

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2022-2023 program year constitutes the City of Lodi's fourth year implementing the 2019-23 Community Development Block Grant (CDBG) Consolidated Plan, as amended on December 22, 2020. 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 and addressing the impacts of the COVID-19 pandemic. These projects and programs were carried out by City staff, contractors, and subrecipients of CDBG funds.

This year's activities resulted in addressing six of the eleven goals outlined in the Strategic Plan section of the 2019-23 Consolidated Plan, as follows:

- Goal #1: Promote Safer Neighborhoods
- Goal #3: Infrastructure and Facility Improvements
- Goal #4: Increase and Maintain Supply of Affordable Housing
- Goal #6: Support Public Service Programs for Priority Populations
- Goal #7: Affirmatively Further Fair Housing
- Goal #11: COVID-19 Preparation, Prevention, and Response

While the City's efforts during the 2022-23 program year did not target Goal #2, Goal #5, Goal #8, Goal #9, or Goal #10, the City utilizes other grant resources to make strides towards these objectives. Moreover, the City intends to address these goals in the 2023-24 program year during the 2019-23 Consolidated Plan program period and subsequent Consolidated Plan periods.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Project/ Activity	Agency/ Operator	Strategic Plan Goal	Funding	Indicator	Unit of Measure	2022 Goal	2022 Actual	% Comp.
Promote Safer Neighborhoods						4,500	21,670	419%
Graffiti Abatement	City Staff and Contractors	Promote Safer Neighborhoods	\$30,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,000	19,305	965.25%
Parking Lot Renovation at Hale Park	City’s Parks Department	Infrastructure and Facility Improvements	\$206,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,500	2,365	95%
Infrastructure and Facility Improvements						2,516	4,500	179%
Alley Improvements Project	City Staff and Contractors	Infrastructure and Facility Improvements	\$70,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,000	4,210	211%
HVAC	The Salvation Army	Infrastructure and Facility Improvements	\$21,729	Homeless Persons Given Overnight Shelter	Persons Assisted	420	146	35%
Accessibility Project	LOEL Center	Infrastructure and Facility Improvements	\$127,424	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit	Persons Assisted	96	144	150%
Increase and Maintain Supply of Affordable Housing						40	0	0%
Creekside Rehab	Housing Authority of the County of San Joaquin	Increase and Maintain Supply of Affordable Housing	\$100,000	Rental Units Rehabilitated	Household Housing Units	40	0	0%

Project/ Activity	Agency/ Operator	Strategic Plan Goal	Funding	Indicator	Unit of Measure	2022 Goal	2022 Actual	% Comp.
Support Public Service Programs for Priority Populations						4,916	8,476	172%
Meals on Wheels	LOEL Senior Center	Support Public Service Programs for Priority Populations	\$10,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted	96	144	150%
Second Harvest Food Bank	Second Harvest	Support Public Service Programs for Priority Populations	\$10,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted	3,800	7,988	210%
Family Resource Center & Youth Programs	Community Partnership for Families	Support Public Service Programs for Priority Populations	\$25,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted	600	198	33%
Hope Harbor Operations	The Salvation Army	Support Public Service Programs for Priority Populations	\$15,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted	420	146	35%
Affirmatively Further Fair Housing						1,579	1,016	64.34%
San Joaquin Fair Housing (SJFH)	San Joaquin Fair Housing (SJFH)	Affirmatively Furthering Fair Housing	\$18,000	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	1,579	1,016	64.34%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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 2019-23 Consolidated Plan identifies twelve priorities and eleven main goals that align with these priorities. As discussed above, this year’s program activities resulted in meeting six of the eleven main goals, which work to support the priority needs identified. To demonstrate, a

list of each goal and the activity that supported each goal is outlined below:

- Goal #1: Promote Safer Neighborhoods
- Goal #3: Infrastructure and Facility Improvements
- Goal #4: Increase and Maintain Supply of Affordable Housing
- Goal #6: Support Public Service Programs for Priority Populations
- Goal #7: Affirmatively Further Fair Housing
- Goal #11: COVID-19 Preparation, Prevention, and Response

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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	5,794
Black or African American	107
Asian	219
American Indian or American Native	142
Native Hawaiian or Other Pacific Islander	18
Total	6,280
Hispanic	3,632
Not Hispanic	3,818

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	740,552	427,169
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

During the 2022-23 program year, \$427,168.69 in CDBG funds was expended across all projects. For the CDBG-CV program, approximately \$708,569.72 has been expended as of June 30, 2023.

Please refer to the appendix for a detailed financial summary report for the 2022-23 CDBG program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	41	13.5	
City-Wide Activity	59	86.5	No Geographic Target
RCAP/ECAP 45.02	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Beginning in 2018, the City enhanced its approach, so that it not only utilizes a needs-based approach but added an asset-based strategy for certain aspects of community improvement. When possible, specific attention will be focused on one census tract (45.02) in the target area that was identified as a Racially/Ethnically Concentrated Area of Poverty (R/ECAP). During the 2022-23 program year, the Alley Improvements project was located in census tract 45.02 for Central Avenue, between Walnut Street and Oak Street to finish laying a 12" diameter storm drain line.

The social services projects serve at least 70 percent low- to moderate-income persons. Most social service organizations offer their services citywide. Due to Lodi's concentrated low-moderate income area, it is believed that the majority of recipients reside in the CDBG target area; however, for purposes of this calculation, the projects are considered citywide activities and are not included in the CDBG target area.

For CDBG-CV activities, all activities were citywide as they were available to all low- and moderate-income residents regardless of location.

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.

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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	40	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	40	0

Table 5 – 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 Rehab of Existing Units	40	0
Number of households supported through Acquisition of Existing Units	0	0
Total	40	0

Table 6 – Number of Households Supported

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

During the 2022-23 program year, no progress made as activity is still finalizing financing before beginning.

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 provide the most benefit for low- and moderate-income households through better access to economic opportunities, services, and public infrastructure.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9,223	0
Low-income	116	0
Moderate-income	71	0
Total	9,410	0

Table 7 – Number of Households Served

Narrative Information

As per HUD requirements, Lodi tries to focus CDBG funding toward low- and moderate-income households and neighborhoods. The City used an area benefit to determine population demographics for the public infrastructure projects that were intended to benefit low-income neighborhoods. The Graffiti Abatement program served neighborhoods that were approximately 73 percent low/moderate-income by removing instances of graffiti from residential surfaces, and the Alley Improvements project served neighborhoods that were approximately 70 percent low/moderate-income by improving alleyways. The City is continually looking for new resources to construct new affordable, transitional, and/or permanent supportive housing units. Moreover, 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.

The City continued to fund fair housing programs in the 2022-23 program year through SJFH. These programs assist individuals facing housing discrimination and landlord disputes to find solutions to these issues in a comprehensive and professional manner. SJFH operates a renter’s helpline that provides counselors and legal advice for individuals who are potentially being unfairly discriminated against in terms of their housing choice.

Additionally, the City works with its homeless committee to find more strategies to address the needs of persons experiencing homelessness. The City created a Homeless Liaison Officer position in the local police department in 2017. The officer conducts street outreach and connects individuals with resources and local social service providers. In collaboration with the Lodi Committee on Homelessness (LCOH) volunteers, the officer has reported success in helping individuals access resources and in some cases housing.

Summary of Efforts to Address Worst Case Needs: the City of Lodi utilized allocations from other grant resources to address the worst case housing needs and did not need to utilize CDBG funds.

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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 created two new staff positions in 2020: Community Development Director and Neighborhood Services Manager. The Program Specialist position was created in 2021. These new staff positions have given the City additional capacity to participate in the many homeless housing/services efforts across the City and as described below.

The City has continued to be a participant in the LCOH, which comprises City staff from a cross section of departments (including police), City Council members, San Joaquin County agencies, local residents, business owners, and representatives from local and regional social services organizations (including CDBG subrecipients), faith-based organizations, philanthropic organizations, health organizations, and housing agencies. Led by the resident volunteers and supported by the Lodi Improvement Committee (LIC), 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. On November 4, 2020, the City Council adopted the San Joaquin Community Response to Homelessness: 2020 San Joaquin Strategic Plan ("Strategic Plan"), a strategic plan developed by the CoC that provides a road map to address homelessness based on local needs and strategies. The City has remained actively involved in the monthly committee and subcommittee meetings and has consolidated the other homelessness outreach efforts into these meetings.

Lodi has previously been involved with the CoC in the planning and execution of the countywide point-in-time homeless count, which typically takes place in January every other year. However, due to the COVID-19 pandemic, the 2021 point-in-time (PIT) count was canceled and rescheduled to 2022. On January 26, 2022 the City of Lodi PIT count was completed and resulted in a 50% increase from 2019 for a total of 208 unsheltered in the Lodi Community. It was noted by the CoC the City of Lodi by far had the most accurate PIT count within San Joaquin County

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 2018-19 program year. The County now has a program administrator for homeless services. This position is directed to bring about new homeless and affordable housing resources to the county, increase coordination among local jurisdictions, and help coordinate the point-in-time counts for the County.

The LIC, 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. It was able to participate in the 2022 Homeless Point-in-Time Count and engage the community regarding advocacy and education on homeless issues and solutions, and provide support to the Lodi Committee on Homelessness (LCOH).

Addressing the emergency shelter and transitional housing needs of homeless persons

Residents of emergency shelters and transitional housing often need additional services, 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 often in need of repairs due to steady and intensive use. The City has been adamant in recognizing the need for both more transitional housing and for providing additional resources for the preexisting facilities, both of which have been voiced by service providers in prior years.

In 2022-2023, the City funded the Salvation Army HVAC Replacement project and Hope Harbor shelter operations project.

The City of Lodi has applied for and been awarded various other grant resources to develop a shelter, learning center, and transitional housing in Lodi which has allowed CDBG grant resources to be utilized towards other projects.

The development of the permanent Access Center Shelter (Access Center) is well underway and it will have the capacity to meet the needs of our 2022 Point-in-Time count and provide 24/7 shelter and wraparound services. Currently the temporary Access Center is open and operating at or near capacity most nights at close to 50 individuals. Services being offered include, food, clothing, hygiene, case management, housing navigation, and resources for medical, behavioral health, and substance use treatments.

On the same campus as the Access Center, the City is looking to construct a learning center that would allow for various educational and trade services to be taught for Access Center clients as well as the community as a whole. We are hoping to have both youth, transitional aged youth, and adults utilize the learning center to advance their knowledge and career opportunities.

Additionally, the City is working to acquire and rehabilitate a 40 unit property to develop transitional/supportive housing to Medi-cal recipients that are current residents of local shelter

facilities.

Both the Access Center and transitional housing facility in development will allow individuals to continue towards their path of self-sufficiency and exit the cycle of homelessness while reducing the likelihood of recidivism.

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 CPFSJ 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 through opportunities for educational mentoring, interpersonal communication, skill training, and mapping goals for the individual's future, including their family's future. The CPFSJ 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 the Second Harvest Food Bank, which helps families teetering on the edge of homelessness. A good portion of Lodi's seniors are on fixed incomes and often face frequent medical care expenses that can be an extreme financial burden. 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 continues to have a strong relationship with The Salvation Army Lodi Corps. Their programs in Lodi offer financial assistance for low-income families, food boxes, culinary arts training, job skills, and Hope Harbor Shelter, which provides overnight care for men, women, and families with children, transitional living, and a cold-weather shelter. The Salvation Army offers homeless services, support, and resources such as case management, hot meals offered 365 days a year, showers, clothing exchange, and "pre-program" supportive services to prepare individuals for one of their six-month rehabilitation programs.

The City supported basic human needs by providing funds to the Second Harvest Food Bank, which provides bulk food goods to local shelters. Both 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 utilized outside grant resources to assist those experiencing homelessness. The City expended HEAP grant funds to develop four permanent support housing units and the Housing Authority of the County of San Joaquin provides Housing Choice Vouchers.

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 process.

- The LCOH collaborates with the Homeless Liaison Officer, a position in the Lodi Police Department that connects persons experiencing homelessness, on an individual basis, with needed programs, resources, and shelter. Additionally, the City's Neighborhood Services Manager sits on the CoC Strategic Planning Committee and is the Chair of the CoC Shelter Committee. Committee members frequently participate in CoC board activities to address homelessness (such as point-in-time counts).
- The City continued to support the Second Harvest Food Bank, which provides food to many local Lodi service providers that then distribute this food to persons experiencing homelessness and persons and families at risk of homelessness. 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 Center and The Salvation Army, which provide food to extremely low- and very low-income residents across the City. Food provision can help some residents save funds to use on other necessities such as health and housing.

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.

Additionally, the City has partnered with HACSJ to develop 110 units of senior with veterans preference affordable housing. The City has allocated the land to develop the two phase project and assisted with supporting HACSJ in acquiring grant resources for the project.

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 2022-23 program year, the City funded SJFH to address the need for actions against affordable housing barriers. 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). The City is currently drafting its Housing Element Update and revising its General Plan. This analysis will inform the 2024-2028 Five Year Consolidated Plan to be drafted in 2024

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

In the 2022-23 CDBG program year, the City supported the following programs to address underserved needs:

- SJFH's housing counseling services, outreach, and seminars.
- Second Harvest Food Bank's services to disabled, elderly, youth, and persons experiencing homelessness and their families.
- CPFSJ's services, which predominantly serves at-risk youth populations and their families that are at risk of gang influence and activities. Many of the partnership's efforts help to serve Hispanic youth and their families.
- LOEL Senior Center's Meals on Wheels Program for elderly, many of which are disabled and have little ability to have social interaction or access to nutrition on their own.

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

In 2022-23, the City offered the following programs to reduce lead-based paint hazards:

- The City has implemented and continues to use the policy of providing lead-based paint testing as a component of its residential repair and rehabilitation program 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 continues to have lead-based paint hazards flyers and information at City Hall for those seeking more information or for those who might be affected.
- The City has finished repairs on seven homes through the Residential Repair Program. The project is

required to abate any lead-based paint hazards on site.

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

The City strives to ensure the CDBG program serves as many poverty-level families as possible. In the 2022-23 program year the City used CDBG funds to fund projects to provide various social services to low-income families and youth. The City plans to continue to fund activities that closely relate to the 2019-23 Consolidated Plan's Strategic Plan goals, which are largely focused on reducing poverty and supporting low-income areas with various community development activities.

In the 2022-23 program year, the following nonprofits provided these instances of service to Lodi residents:

- Second Harvest Food Bank: Served 8,926, 99 percent were low-income.
- LOEL Senior Center: Provided 144 homebound seniors nutritious meals five days a week. This program largely helps to assist disabled elderly, many of whom are in need of financial and medical assistance, 86% were at or below median income.
- CPFSJ: Provided services to 198 youth through their support and counseling program, Family Resource Center. The benefit from their program also goes on to benefit the household of the recipient. 80% were below median income.
- SJFH: Served 1,016 households with housing-related services; their program is a great resource for low-income families that are facing various rental housing issues.

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 other departments/divisions, such as Planning, Code Enforcement, Economic Development, and Public Works. In addition, City staff is the liaison to the LIC and stays updated on LCOH, CoC Shelter Committee, CoC Strategic Planning Committee, 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, the City updated its Housing Element, which discusses issues such as multi-family and affordable housing, reviewed existing HUD-funded housing programs, and evaluated their effectiveness.

The City is currently drafting its Housing Element Update and revising its General Plan. This analysis will inform the 2024-2028 Five Year Consolidated Plan to be drafted in 2024.

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 LCOH, LIC, 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)

SJFH remained open during the COVID-19 pandemic. SJFH was able to answer questions from tenants and landlords about housing issues impacted by COVID-19, including the moratorium on evictions and general questions about rights and responsibilities from both tenants and landlords. SJFH shared documents for tenants to give to landlords regarding a tenant's loss or reduced income due to the pandemic and advised landlords on how they could work with their tenants during this pandemic. SJFH implemented additional public information on its website, as well as an informational table outside of its office, which worked to provide community members with resources.

Overall, SJFH was able to mediate and counsel 1,197 families in Lodi during the 2022-23 program year. Additionally, the City took action as recommended from the completed and approved 2016 Analysis of Impediments. Actions taken during 2022-23 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 accepted applications and executed agreements with seven households for the Residential Repair Program project during the 2020-21 program year. Repairs were completed. No program progress made in 2022-23 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 may 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 Community Improvement Division (formerly 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.

- The City has been in discussions with HACSJ regarding rehabilitation of an existing complex through support of HOME grant funds. The City has also been talking with various local and regional homeless

shelter providers regarding the purchase of existing structures for conversion to affordable units for lower income households, especially households experiencing homelessness.

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 the program year, the City continued 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 SJFH.

91.520(a) section continued

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. 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/665/Americans-with-Disabilities>.
- 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.
- 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 SJFH and other nonprofit groups that regularly come into contact with groups at risk of housing discrimination.
- Action: The City has continued to work with SJFH to improve outreach to residents at risk of discrimination, using marketing, educational efforts, and partnerships with other agencies (schools, utilities, etc.) to disperse fair housing informational materials.

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. Additionally, the City has been working with the San Joaquin Council of Governments on understanding what factors are driving displacement risk within local communities. 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 City.

6. Fair housing education

- Action: The City published information online in Spanish and English about available housing services and programs in the City, specifically the Residential Repair Program, Harmony Homes project, Access

Center project, CDBG program activities, rental assistance, and LIC meetings. The City also posted flyers in the resource area of City Hall regarding fair housing services and information on lead hazards in the home; this information was also provided in English and Spanish. The City has also created an online page for fair housing services information at <http://www.lodi.gov/182/Rental-Foreclosure-Assistance>. The City publishes information in Spanish to inform persons fluent in Spanish but 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.

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CR-40 - Monitoring 91.220 and 91.230

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

The City's CDBG program is currently run by one CDBG program specialists with oversight by the Neighborhood Services Manager, who carries out the responsibilities associated with the CDBG program. The program specialist oversees reporting requirements, monitor the budget, conduct procurement activities, enforce labor compliance standards, and attend to other tasks. He is available to offer assistance and answer questions from subrecipients and are in contact with each subrecipient, at least quarterly, regarding quarterly reports or other matters. The program specialist is a contractor that is part of a team of experienced professionals that the City draws upon for expertise and assistance, as needed. The program specialist has over 3 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 2 CFR 200.328, 2 CFR 200.331, 24 CFR 570.501, 24 CFR570.503(b)(1) and all other applicable laws, regulations, policies, and sound management and accounting practices.

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

Describe 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 6, 2023. The City posted and published a notice regarding the City Council hearing on the draft CAPER.

As a public agency, the City strives to accomplish effective transparency through three methods, which are identified in the written documents: how staff solicits public comment for use of the funding, what the City has proposed to do with the grant funding, and what the City has accomplished with the use of those funds.

This CAPER was made available to the public for 15 days starting August 21, 2023 and ending September 6, 2023. [There were [redacted] public comments received regarding this CAPER.] Please note: this will be updated after the City Council meeting, prior to submission to HUD.

[The 2022-23 CAPER was reviewed and [redacted] by City Council on September 6, 2023. Upon approval, the CAPER was submitted to HUD. Please refer to the appendix at the end of this document to view the presentation for this CAPER's approval, as well as a resolution by City Council to approve of the 2022-23 CAPER.] .] Please note: this will be updated after the City Council meeting with outcome, prior to submission to HUD.

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 2022-23 program year was the fourth year of implementing the City of Lodi's 2019-23 five-year Consolidated Plan. This Consolidated Plan set forth the priority needs and goals for the CDBG program over a five-year period, which spans from July 1, 2019, to June 30, 2024 covering five program years: PY 2019, PY 2020, PY 2021, PY2022, and PY 2023.

The 2022-23 Annual Action Plan was adopted by the City on May 4, 2022.

Due to the COVID-19 pandemic and subsequent release of CDBG-CV funding from the CARES Act, the City amended its 2019-23 Consolidated Plan to address new priority needs. The Consolidated Plan amendment included the COVID-19 Preparation, Prevention, and Response goal (Goal #11) and the Annual Action Plan amendment identified programs to meet this goal, including:

- Emergency Rental Assistance: CPFSJ has helped 55 families since taking over program from CVLIHC, 100% of program participants were L/MI and nearly 84% were below moderate income

Beginning in 2018, the City enhanced its approach, so that it not only utilizes a needs-based approach but added an asset-based strategy for certain aspects of community improvement. While CDBG 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 involvement with the ABCD: Love Your Block program, 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.

The City does not have any BEDI grants, however, the City, through its Economic Development

Department, received a \$300,000 brownfield assessment grant from the U.S. Environmental Protection Agency (EPA). This grant, awarded in 2020, has a three-year term and will be used to contribute to the successful revitalization and reuse of 'brownfield' sites (vacant, blighted, or otherwise underutilized properties). The grant provides funding for environmental site assessments, regulated building materials surveys (asbestos and lead paint), site cleanup and reuse planning, and related activities at publicly and privately owned sites. Use of grant funding will build on success-stories achieved by the City during its previous (fiscal year 2015) EPA brownfields assessment grant and continue to drive revitalization and beneficial reuse of underutilized brownfield sites. Although funding is available for priority projects throughout the City, specific target areas include downtown Lodi, the Union Pacific Railroad (UPRR) rail corridor that bisects the City north to south, and the federally designated Opportunity Zone. These target areas consist of approximately 230 acres bounded by the UPRR rail corridor to the west, Lodi Avenue to the north, Central Avenue to the east, and Kettleman Lane to the south. An overarching goal is to leverage grant funding to develop a sustainable brownfields revitalization program to continue supporting site redevelopment projects that benefit all citizens of Lodi.

There are several potential projects in the pipeline for the 2024-25 program year that the City is hoping will come to fruition and will be reported in a future CAPER.

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

N/A for this program year

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative:

N/A

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