community Needs Workshop

February 13, 2018 at 6:00 PM

Carnegie Forum – Council Chambers
305 West Pine Street
Lodi, CA 95240

Application Deadline:

The application will be available Monday, January 29, 2018 and is due by **5 p.m. on Monday, February 26, 2018**. Late applications will not be accepted. The Application Instruction, Application Questions, and online Application Link will be available on the City's Community Development webpage: http://www.lodi.gov/community_development/Neighborhoods/CDBG.html.

Application Instructions:

Applications must be completely filled-out. Please do not have duplicative answers to questions. Please be as concise as possible. The application **must be submitted online** through the link that is provided on the City's Community Development webpage.

The link will take you to an online form. The last page of the form will have a "submit" button. To submit your application, click on the "submit" button on the last page, and you will receive an email confirmation. It is recommended that you save this email as your proof of submittal.

The application cannot be saved and then returned to later. Be prepared to fill-out the form only once. It is recommended that you use the Application Questions located on the Community Development webpage to prepare your answers. You will not be able to download a copy of your submitted application.

Grant Requirements:

CDBG funds must be used to primarily benefit low- to moderate- income individuals, households or area. Only projects that are new or an expansion to existing programs/projects are eligible.

National Objective

Proposed activities must meet one of the three national objectives:

1. Benefit to low-income individuals or households
2. Addresses the prevention or elimination of slums or blight
3. Meets a particularly urgent community development need

Most projects will fall within the first national objective.

Eligible Activities

CDBG funds may be used for several activities. Eligible activities categories are listed below; however, HUD has more specific requirement of permitted activities that go beyond the categories. Any proposed activity must fit within one of these activity categories. If you are uncertain whether your proposed activities will be eligible, please contact staff.

1. Public facilities and public improvements
2. Economic development and employment training
4. Real property acquisition or rehab
6. Public services
7. Crime prevention
8. Building capacity of community resources
9. Code enforcement (reduce blight)
10. Homeless facilities
11. Fair housing (prevent discrimination)
12. Housing rehabilitation or home ownership assistance
14. New housing construction (community-based development organizations only)
15. Emergency repairs or assistance due to displacement
17. Electrical utilities improvements
18. Energy conservation and renewable resources

City Goals

The City has outlined its priority goals within its 2014-2018 Consolidated Plan. Those goals include: 1) improving access to social services; 2) improving accessibility to public facilities; 3) constructing/upgrading public facilities; 4) addressing slum, blight, and nuisance conditions; 5) building capacity and leadership in marginalized communities; 6) preserving existing affordable housing; 7) securing additional funding; and 8) expanding financial opportunities for lower-income individuals and families.

Area-Benefit or Limited Clientele:

Proposed projects must have an area-benefit or serve a limited clientele. An area-benefit means the project serves clientele within a census block or designated area (neighborhood) where at least 51% of residents are low- to moderate-income. A project that serves limited clientele means the project limits its services/benefit to a limited clientele, which would include low to moderate income

persons/households, seniors over 62 years old, disabled, homeless, migrant farm workers, or certain other similar categories.

Estimated 2018-2019 Award:

The City estimates receiving a 2018-19 CDBG grant award of approximately \$600,000. The actual amount of funding will be announced by U.S. Department of Housing and Urban Development (HUD) after federal budget has been approved. The amount has typically been announced in the spring.

Contact:

Contact the following program staff if you have any questions:

Patrice Clemons

CDBG Program Specialist

pclemons@lodi.gov 209-333-6800 x3404

City of Lodi 2018-19 CDBG Application

Community Development Block Grant Application

Eligible applicants:
Non-profits and local government agencies

- 1
- 2
- 3
- 4
- 5
- 6
- ...

Contact Program Beneficiary Performance Organizational/Program Program Program
Information Description Information & Outcomes Capacity Contact

Applicant Name (Agency or Non-Profit) *

Applicant Contact:

Please indicate the authorized signatory of your organization/agency, e.g. executive director, president, or equivalent.

Name *

First Last

Address *

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email *

Phone Number *

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###

What is your organization's mission and briefly describe your programs and activities? (1000 character limit) *

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Program or Project Name *

Amount Requested *

\$.

Dollars Cents

**Program or Project Description
(3000 character limit) ***

General Information: Select the category which best describes the type of activity for which funds are being requested.

(See Application Instructions for list of eligible categories.) *

Select One

Project Eligibility: Indicate which HUD National Objective the activity meets. Low-income means households earning less than 80% of the area median income. (See Application Instructions for list of national objectives.) *

Select one

Is this project new, continuing, or an expansion of existing project/program? To be eligible projects must be new or an expansion of existing project/program. *

- New
- Expansion of existing project/program
- Continuing

If your project/program received funding in the last program year, then briefly describe how your existing program has been expanded. For example, expansion may include an increase in the number of beneficiaries, new activities/services offered to beneficiaries, an additional location added, or program hours expanded. (250 character limit) *

Consolidated Plan Goals: Which Lodi Consolidated Plan goal or goals does your project/program address? *

- Improving access to social services
- Improving accessibility to public facilities
- Constructing/upgrading public facilities
- Addressing slum, blight, and nuisance conditions
- Building capacity and leadership in marginalized communities
- Preserving existing affordable housing
- Securing additional funding
- Expanding financial opportunities for lower-income individuals and families

Consolidated Plan Goals: Please briefly describe how your project/program addresses the selected goal or goals. (1000 character limit) *

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Beneficiary Description: Who will benefit from this program or project, and how will your organization track and report on beneficiaries? (2000 character limit) *

Program/Project Accomplishments: How will you report your accomplishments? Please select one. *

- Individuals
- Households
- Housing Units
- Low-Income area

About how many total people/households/housing units will your program assist? For neighborhoods, please estimate the number of low-income residents in the targeted area. If you have more than one type of activity to report within your project/program, then please indicate the number assisted per activity as well as the total. (250 character limit) *

Project/Program Schedule: Please provide an overview of your program schedule, including start and end dates and milestones. (250 character limit) *

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Performance and Outcomes: Identify the beneficiary needs that this project/program will address? (3000 character limit) *

Performance and Outcomes: How will your project/program meet the needs of the larger Lodi community? (3000 character limit) *

Performance and Outcomes: What are the goals of your program or project and how will they address existing community needs, both to beneficiaries and larger Lodi community? (3000 character limit) *

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Does your project/program have an area-benefit or serve a limited clientele? (See Application Instructions for definition of terms.) *

- Area-benefit
- Limited clientele

Describe the location where services/improvements will be provided, including days and hours of operations and provisions for access to disabled persons. (850 character limit) *

Organizational Capacity: Describe your organization's experience with similar programs/project. (1000 character limit) *

Grant Management Experience: Please describe your organization's experience in managing federal and/or state grants. (1000 character limit) *

Staff: Please identify the staff that will be available to assist on this project/program? Include their role and if they are Full Time Employees, Part Time Employees, or Volunteers. (1000 character limit) *

Program Contact: Please provide the contact information for the person directly responsible for managing the program or project on a day to day basis.

Name *

First Last

Address (if different than the contact information address on Page 1)

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email *

Phone Number *

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###

Position or Title *

Years of Experience *

Partner Agencies/Non-Profits: Will your organization be partnering with any outside agencies or groups on this project/program? If so, which agencies or groups will you be partnering with? Please identify which agency will take the lead in reporting and day to day program/project management. (250 character limit) *

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Could your program/project be successful if you received less than your requested grant funding? *

- Yes
- No
- Unsure

If you answered "Yes" to the above, please describe the changes your organization will make so that the program or project is successful with reduced funding. (500 character limit)

Will your project/program have other funding besides CDBG? Please provide an estimate of other funding, including funding sources and amounts. (1 000 character limit)

Please attach your program/project budget for the 2018–19 year, and include a brief narrative of how CDBG funding will be used and what costs will be covered by CDBG funds. *

Browse...

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Articles of Incorporation and By-laws and Amendments

[Browse...](#)

Secretary of State Certification of Good Standing (Online printout/screenshot is acceptable)

[Browse...](#)

Organizational Chart and Agency Mission Statement

[Browse...](#)

Certified Audit (Most recent)

[Browse...](#)

Profit and Loss Statement for most recent year.

[Browse...](#)

Current Fiscal Year Agency Budget – including all funding commitments/sources

[Browse...](#)

Byrd Certification (See Instructions)

[Browse...](#)

Signature Authorization Form (See Instructions)

[Browse...](#)

Map indicating the location of your project/program within the City.

[Browse...](#)

Other Documents

[Browse...](#)

Other Documents

[Browse...](#)

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Applicant:
 Proposed Project:
 Total Points Earned:
 Scorer Name:

Instructions: Fill-out all questions except those marked with X. Those are for Staff only to fill-out.

Threshold Rating

LIC:	Staff:
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N
Y / N	Y / N

Activity is eligible under CDBG
Activity meets one National Objective
For public services, the service is new or an expansion of existing service
Applicant submitted a complete application (all questions filled out and attachments)
Applicant meets all of the threshold criteria above. If so, continue scoring.

Application Rating

LIC:	Staff:	Meets National Objectives and Consolidate Plan Goals
X		The activity meets one of the three national Objectives: 5 – Activity principally benefits low- and moderate- income persons 3 – Activity prevents or eliminates blight or slum 3 – Activity addresses an urgent need or problem in the community The activity meets one of the City’s Consolidated Plan goals: 5 – Yes 0 – No
		How much of an impact will the project have in addressing the goal? 2 – Regular impact 0 - Weak impact
X		How important is meeting this Con Plan goal for this AAP cycle: 5 – High Priority (e.g. urgent need, project won’t be available next year) 3 – Regular priority 1 - Low priority (e.g. goal already met by other previous year projects)
		Total: _____ (17 Pts)

LIC:	Staff:	Serving Priority Needs and Populations
		<p>Activity will serve how many of the following areas of priority need (services):</p> <ul style="list-style-type: none"> - Housing needs include new affordable housing construction, emergency or minor housing rehabilitation, preservation and rehabilitation of existing affordable rental housing and public housing, tenant-based rental assistance, down payment assistance, affordable rental housing for seniors and low-income families, or other housing need identified through public outreach that is added to this list. If other housing need, please indicated which one _____. - Priority needs for public facilities are community centers, youth facilities, community gardens, child care facilities, and one-stop service centers. Priority public Improvements are alley improvements, American’s with Disability Act accessible curb ramps, and sidewalk infill. Or other public facilities/improvement need identified through public outreach that is added to this list. If other public facilities/improvement, please indicated which one _____. - Public services include crime prevention, affordable youth activities, senior services, job training/education, or other service need identified through public outreach that should be added to the list. If other service, please indicate which one _____. <p>5 – Two of the targeted priority needs 3 – One of the targeted priority needs 0 – None of the targeted priority needs</p> <p>Activity will serve how many of the following targeted priority populations: Extremely low-income and very low-income households, seniors, youth aged 6-17, persons with disabilities, and foster youth.</p> <p>5 – Two of the targeted priority populations 3 – One of the targeted priority populations 0 – None of the targeted priority populations</p>
	X	<p>Total: _____ (10 Pts)</p>

LIC:	Staff:	Activity Need and Justification
		<p>5 – Applicant has demonstrated that the problem or need being addressed is significant in scope and intensity and is likely to cause numerous major problems in the community within the next five years. 3 – Applicant has demonstrated that the problem or need being addressed is significant in scope and intensity and is likely to cause numerous major problems in the community within the next five years. 0 – Applicant has not demonstrated that the problem or need being addressed is likely to cause numerous major problems in the community within the next five years.</p>
		<p>The proposed project will</p>

		5 - Completely solve the problem or need for at least five years (15 years for capital projects, which are those that are physical improvements) 5 - Significantly solve a portion of the problem or need for at least five years (15 years for capital projects, which are those that are physical improvements) 5 - Unlikely solve the problem or need for at least five years (15 years for capital projects, which are those that are physical improvements)
	X	
		Total: _____ (10 Pts)

LIC:	Staff:	Activity Benefit
		Activity's Potential Benefit to Target Beneficiaries
		1 to 10 - Activity benefits the target beneficiaries 0 - No benefit to their beneficiaries
		Activity's Potential benefit to the City of Lodi
		1 to 20 – Activity's benefit to the community as a whole 0 - No benefit to Seaside
	X	
		Total: _____ (30 Pts)

LIC:	Staff:	Readiness to Proceed During Program Year
		5 - All predevelopment steps necessary to have been completed 3 - Some predevelopment steps have been completed, with all the steps likely to be completed by July 1, 2018 1 - Predevelopment steps are in process but unlikely to be completed by July 1, 2018 0 - Predevelopment has not been adequately considered
		5 – Project will begin after July 1, 2018, and end on or before June 30, 2019. 3 – Project will begin after July 1, 2018 and end on or before December 30, 2019. 0 – Project will be completed on or after January 1, 2020.
		4 Project timeline is realistic, with potential delays built into the schedule. 2 Project timeline is realistic, but may not adequately account for delays. 0 Project timeline is unrealistic
X		3 - Project will be completed fully without further funding commitment. 2 - Project is likely to be fully completed, but depends on funding commitments from other organizations. 0 - Project may not be fully completed.
		Total: _____ (17 Pts)

LIC:	Staff:	Cost Reasonableness and Effectiveness
X		5 - Project costs are fully justified and within an expected range. 3 - Project costs are somewhat justified and are slightly above what is expected. 0 - Project costs are excessive, are unrealistically low, or are not justified.
X		4 - Proposed costs are supported by previous actual budgets, surveys of similar organizations, or independent cost estimates. 2 - Proposed costs are supported by internal cost estimates. 0 - Proposed costs are not supported. 3 - The organization is, with the exception of capital funds, self-sustaining. 2 - The organization has a realistic plan to become self-sustaining. 0 - The organization would likely need ongoing CDBG funding to continue this activity.
		Total: _____ (12 Pts)

LIC:	Staff:	Activity Management and Implementation
		The organization : 3 - Has sufficient management resources available. 0 - Does not have sufficient management resources available.
		The organization : 3 - Displays a commitment to operating and managing their activity according to CDBG regulations. 0 - Fails to display adequate commitment to operating and managing their activity according to CDBG regulations.
		The organization : 3 - Has a record of proper management of all relevant activities. 0 - Has had some problems with managing activities properly.
		The organization : 2 - Has the appropriate resources readily available to support the activity. 0 - Will require more than 2 months to obtain the resources necessary to perform the activity.
		The organization : 3 - Provided a realistic estimate of the number of persons who will benefit from the activity. 0 - Provided an estimate of the number of beneficiaries that was inflated, as compared to past performance or similar activities.
		The organization : 3 - Has a viable method for ensuring beneficiaries are low- and moderate-income persons. 0 - Does not have a method for determining beneficiary income, or does not have sufficient resources to implement it.

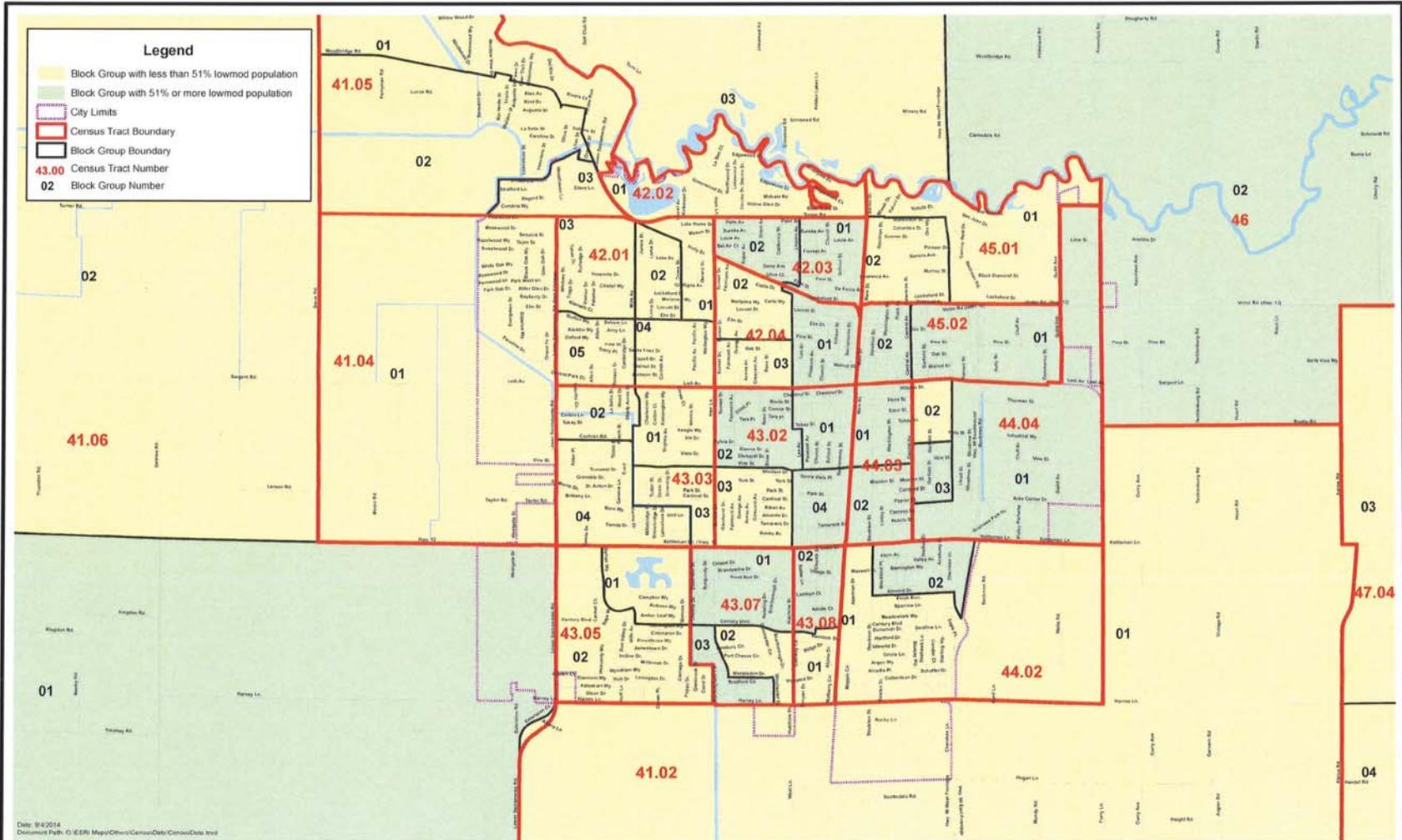
		<p>The organization :</p> <ul style="list-style-type: none"> 3 - The financial statement shows sufficient resources to support the organization. 1 - The financial statement raises concerns for the organization's long-term stability. 0 - The financial statement indicates significant problems with expenditures or oversight.
	X	<p>Total: _____ (20 Pts)</p>

LIC:	Staff:	Experience and Past Performance
		<p>Based on the qualifications of staff and prior experience, the applicant has:</p> <ul style="list-style-type: none"> 8 - Extensive experience undertaking and managing similar projects. 5 - Limited experience undertaking and managing similar projects. 3 - Sufficient resources to undertake and manage the project, but little experience with similar projects. 0 - No experience undertaking and managing similar projects.
		<p>In the past 5 years, the applicant:</p> <ul style="list-style-type: none"> 5 - Expended funds received according to the schedule in their contract. 3 - Expended funds received within 6 months of the expenditure deadline. 0 - Has unexpended funds that are more than 18 months old. <p>Note: Applicants who have not received City grants in the past 5 years are awarded all 5 points.</p>
		<p>In the past 5 years, the applicant:</p> <ul style="list-style-type: none"> 3 - Turned in all required reports fully completed and on time. 1 - Made an effort to improve reporting performance and exhibited a significant improvement. 0 - Turned in required reports uncompleted or late and showed little improvement in reporting compliance.
X		<p>In the past 5 years, the applicant:</p> <ul style="list-style-type: none"> 2 - Sufficiently completed all activities in their scope of services. 1 - Completed most of the activities in their scope of services. 0 - Exhibited serious issues in adhering to their scope of services.
		<p>Total: _____ (18 Pts)</p>

LIC:	Staff:	Matching Contributions
		The applicant:
		4 - Made an effort to secure other funding for the activity. 0 - Did not clearly make an effort to secure other funding for the activity.
		The applicant:
		3 – Has other funding sources committed 2 - Has at least 75% of other funding committed and evidenced by letters. 1 - Indicates other funding is available, but did not submit commitment letters. 0 - Has no other funding sources.
		The ratio of eligible matching funds to CDBG funds is:
		8 - 1.1 or more 6 - 0.75 to 1 4 - 0.5 to 1 2 - 0.25 to 0.5 0 - Less than 0.25
		CDBG funds are an appropriate source for the proposed activity:
		5 – Funds are appropriate 0 – Other funding sources would be a better fit
		Total: _____ (20 Pts)

LIC:	Staff:	HUD Issues
X		Any HUD eligibility issue related to the proposed activity:
		0 - Not applicable -2 - Eligibility Issue
		Total: _____ (0 Pts)

GRAND TOTAL: _____ (154 Pts)



Date: 8/2/2014
 Document Path: C:\EIR\Map\City\CensusData\CensusData.html



LODI AREA LOWMOD POPULATION BY BLOCK GROUP

CITY OF LODI
 221 WEST PINE STREET, LODI, CA



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

Continued – 4. Summary of Citizen Participation and Consultation Process

In addition to these meetings, City staff facilitates public outreach workshops during regularly scheduled monthly Lodi Improvement Committee meetings. The committee's purpose, as stated in its bylaws, is to maintain and improve the quality of life in and the appearance of Lodi. This objective aligns with HUD's goal to help improve the quality of life for low- and moderate-income persons and neighborhoods. The committee has traditionally been a venue for the public to weigh in on CDBG-related activities; however, City staff has taken steps to increase participation and attendance at these meetings. For example, beginning this year, staff held a mandatory application workshop and community needs workshop at a regularly scheduled Lodi Improvement Committee meeting. Second, the committee has newly been assigned the task of publicly scoring CDBG grant applications for the 2018–19 program year. The committee also makes a recommendation to the City Council on the amount to award community-based organization applications. By having the committee review and score applications in a public setting, it has created a more transparent process that will increase public participation, since the public will be able to readily experience how their input impacts the committee's selections for funding.

To stay engaged with current resident interests and concerns, City staff also helps facilitate and lead the Asset-Based Community Development (ABCD): Love Your Block program (For events, videos, photos and more details, go to Attachment and go to link: <https://www.facebook.com/lodiloveyourblock/>). The program is implemented through a coordinated effort of Lodi Chamber of Commerce staff, resident volunteers, consultant trainers, and public and private funds, including CDBG funds. Staff's participation also helps the City to stay visible and open to feedback by being present for residents in more informal settings, where they would feel more comfortable and would not otherwise normally interact or learn about City activities. This is the second cycle of this ABCD program. The following topics are covered through this program and are important for building the capacity and leadership of residents so that they can be better equipped and empowered to engage in civic opportunities, especially providing public comment and feedback on City activities at public meetings:

- What are your community's assets? Individual gifts/talents, associations, institutions, local economy, physical world, culture, and stories
- Talk to your neighbor: community outreach
- Telling your story: marketing and promotion
- Grant writing and fundraising
- Core elements of community organizing
- Keys to team building and barriers to effective teams
- Leadership skills development: How to stay on track, facilitate effectively, and transfer leadership

The City also gathers feedback from local or regional nonprofits, agencies, and businesses because these entities may serve Lodi residents, have specialized knowledge about a diverse cross section of resident needs, and bring expertise from various professional fields, and their activity directly impact residents. The City conducts consultations with these entities through various formal and informal methods such as surveys, personal interviews, public meetings, community events, and other activities.

Attachment H

Together, these meetings with local organizations and the Lodi Improvement Committee, involvement with the resident-driven ABCD: Love Your Block program, and consultations are effective ways that the City has reached a diverse number of residents for a comprehensive and collaborative approach to driving community development goals and decisions. The City's efforts have garnered feedback from individuals and organizations that are, or represent, minorities, non-English-speaking residents, persons with disabilities, and low- and moderate-income persons.

The City continues to address potential gaps in the diversity and number of residents reached. The following are a few examples of efforts to overcome gaps in the institutional structure and to enhance coordination for greater community input:

- The Neighborhood Services CDBG Program Specialist works 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 CDBG Program Specialist receives regular updates on the following community/collaborative committees: San Joaquin County Emergency Food and Shelter Board, the Committee on Homelessness, and the Lodi Improvement Committee.
- The Neighborhood Services Division facilitated the update of the City's Housing Element, particularly in the discussions surrounding multifamily and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.
- The Neighborhood Services Division led the development of an Analysis of Impediments to Fair Housing Choice.
- The Neighborhood Services Division completed an ADA Self-Evaluation and Transition Plan during 2017. This 15-year plan identifies and evaluates the City's programs, activities, and services to determine whether they are consistent with the requirements of the ADA. The plan also identifies any physical barriers to accessibility and the methods to be used to remove those barriers. The Neighborhood Services CDBG Program Specialist receives periodic updates from City staff on the progress toward meeting plan goals, as well as assists the Section 504 Coordinator (the position responsible for overseeing compliance) in responding to public comments and grievances.
- The Neighborhood Services CDBG Program Specialist develops relationships with local nonprofits, such as California Human Development and Lodi Chamber of Commerce, for opportunities to collaborate on outreach efforts.
- The Neighborhood Services CDBG Program Specialist participates in the resident-driven neighborhood improvement program called Asset-Based Community Development (ABCD): Love Your Block, where residents learn leadership/organization skills, apply for and manage their own mini-grant project, engage residents and volunteers to assist or participate in their project, and implement and report on their project outcomes and goals. For more information go to Attachment I or go to the following link: <https://www.facebook.com/lodiloveyourblock/>

In closing, the City continues its efforts to reach more minority, Spanish-speaking, and lower-income residents. In May 2016, California Human Development honored the City with the Farmworker

Attachment H

Champion Award for encouraging Lodi's Hispanic community to participate in meetings: "...the City is now empowered with first-hand information and is taking action to address the conditions facing Lodi's poorest farmworkers and others who live in poverty" (California Human Development, *Faces of the Field, Stories of Success*, April 29, 2016).

The City will continue to use outreach methods that work while looking for new ways that will gather the voices of all Lodi residents.

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

Continued – 5. Summary of Public Comments

A draft Annual Action Plan was noticed and made available for public comment for at least 30-day beginning on March 30, 2018. A public hearing was noticed and held on April 18, 2018, at City Council chambers to review the draft Annual Action Plan. Additional public outreach meetings were held, including on April 10, 2018, at a regularly scheduled Lodi Improvement Committee meeting. The 2018–2019 Action Plan was approved at a public hearing during the City Council meeting on May 2, 2018.

All public comments were received during the public comment period and are contained in Attachments A through D, as well as summarized in Section AP-12 below.

Additionally, during the previous 2016–2017 Annual Action Plan process, the City conducted an online and paper survey to begin gathering public input on creating goals for a Neighborhood Revitalization Strategy Area. Although the City ultimately decided not to pursue this, community comments collected at the time are still relevant for the 2018–19 plan period. Participants in these outreach efforts represent a cross section of the community; however, extra effort was taken to obtain comments from residents who would be the beneficiaries of CDBG programs. Many of those spoke Spanish and live in a lower-income neighborhood. Comments ranged from concerns over gang activity to cleaner streets. Over 115 residents participated in these meetings (some attended more than once), and 70 provided feedback through the survey. A summary of comments from this 2016 effort is included in Attachment D.

AP-35 Projects - 91.220(d)

Continued – Reasons and Obstacles to Addressing Underserved Needs

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 percent 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. The impact these programs have on poverty is even more pronounced for the Central Valley counties where these safety net programs cut poverty by 14 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 needs identified in the community. That is why the City 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 many available services are located in Stockton. The City of 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 and mobile offices in Lodi. The City has provided CDBG funding to one of the 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 few 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 they may need basic technical assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

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

Continued – Introduction

Two facilities in Lodi provide shelter to the homeless. The Salvation Army has 56 shelter beds for men and 28 beds for women and children. It has an additional three small units with 3 beds per unit that are for women with children or men with children over the age of 10. Most evenings, the Salvation Army's shelter can accommodate all homeless persons who come to its doors, and they keep no waitlist. However, social service providers estimate an average of 91 unsheltered homeless a night who do not reach their doors (based on AI public meeting in June 2015). If needed, they can expand into an additional room to accommodate more guests. Lodi House has 26 beds for women and children. Additionally, there are a total of 49 transitional housing beds including the Salvation Army (16 persons), Lodi House (three units at approximately 4 persons each), and Central Valley Low-Income Housing Corporation (21 persons).

The Salvation Army, Lodi House, and other service organizations provide the following services to homeless individuals and families:

- REACH utility assistance
- Clothing assistance
- CARE utility assistance
- Community dining hall
- Rental assistance
- Mental health support group
- Emergency food pantry

- Leadership training
- Transportation assistance
- Culinary arts training
- Lodi Memorial Medical Clinic
- Drug and alcohol rehabilitation program placement

Additionally, the Housing Authority for the County of San Joaquin manages three migrant family farm labor housing developments for the State of California. This housing is available from the first week of May through the end of October of each year. Childcare centers are provided for farmworkers at the developments. Services from the Employment Development Department, the Social Security Administration, and various education and health care services are also provided on-site. During the off-season, one of the developments is made available to the homeless. The developments are also used as evacuation sites, as emergency housing, and to house families displaced by city or county action.

These homeless and special needs populations, such as the disabled, elderly, single-parent households, and migrant workers, face greater challenges in navigating life. To help address these needs, the City works with local and regional organizations to prioritize projects/programs, to collaborate on services, to develop need programs, and to leverage additional financial and in-kind resources.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Continued – 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

Growth Management Allocation

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during the planning period. There are more than enough available allocations to meet housing demand.

The City's 2015 Analysis of Impediments to Fair Housing Choice discusses barriers to access adequate and affordable housing. Relevant excerpts are below; however, to see the full analysis, please see the Analysis of Impediments.

1. Impediment: Lack of sufficient subsidized and unsubsidized affordable housing supply, particularly for low-income special needs households and persons with disabilities.
2. Impediment: Lack of affordable units suitable for large families, resulting in a concentration of Hispanic households in adjoining low-income census tracts, and disproportionately impacting Hispanic households and households with large families.
3. Impediment: Lack of available rental housing subsidy for lower-income households.

4. Impediment: Lack of new or recently built multifamily units, resulting in insufficient suitable housing stock for large families, single-parent households with additional need for housing support, and persons with disabilities with accessibility needs, and disproportionately impacting Hispanic family households, single-parent families, and persons with disabilities.
5. Impediment: Differnet origination and denial rates based on neighborhood.
6. Impediment: Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower-income and minority households.
7. Impediment: Lack of information on the nature and basis of housing discrimination and the resources available to seek assistance.
8. Impediment: Concentration of lower-income households and minority households in less desirable neighborhoods.
9. Impediment: Growth Management Allocation Ordinance.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Continued – Discussion

The following actions to address barriers are included in the Analysis of Impediments:

- 1.1 Action: The City of Lodi will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of lower-income households. Timeline: ongoing
- 1.2 Action: The City of Lodi will continue to offer regulatory relief and incentives, such as expediting the development review process and reducing development impact fees for the development of affordable housing. Timeline: ongoing
- 1.3 Action: The City of Lodi will continue to ensure the availability of adequate sites for the development of affordable housing. Timeline: ongoing
- 1.4 Action: The City of Lodi will continue to allow by right secondary residential units and residential group homes with less than six occupants in residentially zoned areas. Timeline: ongoing
- 1.5 Action: The City will review each development application and assess the feasibility to partner with nonprofit developers to preserve and increase total rental housing units. Timeline: as development applications are received
- 1.6 Action: The City will partner with the Housing Authority to ensure that special needs populations, including single-parent female-headed households with children, persons with disabilities, large families, and seniors, have access to affordable housing options wherever and whenever available. Timeline: ongoing
- 1.7 Action: The City will track progress made in providing additional access to affordable housing by both the Housing Authority and through any new or rehabilitated affordable housing projects

- to ensure that special needs populations have the opportunity for improved housing choice.
Timeline: annually
- 1.8 Action: The City will continue to work with landlords and property managers to improve conditions of existing affordable (subsidized and unsubsidized) housing stock through enforcement of the Building Code and the Health and Safety Code, and through timely response to complaints of poor housing quality or significant deferred maintenance. Timeline: ongoing
- 1.9 Action: The City will study the feasibility of a residential rehabilitation and improvement grant program for low-income, which will allow low-income homeowners with disabilities and landlords to make accessibility improvement to their homes. Timeline: Study program feasibility within one year of adoption. If financial resources are available, develop grant program within three years of adoption.
- 2.1 Action: The City will review all submittals for new affordable housing projects, both multifamily and affordable for-sale projects, to identify whether the projects are proposed for neighborhoods that have a high concentration of Hispanic population, and will suggest alternative sites for any affordable projects located in those areas. Timeline: as development applications are received
- 2.2 Action: The City will encourage developers, nonprofits, and the Housing Authority to pursue new and rehabilitated affordable housing options, including housing for large families in non-minority concentrated areas. This encouragement may include predevelopment financial assistance, streamlined development processes, property acquisition assistance, or other regulatory relief. Timeline: ongoing
- 2.3 Action: The City will require that any affordable housing options located in non-minority concentrated areas of the city be marketed to Hispanic households as well as to other special needs households. This marketing will include materials printed in both Spanish and English, public outreach efforts targeted at both Spanish and English speakers including targeted outreach in minority concentrated neighborhoods, and an evaluation of rental practices to ensure that no discriminatory marketing or application processes are inhibiting qualifying Hispanic households from alternative housing options. Timeline: ongoing
- 3.1 Action: The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program, which will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority's website on the City's website. Timeline: ongoing
- 3.2 Action: The City will look into other ways to support the Housing Authority in preserving and maintaining affordable units, including potentially providing some funding to help the Housing Authority maintain and add subsidized units in Lodi. For instance, such maintenance could

- include weatherproofing or providing health and safety upgrades to units owned and subsidized by the Housing Authority. Timeline: currently under way and to be continued annually
- 3.3 Action: The City will evaluate the possibility for pursuing HOME Housing Partnerships funding or other state and federal funding, either individually or in partnership with the Housing Authority, to increase the availability and quality of affordable housing units. Timeline: Annually
- 3.4 Action: The City will consider partnering with nonprofit developers, where possible, to pursue grants and other housing subsidies to construct new or rehabilitate existing units that will be made affordable to low- and moderate-income households. Timeline: ongoing
- 3.5 Action: The City will consider programs, incentives, and enforcement options in addressing privately owned substandard rental housing units to encourage reinvestment in the existing rental housing stock so that more existing units may meet HUD's standards and be eligible for Housing Choice Vouchers. Timeline: annually
- 4.1 Action: The City will review the available underutilized and vacant land inventory and consider the viability of rezoning underutilized and vacant properties to make them eligible for multifamily development projects. Timeline: ongoing
- 4.2 Action: The City will consider programs, incentives, and partnering with for-profit and nonprofit developers to facilitate the planning and predevelopment of new market-rate and affordable multifamily housing wherever possible, including underutilized and vacant infill sites. Timeline: ongoing
- 5.1 Action: The City of Lodi will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity, and neighborhood. Timeline: Monitor HMDA on an annual basis and report significant trends to the Planning Commission and City Council.
- 5.2 Action: The City of Lodi will track fair housing complaints and cases lodged in the city to ensure that lenders are not violating fair housing law with discriminatory lending practices. Timeline: ongoing
- 5.3 Action: The City of Lodi will support home purchase programs targeted to low/mod households, such as down payment assistance and homeownership mortgage counseling, as long as funding is available. The City may elect to pursue additional funding for down-payment assistance at a future time if funding becomes available. Timeline: beginning July 2016 and reviewed annually
- 6.1 Action: The City will offer and support pre-purchase counseling and homebuyer education programs. Timeline: ongoing
- 6.2 Action: The City will offer fair housing information to residents, free of charge, to help ensure that both homebuyers and sellers are aware of fair housing law and antidiscrimination requirements. Timeline: ongoing
- 6.3 Action: The City of will study the potential benefit to offer and to support home purchase programs targeted to lower-income (low and very low), large family, and minority households. Timeline: Study program feasibility within one-year of adoption. If financial resources are available develop home purchase program within three years of adoption.

Attachment H

- 7.1 Action: The City of Lodi will monitor the incidence of housing discrimination complaints and report trends annually in conjunction with the CAPER. Timeline: Monitoring will be ongoing with annual reports in conjunction with the CAPER.
- 7.2 Action: The City of Lodi will include a review of prior year performance regarding affirmatively furthering fair housing in the annual planning for the use of CDBG funds. The City will identify funding support that addresses the removal of impediments or advancing specific fair housing goals. Timeline: annually
- 7.3 Action: The City will work with local agencies to improve the collection and reporting of information on discrimination, particularly based on religion, race and ethnicity, age, gender, marital status, presence/absence of children, and household size. These agencies include the apartment associations as well as the San Joaquin Fair Housing Association and other nonprofit groups that regularly come in contact with groups at risk of housing discrimination. Timeline: ongoing
- 7.4 Action: The City will conduct fair housing testing at least once every two years to identify the presence of discrimination. Testing will include at least five properties each time. In a five-year period, at least two types of discrimination (e.g., race, disability) will be tested. The City will consider partnering with neighboring jurisdictions to conduct regional testing and will submit a Joint Request for Proposals to agencies that have the capacity and experience to complete testing. If a joint effort is infeasible, the City will consider other ways to ensure that discrimination testing is occurring, either by contracting individually or by participating in capacity building with the San Joaquin Fair Housing Association to ensure that there are no discriminatory marketing practices in the city. Timeline: Conduct fair housing testing at least once every two years following adoption.
- 7.5 Action: The City will continue to work with the San Joaquin Fair Housing Association to improve outreach to residents at risk of discrimination, including marketing, educational efforts, and partnerships with other agencies (schools, utilities, etc.) in the dispersal of fair housing informational materials. Timeline: ongoing
- 8.1 Action: The City encourages a mixture of household incomes in new developments. As part of the Annual Action Plan, the City will track changes in geographic concentrations for lower-income and minority households. Timeline: annually
- 9.1 Action: The City will update the Growth Management Allocation Ordinance to exempt housing units affordable to very low- or low-income households with long-term affordability restrictions from the allocation. Timeline: Revise Growth Management Allocation Ordinance within a year of adoption of the Draft Housing Element.
- Additional Action: The City will use mailings to educate people about fair housing and work with the Housing Authority to encourage a diverse applicant pool and good marketing in preparation for when units/vouchers are available.
- Additional Action: The City will publish online the availability of housing services and programs in the city. Once a year, the City will publish information in Spanish to inform all persons with limited English language proficiency about the availability of housing services and programs in the city. The City also has bilingual staff available daily during business hours to assist. Timeline:

Attachment H

Updates to online and bilingual information will be conducted once a year. Bilingual staff available daily during business hours on an ongoing basis.

ABCD: LOVE YOUR BLOCK

CREATE POSITIVE CHANGE BY BECOMING A COMMUNITY BUILDER

Join us by participating in this free Asset Based Community Development training workshop to learn community leadership skills, how to build on combined strengths, and bring community goals into action.

SESSION 1:

SATURDAY, NOVEMBER 11

10AM-1PM

-Boys and Girls Club-

275 Poplar St.

SESSION 2:

SUNDAY, NOVEMBER 12

2PM-5PM

-Lodi Grape Festival-

413 E Lockeford St.

Supported by:



Space is limited to 60 attendees per session.

This form is also available at www.lodichamber.com/abcd

Questions? Please contact Carmen Ross at 209.365.4607 or cross@lodichamber.com

Name: _____

Choose a Session: Nov. 11th
10am-1pm

Nov. 12th
2pm-5pm

Address: _____

Phone: _____ Email: _____

Please answer all of the following questions as preparation for this community development training:

What are some of your personal strengths, talents, or skills?

What are you passionate or concerned about in your neighborhood community?

This workshop is aimed towards engaging residents towards helping to improve the Heritage District (eastern side of Lodi). Could see yourself helping with or leading (if you are a Heritage District resident) a project?

YES NO

DROP OFF THIS FORM TO THE LODI CHAMBER OF COMMERCE (35 S. SCHOOL ST) BY TUESDAY, NOVEMBER 7TH

CREAR UN CAMBIO POSITIVO AL CONVERTIRSE EN UN CONSTRUTOR DE COMUNIDAD

¡Acompañenos participando en este taller de entrenamiento gratis en Desarrollo Comunitario Basado en Activos para aprender habilidades de liderazgo comunitario. cómo añadir nuestras fuerzas combinadas, y traer proyectos de la comunidad en la acción!

SÁBADO, NOVIEMBRE 11

10AM-1PM

**Club de Niños y Niñas
(Boys and Girls Club)
275 Poplar St.**

Espacio está limitado a 60 asistentes.

Este formulario también está disponible en www.lodichamber.com/abcd

Preguntas? Pónganse en contacto con Carmen Ross: 209.365.4607 o cross@lodichamber.com

DOMINGO, NOVIEMBRE 12

2PM-5PM

**Festival de La Uva
(Lodi Grape Festival)
413 E Lockeford St.**

Supported by:



Nombre: _____

Elige una sesión: Nov. 11th
10am-1pm

Nov. 12th
2pm-5pm

Dirección: _____

Número de teléfono: _____ Correo electrónico: _____

Por favor, conteste todas las preguntas siguientes como preparación para esta entranamiento de desarrollo comunitario.

¿Cuáles son algunos de tus dones, talentos o habilidades personales?

¿De qué estás apasionado o interesado en la comunidad de barrio?

Este taller está orientado hacia la participación de los residentes para ayudar a mejorar el Distrito de Herencia (lado oriental de Lodi). Podías verte ayudando con o dirigiendo (si es un residente del Distrito de Herencia distrito) un proyecto? SÍ NO

DEVUELVA ESTE FORMULARIO A LA CÁMARA DE COMERCIO LODI (35 S. SCHOOL ST.) POR MARTES, EL 7 DE NOVIEMBRE



Asset Based Community Development:

Love Your Block

Mini-Grant Application
2017-2018

Project Categories

- **Landscaping/Housing:** projects must
 1. Address blight conditions that have been identified by block residents and be accessible for public use
 - Or-
 2. Aid residents or property owners who are unable to maintain or improve the property themselves. Projects must be maintained by the community group or by a neighborhood association.
- **Beautification:** projects that clean or clear an area of trash and debris, graffiti, or other unsightly conditions that detract from the neighborhood's appearance.
- **Neighborhood Identity & Pride Building:** activities must have a positive theme and positive impact on the neighborhood, address one or more issues (i.e. health education, crime awareness, etc.), highlight the positive aspects of the neighborhood or it's residents, be open to all neighborhood residents, and not for profit
- **Educational Workshops:** must target underserved neighborhood residents through skills building or educational activities which help improve the quality of life for participants.
- **Youth Development:** must directly benefit the development of youth. Examples of activities include: mentoring programs, recreational programs, a back to school festival, special interest field trips, providing music lessons to youth.
- **Crime Prevention:** projects must include neighborhood residents and highlight making the community safer and healthier. Examples of activities include: National Night Out (NNO) festivities, developing neighborhood NNO T-shirts, installing motion detector security lighting, outdoor solar lights for properties, self-defense strategies seminar, holding a neighborhood "Night Flashlight Walk", sponsoring a Stop the Violence Rally march, holding an end substance abuse session.
- **Other:** project ideas that address blight conditions, benefit and involve residents, and are realistic and well-planned will also receive full consideration.

Project Description

What is the name of your project?

Where will the project be located? (Street address or approximate location.)

Describe the project you expect to complete with ABCD: *Love Your Block*.

How will this project address the neighborhood's needs?

Describe your group's ability to carry out the project (e.g. volunteers, resources, supplies, staffing, etc.) What assets do you currently have? What do you still need?

Section 3: Engagement & Action Plan

Who are the other team members? **(List names and contact info)**

Name/Email/Phone #:

Name/Email/Phone #:

Name/Email/Phone #:

Name/Email/Phone #:

Approximately how much time will it take to complete this project from start to finish?

ACTION PLAN:

Please indicate the various steps your group will take to carry out this project. Please include any resources you are expecting to use. **It is important that you plan out the timeline for your project. List deadlines for each of your steps below.** The first row is an example. There is an extra sheet attached if you need more space.

Action Step	Goals	Resource(s) needed to complete step	Person Responsible	Deadline
<i>Recruit volunteers</i>	<i>10 volunteers</i>	<i>Flyers, meetings</i>	<i>John Smith</i>	<i>02/12/2015</i>

Section 4: Budget

Please provide a budget that includes all planned expenses (including taxes) related to the project. Remember, we can assist with coordinating city services and volunteers so that the ABCD: *Love Your Block* grant covers the cost of supplies. When planning your budget, be sure to look online to get an idea of how much the items you'll need will cost. ***Love Your Block* grants are not for personal use and must be used for activities that directly support the accomplishment of the project goals.**

Item	Purpose	Vendor/Supplier	Quantity	Cost
<i>Gallon of paint</i>	<i>Paint over graffiti</i>	<i>Ace Hardware</i>	1	\$20

--	--	--	--	--	--

CONGRATS!

A&W FAMILY BICYCLE CRUISE NIGHT

TEAM LEAD: KATHRYN SIDDLER

Family oriented bike ride to A&W for free helmet checks, bike lock demonstrations, new helmets for kids in need

LITTLE FREE LIBRARY

TEAM LEADS: DAVE & VIRGINIA MARKEN

Provide a free lending library for children's books within one block of a school

LOVE YOUR NEIGHBOR

TEAM LEAD: MARIA GARCIA

Neighborhood to plan a Neighborhood Block Party and clean up walk

WATER SAFETY DAY

TEAM LEAD: JANNAE STAFFORD

Free swimming lessons for local residents, life jacket fittings and river safety instructions

ARTS AND CULTURE

TEAM LEADS: SANDRA VARGAS, SYLVIA CARACOSA

Host an event to develop cultural heritage through food, dance and art

ENGLISH COURSE FOR SPANISH SPEAKERS

TEAM LEAD: JOAQUIN HERNANDEZ

Free English classes for Spanish speakers

DREAM IT, BE IT

TEAM LEAD: TERRI LEE

Career Day for secondary school age girls



Partners for International Cooperation

THE ONE EIGHTY
YOUTH PROGRAMS

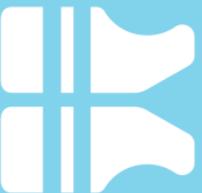


WATER SAFETY DAY

MAY 19TH | 11-2PM

TOKAY HIGH
1111 W CENTURY BLVD.

A FUN FAMILY EVENT WITH
DEMONSTRATIONS AND INFO BOOTHS ON:



LIFE VEST
FITTING



EMERGENCY
BASICS



RIVER SAFETY
AND KAYAK
DEMO

*Not affiliated or
sponsored by LUSD

THERE WILL ALSO BE: FREE OPEN SWIM TIME,
FOOD & A RAFFLE TO WIN FREE SWIM LESSONS*!

*There is an age minimum for lessons (5 yrs. old) but there will be
a "splash and learn" activity for the little ones at the event!

- TRANSPORTATION CAN BE ARRANGED -
FOR MORE INFO, CONTACT JANNAE AT (209) 327-6102



Partners for International Cooperation

THE ONE EIGHTY
YOUTH PROGRAMS

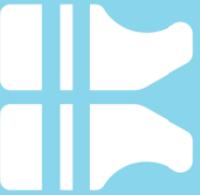


DÍA DE SEGURIDAD ACUÁTICO

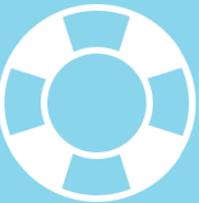
19 DE MAYO | 11-2PM

TOKAY HIGH
1111 W CENTURY BLVD.

UN EVENTO DIVERTIDO FAMILIAR QUE INCLUIRÁ
ESTACIONES DE DEMOSTRACIÓN
Y PUESTOS DE INFORMACION EN:



CHALECO
SALVAVIDAS



FUNDAMENTOS
DE
EMERGENCIA



SEGURIDAD DEL
RIO Y
DEMOSTRACIÓN A
DEL KAYAC

* No afiliado o
patrocinado por LUSD

TAMBIÉN: ¡TIEMPO LIBRE DE NADO ABIERTO, COMIDA,
Y UNA RIFA PARA GANAR CLASES DE NADAR!

Hay una edad mínima para las lecciones de 5 años, pero habrá
una actividad de agua para los más pequeños en el evento!

- TRANSPORTE PUEDE SER ARREGGLADO -
PARA MÁS DETALLES: LLAME JANNAE AL (209) 327-6102

Flyer: Family Bicycle Cruise Night, A&W Root Beer

FAMILY BICYCLE CRUISE NIGHT



ALL AMERICAN FOOD™

Wed., July 11

5 – 8:30 pm

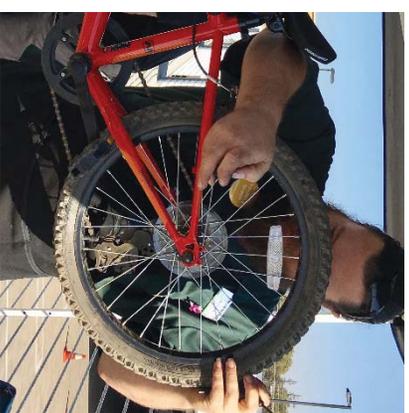
216 E. Lodi Avenue

Bring Your Bicycle & Helmet

Free Bike Tune-Ups

Free Bike Lock Demos

Free Bike Helmet Fittings



Giveaways & Prizes for Best Decorated Boys and Girls Bikes, Best Vintage Bike, Best Custom-Built Bike

Grand Prize is a Bike!

Sponsor logos:

Bike Lodi, A&W Root Beer, Performance Bicycles, SJ Co. Public Health, City of Lodi, ABDC, Dibs My Way, Lodi Chamber of Commerce