



## 2015-16 Annual Action Plan

# Community Development Block Grant Program



City of Lodi  
Community Development Dept.  
Neighborhood Services  
Division



# Executive Summary

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

### 1. Introduction

In order to be eligible to receive Community Development Block Grant (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. This 2015 Annual Action Plan is the second of five required annual updates to the 2014-2018 Consolidated Plan.

The annual Plan also identifies funding priorities and details the projects proposed to receive Federal funds under the CDBG Program, the State HOME Investment Partnership (HOME) Program and the Section 108 Loan Guarantee Program.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Lodi received \$602,382 in CDBG entitlement funds in FY 2014/15. The City funded five public service programs. The funding for these programs encompassed a variety of services to benefit youth, needy families, seniors, homeless persons, and other special needs groups. Award amounts ranged from \$1,500 to \$42,000.

The City also supported community development projects based on clearly identified needs. Among these initiatives were programs that focused on handicap accessibility projects and public infrastructure improvements in low-income neighborhoods. Both the public service programs and the community development projects were based on priorities identified in the Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Two of the formal objectives of the 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.

The Neighborhood Services Division of the Community Development Department invites the community to provide input on the way grant funds from the HUD are spent. This Citizen's Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of HUD funds.

Community and neighborhood meetings are organized by City staff and/or by local community-based organizations to seek community input and identify community needs. 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.

#### **Additional Text: 4. Summary of Citizen Participation Process and Consultation Process**

The City continues to address potential gaps in the delivery system. The following are a few examples of efforts to overcome gaps in the institutional structure and to enhance coordination:

- 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) “Hand Up” Homeless Outreach Group, (c) Homeless Solutions Task Force, (d) City of Lodi ADA Committee/Citizen Advisory Panel, (e) Lodi Improvement Committee.
- The Neighborhood Services Manager is involved in 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 is leading the development of an Analysis of Impediments to Fair Housing Choice.

## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the City Council hearing on May 6, 2015, to approve the Annual Action Plan, one comment was received from Grace and Mercy Charitable Foundation. The organization’s representative stated that it receives no state, federal or local government funds for their services yet. Because of private donor financial limitations and great need for continued services, the organization expressed its desire to receive CDBG funds in the future. No other public comments were received during the 30-day review period.

During the Community Service Block Grant meeting on May 5th, at California Human Development, the attending Neighborhood Services Manager, who administers the City’s CDBG program took note of the two public comments: more frequent adult education classes for English-language learners and offered at various times and locations; more low-income clinics or increased capacity for existing clinics because appointment waiting times are long. These issues touch on a support some of the priority needs, goals, and objectives that are laid out in the Consolidated Plan.

On April 16, 2015, the Homeless Solutions Committee held a Homeless Summit at which various organizations gathered to listen to community concerns and to share solutions and ideas. The City’s Neighborhood Services Manager and City Council members participated and shared ideas. The needs and solutions discussed are incorporated into this Plan. Minutes from the meeting are attached in **Appendix B**.

At the first City Council Public Hearing on April 1, 2015, a total of five people spoke in support of the various organizations and proposed projects and activities. One comment was received prior to the opening of the Public Hearing in regards to one of the applicants that was not being recommended for funding.

The Lodi Improvement Committee met on January 13, 2015. The committee discussed public works and CDBG-funded projects related to sidewalks, ADA accessibility, gang prevention, and after school programs. Additionally, after this meeting and after review of the draft Annual Action Plan, the Lodi Improvement Committee provided a letter of support (attached in **Appendix B**) for the concept of establishing a Neighborhood Revitalization Strategy Area and offered to take a lead role in the community outreach and oversight of such a plan.

During the NOFA/application workshop on December 10, 2015, multiple organizations expressed a need to expand public services; however, public service funding is limited under the CDBG program.

Public comments and meeting minutes from the above mentioned meetings can be found in **Appendix B**.

## **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**

City Council approved the Annual Action Plan with one modification to the community-based organizations projects. They expressed a desire to support a local non-profit in preparing to make ADA accessibility improvements to the site. The project was added and a small amount of funds were transferred from one project to the other.

At the April 1, 2015 meeting, the City Council was supportive of the recommendations for allocation of CDBG funding that were presented to them at the Public Hearing. All but one member of the public spoke in favor of the various recommendations. One applicant that was not being recommended for funding spoke about the services that her organization provides to needy families and individuals within the community and commented that this is the second year in a row that she has not been awarded funding. City staff reiterated to the City Council that this was due, primarily, to the CDBG regulations that places a 15 percent cap on funding for public service activities and not the validity of the applicant's request for funding. Staff went on to explain that the impact of the public services cap on funding recommendations that can address the priority needs within the community is one of the primary reasons why the 2015/16 Action Plan includes the authorization for staff to pursue the creation of a Neighborhood Revitalization Strategy Area.

The Lodi Improvement Committee is in support of the proposed activities in the Annual Action Plan and has offered to take a lead role in the development of the Neighborhood Revitalization Strategy Area.

**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	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Community Development Department – Neighborhood Services Division is responsible for overseeing the administration of the City’s CDBG funding, including the preparation of the Consolidated Plan. The Neighborhood Services Division Manager over-see the day-to-day administration of the CDBG program.

**Consolidated Plan Public Contact Information**

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 Lodi, CA 95240  
 Attn: Neighborhood Services Manager  
 209-333-6800 x2467  
 jwood@lodi.gov

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

### **1. Introduction**

In preparing the Action Plan, the City consulted with a variety of agencies, including local and regional community-based organizations, the Housing Authority of the County of San Joaquin, and many others.

The goal of the consultation process was to provide detail of the priority needs identified in the Consolidated Plan and 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.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

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.

#### **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 2015-16. The CoC is currently administered by the San Joaquin County Community Development Department, with several local agencies and organizations receiving funding.

The City’s efforts to address the needs of homeless persons have included participation and support of “A Hand Up”, a local homeless advocacy and outreach group made up of social service providers and faith-based organizations that meet monthly to discuss homeless issues and effective ways of addressing them.

The City has also 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 Police Department, 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.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CALIFORNIA HUMAN DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Housing Authority of San Joaquin County
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

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

5	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. An application for CDBG funding was prepared and submitted to address the priority needs.
6	<b>Agency/Group/Organization</b>	SAN JOAQUIN FAIR HOUSING ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Fair Housing in regards to various needs and issues that were related housing and discrimination.

7	<b>Agency/Group/Organization</b>	Community Partnership for Families
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. An application for CDBG funding was prepared and submitted to address the priority needs.
8	<b>Agency/Group/Organization</b>	One Eighty Teen Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. An application for CDBG funding was prepared and submitted to address the priority needs.

9	<b>Agency/Group/Organization</b>	Emergency Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with the Emergency Food Bank in regards to various needs and issues that were related to emergency food. An application for funding was prepared ad submitted.
10	<b>Agency/Group/Organization</b>	Human Service Agency of San Joaquin County
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with HSA regarding services that they provide to homebound senior citizens. Staff determined that funding should be directed toward better alternatives than what is being proposed by HSA.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted a variety of agencies serving Lodi residents and the region. No agency types were specifically left out of the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Joaquin County	Both address issues pertaining to homelessness and special needs housing.
San Joaquin Valley Fair Housing Equity Assessment	California Coalition For Rural Housing	Both address issues impacting Fair Housing Choice, expanding economic opportunities, and building capacity and leadership in marginalized populations.
Housing Element	City of Lodi	Both include the goal of fostering affordable housing.

**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. There will be an additional public hearing in front of the Lodi City Council on May 6, 2015.

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 process are incorporated in the Needs Assessment section and covered in the Strategic Plan priorities and goals.

The City of Lodi offered several opportunities for participation and comment throughout the Annual Action process, as indicated below. There will be an additional public hearing in front of the Lodi City Council on May 6, 2015.

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 process are incorporated in the Needs Assessment and covered in the Strategic Plan priorities and goals.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	NOFA/Application Workshop	Non-targeted/broad community  Community Based Organizations	About a dozen people attended the December 10, 2014 meeting. Most represented a nonprofit organization.	Many organizations would like to expand services, but Public Service funding is limited.	All comments were accepted.	<a href="http://www.lodi.gov/community_development/Neighborhoods/CDBG.html">http://www.lodi.gov/community_development/Neighborhoods/CDBG.html</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	About nine people attended the January 13, 2015 Lodi Improvement Committee meeting. Committee members and City staff attended this meeting and no members of the public attended.	Public Works staff sought input on priorities for Cherokee Lane corridor projects. Other comments from the committee members and city staff included: sidewalks, ADA accessibility, gang preventions and after-school programs. Meeting minutes can be found in Appendix B.	All comments were accepted.	<a href="http://www.lodi.gov/community_development/Neighborhoods/LIC.html">http://www.lodi.gov/community_development/Neighborhoods/LIC.html</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Over twenty people attended the City Council meeting on April 1, 2015, and five specifically for the CDBG Public Hearing.	A summary of the comments at that meeting are detailed in the Executive Summary and minutes from the meeting are included in Appendix B.	All comments were accepted.	<a href="http://www.lodi.gov/community_development/Neighborhoods/CDBG.html">http://www.lodi.gov/community_development/Neighborhoods/CDBG.html</a>
4	Public Hearing	Non-targeted/broad community	At the City Council meeting on May 6, 2015, one nonprofit representative provided a public comment regarding the CDBG program.	The nonprofit representative expressed a desire for needing assistance from the City to support its social services.	All comments were accepted.	<a href="http://www.lodi.gov/community_development/Neighborhoods/CDBG.html">http://www.lodi.gov/community_development/Neighborhoods/CDBG.html</a>

**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 \$613,405 in new CDBG funds for program year 2015-2016. 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 residents and neighborhoods.

In addition to the CDBG funding that Lodi receives as an Entitlement community, Lodi has been awarded State HOME funding for a First Time Home Buyer Program. The allocation of State HOME funds (\$700,000) will be available from 2013-2016. The City intends on pursuing additional funding through the State HOME Program, Cal-Home, and other state and federal resources as may be appropriate.

In 2015-16, the City plans to pursue funding through the Section 108 Loan Guarantee program. The specific amount and use of the loan proceeds will be determined during the plan year. The City will amend the annual Action Plan to document the use. Possible uses being

considered are: single-family acquisition/rehabilitation/resale program, multi-family housing, and/or economic development (job creation).

Lastly, the City Council approved and 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). Through recording fees on real estate transactions, AB 1335 would generate on a yearly basis up to \$700 million for affordable rental or ownership housing, supportive housing, emergency shelters, transitional housing, and other housing needs. Funds under this bill would be distributed to local jurisdictions and provide more stable funding for housing programs. This bill will help to leverage additional federal and local funds, as well as, private investments. AB 35, if passed, would increase the state’s Low-Income Housing Tax Credit by \$300 million to build and rehabilitate affordable housing. Increasing the available tax credits for low-income housing will help leverage additional federal tax credits and tax bond authority. Should these bills pass, the City may apply for additional funds from these new state resources.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	613,405	0	492,000	1,105,405	1,800,000	City of Lodi is a CDBG Entitlement community that expects an average allocation of \$600,000 per year for planning purposes.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Economic Development Housing	1,000,000	0	0	1,000,000	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).
Other	public - state	Acquisition Housing	250,000	0	0	250,000	250,000	The City of Lodi was awarded \$700,000 on State HOME Program funding for a First Time Home Buyer acquisition-only and acquisition-with rehab activities.

**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 proposals for CDBG funding each year, the City uses match funds as a factor in determining recommended allocations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As of the writing of this Plan, there was not anticipated to be any publicly-owned land or property within the City that would be used to address identified needs. The City may use some CDBG funding to acquire such land over the course of the planning period.

**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	Improve Accessibility	2014	2018	Non-Housing Community Development	CDBG Target Area RCAP/ECAP 43.02	Public Facilities Public Improvements	CDBG: \$324,943	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
2	Construct or Upgrade Public Facilities	2014	2018	Non-Housing Community Development	CDBG Target Area RCAP/ECAP 43.02	Public Facilities Public Improvements	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Address Blight and Nuisance	2014	2018	Non-Housing Community Development	CDBG Target Area RCAP/ECAP 43.02	Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Access to Social Services	2014	2018	Non-Housing Community Development	RCAP/ECAP 43.02 City-Wide Activity	Public Services	CDBG: \$52,011	Public service activities other than Low/Moderate Income Housing Benefit: 3710 Persons Assisted
5	Preserve Existing Affordable Housing	2014	2018	Affordable Housing Public Housing	City-Wide Activity	Preservation of Existing Affordable Housing	CDBG: \$40,770	Public service activities for Low/Moderate Income Housing Benefit: 31 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Expand Financial Opportunities	2014	2018	Economic Development	City-Wide Activity	Public Services	CDBG: \$8,000	Jobs created/retained: 8 Jobs
7	Produce New Affordable Housing	2014	2018	Affordable Housing	City-Wide Activity	Homebuyer Assistance	HOME: \$250,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

**Table 6 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	Goal description: improve the accessibility of public facilities and remove barriers to accessibility throughout the community.
2	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	Goal description: construct new or upgrade existing public facilities.
3	<b>Goal Name</b>	Address Blight and Nuisance
	<b>Goal Description</b>	Goal description: address existing blighted areas of the City and nuisance conditions that will lead to blight.

4	<b>Goal Name</b>	Access to Social Services
	<b>Goal Description</b>	Goal description: improve access to social services.
5	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	Goal description: foster the preservation of fair and quality housing choices for residents of all income levels throughout the entire community through the preservation of existing affordable housing.
6	<b>Goal Name</b>	Expand Financial Opportunities
	<b>Goal Description</b>	Goal description: expand financial opportunities for lower-income individuals and families.
7	<b>Goal Name</b>	Produce New Affordable Housing
	<b>Goal Description</b>	Goal description: foster the development and preservation of fair and quality housing choices for residents of all income levels throughout the entire community through the production of new housing units.

**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):**

None

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during 2015-2016 are summarized below. All of the Public Service activities identified are expected to be completed no later than June 30, 2016.

#	Project Name
1	Planning and Administration
2	Hutchins Street Square - North Entrance ADA Improvements Phase II
3	Zupo Field ADA Bleachers - Phase I
4	Blakely Park Restroom Demolition
5	Cherokee Lane ADA Improvements - Phase 1
6	Church Street Parking Lot ADA Improvements - Phase II
7	Graffiti Abatement
8	Lodi GRIP
9	Housing Authority - 719 S. Washington Phase III
10	Small Business Development Center (SBDC) Economic Development
11	Emergency Food Bank - Mobile Farmer's Market
12	Salvation Army- Tutoring and Mentoring Program
13	Second Harvest Foodbank of San Joaquin County
14	Grace and Mercy Charitable Foundation - ADA Accessibility Planning

**Table 8 – Project Information**

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application.

In addition, the City looked at three supplemental factors that could increase the score for certain 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 provide 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 program/project meet any of the high priority goals identified in the 2014-2018 Consolidated Plan.

Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

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. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them.

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 nonprofit agencies to operate satellite offices within Lodi.

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. New nonprofits have formed in Lodi and throughout the region, and they have small but passionate staffs 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 assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City-Wide Activity
	<b>Goals Supported</b>	Produce New Affordable Housing Access to Social Services Improve Accessibility Construct or Upgrade Public Facilities Address Blight and Nuisance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$122,681
	<b>Description</b>	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. Planning and admin will now include funding 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.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fair Housing activities will benefit: 2796 individuals and 832 low-income households.
	<b>Location Description</b>	City Hall - 221 W. Pine St, Lodi CA 95240 Fair Housing: City-wide
	<b>Planned Activities</b>	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. 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.
2	<b>Project Name</b>	Hutchins Street Square - North Entrance ADA Improvements Phase II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$143,000
	<b>Description</b>	Improvements to community recreation and performing arts facility to remove accessibility barriers.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100
	<b>Location Description</b>	125 S. Hutchins Street, Lodi, CA 95240
	<b>Planned Activities</b>	Reconstruction of entrance to public facility to remove barriers to accessibility.
<b>3</b>	<b>Project Name</b>	Zupo Field ADA Bleachers - Phase I
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Improvements to community recreation to remove accessibility barriers. This is the first of two phased allocations to fund this project.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100
	<b>Location Description</b>	350 N. Washington Street, Lodi, CA 95240
	<b>Planned Activities</b>	Improvements to public facility to remove barriers to accessibility.
<b>4</b>	<b>Project Name</b>	Blakely Park Restroom Demolition

	<b>Target Area</b>	
	<b>Goals Supported</b>	Address Blight and Nuisance
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Demolish the restroom building at the south side if Blakely Park that has been out of service due to extensive and repeated vandalism.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1050 S. Stockton Street, Lodi, CA 95240
	<b>Planned Activities</b>	Demolition and clearing of existing, unused restroom/storage building.
<b>5</b>	<b>Project Name</b>	Cherokee Lane ADA Improvements - Phase 1
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	:
	<b>Description</b>	Handicap ramp and sidewalk improvements along Cherokee Lane corridor to provide path of travel and to remove barriers to accessibility.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100
	<b>Location Description</b>	To be determined within CDBG Target Area
	<b>Planned Activities</b>	Installation of ADA compliant handicap ramps and sidewalks at various locations along Cherokee Lane corridor to remove barriers to accessibility.
<b>6</b>	<b>Project Name</b>	Church Street Parking Lot ADA Improvements - Phase II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$29,943
	<b>Description</b>	Improvements
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100
	<b>Location Description</b>	114 W. Oak Street; 117 W. Walnut Street; 140 S. Church Street.
	<b>Planned Activities</b>	Installation of ADA compliant parking stalls and path of travel at a public facility.
<b>7</b>	<b>Project Name</b>	Graffiti Abatement

	<b>Target Area</b>	RCAP/ECAP 43.02
	<b>Goals Supported</b>	Address Blight and Nuisance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The Graffiti Abatement Program will remove graffiti on public and private properties located in target areas. The goal of the program is to preserve neighborhood property values and maintain the housing stock in target areas.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Graffiti abatement from low-income neighborhoods. 100 households served.
	<b>Location Description</b>	Citywide low-income areas. CT/BGs: 41.02 (BG 2), 42.03 (BG 3), 42.04 (BG 1) 43.06 (BG 1), 44.01 (BG 2, 3, 4, 5, 6), and 45.00 (BG 1,3,4)
	<b>Planned Activities</b>	The Graffiti Abatement Program will remove graffiti on public and private properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it.
<b>8</b>	<b>Project Name</b>	Lodi GRIP
	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 43.02
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$28,011

	<b>Description</b>	Funding to a variety of community-based organizations that support the Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program through referrals of at-risk youth and their families to counseling for anger management, substance abuse and gang recognition, for tattoo removal and other eligible expenses.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Partnership for Families: 25 LMI Households One-Eighty Teen – Why Try Program – 40 LMI Youth LodiGRIP – 10 LMI Youth
	<b>Location Description</b>	City-Wide Low Income Neighborhoods
	<b>Planned Activities</b>	Community Partnership for Families - A Service Integration Program that supports the youth and families that are referred from the LodiGRIP Program, focusing mainly on the youth that have participated in the Juvenile Diversion Program at Mule Creek State Prison.  One-Eighty Teen - Why Try Program - An evidence-based program operated on the high school campuses that helps identify high-risk students and teaches them self-awareness, self-discipline, self-motivation and how to find healthy support systems.  LodiGRIP – Referrals of at-risk youth and their families to other agencies and organizations that can provide supportive services.
<b>9</b>	<b>Project Name</b>	Housing Authority - 719 S. Washington Phase III
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve Existing Affordable Housing
	<b>Needs Addressed</b>	Preservation of Existing Affordable Housing

	<b>Funding</b>	CDBG: \$40,770
	<b>Description</b>	Continuation of project at 719 S. Washington, a six-unit apartment complex owned and operated by the Housing Authority. Phase III will use funds to install new energy efficient water heaters, install shutters at the exterior windows and stucco the entire exterior of the apartment building.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 LMI Households, 25 individuals.
	<b>Location Description</b>	719 S. Washington Street, Lodi, CA 95240
	<b>Planned Activities</b>	Installation of new energy efficient water heaters, install shutters at the exterior windows and stucco the entire exterior of the apartment building structure.
<b>10</b>	<b>Project Name</b>	Small Business Development Center (SBDC) Economic Development
	<b>Target Area</b>	City-Wide Activity
	<b>Goals Supported</b>	Expand Financial Opportunities
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provides confidential, individual and free business consulting to existing and prospective Lodi business owners, and monthly small business startup workshops.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31 LMI Individuals. 10 jobs created.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide confidential, individual and free business consulting to existing and prospective Lodi business owners, and monthly small business start up workshops.
<b>11</b>	<b>Project Name</b>	Emergency Food Bank - Mobile Farmer's Market
	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 43.02
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,500
	<b>Description</b>	Nutrition and food assistance programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3000 LMI individuals.
	<b>Location Description</b>	City-Wide Low Income Neighborhoods.

	<b>Planned Activities</b>	This will fund the Mobile Farmers' Market program (MFM). The MFM is an existing program that provides access to fresh fruits and vegetables, healthy cooking demonstrations and health and nutrition-related information to low-income residents.
<b>12</b>	<b>Project Name</b>	Salvation Army- Tutoring and Mentoring Program
	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 43.02
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	An after-school program during the school year and a Summer Day Camp program during summer break that is run out of the Salvation Army Lockeford Street facility. The program will focus on tutoring, mentoring, character building, crafts and sports/recreational activities. The program is expanding to offer English Language Development to non-English speaking individuals within the community.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27 LMI youth. 13 LMI adults.
	<b>Location Description</b>	525 W. Lockeford Street, Lodi, CA 95240
	<b>Planned Activities</b>	Tutoring, mentoring, character building, crafts and sports/recreational activities. English Language Development to non-English speaking individuals within the community.

<b>13</b>	<b>Project Name</b>	Second Harvest Foodbank of San Joaquin County
	<b>Target Area</b>	RCAP/ECAP 43.02 City-Wide Activity
	<b>Goals Supported</b>	Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Food Assistance Programs serve individuals, children, and seniors including disabled, veterans, female head of household, and elderly. By the end of the fiscal year 2014-2015 Second Harvest estimates providing supplemental groceries to 590 unduplicated people, totaling 9,588 units of service in the City of Lodi.
	<b>Location Description</b>	City-Wide Low Income Neighborhoods.
	<b>Planned Activities</b>	Funding for the operation of the Food Assistance Program, the Senior Brown Bag Program, and the Food 4 Thought Program.
<b>14</b>	<b>Project Name</b>	Grace and Mercy Charitable Foundation - ADA Accessibility Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility
	<b>Needs Addressed</b>	Public Facilities

<b>Funding</b>	:
<b>Description</b>	Provide funding to Grace and Mercy Charitable Foundation for pre-planning activities related to future ADA accessibility improvements so to continue providing food pantry and meals programs.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The food pantry and meals programs serve individuals, children, and seniors including disabled, veterans, female head of household, and elderly. Direct benefits to individuals will not be captured this next plan year due to it being the planning period.
<b>Location Description</b>	425 N. Sacramento Street, Lodi, CA 95240
<b>Planned Activities</b>	15.Funding for the activities related to pre-constructions and planning for ADA accessibility improvements.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Target Area	37
RCAP/ECAP 43.02	18
City-Wide Activity	44

**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**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Although the Consolidated Plan and Action Plan focus on affordable housing, the City's only HUD funding source is CDBG, which limits the amount of funding that can be spent on affordable housing by prohibiting new construction of housing. (Other HUD programs, such as HOME, are specifically targeted to affordable housing.) The City's strategies related to CDBG-funded affordable housing efforts relate to maintaining affordability for homeowners. Other funding sources are provided to support affordable housing as available.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

**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	0
Rehab of Existing Units	4
Acquisition of Existing Units	4
Total	8

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

#### Discussion

For 2015-16, the aforementioned number of households assisted relies strictly on the ability for the City to get the FTHB Acquisition/FTHB Acquisition with Rehab activities, and the partnership with Habitat for Humanity up and running in the Program Year.

## **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 not designated as "troubled."

### **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](http://www.HACSJ.org).



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

### **Introduction**

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused on funding supportive services in Lodi.

### **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 and will continue participation in monthly meetings with the local homeless outreach group, "A Hand Up" that works directly with the unsheltered homeless population.

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 2015 and 2017.

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**

The City will maintain current levels of support in homeless transitional and permanent housing programs.

#### **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 attempt to create additional beds for chronically homeless persons through two primary strategies:

(1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless, and

(2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.

The City will work closely with the CoC toward meeting this goal.

**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 plans to pursue funding for Tenant-Based Rental Assistance Program in future years to ease the cost-burden for the most impacted households in the extremely low-income and the very low-income range and to continue to support service providers that serve that population.

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 directly impacted by discharges, toward developing and implementing written protocols designed to codify current practices that prevent persons leaving foster care directly to 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

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

### **Introduction**

The City identified public policy factors that are barriers to affordable housing in the process of drafting its 2010-2016 Housing Element update. Notable barriers included:

- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Lodi. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Lodi remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

### **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**

In 2015-16, the City will complete the process to review and update the Housing Element again, and develop an Analysis of Impediments to Fair Housing Choice. Any barriers to affordable housing identified through those documents will be addressed within the period of this Consolidated Plan.

### **Discussion**

## **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. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; even though budget cuts have been required in a number of areas. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

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 2015-16, the City will support the following programs to address underserved needs:

- The Salvation Army's Tutoring and Mentoring Program that serves the low-income, predominantly Hispanic population from the RCAP/ECAP area.
- San Joaquin Fair Housing's housing counseling services.
- Second Harvest Food Banks services to the needy families within the Target Area.
- Emergency Food Bank's Mobile Farmer's Market that serves the low-income, predominantly Hispanic population from the RCAP/ECAP area.
- Lodi Gang Reduction Intervention Prevention (LodiGRIP) Program that serves predominantly Hispanic youth and their families that are at-risk of gang influence and activities.

### **Actions planned to foster and maintain affordable housing**

In 2015-16, the City will offer the following programs to foster and maintain affordable housing:

- The City's HOME grants will provide first-time homebuyer assistance in the form of a down payment

loan to an anticipated 3 households.

- The City is pursuing a partnership with Habitat for Humanity for an Acquisition and Rehab Program that will allow at least 10 vacant and foreclosed properties to be purchased and rehabilitated as affordable housing.

### **Actions planned to reduce lead-based paint hazards**

In 2015-16, 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**

In 2015-16, the City will offer the following programs 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.
- For 2015-16, the City will provide assistance to first-time home buyers to acquire and rehabilitate affordable housing through a grant of State HOME Program funding and through a partnership with Habitat for Humanity.
- 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.

### **Actions planned to develop institutional structure**

In 2015-16, 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**

For 2014/15, HUD's published limits on both Existing and New Home Purchase prices that were based upon county-wide averages, were considerably lower than the market in Lodi and therefore placed considerable constraint on the ability to move forward with our First Time Home Buyer Program. The recently published limits for 2015/16 are higher and should allow our program to become feasible by making a reasonable percentage of homes eligible for FTHB purchase and rehabilitation.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

The program-specific requirements that apply to the City are those for the CDBG program.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	81.00%

#### Discussion

The City calculates its low-income benefit on a one-year timeframe.