



2016-17 Annual Action Plan
Community Development Block Grant Program

CITY OF LODI

COMMUNITY DEVELOPMENT DEPARTMENT

NEIGHBORHOOD SERVICES DIVISION

ADOPTED MAY 4, 2016



Executive Summary

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

1. Introduction

This 2016-2017 Annual Action Plan (Action Plan) is the third 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. In order to be eligible to receive CDBG funds, the City of Lodi must submit a Consolidated Plan to the 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 2016-2017 plan year, Lodi anticipates receiving \$613,959 in Community Development Block Grant (CDBG) funds. The City also plans to pursue projects that would qualify for Section 108 Loan Guarantee Program funds.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment within 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 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.

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

3. Evaluation of past performance

The City of Lodi received \$613,405 in CDBG entitlement funds in FY15-16. The City funded eight social service organizations for a variety of services including: after-school programs, adult English language classes, a mobile farmers market, fruits and vegetables for needy families, gang prevention, youth counseling, family resources, and fair housing assistance. Awards ranged from \$1,500 to \$15,000. Lodi's Graffiti Abatement program also received funding to help keep the Low to Moderate Income (LMI) Target Area clean from graffiti. The City also awarded funds to expand the financial opportunities of residents through a small business training program.

Additionally, the City supported community development projects that addressed clearly identified needs. Among these initiatives were programs that focused on handicap accessibility projects and public infrastructure improvements in low-income neighborhoods. Four projects were awarded for the purpose of aiding disabled individuals in low-income areas to have greater ADA accessibility, including sidewalk ramps, parking stalls, ramps, and more.

Both the public service programs and the community development projects in 2015-2016 were based on priorities identified in the 2014-2018 Consolidated Plan.

In the 2014-18 Consolidated Plan, the City identified ten (10) goals that it would like to achieve over that five year period. The following is a look back at what five-year goals were met and what additional goals still need to be addressed. A brief list of these goals are: 1) produce new affordable housing, 2) preserve existing affordable housing, 3) rehabilitate existing housing, 4) expand financial opportunities, 5) build capacity and leadership, 6) improve access to social services, 7) improve accessibility, 8) construct or upgrade public facilities, 9) address blight and nuisance, and finally, 10) secure additional funding.

During the City's first plan year 2014-2015, the City selected projects that achieved five out of its ten goals. During its second plan year, 2015-2016, the City set-out to achieve those remaining goals. Those projects included Housing Authority Washington Street Improvements, Small Business Development Center, and additional activities that were allocated not as projects but efforts under Administrative duties. Those administrative duties included building capacity and leadership through collaborating with California Human Development so to increase citizen participation within the CDBG program, and working with the organization to facilitate its formation as a community-based development organization (CBDO). Also, to securing additional funding, the City applied for and obtained a United States Environmental Protection Agency - Brownfields Community-Wide Assessment Grant to identify and work towards the eventual clean-up of various sites. Sites will focus on Lodi's most economically distressed and culturally diverse neighborhoods. This remediation will improve these lower income areas and make them attractive for continued future business and residential use.

After these two plan years, one goal still remained outstanding: rehabilitate existing housing (goal 3); however, additionally, another goal, to produce new affordable housing units (goal 1), which the City had planned to reach through its HOME grant funds, was not reached due to complications with implementing the HOME program. With the 2015-2016 plan year ending and the nearing of its third plan year (2016-17), the City plans to address the majority of goals with its anticipated 2016-17 projects, while also prioritizing funds towards those goals that need more resources to reach their desired outcomes. Specifically, the City has three new projects to address housing affordability (goals 1, 2, and 3): Salvation Army Transitional Housing Facility Rehabilitation, Housing Rehabilitation and Emergency Repairs loans and/or grants; and Down Payment Assistance Loan Program.

Two goals which the City want to continue to prioritize are to build capacity and leadership and to secure additional funding. The City is currently working on establishing a Neighborhood Revitalization Strategy Area that will address both these goals through potential leadership program and increased neighborhood capacity. The City has seen a marked increase in the number of residents, especially Spanish-speaking and those from lower income neighborhoods, that attend and provide feedback at the various outreach meetings (i.e. Lodi Improvement Committee, City Council, and community held meetings). As such, the City will continue to grow its relationships with these organizations, residents, and neighborhood and look for opportunity to build capacity and leadership of the City and its organizations and residents.

The above ten goals were based on nine priority needs. One of the priority needs identified is for crime prevention and senior services. The City's 2014-15 and 2015-16 projects did not address social services

to seniors directly, and the City's social services funding was not prioritized around crime prevention. As such, the City looks to address these priority needs in 2016-17 through meal on wheels programs for social services and increased funds for gang prevention and youth services.

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, the Neighborhood Services Division of the 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 the City. This Citizen Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of the City's awarded HUD funds. Lodi 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.

Community and neighborhood meetings are organized by City staff 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:

- Obtains community input about how funds should be spent;
- Solicits information about neighborhood needs;
- Builds a sense of community among neighborhood residents;
- Encourages community empowerment and greater community voice;
- Provides neighborhoods with information about city services;
- Reaches those living in low and moderate income neighborhoods.

Another outreach method the City uses is to gather feedback from local or regional nonprofits, agencies, and businesses, because these entities may serve Lodi residents, have specialized knowledge about diverse cross-section of resident needs, bring expertise from various professional fields, and whose activity directly impact residents. The City conducts consultations with these entities through various formal and informal methods such as surveys, public meetings, community events, and other activities.

Together, these meetings 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 resulted in gathering 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 Division staff work 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 Manager participates in the following community/collaborative committees on a regular basis: (a) San Joaquin County Emergency Food and Shelter Board, (b) The Committee on Homelessness, (c) City of Lodi ADA Committee/Citizen Advisory Panel, and (d) Lodi Improvement Committee.
- The Neighborhood Services Manager facilitated the update of the City's Housing Element, particularly in the discussions surrounding multi-family and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.
- The Neighborhood Services Manager led the development of an Analysis of Impediments to Fair Housing Choice.
- The Neighborhood Services Manager develops relationships with local nonprofits, such as California Human Development, for opportunities to collaborate on outreach efforts.

In closing, the City was recently recognized for its efforts to reach more minority, Spanish-speaking, and lower income residents. In May, 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" (source: 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 its residents.

5. Summary of public comments

The City of Lodi offered several opportunities for participation and comment through the Consolidated Plan Process, including seven meetings and an online and paper survey.

The majority of participants spoke Spanish only, 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 have provided feedback through the survey. A summary of comments include:

- Establish a Community Center in 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 Cherokee Lane corridor
- Address contamination to groundwater from agriculture 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 should be used to support them which is vital to our economy
- Seniors prefer hot meals over frozen
- Food assistance programs helps 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.

More outreach details and the public comments from the above mentioned meetings can be found in **Attachment A**.

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

The City has not received any public comments that were not accepted.

7. Summary

Lodi's City Council approved the draft 2016-17 Annual Action Plan on March 16, 2016 and then reviewed and approved the final Annual Action Plan on May 4, 2016.

Additionally, the Lodi Improvement Committee voiced its support of the proposed activities in the Annual Action Plan and is helping lead the role in the development of the Neighborhood Revitalization Strategy Area.

The total number of residents who have attended public meetings is 110, which is an increase from previous years. Seven meetings is also a higher number of meetings held compared to previous years. Additionally, over 60 surveys have been completed, which provide helpful feedback. Lastly, local organizations continue to work with the City to give feedback and the City continues to develop those important relationships for looking for opportunities to gathering 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	Lodi, CA	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

In preparing the Action Plan, the City consulted with a variety of agencies, including local and regional community-based organizations, such as the California Human Development, Housing Authority of the County of San Joaquin, and more.

The goal of the consultation process was to provide detail of the priority needs identified in the Consolidated Plan and making any needed updates to those priority needs for this plan year. Secondly, the City analyzes how those agencies best could focus their programs and activities to help address those priority needs and to explore opportunities for coordination to improve availability and access to services. Thirdly, through the assistance of these entities, City obtains feedback from diverse areas of the population, and especially minorities, non-English speaking residents, disabled persons, and low and moderate income residents.

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(l))

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. Also, the City has collaborated with the San Joaquin County Behavioral Health Services on a senior housing project called Tienda Drive Senior Apartments, which will also have eight units for Behavior Health Services clientele that meet certain requirements.

City staff has also coordinated with local agencies to reach more residents for gathering feedback on Action Plan activities and priorities.

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 will continue to work as part of the San Joaquin County Continuum of Care (CoC) in 2016-17. The CoC is currently administered by the San Joaquin County Community Development Department. Several local agencies and organizations that receive funding help steer the committee.

Additionally, the City has been working with a Homeless Task Force made up of key City staff, representatives from the Salvation Army and local faith-based organizations, and the Lodi Community Foundation, a local philanthropic organization. Led by the Lodi Community Foundation, this

task force has built consensus and support to explore a number of short- and long-range solutions to reduce homelessness and mitigate its effect on the community.

Lastly, the Lodi Improvement Committee, a City Board/Commission with members appointed by the Mayor and City Council, is also a forum for discussing, gathering information, and promoting actions regarding homeless issues, among other resident driven topics, in the City.

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.

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
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	Staff routinely meets with CHD and the local Hispanic and Pakistani community through meetings facilitated by CHD as a means of providing information on what is being done to address needs identified in the Consolidated Plan and to receive feedback from that community on those and other issues. Information from those meetings had a direct bearing on some of the projects recommended for funding.
2	Agency/Group/Organization	Housing Authority of San Joaquin County
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consulted with the Housing Authority to review opportunities to provide new affordable housing or the rehabilitation of existing affordable housing. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>LOEL Foundation</p> <p>Housing Services-Elderly Persons</p> <p>Housing Need Assessment Non-Homeless Special Needs</p> <p>Staff consulted with the LOEL Foundation in regards to various needs and issues that were related to their role within the community. These discussions led to proposed projects to help address priority needs of Lodi residents, particularly the elderly.</p>
4	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>SECOND HARVEST FOOD BANK</p> <p>Services-Children Services-Elderly Persons Services-homeless Services-Health</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs</p> <p>Staff consulted with Second Harvest in regards to various needs and issues that were related emergency food. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>

5	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>THE SALVATION ARMY – LODI CORP.</p> <p>Housing Services-homeless Services-Health Services-Education Services-Employment</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
6	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consulted with the Salvation Army - Lodi Corp in regards to various needs and issues that were related emergency food and shelter, housing and supportive services. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p> <p>SAN JOAQUIN FAIR HOUSING ASSOCIATION</p> <p>Housing Services - Housing Service-Fair Housing</p> <p>Housing Need Assessment Homeless Needs - Families with children</p> <p>Staff consulted with Fair Housing in regards to various needs and issues that were related housing and discrimination. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>

7	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>COMMUNITY PARTNERSHIP FOR FAMILIES OF SJ</p> <p>Services-Children Services-Health Services-Education Services-Employment</p> <p>Housing Need Assessment Homeless Needs - Families with children</p> <p>Staff consulted with the Community Partnership regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
8	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>ONE-EIGHTY TEEN CENTER</p> <p>Services-Children Services-homeless Services-Health Services-Education Services-Employment</p> <p>Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth</p> <p>Staff consulted with the One-Eighty Youth Services regarding the development of programs/services designed to address priority needs related to at-risk youth and their families associated with gang prevention/intervention. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>

9	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>EMERGENCY FOOD BANK</p> <p>Services-Children Services-Elderly Persons Services-homeless Services-Health</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs</p> <p>Staff consulted with the Emergency Food Bank in regards to various needs and issues that were related to emergency food.</p>
10	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>HUMAN SERVICES AGENCY OF SAN JOAQUIN COUNTY</p> <p>Services-Elderly Persons Non-Homeless Special Needs</p> <p>Staff consulted with HSA regarding services that they provide to homebound senior citizens.</p>

11	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Grace and Mercy Charitable Foundation</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-Homeless</p> <p>Services-Health</p> <p>Services-Victims</p> <p>Neighborhood Organization</p> <p>Homeless Needs-Chronically homeless</p> <p>Homeless Needs-Families with children</p> <p>Homeless Needs-Veterans</p> <p>Homelessness Needs-Unaccompanied Youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Staff consulted with staff regarding services that they provide to homeless and other services. As a result, CDBG projects were proposed and submitted to address the needs identified in those discussions.</p>
	<p>What section of the Plan was addressed by Consultation?</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	

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?
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.
Continuum of Care	San Joaquin County	Both address issues pertaining to homelessness and special needs housing.
Analysis of Impediments	City of Lodi	Both include the goal of access to affordable housing, including 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 process, as indicated below in Table 4. Some of the outreach included two City Council public hearing, two Lodi Improvement Committee meetings, three community meetings (at various locations), and a survey available online or paper. Additionally, the City held a stakeholder and community meeting focused on the Housing Element and Analysis of Impediments to Fair Housing. Spanish-translation was provided at all the meetings.

The comments received through the citizen participation process for this Annual Action Plan and those received during the five-year Consolidated Planning 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

1	Public Meeting	Non-targeted/ broad community	About twelve residents attended the November 10, 2015 Lodi Improvement Committee meeting. Spanish translation provided.	Resident stated there is a need for a community center in proposed NRSA	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html
2	Public Meeting	Non-targeted/ broad community	Close to eighteen residents attended the January 12, 2015 Lodi Improvement Committee meeting. Spanish translation provided.	Resident commented that Main St near downtown is in need of blight reduction while another had concerns of the high rent.	All comments were accepted.	http://www.lodi.gov/community_development/Neighborhoods/LIC.html
3	Public Meeting	Minorities Spanish Speaking	At the January 27, 2016 California Human Development (CHD) meeting, around 30 residents attended. Spanish translation provided.	Feedback concerning gang activity and interest in neighborhood watch groups during ABCD survey participation	All comments were accepted.	
4	Other -	Minorities Spanish Speaking	On the February 23, 2016 English Learner Advisory Committee (ELAC) meeting at Heritage Elementary School, about twenty-five parents attended. Spanish translation provided.	Positive reaction to NRSA brief and Lodi's "Gang Reduction Intervention Program" (GRIP), ABCD surveys were collected	All comments were accepted.	

5	Other -	Minorities Spanish Speaking	At the March 1, 2016 Parent/Principal meeting for Joe Serna Jr School, around fifteen parents attended. Spanish translation provided.	Positive reaction to NRSA brief and support of ABCD survey	All comments were accepted.	http://www.lodi.gov/city-council/MeetingArchives.html
6	Public Hearing	Non-targeted/ broad community Minorities Spanish Speaking	On March 16, 2016, the City Council conducted the first Public Hearing for the draft AAP, where a Spanish-language translator was provided. Approximately ten Spanish-speaking residents attended. Two participated in the Public Hearing.	Greater ADA accessibility for pedestrians on the Cherokee Lane corridor. Alley improvements to correct inadequate storm drainage and repair deteriorated conditions. Concerns about groundwater contamination from the agricultural fields.	All comments were accepted.	
7	Internet Outreach	Proposed NRSA community Minorities Spanish Speaking	There have been over twenty residents who have completed our online survey to collect feedback from the community. Survey is provided in English and Spanish.	Concerns over the rising homeless population, drug use, crime and alley/road repair; however, still collecting surveys and results.	All comments were accepted.	

8	Public Hearing	Non-targeted/ broad community Minorities Spanish Speaking	On May 4, 2016, the City Council conducted the second Public Hearing for the final AAP, where a Spanish-language translator was provided. Approximately 10 residents attended and around 5 Spanish-speaking residents attended.	Concerns about prioritizing ally improvements projects in the future. Continued importance of outreach.	All comments were accepted.	http://www.lodi.gov/city-council/MeetingArchives.html
9	Other – survey	Minorities Spanish Speaking Other: targeted NRSA area	Approximately 50 paper surveys have been submitted by residents.	Concerns over the rising homeless population, drug use, crime and alley/road repair; however, still collecting surveys and results.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Lodi will have a total of \$613,959 in new CDBG funds for program year 2016-2017. Allocation of funds and assignment of priorities for funding are based upon the national goals set forth by HUD regulations, and 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. The City intends on pursuing additional funding through the State HOME Program, Cal-Home, and other state and federal resources as may be appropriate.

Lodi was awarded \$700,000 in State HOME funding for a First Time Home Buyer Program during 2013-2016; however, the City was unable to use HOME funds due to home prices above the maximum amount, and difficulty in finding a local nonprofit to administer the program.

During 2015-2016, the City explored three potential projects that would use Section 108 Loan Guarantee Program funds; however, none of those projects proved to be viable. In 2016-17, the City plans to continue to pursue possible projects and funding through the Section 108 Loan Guarantee program. Once an eligible project is identified, then the specific amount and use of the loan proceeds will be determined during the plan year. Possible uses being considered are affordable housing fund, single-family acquisition/rehabilitation/resale program, multi-family housing, and/or economic development (job creation).

Lastly, during 2015-16 program year, the City Council sent letters of support for Assembly Bill (AB) 1335 – Building Homes and Jobs Act (Atkins) and AB 35 – Low-Income Housing Tax Credits (Chiu and Atkins). While AB 1335 did not pass through both houses and AB 35 was vetoed by the governor, the City will continue to look for bills that will help bring additional resources for affordable housing.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$613,959	\$0	TBD	--	City of Lodi is a CDBG entitlement community that expects an average allocation of \$600,000 per year for planning purposes.
Section 108	Public-federal	Acquisition Housing	1,000,000	0	0	1,000,000	In 2015-16, the City plans to pursue funding through the Section 108 Loan Guarantee Program. Possible uses: single-family acquisition/rehabilitation/resale program, multi-family housing, or economic development (job creation).
			1,000,000	0	0	1,000,000	1,000,000

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

With left over funds from the 2014-2015 plan year, the City amended its 2015-16 Annual Action Plan to provide rehabilitation funds to upgrade a city facility. Specifically, this project is for tenant improvements to existing office space to support the creation of a Family Resource Center, operated by local nonprofit called Community Partnership for Families. This project will continue into the 2016-17 plan year.

Discussion

No additional narrative necessary.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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	RCAP/ECAP 43.02 City-Wide Activity	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income Public Facilities	CDBG: \$145,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Rental units rehabilitated: 6 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
2	Rehabilitate Existing Housing	2014	2018	Affordable Housing	CDBG Target Area	Housing Rehabilitation: Emergency and Minor Repair	CDBG: \$135,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6 Households Assisted
3	Produce New Affordable Housing	2014	2018	Affordable Housing	CDBG Target Area	Homebuyer Assistance	CDBG: \$125,701	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Improve Accessibility	2014	2018	Non-Housing Community Development	City-Wide Activity	Public Facilities Public Improvements	CDBG: \$11,374	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Address Blight and Nuisance	2014	2018	Non-Housing Community Development	CDBG Target Area	Public Services	CDBG: \$32,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
6	Access to Social Services	2014	2018	Non-Housing Community Development	RCAP/ECAP 43.02 City-Wide Activity	Public Services	CDBG: \$60,093	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Affordable Housing
	Goal Description	Projects include: Salvation Army rehabilitates structure to become a transitional home; Housing Authority rehabilitates housing units on Washing Street; San Joaquin Fair Housing.
2	Goal Name	Rehabilitate Existing Housing
	Goal Description	Housing Rehabilitation and Emergency Repair Programs
3	Goal Name	Produce New Affordable Housing
	Goal Description	Down Payment Loan Assistance Program
4	Goal Name	Improve Accessibility
	Goal Description	Grace and Mercy ADA Improvements Phase II

5	Goal Name	Address Blight and Nuisance
	Goal Description	Graffiti abatement
6	Goal Name	Access to Social Services
	Goal Description	Projects include: LodiGRIP's gang prevention program; Community Partnership for Families' youth support services; Second Harvest Food Bank; and LOEL Center's Meals on Wheels.

Table 7 – Goal Descriptions

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):

Regulation 24 CFR 91.215(b) points out the affordable housing needs and goals that are to be provided in a jurisdiction's Strategic Plan. Lodi's five-year Strategic Plan estimates that 12 new affordable housing units would be produced, four existing affordable housing units would be preserved, and four existing affordable housing units would be rehabilitated during the plan period. To date, the project with the Housing Authority of the County of San Joaquin (the Authority) is underway on these goals. The Authority is in the preliminary pre-construction phase for its rehabilitation to six existing affordable housing units on South Washington Street. For its 16-17 year, the City proposes four new affordable housing projects. The estimated numbers of lower income families that will be assisted (across all four programs) are as follows: 6 extremely low-income, 12 low-income, 4 moderate-income.

AP-35 Projects – 91.220(d)

Introduction

#	Project Name
1	Planning and Administration
2	Planning and Administration - Fair Housing
3	Salvation Army Transitional Housing Facility Rehabilitation
4	Housing Authority 719 S. Washington Phase IV
5	Housing Rehabilitation and Emergency Repair Programs
6	Down Payment Assistance Loan Program
7	Grace and Mercy ADA Improvements Phase II
8	Graffiti Abatement
9	LodiGRIP
10	Community Partnership for Families
11	Second Harvest Food Bank
12	LOEL Center Meals On Wheels

Table 8 – 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 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 at the time of its formation in 2014. Each year, during the Annual Action Plan, goals and priorities are re-assessed to ensure that they continue to reflect changing community needs and priorities. Third, the City has a few projects which have experienced delays, so staff also took into consideration the ability and readiness of the public facilities and public service projects to complete projects in a timely manner.

Moreover, for social service projects, the City considered the scores of the applicants using a new ZoomGrants online application system. ZoomGrants allowed the City to set a scoring formula to help provide impartial review of each services application. In evaluating the applications scores, the City looked at three supplemental factors to ensure fair and impartial assessment of all the applications. The first was whether the applicant requested funding from the City of Lodi in the prior year and was not awarded. The second was whether the program/project provided specific benefit to aid the residents in the neighborhoods the City has identified as Racially/Ethnically Concentrated Areas of Poverty (RCAP/ECAP). The third was whether the programs/projects met any of the high priority goals identified in the 2014-2018 Consolidated Plan. Overall, project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

Obstacles

The primary obstacle to meeting the needs of lower income individuals and families is a lack of enough resources to fully address resident 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%, 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). A citizen may try to take care of their own needs through extra employment, or 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.

According to the Bureau of Economic Analysis, the per capita personal income of Californians increased in 2015 to \$52,651 (U.S. Department of Commerce, Bureau of Economic Analysis, *BEARFACTS: California*, viewed 4/2016). This was a 5.3 percent change from 2014. The national change was lower at 3.5 percent. California's per capita personal income also ranks 10 in the nation and was 110 percent of the national average of \$47,669. However, despite California's higher per capita personal income, its poverty rate remains high. According to the Public Policy Institute of California, 16 percent of Californians lacked enough resources to meet basic needs in 2014. Also, 12 percent of Californians experienced poverty. Additionally, this poverty rate does not account for California's high housing costs. Moreover, about four in ten Californians are living in or near the poverty line. In San Joaquin County specifically, the poverty rate was 18.3 percent in 2013.

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. This impact was 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 Lodi 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 the location of many available services is in the City of Stockton. 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 nonprofits agencies to operate satellite and mobile offices within Lodi. The City has provided CDBG funding to one of our 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 small 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 may need basic technical assistance securing tax exempt status, setting up bookkeeping systems and applying for grants.

Projects

AP-38 Projects Summary

Project Summary Information

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Planning and Administration	Preserve Existing Affordable Housing Rehabilitate Existing Housing Produce New Affordable Housing Improve Accessibility Address Blight and Nuisance Access to Social Services	City-Wide Activity - Other	New Construction of Affordable Housing Housing Rehabilitation: Emergency and Minor Repair Preservation of Existing Affordable Housing Homebuyer Assistance Public Facilities Public Improvements Public Services	CDBG : \$104,791
	Description	The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and sub-recipient training and monitoring. This is also for capacity and leadership building and working on bringing in additional resources.			
	Target Date for Completion	06/30/2017			
	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	The planning and administration funding is intended to provide funding for general staff			

	administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring. This also includes activities to build capacity, build leadership, and bring in additional resources.			
2	Planning and Administration - Fair Housing	Preserve Existing Affordable Housing	City-Wide Activity - Other	Preservation of Existing Affordable Housing Public Services CDBG : \$18,000
	Description	Under Planning and Administration, funding will also be provided for San Joaquin Fair Housing to provide fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.		
	Target Date for Completion	06/30/2017		
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 500 unduplicated individuals.		
	Location Description	Various		
	Planned Activities	San Joaquin Fair Housing will provide the following services: fair housing counseling, housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.		
3	Salvation Army Transitional Housing Facility Rehabilitation	Preserve Existing Affordable Housing	RCAP/ECAP 43.02 - Local Target area	Preservation of Existing Affordable Housing Public Services CDBG : \$100,000
	Description	This project is for the rehabilitation of a single family home to become a transitional housing facility for homeless.		
	Target Date for Completion	06/30/2017		
	Estimate the number and type of families that will benefit from the proposed activities	This project will create 6 new beds for lower income families.		
	Location Description	4 West Vine Street, Lodi, CA 95240		
	Planned Activities	This project will rehabilitate an existing single family home into a transitional housing facilities.		
4	Housing Authority 719 S. Washington Phase IV	Preserve Existing Affordable Housing	CDBG Target Area - Local Target area	Preservation of Existing Affordable Housing Affordable Rental Housing: Seniors and Low-Income CDBG : \$27,000

	Description	This project will rehabilitate existing affordable housing units.		
	Target Date for Completion	06/30/2017		
	Estimate the number and type of families that will benefit from the proposed activities	This project will make improvements to six rental housing units.		
	Location Description	719 South Washington, Lodi, CA 95240		
	Planned Activities	This project will make exterior improvements to improve drainage.		
5	Housing Rehabilitation and Emergency Repair Programs	Rehabilitate Existing Housing	CDBG Target Area - Local Target area RCAP/ECAP 43.02 - Local Target area	Housing Rehabilitation: Emergency and Minor Repair CDBG : \$135,000
	Description	This project will provide funds to homeowners for repairs to their homes.		
	Target Date for Completion	06/30/2017		
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 6 households.		
	Location Description	Various		
	Planned Activities	This project will provide loans and/or grant to homeowners for health, safety and emergency type repairs to their homes.		
6	Down Payment Assistance Loan Program	Produce New Affordable Housing	CDBG Target Area - Local Target area	Homebuyer Assistance CDBG : \$125,701
	Description	This project will provide funds to lower income homeowners for the purchase of a home.		
	Target Date for Completion	06/30/2017		
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit six households.		
	Location Description	Various		
	Planned Activities	Activities include administering the program and providing funding for lower income homeowners to purchase a home.		
7	Grace and Mercy ADA Improvements Phase II	Improve Accessibility	CDBG Target Area - Local Target area	Public Facilities Public Improvements CDBG : \$11,374
	Description	This project is to make ADA accessibility improvements to the existing facility that serves lower-		

		income families.	
	Target Date for Completion	06/30/2017	
	Estimate the number and type of families that will benefit from the proposed activities	This project will make improvements to one facility.	
	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.	
8	Graffiti Abatement	Address Blight and Nuisance	CDBG Target Area - Local Target area Public Services CDBG : \$32,000
	Description	This project will remove graffiti from public and private properties.	
	Target Date for Completion	06/30/2017	
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the residents within the target area which is approximately 18,000 individuals.	
	Location Description	Various	
	Planned Activities	This project will remove graffiti from public/private and residential and non-residential surfaces within the target area.	
9	LodiGRIP	Access to Social Services	CDBG Target Area - Local Target area RCAP/ECAP 43.02 - Local Target area Public Services CDBG : \$2,000
	Description	This project will support gang prevention activities for Lodi youth.	
	Target Date for Completion	06/30/2017	
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 5 youth and their families.	
	Location Description	Various	
	Planned Activities	The LodiGrip program will provide gang-prevention services through mentoring and referrals to agencies and organizations that can provide supportive services.	
10	Community Partnership for Families	Access to Social Services	CDBG Target Area - Local Target area Public Services CDBG : \$44,093

Description	This project will provide gang prevention and other services for Lodi's at-risk youth.		
Target Date for Completion	06/30/2017		
Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 unduplicated youth.		
Location Description	Various		
Planned Activities	This project will include assessments, case management, group counseling, and curriculum program for Lodi's at-risk youth.		
11	Second Harvest Food Bank	Access to Social Services	CDBG Target Area - Local Target area City-Wide Activity - Other Public Services CDBG : \$7,000
Description	This project will provide healthy foods to low-income families.		
Target Date for Completion	06/30/2017		
Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 970 individuals.		
Location Description	Various		
Planned Activities	This project will provide food supplies for local nonprofit agencies to distribute, a senior brown bag program, and food-for-thought program that gives healthy food to school-aged children.		
12	LOEL Center Meals On Wheels	Access to Social Services	CDBG Target Area - Local Target area City-Wide Activity - Other Public Services CDBG : \$7,000
Description	This project will provide hot meals to seniors.		
Target Date for Completion	06/30/2017		
Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 50 individuals.		
Location Description	Various		
Planned Activities	This project will provide home-delivery of hot meals to lower income seniors.		

Table 9 – Project Summary

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 need-based strategy for selection of projects and activities, the greatest need has historically been identified to be within the low-income Target Area. Specific attention will be focused on one Census Tract within our Target Area (45.02) that was recently identified as a Racially Concentrated Area of Poverty (RCAP) and an Economically Concentrated Area of Poverty (ECAP).

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	62
RCAP/ECAP 43.02	16
City-wide Activity	22

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Areas of concentrated poverty generally have less private investment from financial institutions, 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 focuses on affordable housing because not only does HUD’s CDBG program recognize the necessary government role in incentivizing and funding affordable housing, but because 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. Lodi is continuing to assess the opportunity to apply for HOME and Section 108 funds to help finance affordable housing. Low-income Lodi residents face over-crowding, over-payment and dilapidated living conditions. New affordable housing choices would benefit these residents. The City’s annual CDBG allocation is insufficient funding to facilitate new affordable housing development and while other programs, such as HOME or Section 108, are specifically targeted to affordable housing. Although the City will continue its efforts, no viable projects in Lodi have not been able to meet either of the HOME and 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 during 2016-2017 Action Plan 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 transitional facility; and to help preserve the quality of rental housing through rehabilitation to existing units. These goals will be implemented through the following projects: 1) Salvation Army Rehabilitation of Transitional Facility (4 households); 2) Housing Authority Rehabilitation Rental Units (6 households); 3) Lodi Housing Rehabilitation and Emergency Repair Programs (6 households); 4) Down Payment Loan Assistance Program (4 households).

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	16
Special-Needs	0
Total	22

Table 11 - 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	6
Rehab of Existing Units	12
Acquisition of Existing Units	4
Total	22

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

For the Salvation Army project, the City is relying on the Salvation Army’s ability to acquire and to complete an agreement for the rehabilitation. Should this not be possible, the City may pursue a partnership with Habitat for Humanity to rehabilitation or purchase and rehabilitate an existing home for low-income families.

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 their 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 their programs, housing resources, budgets, and financial planning and reporting is available on their website at www.HACSJ.org.

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

Introduction

Homeless and special needs populations, such as disabled, elderly, and single-parent households, 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 new 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 will also remain involved in the planning and execution of the County-wide Point-in-Time Homeless Count that will take 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 the City Council meeting to provide feedback on the homeless population.

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 within both Housing Element and Analysis of Impediments to Fair Housing plans. 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recognizing the need for more transitional housing as voiced by service providers, the City plans to support the rehabilitation of a home to transitional living center for homeless persons during the 2016-17 plan year.

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.

- A new transitional housing facility will be provided to 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 their long-term issues that contribute to their chronic homelessness.
- An 80-unit affordable senior housing project is breaking ground in June 2016 that, when completed, may provide available units to allow for 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 along to homeless and at-risk of homeless individuals and families. Healthy food contributes to better health and can reduce financial stress due to medical costs, which can be a factor in homelessness.
- 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.

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 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 youth to make positive choices about their future, including efforts at schools and with career opportunities. Some of these youth come from families that have experienced multi-generational poverty, and this program contribute to ending that cycle.

The City’s LodiGRIP program partners with Community Partnership for Families to assist 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 experience with gangs and warn the youth about the negative consequences of gang activity. Many youth have chosen either not to enter gangs or to separate themselves from gang involvement as a result of this event. These inmates benefit from the program as well. They can make a difference for these youth and are able to contribute back to the community in a positive way.

The City also supports Second Harvest Food Bank, which helps 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 plans to provide LOEL Center with assistance for its Meals on Wheels Program. These are 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.

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 youth 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. The City will contribute in identifying best practices for keeping youth exiting foster care from becoming homelessness.

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 administers those funds for the County.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total = 0

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

Introduction

The City's 2015-2023 Housing Element is currently in the approval process. After being adopted by the City Council, the final Housing Element was forwarded to the State Department of Housing and Community Development for final approval. The following excerpts discuss relevant analysis of barriers to affordable housing; 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 the 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 setback, building coverage, lot size and lot area per dwelling unit, building height, parking standards, and design guidelines.

Growth Management Allocation

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

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

As outlined in the City's update 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.

Discussion

For more details, please see Lodi's updated Housing Element (2015-2023).

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 that there is a lack of funding to fully address all needs. Another obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. 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 within Lodi

Actions planned to address obstacles to meeting underserved needs

In 2016-17, the City will support the following programs to address underserved needs:

- San Joaquin Fair Housing's housing counseling services.
- Second Harvest Food Bank's services to the needy families within the CDBG Target Area.
- Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program and 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.

Actions planned to foster and maintain affordable housing

In 2016-17, the City will offer the following programs to foster and maintain affordable housing:

- Salvation Army rehabilitation to create transitional living facility.
- Housing Rehabilitation and Emergency Repair Program.
- Down Payment Assistance Loan Program.
- Housing Authority of the County of San Joaquin's rehabilitation to existing affordable housing units.

Actions planned to reduce lead-based paint hazards

In 2016-17, the 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, there are a significant number of homes where lead-based paint testing is needed.

Actions planned to reduce the number of poverty-level families

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 timeframe.

In 2016-17, the City will offer the following programs to reduce the number of poverty-level families:

- The City will provide down payment assistance to low-income homeowners.
- The City is also coordinating 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 Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program.
- LOEL's Meals on Wheels program will assist low-income elderly.
- Second Harvest Food Bank provides foods to many nonprofits in Lodi that serve low-income families.

Actions planned to develop institutional structure

In 2016-17, the City will continue to support and assist the service providers within our jurisdiction and to assess changes in needs on an on-going 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(l)(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 is working to find projects that meet section 108 funding, no funds are anticipated this year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	70%

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.

Discussion

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

ATTACHMENT A

Attachment A

Public Comments

During the Lodi Improvement Committee meeting on November 10, 2015, staff met with residents to introduce the plan for a Neighborhood Revitalization Strategy Area in order to bring more resources into the City's lower income block groups. The anticipated Neighborhood Revitalization Strategy Area (NRSA) covers the Heritage District. At the meeting, one resident expressed the need for a community center in the east side of the city during the open public comment period. There were around a dozen residents present and many of which were using headphones for Spanish translation.

In January 2016, flyers were distributed to 315 students at Joe Serna Jr Charter School to inform and remind parents of two upcoming meetings on Lodi's activities in the Heritage District with the planned Neighborhood Revitalization Strategy Area. One meeting was to be held at a formal hall and the other at a work center to give community members a choice of different setting so that they felt more comfortable with speaking. The approval from Lodi Unified School District to distribute these flyers was key to the City being able to reach many Lodi residents, and specifically those in the targeted area of the Heritage District.

The Lodi Improvement Committee met on January 12, 2016, where staff met again with members of the community. An Asset Based Community Development (ABCD) survey was introduced and passed out to the residents. The survey gathered information on the needs and service/community priorities of residents. Approximately eighteen residents were present and who took part in filling out the survey copies. A comment was made at the podium by a business employee who works in the proposed NRSA, who stated they would like to see the street cleaned up to attract more businesses there and to help eliminate blight.

At the January 27, 2016 meeting, staff met with residents at California Human Development WorkNet Center. Staff handed out ABCD surveys and a Spanish translator assisted City staff to answer questions from members about the survey and to gather comments. There were thirty community members in attendance and they were very vocal in providing feedback regarding the questions being asked. Some main concerns were about gang criminal activity in which staff responded that one of the best ways to help would be to form neighborhood watch groups and report crime to the Lodi Police Department. One resident stated many are fearful to be in a watch group as they might be targeted by gang members. Staff answered they can meet anonymously and would work on setting up a safe meeting location.

On January 30, 2016, fifty flyers were distributed at the new Lodi Fire Station #2 open house event. The new station is located on Cherokee Lane within the proposed NRSA. The flyers were created to notify residents, and especially those in attendance from the surrounding neighborhood, that they could access the survey at City Hall or California Human Development WorkNet Center. They were encouraged to take the survey as an opportunity to have their voices be heard of their neighborhood.

On February 23, 2016, staff met with parents of students who attend Heritage Elementary at an English Learner Advisory Committee (ELAC) meeting. Staff explained the survey being given and the strategy to bring more resources to the Heritage District. Heritage School's Vice Principal Mendoza translated the

presentation session to the twenty-five residents in attendance where city contact number sheets were also passed out. During the time for questions, one parent commented on an issue of a youth group using drugs and stealing in the neighborhood while the parents did nothing yet were aware of the situation. Additionally, two parents gave their contact information to receive resources to learn more about the city's Youth Outreach "Gang Reduction Intervention Program" (GRIP).

On March 1, 2016, staff met with Spanish speaking parents at the Principal's Meeting of Joe Serna Jr. Charter School for grades 1-8. The Neighborhood Revitalization Strategy was explained and the ABCD survey was distributed to the fifteen parents in attendance. Each question was read and help was translated through assistance from Principal Maria Cervantes.

On March 14, 2016, an online version of the Asset Based Community Development survey was created with links for both an English and Spanish questionnaire on the neighborhood website called NextDoor. Residents in the proposed Neighborhood Revitalization Strategy Area will be able to provide comment to the City online should they not be able to attend a meeting. Over 70 surveys (electronic and paper) have been submitted to the City so far, and the City will continue to collect survey results in the next plan year.

At the March 16, 2016 public hearing, the City Council was supportive of the recommendations for allocations of CDBG funding as outlined in the draft 2015-16 Annual Action Plan. Over ten residents, most used Spanish-translation device, and approximately five community organizations attended and participated in the discussion. A summary of comments from residents and organizations are as follows a) greater ADA accessibility for pedestrians on the Cherokee Lane corridor; b) alley improvements to correct inadequate storm drainage and repair deteriorated conditions; c) concerns about groundwater contamination from the agricultural fields; d) last year's pilot gang prevention program made a difference with youth and families, especially by providing case management and resources to family members of youth receiving services. Group counseling with youth using new curriculum was particularly effective; e) Salvation Army's tutoring and mentoring program is important for helping kids to not fall behind in school and their future; f) CDBG funds should be used to support the Lodi workers that support Lodi's economic – the wine industry, retail, and manufacturing; g) hot meals instead of frozen meals are very much appreciated by seniors; h) Providing food assistance programs helps not just the homeless but Lodi's families at lower-incomes to have a meal.

At Lodi's May 4, 2016 City Council hearing, the Council adopted this 2015-2016 Annual Action Plan. Approximately 10 residents attended, and none of the residents provided a comment. One Council Member asked about the unmet housing needs and opportunities to secure additional funding to produce and rehab affordable housing; however, emphasized the more urgent need to address and continue projects for alley improvement projects which provide important infrastructure. The City is aware of the bad alley conditions and will continue to process these improvement projects. Another Council Member asked about the necessity of targeted additional outreach to low-income neighborhoods, and staff provided information on the outreach requirements for NRSA. A local nonprofit also answered this question when she explained that the results from the ABCD survey, residents participating in attending meetings, and community involvement can be more vital than the actual funding. She closed by stating that it gives the community a voice to be heard.

Attachment B

Continued AP-35 Reasons and Obstacles to Addressing Underserved Needs

According to the Bureau of Economic Analysis, the per capita personal income of Californians increased in 2015 to \$52,651 (U.S. Department of Commerce, Bureau of Economic Analysis, *BEARFACTS: California*, viewed 4/2016). This was a 5.3 percent change from 2014. The national change was lower at 3.5 percent. California's per capita personal income also ranks 10 in the nation and was 110 percent of the national average of \$47,669. However, despite California's higher per capita personal income, its poverty rate remains high. According to the Public Policy Institute of California, 16 percent of Californians lacked enough resources to meet basic needs in 2014. Also, 12 percent of Californians experienced poverty. Additionally, this poverty rate does not account for California's high housing costs. Moreover, about four in ten Californians are living in or near the poverty line. In San Joaquin County specifically, the poverty rate was 18.3 percent in 2013.

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. This impact was 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 Lodi 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 the location of many available services is in the City of Stockton. 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 nonprofits agencies to operate satellite and mobile offices within Lodi. The City has provided CDBG funding to one of our 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 small 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 may need basic technical assistance securing tax exempt status, setting up bookkeeping systems and applying for grants.