



2018

CDBG Consolidated Annual Performance and Evaluation Report

Draft – September 2019

Community Development Department
Neighborhood Services Division

Table of Contents

CR-05 - Goals and Outcomes	3
CR-10 - Racial and Ethnic Composition of Families Assisted	14
CR-15 - Resources and Investments 91.520(a)	16
CR-20 - Affordable Housing 91.520(b)	19
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	21
CR-30 - Public Housing 91.220(h); 91.320(j)	26
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	28
CR-40 - Monitoring 91.220 and 91.230.....	34
CR-45 - CDBG 91.520(c)	37

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The 2018-2019 program year was the City of Lodi's fifth year implementing its 2014-2018 Community Development Block Grant (CDBG) Consolidated Plan. During this program year, CDBG-funded projects and programs were executed within the city with the intention of achieving the goals outlined in the Strategic Plan section of the Consolidated Plan. These projects and programs were carried out by City staff, contractors, and subrecipients of CDBG funds.

This year's activities resulted in addressing seven of the ten goals outlined in the Strategic Plan section of the 2014-2018 Consolidated Plan, including: Goal #2 preserving existing affordable housing; Goal #4 expanding financial opportunities; Goal #5 building capacity in marginalized communities; Goal #6 improving access to social services; Goal #7 improving accessibility to public facilities; Goal #8 constructing/upgrading public facilities; and Goal #9 addressing slum, blight, and nuisance conditions.

While the City's efforts during the 2018-19 program year did not target Strategic Plan goals 1, 3, or 10 (Goal #1 producing new affordable housing, Goal #3 rehabilitating existing affordable housing, or Goal #10 securing additional outside funding); the City has worked on these goals during other Consolidated Plan years.

The City's 2014-2018 Consolidated Plan identifies two priorities: 1) building a healthy community and 2) expanding economic development activities. The following section explains this year's priority activities and goals during the 2018-2019 program year:

Priority 1: Building a healthy community

Goal Name and Projects:

Goal#2 - Preserving existing affordable housing

Lodi House Enrichment Center Re-Roofing

Lodi House successfully completed a reroofing project to its shelter facility in the 2018-19 program year. Lodi House houses five families at a time that are in need of emergency and supportive shelter. This roof maintenance helps to improve the condition of these living facilities and subsequently improves the residents' quality of life.

Goal #4- Expanding financial opportunities

The **Ready to Work** project provided job training for homeless or those recently exiting the criminal justice system. This project provided employment, job training, employment skills training, resume-building, shelter, and other wraparound services to homeless or individuals on probation. The project was able to provide services for 13 individuals, including 1,120 nights of shelter. All project participants with a length of stay longer than 30 days (85% of participants) increased their household income and

their ability to attain sustainable employment and financial opportunities. Ready to Work estimated that 25 Lodi residents would be served ; however, this program was only in its beginning years, and it ended up serving more County and Stockton residents than anticipated

Goal #5- Building capacity and leadership in marginalized communities

The City continues to build capacity and leadership in its lower-income neighborhoods through the ABCD (Asset Based Community Development): Love Your Block program and Lodi Improvement Committee. These activities improve the City's relationship with residents, which in turn increase public input and involvement in program outreach and project planning for the City's CDBG program.

During the 2018-19 program year, the City partnered with the Lodi Chamber of Commerce to facilitate cycle three of the ABCD: Love Your Block program cohorts. This program creates opportunities for residents to learn how to lead their own mini community-improvement projects from the initial planning, through implementation, and finally to evaluation phase after the project is completed. Residents attended a series of workshops and received one-on-one project mentoring where they were encouraged to use their talents to implement the activities. They learned to write grants, identify community assets, build a network of resources, create marketing material, manage their projects, and review their project impacts. At the end of the program, residents surveyed had successfully learned more about their neighbors, and started to build a network of resources within their local community, while also being able to identify both their personal skills and the skills of their neighbors. Block by block, this program has a ripple effect that slowly builds a safer and healthier community.

Secondly, the City continued to increase the Lodi Improvement Committee's involvement in the CDBG application selection process and community engagement. The Lodi Improvement Committee is made up of seven members who are commissioned with the purpose of maintaining and improving the quality of life and appearance of Lodi for all residents. The LIC increased its membership from five to seven in order to increase its efforts and impact. Beginning in the 2017-18 program year, and continuing on for the 2018-19 program year, the committee helped score CDBG subrecipient applications. By having the committee review and score project applications in a public setting, it creates a transparent process that encourages both residents and agencies to attend and comment, which also allows them to have a direct impact on the use of CDBG funds. Public attendance improved at these meetings initially and has now plateaued; however, staff and the committee will seek new ways to increase community input, such as changing the meeting location to be within the Heritage District, a CDBG target area. Additionally, the committee supported staff efforts to gather community input for the new Consolidated Plan. Committee members provided feedback and helped distribute the survey. Member also assisted with consultations of key stakeholders. Due to the City's participation in ABCD and the Lodi Improvement Committee increased participation in CDBG process, the City has seen an increase in public participation and input during the Annual Action Plan and Consolidated Plan outreach process, such as stakeholder input and survey responses.

Goal #6- Improving access to social services

The City of Lodi allocated CDBG funds to multiple social service agencies in order to reach different target populations and address the primary goals outlined in the Strategic Plan. Social service providers that were allocated CDBG funds in the 2018-19 program year include **Second Harvest Food Bank of San Joaquin and Stanislaus Counties Inc., Community Partnership for Families of San Joaquin (CPFSJ), LOEL Senior Center, and the Emergency Food Bank's Mobile Farmers Market.**

Goal#6- Improving Access to Social Services - Fostering fair housing opportunities and quality housing to residents of all income levels

San Joaquin Fair Housing (SJFH) and California Rural Legal Assistance (CRLA) fair housing projects:

One of the City's Consolidated Plan goals is to preserve existing affordable housing, including improving the condition of the City's existing housing stock that benefits low-income residents. SJFH provided housing counseling services, outreach, and seminars, maintained the housing discrimination and tenant/landlord law hotline, undertook complaint investigations, and conducted outreach and education through public forums.

SJFH provided fair housing assistance, including education, counseling, and mediation services to the residents of San Joaquin County. SJFH assisted 489 Lodi households in the 2018-2019 program year and hosted four resident fairs in Stockton, Tracy, and Thornton. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing. SJFH helped mediate conflicts between tenants and landlords and provided educational opportunities. By educating both tenants and landlords, the program works to assist in the process of mitigating housing discrimination in Lodi and promoting fair housing opportunities regardless of a person's disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation.

CRLA conducts fair housing testing and recommends actions to prevent discrimination. During the 2018-2019 program year, CRLA provided fair housing testing services for the City to ensure quality, systematic, and complete review of how residents may be experiencing discrimination in their housing choice. CRLA conducted six audit-based tests at six different rental sites. Locations were selected based on local knowledge and industry-focused methodologies that use U.S. Census data to locate the areas with the highest priority need. Sites were tested for discrimination based on national origin, gender, disability status, and familial status. CRLA has historically seen that roughly 75% of fair housing claims stem from disability discrimination, so during the 2018-19 program year, it added tests which encompassed finding discrimination issues involving persons with disabilities. With one exception, the results were all negative, meaning that there were not any instances of unfair treatment for all tested classes. Unfair treatment to a disabled applicant was indicated in one test.

CRLA also conducted three on-site surveys in which residents were asked a series of questions about their housing characteristics and circumstances. The first housing complex survey results did not indicate national origin or race discrimination. Brochures on general fair housing rights and CRLA's services were requested by a majority of the surveyed tenants. The second housing complex survey did

not indicate any discrimination. The third housing complex survey did not indicate any discrimination based on disability. CRLA found possible unfair treatment to a family with children at one site. CRLA conducted outreach focused on familial status discrimination at this housing complex. The City plans to continue working with CRLA to provide more resources and education for residents, as well as additional surveying.

Goal #7- Improving accessibility to public facilities

During the 2018-19 program year, the City of Lodi made progress toward its Consolidated Plan goal to improve accessibility within the city through the Minor Home Modifications project by **DRAIL**. DRAIL conducts home improvements that address Americans with Disability Act (ADA)-compliant improvements for both aging and disabled residents who were in need of wheelchair accessibility. The DRAIL ADA Minor Home Modifications project made ADA-related home improvements to one low- to moderate-income disabled household.

Goal #8- Constructing/upgrading public facilities

The **Alley Drainage Improvement** project consisted of improvements to three existing alleys in the CDBG target area which had experienced flooding, water damage, and weathering to the alley's infrastructure. This project improved alleyways that suffered from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway. This project benefitted approximately 6,065 people, based on an estimate of low-moderate income individuals in those census tracts.

The **Blakely Park Swim Complex- North Pool Improvements** project consisted of improvements to an existing public pool complex located at Blakely Park, home of the local Boys and Girls Club. The work consisted of improvements both inside and outside of the pool. The completed project provides local residents with a new and improved area to swim in the hot summer months. This project benefitted approximately 13,710 people based on estimates of population of low-moderate income persons in the CDBG target area census tracts.

The **Blakely Park Pool Shade Structure** is an additional project that improved the Blakely Park Swim Complex by adding a shade structure to the pool area. This project benefitted approximately 13,710 people based on estimates of the population of low-moderate income in the CDBG target area census tracts. Both aforementioned projects help to make this facility more functional and beneficial to the public.

Goal #9- Addressing slum, blight, and nuisance conditions

The City's **Graffiti Abatement** program has helped reduce blight by cleaning up tagged properties in targeted low-income areas. The City's program cleans up these sites within a day or two, or within the same day in some instances, which benefits not only the property but prevents secondary tags. The program runs year-round and has helped preserve neighborhood property values and maintain housing stock in the city. This program benefitted approximately 16,000 individuals in the CDBG target area by

removing 1,510 instances of graffiti in the 2018-19 program year.

5) Improving access to social services-

Second Harvest Food Bank exceeded its goal to serve 1,700 persons and instead served a total of 3,561 unduplicated individuals and their family members with food through Second Harvest's program. Additionally, many families visited the food bank and its nonprofit partners repeatedly throughout the year. Second Harvest provided 3,561 people with 119,702 pounds of supplemental food in the City of Lodi. This food distribution is accomplished through a three-part program, which provides 1) food to low-income families; 2) groceries to youth who participate in Boys and Girls Club; and 3) supplemental groceries for seniors at the Lodi Community Center.

In 2018-19, **CPFSJ** exceeded its goals to serve 80 persons. In total, 198 persons received at least one of the services offered by CPFSJ, which include screening, case management, and group counseling, along with peer-to-peer youth groups that engaged in positive social activities for the entire family and Lodi community. Youth received one-on-one services and mentoring and participated in assessment screening, case management, referrals for additional services, group counseling sessions, youth mentoring activities, and positive social events. Additionally, CPFSJ's Family Resource Center provided service integration to youth participants with limited English language skills and work experience. Through the program, the youth participants began working at the Lodi Family Resource Center as youth support staff.

The **LOEL Senior Center** exceeded its goal of serving 75 seniors, and instead provided 14,310 meals to 105 homebound seniors, all of whom reported as being disabled in some way. This meal program provides a hot nutritious meal five days a week to homebound seniors. The senior receives daily nutrition, socialization, and a welfare check-up to make sure the senior is well enough to answer the door.

The **Emergency Food Bank's Mobile Farmers Market** provided a food distribution resource to low-income residents who might not otherwise have access to fresh foods. This project exceeded the program goals of reaching 1,200 people and delivered a mobile farmers market at various sites in Lodi where fresh fruit and vegetables, nutrition education, cooking demonstrations, and recipes were delivered and benefitted a total of 2,406 people.

Priority 2: Expanding economic development activities

During 2013, the City was undergoing its Consolidated Plan process. At the time, the City and nation was still reeling from the economic crisis of 2008, so the City dedicated one of its priorities to creating economic development opportunities. The City made efforts to meet this goal by developing a relationship with San Joaquin Delta, a local business development center; however, the program experienced difficulties in staff capacity to implement the projects and priorities that they had in place, and the projects that were set to be completed were reallocated. Alternatively, the City looked at investing some of its own resources into addressing this goal. As such, the City hired a full-time business development manager in 2016. With this new position, and because expanding economic development

activities became less of a priority as the economy improved, the City's CDBG funds were then allocated to address other Consolidated Plan goals.

The City continues to invest its own resources in expanding economic development activities and to look for alternative funding sources. For the 2018-19 cycle, the City conducted outreach for a new five-year Consolidated Plan and assessed community needs and priorities in the areas of community assets and economic characteristics. New Consolidated Plan goals were formed; however, the primary goals of the 2019-23 Consolidated Plan have shifted and are not as intensely focused on economic development as the previous Consolidated Plan's goals were. The new goals are instead focused on the development of a safe and healthy community, which will still help establish a foundation for more successful economic development integration in the future.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Project/Activity	Agency/Operator	Goal	Estimated Funding	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2018	Act. 2018	% Comp.
Planning and Administrations	City Staff and Contractors	Efficient Administration and Oversight	\$107,189	Successfully administered the CDBG program according to HUD regulations	Efficient Administration				NA	NA	100%
Address Blight and Nuisance - Persons Benefited (Project Complete)						90,000	93,990	104%	18,000	16,235	90%
Graffiti Abatement	City Staff and Contractors	Address Blight and Nuisance	\$30,310	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Persons Assisted				18,000	16,235	90%
Public Services - Persons Assisted (Project Complete)						5,000	20,866	417%	4,608	7,811	169%
Family Resource Center and Youth Program	Community Partnership for Families	Access to Social Services	\$27,932	Public Services other than Low/Mod Housing Benefit	Persons Assisted				80	198	248%
Food Assistance Program	Second Harvest Food Bank	Access to Social Services	\$6,062	Public Services other than Low/Mod Housing Benefit	Persons Assisted				1,700	3,561	209%
Meals on Wheels	LOEL Senior Center	Access to Social Services	\$6,567	Public Services other than Low/Mod	Persons Assisted				75	105	140%

				Housing Benefit							
Mobile Farmers Market	Emergency Food Bank	Access to Social Services	\$7,072	Public Services other than Low/Mod Housing Benefit	Persons Assisted		1,200	2,406	201 %		
Client Work Crews	Ready to Work	Expand Financial Opportunities	\$11,068	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		25	13	52 %		
San Joaquin Fair Housing (SJFH)	San Joaquin Fair Housing (SJFH)	Preserve Existing Affordable Housing	\$12,559	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted		1,528	1,528	100 %		
Fair Housing Testing Program	California Rural Legal Assistance (CRLA)	Preserve Existing Affordable Housing	\$7,002	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted		NA	NA	100 %		
Public Infrastructure - Improved Access (Projects Complete)						6	5	83%	5	1	20 %
Grace and Mercy ADA Improvements Phase IV CANCELED	Grace and Mercy Charitable Foundation	Public Facility-Public Improvements	Project Canceled	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project		0	Project Canceled	0	0	
ADA Minor Home Modifications	DRAIL	Improve Accessibility	\$6,062	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project		5	1	5	1	20 %
Preserve Existing Affordable Housing (Projects Complete)						4	11	275%	5	5	100 %

Lodi House Enrichment Center ReRoof	Lodi House	Public Facility – Homeless Housing	\$38,582	Low-Mod Limited Clientele Benefit	Househol ds Assisted (Public Facility)				5	5	100 %
Construct or Upgrade Public Facilities (Projects Completed)						4	7	175%	3	3	100 %
Alley Improvement Project	City Staff and Contractors	Construct or Upgrade Public Facilities	\$300,577	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Public Facilities project and Public Improve ments				1	1	100 %
Blakely Park Pool Shade Structure	City Staff and Contractors	Construct or Upgrade Public Facilities	\$57,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Public Facilities project and Public Improve ments				1	1	100 %
The Blakely Park Swim Complex- North Pool Improvements	City Staff and Contractors	Construct or Upgrade Public Facilities	Appx. \$430,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Public Facilities project and Public Improve ments				1	1	100 %

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's 2014-18 Consolidated Plan identifies two encompassing priorities and ten main goals that align with these priorities. The two priorities are 1) building a healthy community and 2) expanding economic development activities. This year's activities resulted in meeting many of those ten goals. A list of each goal and the activity that supported each goal is outlined below:

Goal #2- Preserving Existing Affordable Housing

- Lodi House successfully completed a reroofing project to its shelter facility in the 2018-19 program year. Lodi House houses five families at a time that are in need of emergency and supportive shelter. This roof maintenance helps to improve the condition of these living facilities and subsequently improves the residents' quality of life.
- The Housing Rehabilitation program, which was slated to start in the 2016-17 program year, has experienced delays but marketing of the project has started and projects are anticipated to be completed during winter of 2019-20. . In the 2018-19 program year, the program was not completed due to a lack of staff capacity to complete the project. It is expected to assist 15-20 low-income households in the city with housing repairs.

Goal #4- Expanding financial opportunities

- Ready to Work provided job training for homeless individuals or those recently exiting the criminal justice system. This project provided employment, job training, employment skills training, resume-building, shelter, and other wraparound services to homeless or individuals on probation. The project was able to provide services for 13 individuals, including 1,120 nights of shelter. All project participants with a length of stay longer than 30 days (85% of participants) increased their household income and their ability to attain sustainable employment and financial opportunities.

Goal #5- Building capacity and leadership in marginalized communities

- The City continues to prioritize building capacity and leadership through its ABCD: Love Your Block program. Because of the ABCD approach, the City has seen continued participating by residents, especially Spanish-speaking and those from lower-income neighborhoods, who attend and provide feedback at the various outreach meetings (i.e., Lodi Improvement Committee, City Council, and community held meetings). Completed ABCD projects in 2018-19 include:
 - Water Safety Day with free swimming lessons for local residents;
 - Little Free Library that provides free lending library for children's books
 - Arts and Culture event to celebrate cultural heritage through food, dance, and art

- Family Bicycle Cruise Night to provide bike safety
- English Course for Spanish Speakers
- Dream It, Be It that provides a career/college day for high school girls
- The Lodi Improvement Committee continues to be involved in the CDBG application process and community engagement to increase transparency and public access to the decision making process. The committee reviewed and scored applications, hosted outreach meetings, as well as promoted the Consolidated Plan survey and conducted stakeholder interviews.

Goal #6- Improving access to social services

- Second Harvest Food Bank provides residents with access to food resources and often partners with nonprofits to supplement their services with additional nutrition education and food. It exceeded its goal by increasing the number of Lodi agencies served and increasing the amount of food provide to each agency.
- The Community Partnership for Families program exceeded its goals as well. Youth workshops are offered with an open invitation for youth to bring friends, which resulted in a much larger number of youth than anticipated. These programs run screenings that identify different needs that youth participants may have, along with the needs of that individual's family. Then, the individual and their family are connected with additional services; this prioritizes an approach that focuses on the family's role in the success of the youth's development. Youth participants are encouraged to develop a plan to take ownership of their family's circumstances and to develop their own plan as to how these circumstances could change. With their goals and the support of the agency staff, youth and family members work toward getting the assistance they need.
- LOEL Senior Center program exceeded its goal of providing health-food classes and healthy food alternatives to senior residents.
- The Emergency Food Bank's Mobile Farmers Market program also exceeded its goals and successfully implemented its culinary programs and food distribution services throughout multiple locations in the city. These educational cooking and nutrition tutorials teach families, individuals, and the community about healthy, sustainable, and economical ways to make food. Additionally, the distribution of healthy foods serves as a financial break for families and individuals that may not be able to afford a regular meal. This program works to feed low-income community members, while also educating them on healthy and cost-effective methods of food consumption.

Goal #6- Improving access to social services – Fostering fair housing opportunities and quality housing to residents of all income levels

- SJFH exceeded its goal and served 478 households for a total of 1,528 individuals being assisted with fair housing-related issues. The association also participated in two outreach events and collaborated on a landlord training.

- CRLA completed six fair housing test and three on-site resident surveys. It partnered with the SJFH to bring the fair housing training and other best practice to landlords in Lodi.

Goal #7- Improving accessibility to public facilities

- The City’s Blakely Park Swim Complex- North Pool improvement project and Blakely Park Pool Shade Structure project were successfully completed during the 2018-19 program year. This project gives local residents a place to exercise, gather for community events, and cool off during the hot summer months.
- The 2017 and 2018 Grace and Mercy ADA improvements projects, which were both scheduled for completion in the 2018-19 program year, were then canceled due to the subrecipient not being able to complete the project’s parameters within the funding time frame. After cancellation, projects funds were reallocated to the various existing projects, and the City paid back HUD for project expenditures.
- The 2017 Public Service Counter Improvements project experienced delays and rather than be delayed further, the funds will be reallocated to existing capital projects that are anticipated to have change orders that would add additional costs.

Goal #8- Constructing or upgrading public facilities

- The City’s Alley Improvement- Phase 7 project was completed in the 2018-19 program year. This project repaved and repaired a total of three different alleyways in the CDBG target area. These repairs addressed drainage issues and dilapidation of local infrastructure, allowing for a more appealing aesthetic in the neighborhoods and safer alleyways to commute through.

Goal #9- Addressing slum, blight and nuisance conditions

- Lodi’s Graffiti Abatement program cleaned up graffiti throughout the city, particularly focusing on areas within the CDBG target area, and helped to prevent future occurrences of vandalism. This year’s program met its goal by removing graffiti throughout the city that promoted gang activity, profanity, desecration of public and private facilities, and language that promoted racism and intolerance toward different groups of people.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	5,342
Black or African American	399

Asian	227
American Indian or American Native	39
Native Hawaiian or Other Pacific Islander	22
American Indian or American Native and White	23
Asian and White	39
Black or African American and White	25
American Indian or American Native and Black/African American	3
Other Multi-Racial	1,692
Total	7,811
Hispanic	2,542
Not Hispanic	5,269

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

	CDBG Actual	CDBG Actual % of total	2016 ACS Data	2016 % of Total
White	5,342	68.4%	43,762	68.5%
Black or African American	399	5.1%	669	1.0%
Asian	227	2.9%	5,809	9.1%
American Indian or American Native	39	0.5%	237	0.4%
Native Hawaiian or Other Pacific Islander	22	0.3%	260	0.4%
More than One Race	90	1.2%	5,571	8.7%
Other	1,692	21.7%	7,534	11.9%
Total	7,811	100%	63,842	100%
Hispanic	2,542	32.5%	22,899	36%
Not Hispanic	5,269	67.5%	40,943	64%

Lodi's CDBG programs serve residents of many races and ethnicities within Lodi. The table above is a

comparison of the percentage served under Lodi’s 2018-19 CDBG public service programs versus the 2016 American Community Survey (ACS) statistics, which provides demographic data for the entire City of Lodi. Projects that benefit a public area are not required to collect specific race/ethnicity data and are not included here in the table.

In 2017-18 program year, Hispanic individuals represented 14 percent of those served by CDBG-funded public services in the City of Lodi, compared to this year’s 32.5 percent; this shows a significant increase in the number of Hispanics receiving services in the 2018-19 program year and better represents the percent of Hispanics in the community, and the CDBG target population. Demographic data from the 2016 ACS shows that 36 percent of the City’s residents are Hispanic, whereas 64 percent of the population is not Hispanic, and is receiving approximately 67.5 percent of services. In contrast to the 2017-18 program year, the distribution of services among Hispanic and Non-Hispanic populations in the 2018-19 program year has aligned much closer to the City-wide demographic distribution. The addition of Emergency Food Bank services which served a large number of Hispanic residents has been a large contributing factor to the increase in service distribution.

CR-15 - Resources and Investments 91.520(a) CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	2018-19 Funds	Resources Made Available	Estimated Amount Expended During Program Year
CDBG	\$636,515	1,800,000	\$1,047,982

Table 2 – Resources Made Available

Narrative

During the 2018-19 program year, an estimated \$1,047,982 was expended across all projects from multiple funding years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	69%	82%	All projects completed
City-Wide Activity	31%	18%	All projects completed

Table 3 – Identify the geographic distribution and location of investments

Narrative

While Lodi has used a needs-based strategy for selection of projects and activities, the greatest need has historically been identified to be within the low-income CDBG target area. Additional attention has been focused on one census tract within the target area (45.02) that was recently identified as a Race/Ethnic Concentrated Area of Poverty (R/ECAP). Previous year projects have been allocated to the R/ECAP. For

the 2018-19 program year, Lodi completed not only 2018 projects, but projects that covered multiple years. The table above (Table 3) applies to projects completed in the 2018-19 program year, including projects that carried over from previous program years.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new capital improvement project. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be funded entirely with CDBG funding.

With respect to public service projects funded with CDBG funds, many of Lodi's social service subrecipients have additional resources to support their CDBG-funded programs. These additional resources include not only other grant funds, but in-kind volunteers and donations. To best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. Additionally, SJFH receives CDBG funding from all of the other jurisdictions in San Joaquin County.

The construction projects completed during the 2018-19 program year that used CDBG funds were the Blakely Park North Pool Improvements, Alley Drainage Improvements, and Blakely Park Pool Shade Structure installation. One of these projects, Blakely Park North Pool Improvements, used Public Works funds and Electric Utility District funds in conjunction with CDBG funds to leverage the completion of the project.

Though the CDBG program does not have a matching requirement, the City of Lodi considers match funds as a factor in determining recommended actions while evaluating the subrecipient applications and project proposals submitted to the City for CDBG funding.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

Table 4- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	0	0

Table 5 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Lodi's Strategic Plan outlines the City's plans to assist in the development of affordable housing through various affordable housing programs and actions. The City allocated 2016-17 CDBG program funds to a Housing Rehabilitation program which has continuously been delayed due to changes in staff that would be in charge of administering the program. This program was scheduled to be completed, once again, in the 2018-19 program year; however, after continued changes in staffing, the Housing Rehabilitation program is now planned to begin during 2019-20 program year.

The City continuously works to streamline project management, and part of that process includes identifying projects that are not ready for funding or not a good fit for CDBG. In the 2017-18 program year, the City was undergoing a capital improvement project to improve ADA access to Lodi's City Hall/Carnegie Forum; however, the project ran into some complications due to a decline in staff across many departments, including staff working on capital improvement projects. Due to other funding obligations, staff time and resources were directed toward other projects, which resulted in the City Hall/Carnegie Forum project being delayed for implementation until another program year. Because of this delay, the City decided to reallocate funds to existing projects that are scheduled to complete

construction sooner. This would further help the City meet its expenditure deadlines with HUD. The City Hall/Carnegie Forum funds were passed onto the 2018-19 alley improvements project through a substantial amendment, which was completed in the 2018-19 program year.

Additionally, two other projects were canceled and had their funds transferred to alternative projects. The Grace and Mercy project, a project meant to improve ADA access at a local transitional shelter in the city, was canceled due to the subrecipient not being able to perform the project objectives within the funding time frame. This project was scheduled to be completed within the 2018-19 program year but instead its funds were transferred to the Lodi House Enrichment Center's reroofing project, which was carried over from 2017-18 projects. The reroofing project was completed in the 2018-19 program year.

The One-Eighty Teen Center Improvements project, which was meant to be completed in the 2017-18 program year, ran into complications outside of the City's control. The subrecipient decided to use private funds for the rehabilitation of its facility instead of CDBG funds, because private funds had fewer reporting and monitoring requirements. The CDBG funds were subsequently transferred to the Blakely Swim Complex improvements project through a substantial amendment, and this project was completed in the 2018-19 program year.

Discuss how these outcomes will impact future annual action plans.

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG dollars where they will do the most good for low- and moderate-income households through better access to economic opportunities, services, and public infrastructure.

In the 2018-19 program year, the City took actions to mitigate the negative effects of problems faced when administering the CDBG program, as mentioned in the paragraphs above. The substantial amendments and reallocations of funds from canceled or problematic projects allowed projects that had appropriate timing to move forward, while carefully determining that others were not ready to be administered.

With prior CDBG program year funds, the City allocated approximately \$135,000 for a modest housing rehabilitation program, which is anticipated to be completed during the 2019-20 program year. Additionally, with the success of capital improvement projects at places such as Blakely Park and local emergency shelter facilities, the City will continue to fund projects that work to improve public facilities. In the 2019-20 program year, the City plans to fund the construction of a new bathroom facility at Blakely Park, and fund the repairs to Salvation Army's two facilities in Lodi: Hope Harbor Shelter and the Lodi Corps facility.

Moreover, the City will continue to support resident leadership through the ABCD: Love Your Block mini-grant program, which has a ripple effect when residents become neighborhood leaders and conduct mini-improvements projects that help improve health and safety of their community.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual
Extremely Low-income	6,203
Low-income	868
Moderate	472
Above Moderate-income	268
Total	7,811

Table 6 – Number of Persons Served

Narrative Information

As per HUD requirements, Lodi tries to focus CDBG funding toward low- and moderate-income households and neighborhoods. A total of 6,283 persons were served by CDBG funded public service and fair housing programs. Of those, 5,856, or 93.2 percent were extremely low-income, or earned less than 30 percent of the HUD Adjusted Median Family Income (HAMFI) for San Joaquin County; 262 of those individuals or 4.2 percent were low-income, or earned less than 50 percent of HAMFI. Less than one percent of those served were over the low-moderate income level. The City used area benefit for the public infrastructure projects that were intended to benefit low-income neighborhoods. For example, the Graffiti Abatement program served neighborhoods that were approximately 67 percent low-income and the Blakely Swim Complex and Shade Structure served neighborhoods with approximately 68 percent low-income individuals.

Summarize the city’s efforts to address “worst case needs” and progress in meeting the needs of persons with disabilities? Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities.

The City does not have sufficient funds to construct new affordable housing units. In such a climate, the City looks for alternative ways to support affordable housing, such as helping preserve existing affordable housing through rehabilitation projects and renter’s assistance programs, and creating transitional housing units for individuals in emergency or transitional circumstances.

In the 2018-19 program year, the City successfully secured \$2,500,000 in Homeless Emergency Aid Program (HEAP) funds from the Continuum of Care (CoC). These funds will be used to create five supportive housing units, in a location not yet determined within the City’s boundaries. These housing units will provide approximately nine individuals with supportive housing each year and will work as a stabilizer for individuals that are in emergency housing situations. With a place to stay, individuals will be able to find stability that allows them to attain a job and eventually improve their financial standing in society.

In addition to this effort, the City continued to fund two fair housing programs in the 2018-19 program year—San Joaquin Fair Housing (SJFH) and California Rural Legal Assistance (CRLA). These programs assist individuals facing housing discrimination and landlord disputes to find solutions to these issues in a comprehensive and professional manner. The SJFH program operates a renter’s helpline that provides counselors and legal advice for individuals who are suspected of being unfairly discriminated against in terms of their housing choice. Concurrently, but through a separate entity, CRLA administers rental unit housing testing and surveys that work to identify and scout for any instances of housing discrimination in the city.

The City continues to look for projects which would support affordable housing for low-income Lodi residents, some of whom may be homeless, at risk of homelessness, and/or disabled. Currently, the City is in the process of preparing the Housing Rehabilitation program to be administered and available for applications during the 2019-20 program year. This program will provide 15-20 low-income households with housing reparations and critical maintenance in order to improve their quality of life and the affordability of their homes.

In relation to public service-funded projects, during 2018-19, the City continued to award CDBG funds to Second Harvest Food Bank, which provides groceries and fresh produce to low-income persons, including homeless, senior, and disabled individuals. The City awarded funds to LOEL Senior Center to serve meals to homebound seniors, most of whom are disabled and low-income.

Additionally, the City works with its homeless committee to find more strategies to address needs of homeless individuals. The City appointed a police officer in early 2017 as Homeless Liaison Officer. The officer conducts street outreach and connects individuals with resources and local social service providers. The officer has reported success in helping individuals get housing and resources they need to be healthier.

Lastly, the City received \$1,250,000 in Homeless Emergency Aid Program (HEAP) grant funds from the San Joaquin Continuum of Care (SJCoC) for its proposed tiny-home permanent supportive housing project. City’s proposed project will create approximately five units of permanent supportive housing for homeless individuals and families or those at risk of homelessness.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has continued to be a participant in the Committee on Homelessness, made up of key City staff, representatives from the Salvation Army, 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 several short- and long- range solutions to reduce

homelessness and mitigate its effect on the community. This culminated in the creation of a “Report on Homelessness in Lodi” which was presented to the Lodi City Council in September 2015. The City Council adopted that report and its long- and short- term strategies. The City has remained actively involved in the monthly Committee and subcommittee meetings and has consolidated the other homeless outreach efforts into these meetings.

Lodi has also played a large role in the involvement with the CoC in the planning and execution of the countywide point-in-time homeless count that took place in January 2017, as well as the point-in-time count that took place in 2019. Additionally, the City remains involved with the County Emergency Food and Shelter Program Board.

The City values its relationships with homeless service providers and reaches out to those providers for input on needs. Many of these service providers also attend City Council meetings to provide feedback on the homeless population.

In 2017, a Homeless Liaison Officer position was created in the Lodi Police Department. The officer works directly with the local unsheltered homeless to offer assistance, connect them with available services, and find placement in shelters and more permanent housing.

The City supported the Board of Supervisors in its creation of a lead position at the County level during the 2018–2019 program year. The County now has a program administrator for homeless services; this position is aimed at bringing about new homeless and affordable housing resources to the county, as well as increasing coordination among local jurisdictions. Additionally, this position helps coordinate the point-in-time counts for the County.

Additionally, the Lodi Improvement Committee, a City board and commission with members appointed by the City Council, continues to serve as a forum for discussing, gathering information, and promoting actions regarding homeless issues, among other resident-driven topics in the city. The Committee had the goal of support the 2019 Homeless Point-In-Time Count. Homeless providers stated that the count accuracy in 2019 improved since 2017. City staff continues to provide support to help this group meet its goals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Residents of emergency shelters and transitional housing often need access to additional basic human needs, such as rehabilitation programs, case management, medical evaluations, and living environments that allow for stability in the time it takes to get permanent, supportive housing. Additionally, these facilities are frequented by many people that need their services, and subsequently the facilities are often in need of repairs. The City has been adamant in recognizing the need for more transitional housing and the need for providing additional resources for the preexisting facilities; both of which have been voiced by service providers in prior years.

In terms of providing capital improvements to preexisting facilities in Lodi, the Lodi House HVAC replacement project was completed in the 2018-19 program year. This project provided a new HVAC

unit and duct-work replacement for the Lodi House shelter, which serves homeless individuals in Lodi. For the 2019-20 program year, the City has agreed to fund a capital improvement project for the Salvation Army; the project was approved in April 2019. This project will repair a walk-in refrigerator at its Lodi Corps facility, which is used to store meals that are given out to individuals in need of a nutritious meal; concurrently, the Salvation Army Hope Harbor shelter will be receiving replacements of eight HVAC units. These projects will help in the Salvation Army's everyday provision of services and will help provide a better quality of life to the individuals that request services.

The City submitted a HEAP application during the 2018-19 program year, in which \$1,250,000 funding was secured to be put toward constructing permanent supportive housing units. The total estimated cost of the project is \$1,800,000. The Lodi Tiny House project will create approximately five units of permanent supportive housing for homeless individuals and families or those at risk of homelessness. This supportive housing will help homeless individuals/families move from emergency shelters, motel voucher and transitional housing programs, or off the streets into long-term, affordable housing where they can continue their progress toward stable and independent living. The project also helps those facing a housing crisis and at risk of becoming homeless, such as people experiencing job loss or domestic violence. The project will receive tenant referrals from local organizations including Salvation Army, Lodi House, and Women's Center, although more agencies may be added. HEAP funds will be used to purchase property, develop the site, and purchase and install manufactured tiny homes. One of the projects outlined in the 2019-20 Annual Action Plan is the allocation of funds to be put toward the initial purchasing of land for the development to occur. It should be noted that as of the creation of this CAPER, a location has not been determined for the Lodi Tiny House project.

The City supported basic human needs by continuously providing funds to Second Harvest Food Bank, which provides bulk food goods to local shelters. The City also continued to support the LOEL Senior Center by providing food and nutrition for seniors who might otherwise not have the funds. Additionally, the City supports the Emergency Food Bank. These three programs provide food to extremely low- and very low-income residents across the city. Providing this food can help residents free up funds for other necessities, such as health and housing.

The City also supports Ready to Work, which assists those who may be chronically homeless because they are unable to receive general assistance (welfare) due to a record of criminal conduct. This program provides these individuals with employment and an income when they would otherwise not qualify for assistance or pass a background check for an available work position.

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 uses several strategies to assist chronically homeless individuals. The following activities have occurred or are in the process.

- The City looks for ways to partner with local service provider Grace and Mercy Charitable Foundation to expand their services to provide a day drop-in center where homeless individuals can access training and services. While the recent ADA improvements project did not move forward as planned, the City will continue to look for future opportunities to support the foundation.
- The Committee on Homeless coordinates with the Homeless Liaison Officer, a position in the Lodi Police Department that connects homeless people, on an individual basis, with needed programs, resources, and shelter. In the last program year, over 130 homeless individuals have been assisted. Lastly, one member of the committee sits on the Emergency Food and Shelter Board and members frequently participate in CoC board activities to address homelessness (such as point-in-time counts).
- During the 2018-19 program year, the City funded Ready to Work's program to assist those who may be chronically homeless because they are unable to receive general assistance (welfare) due to a record of criminal conduct. This program provides these individuals with employment, job training, resume building, housing, and employment when they would otherwise not qualify for assistance or pass a background check for a job.
- The City and Lodi Improvement Committee worked with local hotel/motel owners to create affordable housing opportunities. The Committee also took an active role in planning and participating in the Homeless Point-In-Time Count, applying for HEAP funds, and otherwise supporting the Committee on Homelessness' efforts. The Committee also supports ABCD projects, which include a project that is a one-day one stop services fair for homeless, which is scheduled for fall of 2019.
- The City supported Second Harvest Food Bank and Emergency Food Bank, which provide food to many local Lodi service providers that then distribute this food to homeless and at-risk homeless individuals and families. Healthy food contributes to better health, which in turn can reduce associated medical costs and financial stress, which can be a factor in homelessness.
- Similarly, the City supports the LOEL Senior Center, which provides food to extremely low- and very low-income senior residents.
- The City has continued to support the CoC'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 chronically homeless individuals, and (2) increasing the number of beds for chronically homeless individuals by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by prioritizing chronically homeless persons when filling vacancies in non-targeted Shelter Plus Care programs as they occur.
- The City collaborated with San Joaquin County to create a new lead position for better coordination of homeless resources and services across the county.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after

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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To assist families in avoiding homelessness, the City has supported the Community Partnership for Families youth program which promotes the mental, emotional, social, and educational well-being of Lodi's youth. This in turn helps them to make positive choices about their future, including efforts at schools and with career opportunities. Some youth come from families that have experienced multi-generational poverty, and this program contributes to ending that cycle by providing opportunities for educational mentoring, interpersonal communication, skill training, and mapping goals for the individual's future, including their family's future. The Community Partnership program takes a holistic look at family health as part of its programming and to help improve core factors facing at-risk youth in the city.

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 fixed incomes and face medical care expenses, often frequently. To assist these residents in meeting everyday living costs, the City assisted LOEL Senior Center with its Meals on Wheels Program. This program serves both hot and cold meals that are tailored to the nutritional and dietary needs of the elderly residents. Meals are delivered directly to seniors, who in turn receive a daily check-in to see if they have any additional needs.

The City supported the Ready to Work program, which employed, housed, trained, and provided additional case management support to homeless individuals and parolees, so that they can have an income for themselves and their families, develop job skills, learn how to apply for a job, transition back into society, and attempt independence for their own lives.

The City continued to work with and provide resource for the Lodi Gang Reduction, Intervention and Prevention (GRIP) program. The GRIP program offers many local services that form a support network for Lodi's at-risk youth. The program leans on Stockton services to provide safe housing for runaway and homeless youth. The GRIP program refers homeless teens to a safe house (teen shelter) that provides housing and transportation services. These services help to steer at-risk youth away from homelessness, while also working to mend family difficulties that may contribute to a higher risk of homelessness.

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 has continued to work with the Human Services Agency and the CoC members to assist youth exiting the foster care system. The City contributed in identifying best practices for keeping youth exiting foster care from becoming homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of San Joaquin (HACSJ) continued to be the public housing agency serving the City of Lodi. HACSJ is independent of the City of Lodi, and the City retains no control over its funding or implementation of programs.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HACSJ encouraged public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACSJ also distributed newsletters 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 five-year and annual plans. The Resident Services Division distributes a survey to prioritize residents' needs and schedule short- and long-term improvements.

Actions taken to provide assistance to troubled PHAs

HACSJ is designated as a "High Performer."

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In the 2018-19 program year, the City funded the following programs and projects to address the need for actions against affordable housing barriers:

- San Joaquin Fair Housing Services
- California Rural Legal Assistance
- DRAIL Minor Home Modifications
- Housing Rehabilitation and Emergency Repair Program

A detailed summary of actions taken to address barriers to affordable housing, as outlined by the Analysis of Impediments to Fair Housing Choice, can be found below in section 91.520(a).

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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

- San Joaquin Fair Housing’s housing counseling services, outreach, and seminars.
- California Rural Legal Assistance’s fair housing testing and recommended actions to prevent discrimination.
- Emergency Food Bank’s mobile farmers market, which serves extremely low- and very low-income persons.
- Second Harvest Food Bank’s services to needy seniors, youth, and families.
- Community Partnership for Families, which predominantly serves at-risk youth populations and their families that are at risk of gang influence and activities. Many of CPFSJ efforts help to serve Hispanic youth and their families
- LOEL Senior Center’s Meals on Wheels Programs for seniors.
- Ready to Work’s program to provide employment, housing, job training, and stability to homeless persons and parolees.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In 2018-2019, the City offered the following programs to reduce lead-based paint hazards:

- The City continued to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Lodi’s housing stock, lead-based paint testing is needed in a significant number of homes.

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2018-2019, the City of Lodi’s goals included reducing poverty, which included targets such as preserving affordable housing, expanding housing and services for the homeless, creating new local jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan time frame.

Specifically, the following nonprofits provided these instances of service to Lodi residents:

- Second Harvest: 17,177 meals provided
- LOEL Senior Center: 14,310 total meals provided
- Community Partnership for Families: 198 individuals served, not including household total
- San Joaquin Fair Housing: 537 individuals served
- Ready to Work Program: 481 bed- nights of shelter provided, 873 hours of paid work
- Emergency Food Bank: 2,406 individuals served

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City’s CDBG-funded programs are administered by the City’s Community Development Department, Neighborhood Services Division. This division works collaboratively with the other departments/subdivisions, such as Planning, Code Enforcement, and Public Works. Also, City staff is the liaison to the Lodi Improvement Committee and stays updated on Lodi’s Committee on Homelessness and the County Emergency Food and Shelter Program Board. Participation in these committees helps the City’s CDBG program stay current and aware of the most pressing community needs, as well as allowing networking and problem-solving with local and regional social service providers, some of which bring in additional resources to the City.

A significant gap in access to social services for Lodi residents is due to a lack of social services in the city. Many services are located outside of Lodi, usually in Stockton. The City’s GrapeLine bus system connects to San Joaquin Regional Transit, which goes to Stockton. Residents, however, are often deterred by the cost, number of transfers, and length of trips. Since 2014, the City has encouraged and pursued opportunities for out-of-town service providers to have satellite facilities/offices in Lodi.

In 2015, City updated its Housing Element, which discusses issues such as multi-family and affordable housing, reviews existing HUD-funded housing programs, and evaluates their effectiveness.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continues to participate in regional coordination of services through the Lodi Committee on Homelessness and other networking opportunities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2018-19 program year, the City funded the SJFH association, which offers phone and in-person fair housing counseling. SJFH's staff provides resources, information, and advocacy to Lodi residents who have experienced discrimination in housing and landlord tenant issues. The association hosted two free landlord and tenant training workshops in Lodi, one in November 2018 and the other in June 2019. The purpose of these workshops was to increase awareness in regard to equal housing opportunity and right-to-housing issues for both tenants and landlords.

The City procured services with CRLA to provide systematic and thorough discrimination testing at six sites in Lodi, as well as to conduct resident surveys at three sites. As a result of the tests and survey, CRLA found one instance of unfair treatment based on disability. CRLA also found possible unfair treatment to a family with children at one site.

CRLA made the following recommendations:

- Continue using tests and surveys to investigate barriers to housing choice;
- Consider surveys at homeless or temporary housing shelters to investigate potential instances of housing discrimination and impediments to housing choice;
- Consider conducting fair housing outreach at local community events in Lodi;
- Continue identification of, and testing at, new developments;
- Continue conducting outreach to any sites testing positive for discriminatory conduct and surrounding areas to ensure diverse community groups are given an opportunity to participate in the development process; and
- Consider using any test or survey results indicating discrimination to inform education opportunities for housing consumers, housing providers, housing developers, community-based organizations, and City staff.

The City has continued utilizing tests, surveys, and outreach.

Additionally, the City will take actions as recommended from the recently completed and approved Analysis of Impediments. Actions taken during 2018-19 plan year to overcome the identified impediments are as follows:

1. Lack of sufficient subsidized and unsubsidized affordable housing supply, particularly for low-income special needs households.

- Action: The City administered the DRAIL Minor Home Modification project during the 2018-19 program year, and has funds to administer the residential rehabilitation and improvement grant. These projects allow qualified low-income individuals to make accessibility improvements

to their homes. Additionally, the Housing Rehabilitation project is set to be completed during the 2019-20 program year.

2. Lack of available rental housing subsidy for lower-income households.

- Action: The City continues to support HACSJ in its administration of the Housing Choice Voucher rental assistance program, which will include distribution of program information at the Community Development public counter; distribution of program information to rental property owners as part of the City's code enforcement activities; consultations with representatives of HACSJ to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners; and the City will be updating its new CDBG website to include a link to HACSJ's . The HACSJ website can be found here: <https://www.hacsjonline.org>.

3. Different origination and denial rates based on neighborhood.

- Action: The City of Lodi has continued to track fair housing complaints and cases lodged in the city to ensure that lenders are not violating fair housing law with discriminatory lending practices. Action: During 2018-19, the City increased outreach to residents about their fair housing rights and how to seek assistance. This was largely done through the specified fair housing programs that are carried out by CRLA and SJFH.
- Action: The City of Lodi continues to support home purchase programs targeted to low/moderate-income households, such as down payment assistance and homeownership mortgage counseling, as long as funding is available. The City may elect to pursue additional funding for down payment assistance at a future time if funding becomes available. The City started a First-Time Homebuyer program; however, due to housing market conditions and funding restrictions, the City reallocated funds to help improve Lodi House shelter.

4. Lack of information on the nature and basis of housing discrimination and the resources available to seek assistance.

- Action: The City of Lodi has continued to monitor the incidence of housing discrimination complaints and report trends annually in conjunction with the CAPER. During the 2018-19 program year, SJFH reported mediation for multiple fair housing cases. Additionally, the City has updated formal policies and procedures for persons with disabilities to request reasonable accommodations to local planning and development standards. Information on the accommodations that a resident can request has been made available online and an ADA compliance officer has been identified as well. Information can be found here: <http://www.lodi.gov/675/Website-Accessibility>.
- Action: The City of Lodi has continued to include a review of prior year performance regarding affirmatively furthering fair housing in the annual planning for the use of CDBG funds. The City will identify funding support that addresses the removal of impediments or advancing specific

fair housing goals. During 2018-19, the City procured services from CRLA to provide housing discrimination testing and surveys at multiple sites throughout the city.

- Action: The City has continued to work with local agencies to improve the collection and reporting of information on discrimination, particularly based on religion, race and ethnicity, age, gender, marital status, presence/absence of children, and household size. These agencies include the apartment associations as well as the SJFH and other nonprofit groups that regularly come into contact with groups at risk of housing discrimination.
- Action: The City required that CRLA gather information and report on the types of discrimination that it finds through various methods in their specified activities listed for the 2018-19 program year. That included: research, tenant interviews, and first-hand testing.
- Action: The City conducted fair housing testing to identify the presence of discrimination. Testing included at least five properties each time. As mentioned above, City procured services from CRLA to provide housing discrimination testing at six sites and to conduct three resident surveys.
- Action: The City has continued to work with the SJFH to improve outreach to residents at risk of discrimination, including marketing, educational efforts, and partnerships with other agencies (schools, utilities, etc.) in the dispersal of fair housing informational materials. During the 2018-19 program year, the City supported the SJFH project to provide training to landlords in Lodi on fair housing practices, among other best housing discrimination mitigation practices. The organization provided one training and attended two resource fairs in Lodi.

5. Concentration of lower-income households and minority households in less desirable neighborhoods.

- Action: The City encourages a mixture of household incomes in new developments. As part of the Annual Action Plan, the City has continued to track changes in geographic concentrations for lower-income and minority households. Through CDBG funding, the City continues to support projects that target the geographic concentrations of lower-income and minority households. These concentrations continue to be located on the eastern sides of the community. Additionally, the development of the 80-unit affordable senior housing project has made a huge step toward the creation and distribution of affordable housing for low-income and minority households. City staff has worked with the developer/management company to ensure that there is the appropriate marketing of the project to Lodi's current low-income and minority communities.

6. Fair housing education.

- Action: The City has continued to display fair housing flyers to educate people about fair housing . During the 2018-19 program year, SJFH conducted outreach on fair housing, including attendance at community events.
- Action: The City published information about available housing services and programs in the city online. Once a year, the City publishes information in Spanish to inform all persons with limited English language proficiency about the availability of housing services and programs in the city.

The City also has bilingual staff available daily during business hours to assist. During 2018-19, the City posted marketing material in both Spanish and English for fair housing services.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan that will be used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As of the 2018-19 program year, the City's CDBG program is run by two CDBG program specialists, both of whom carry out the responsibilities associated with the CDBG program. The program specialists oversee reporting requirements, monitor the budget, conduct procurement activities, enforce labor compliance standards, and attend to other tasks. They are available to offer assistance and answer questions of subrecipients and are in contact with each subrecipient, at least quarterly, regarding quarterly reports or other matters. The program specialists have a combined seven years of experience and are contractors that are part of a team of experienced professionals to draw upon for expertise and assistance, as needed. The program specialists and team have over 11 years of experience in comprehensive implementation of the Consolidated Plan, Housing Element, Analysis of Impediments to Fair Housing, and other planning documents.

The City has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are to:

- Determine if a subrecipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Subrecipient Agreement.
- Determine if a subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
- Determine if a subrecipient is charging costs to the project that are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Determine if a subrecipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
- Assess if the subrecipient has a continuing capacity to carry out the approved project, as well as future grants for which it may apply.
- Identify potential problem areas and assist the subrecipient in complying with applicable laws and regulations.
- Assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.

- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and with 24 CFR 84.51 and 85.40, as applicable.
- Determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.

The City has continued to track and report on its progress toward meeting its housing and community development goals throughout the 2018-19 program year. Pertinent information has been incorporated into this CAPER.

During the 2017-18 program year, the City updated its monitoring procedures with the following improvements, per HUD's recommendation. The policy lays out staff goals for both desk monitoring and on-site monitoring practices. When desk monitoring, the City reviews each subrecipient's grant performance and financial documentation on a quarterly basis, at minimum. Subrecipients are selected for more in-depth on-site monitoring based on certain criteria, which are listed in the table below. When the City conducts its on-site desk monitoring, staff follows up with the subrecipients as needed to resolve any outstanding items. More specifically, the City's policy was revised to state that 25 percent of subrecipients will be formally monitored (on-site) each program year, and that the following criteria will be used to select them.

Criteria	Rating			Selection
	0	1	2	
The amount of the applicable award	0 Less than \$2,500	1 Less than \$10,000	2 More than \$10,000	
Completeness and accuracy of quarterly reports and invoices	0 Complete	1 Incomplete but timely to fix	2 Incomplete and long delay in fixing	
Administrative capacity with emphasis on staff turnover	0 Adequate	1 Minimal gaps in capacity	2 Significant gaps in capacity	
Length of time as CDBG subrecipient	0 Less than 1 year	1 At least 1 year	2 2 or more years	
Outcome of any previous monitoring visit	0 No findings	1 Findings resolved within 60 days	2 Findings not resolved within 60 days	
Other factor _____.	0	1	2	
For reasons stated in the "formal monitoring" section	On-site monitoring	On-site monitoring	On-site monitoring	
Total Score:				

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City provided a draft of this CAPER to the public for comment 15 days prior to the City Council public hearing on September 18, 2019. The City posted and published a notice regarding the City Council hearing on the draft CAPER.

Three elements of the effective transparency that the City strives to accomplish as a public agency, is in the written documents that are prepared that identify how staff went about soliciting public comment for use of the funding, what the City has proposed to do with our grant funding, and finally what the City has accomplished with the use of those funds.

The City received **XX** public comments.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The 2018-19 program year is the last year of implementing the 2014-18 Five-Year Consolidated Plan. During the process of drafting the new 2019-2023 Consolidated Plan, City staff, local stakeholders, members of the public, the Lodi Improvement Committee, and the Lodi City Council created a new set of goals and priority needs that will help to guide the next five years of CDBG program funding.

Based on community feedback, an analysis of local, regional, and statewide data, and an assessment of local services, public facilities, and other community assets, a list of priority needs was developed. Those priority needs are as follows:

- Safe neighborhoods
- Park improvements
- Public facilities
- Public infrastructure
- Affordable housing
- Children
- Youth
- Seniors
- Persons with disabilities
- Single-parent families
- Homelessness

The following goals represent the new goals of the 2019-2023 CDBG Consolidated Plan, in which each goal was created to address each priority need. These goals are outlined by the Strategic Plan section of the 2019-23 Consolidated Plan:

- Develop Safe and Healthy Neighborhoods
- Improve Public Spaces
- Address Dilapidated Conditions
- Improve Access
- Improve Housing Access and Affordability
- Build Capacity
- Support Programs for Priority Populations

The City of Lodi used a needs-based approach and a place-based approach to develop its strategies for selecting priority activities over the course of the next five-year planning period. The needs-based approach sought to find and examine where deficiencies or gaps existed and then directed grant

resources toward filling those gaps. The place-based approach focused on prioritizing particular geographies or physical locations in the city. Additionally, the City used an assets-based strategy. While CDBG's regulations and methodology principally rely on a needs-based approach, the City recognizes and values the assets-based approach as an effective way to make lasting improvements in the community and a method that better engages and empowers community members who may have been unengaged in previous processes or passive beneficiaries of such activities. Through the City's recent involvement with the Asset-Based Community Development (ABCD) program (called ABCD: Love Your Block), the City will look for opportunities to grow existing assets and involve residents in the creation and design of priority activities, in partnership with the City and other community stakeholders and resources.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A