



**2020-21 Annual Action Plan**  
**Community Development Block Grant Program**

**CITY OF LODI**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**NEIGHBORHOOD SERVICES DIVISION**



*Final– May 15, 2020*

Annual Action Plan

# Executive Summary

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

### 1. Introduction

The City of Lodi's (City) mission is to enhance the quality of life for all Lodi residents. Through the propagation and implementation of the Community Development Block Grant (CDBG) program, the City has been able to further uphold and actualize this mission. The overall goal of the CDBG program is to develop viable urban communities by providing decent and affordable housing, providing a suitable living environment, and expanding economic opportunities. This goal is realized by directing funds that are received from the US Department of Housing and Urban Development (HUD) to programs, policies, and goals that primarily serve extremely low-, very low-, low-, and moderate-income persons.

To effectively direct and allocate the CDBG funds received by HUD in the most useful and efficient ways possible, the City is required to create the five-year Consolidated Plan and subsequent Annual Action Plan for submission to HUD. This document, the 2020-2021 Annual Action Plan, serves as:

1. A planning document for the City of Lodi, which is created on a community-oriented participatory process.
2. An application for federal funds under HUD's CDBG formula grants programs.
3. A strategy to be followed in carrying out HUD's programs.
4. An outline of specific projects, programs, and expectations to be undergone during the 2020-2021 CDBG program year.

### ***Annual Action Plan Time Frame***

The 2020-2021 Annual Action Plan covers the time frame from July 1, 2020, to June 30, 2021, which is the length of one complete CDBG program year. All projects and programs funded during this period will be expected to complete their projects by June 30, 2021.

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

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

The goal of the 2020-21 Annual Action Plan is to provide a one-year plan that implements the City's five-year strategic plan goals. The plan further identifies the activities and funding allocations for the next 2020-2021 program year. The CDBG program works to support affordable housing, social services, and community development initiatives within the City, and lays out data-driven, community-based investment decisions to facilitate the most sustainable and comprehensive future for the City's housing,

community, environmental, infrastructural, and economic progression. Through data collection, outreach, and analysis presented in this plan, a clear outline of the 2020-21 CDBG program year is formed.

At the direction of HUD, the City recently completed a substantial amendment to the 2019-23 Consolidated Plan. The original 2019-23 Consolidated Plan was submitted to HUD in May 2019 and approved in September 2019. Subsequently, City Council approved an amendment (2019-2023 Consolidated Plan Amendment #1) to the plan in January 2020. The amendment focused on changes to the City's identified priority needs and goals, as listed in the Strategic Plan section of the Consolidated Plan. In preparation of this amendment, the City engaged in multiple efforts to solicit community feedback, which focused on narrowing down what the City's priority populations are, as well as their priority needs. This community engagement was then compiled and updated in the Needs Assessment section of the Consolidated Plan.

The Needs Assessment is essentially a guide for what the needs of the community will be in the years to come. During the time frame of the Consolidated Plan, the City will implement, facilitate, and fund projects and programs intended to benefit and address each target population mentioned, as well as consider the development of projects that help to improve the quality of life of all residents in the community. As explained in further detail in the Needs Assessment section of the Consolidated Plan, the main target populations to be assisted in Lodi are:

- Very low-income persons, specifically children, youth, single-parent families, individuals, seniors, and persons with disabilities
- Extremely low-income persons, specifically children, youth, single-parent families, individuals, seniors, and persons with disabilities

The Needs Assessment section also identified several priority public service programs and projects that are needed in the community based on responses from community members. Examples of these priority projects and programs include:

- Youth programs
- Gang prevention and crime reduction programs
- Meal and emergency food services
- Mental health services
- Homeless services and prevention

Multiple projects and programs in support of the provision of affordable housing were also identified as priorities according to feedback. Affordable housing projects and programs to be prioritized include:

- Fair housing services

- Creation of new transitional, emergency, supportive, and permanent units
- Housing rehabilitation
- First-time homebuyer programs

Additionally, the Needs Assessment section included public opinion on the need for public facilities and improvements to public infrastructure in the City, such as:

- Improvement of street surfaces and alleyways
- Park cleanups and improvements
- Streetlighting improvements
- Street sweeping and addressing blight in the City
- Americans with Disabilities Act (ADA) improvement projects

This plan lays out specific projects that will be supported during the 2020–21 program year; details on these projects and the needs and goals that they support can be found in section AP-35. The following is a general list of projects and programs to be supported in the 2020–21 program year:

- Mental health services and family supportive services
- Youth programs and gang prevention
- Meal and emergency food services for seniors and low-income individuals
- Homeless services and prevention
- Immigration services
- Alley improvements in low-income neighborhoods
- Fair housing services
- Capital improvements for homeless and at-risk homeless individuals

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

On April 2, 2020 the City of Lodi received \$380,772 in CDBG-CV funds to prepare for, respond to, and prevent the Coronavirus. On September 11, 2020 the City received \$415,636 in additional CDBG-CV funds. As such, the following activities are supported during the 2020-2021 program year:

- Emergency Rental Assistance
- Basic Needs Assistance
- Small Business Assistance
- Technology Improvements for Non-Profits

- Landlord-Tenant Mediation Services
- CDBG-CV Program Marketing

### **3. Evaluation of past performance**

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

The 2019–20 Consolidated Annual Performance Evaluation Report (CAPER) is still in progress; it will be available for review in September 2020. To date, the service providers have reported meeting outcomes and progressing in their goals. The 2018–19 CAPER was accepted by HUD as adequate and is available on the City’s website (<https://www.lodi.gov/DocumentCenter/View/2800/2018-19-CDBG-Draft-CAPER-for-Public-Review-PDF>).

The City has successfully completed monitoring according to its desk-monitoring and on-site monitoring policies. In 2019–20, the City updated its policy based on HUD recommendations. As for desk monitoring, the City reviews each subrecipient’s grant performance and financial documentation on a quarterly basis, at minimum. Subrecipients are selected for more in-depth on-site monitoring based on certain criteria.

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

Summary from citizen participation section of plan.

The City of Lodi offered several opportunities for participation and comment through the Annual Action Plan and Consolidated Plan amendment processes. Because these processes sought the same outcome, which was to gather input from the community on community needs and strategies to address those needs, citizen participation processes for both were combined into one collaborative effort. A summary of the opportunities for public participation and comment are as follows:

- On November 6, 2019, staff held a community outreach meeting with 2019–20 program year CDBG subrecipients to receive feedback on community needs.
- On November 23, 2019, staff posted a legal notice at City Hall, on the City website, and in the *Lodi News Sentinel* newspaper to notify the public of the upcoming release of funding availability for the CDBG program and to invite public comment.
- On December 10, 2019, staff released a Notice of Funding Availability (NOFA) to the public and held a workshop with the Lodi Improvement Committee (LIC) and interested CDBG applicants to review scoring criteria and receive feedback on community needs.
- On December 14, 2019, staff attended the Boys and Girls Club Winter Wonderland Fair to receive public feedback regarding community needs.

- On January 14, 2020, staff facilitated CDBG applicant presentations for the 2020–21 CDBG program year at a regularly scheduled Lodi Improvement Committee meeting.
- From January 24, 2020, to February 14, 2020, staff conducted consultations with local stakeholders and service providers with the help of Lodi Improvement Committee members.
- On March 10, 2020, at a regularly scheduled Lodi Improvement Committee meeting, staff facilitated a Lodi Improvement Committee meeting to vote on final applicant scores for the 2020–21 CDBG program year applicants and offered an opportunity for public comment and applicant presentations.
- On March 17, 2020, staff released the draft 2020–21 Annual Action Plan document for a 30-day public review period by posting the plan on the City website and making it available for review at City Hall.
- On April 15, 2020, staff attended a public hearing for approval of the draft 2020–21 Annual Action Plan by City Council.
- On May 6, 2020, staff attended a public hearing for the approval of the final 2020–21 Annual Action Plan.
- On November 4, 2020, Lodi City Council held a virtual public hearing for the approval of the 2020-21 Annual Action Plan Amendment No .1
- On December 22, 2020, Lodi City Council will hold a virtual public hearing for the approval of the 2020-21 Annual Action Plan Amendment No .2 as it related to the CDBG-CV funding allocation.

## 5. Summary of public comments

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

Please see summary of public comments contained in Sections AP-10 Table 2 and AP-12 Table 4 below. Please refer to Attachment A for public meeting minutes and comments (Attachment A is not included in this Amendment No 2. Version of the plan).

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

As of writing of this document, all comments were accepted.

## 7. Summary

This 2020–21 CDBG Annual Action Plan is a conglomeration of community participatory feedback, area-focused demographic data collection and analysis, community stakeholder involvement, consideration of city-wide goals and policies, and City staff’s coordination and communication with community entities

and resources. The plan utilized each of these factors to accurately depict the most effective strategic approaches to the allocation of CDBG funds for the program year.

In the 2020–21-time frame, CDBG funds will focus on promoting safer neighborhoods, completing infrastructure and facility improvements, building capacity in low-income neighborhoods, supporting public services programs that benefit priority populations, affirmatively furthering fair housing, and supporting programs and projects that reduce and prevent homelessness.

Lodi’s City Council reviewed and approved of the 2020–21 Annual Action Plan on April 15, 2020, after a 30-day public comment period concluded (March 17, 2020, to April 15, 2020). City Council then reviewed and approved the final Annual Action Plan on May 6, 2020.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Lodi	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Community Development Department – Neighborhood Services Division is responsible for overseeing the administration of the City’s CDBG funding, including the preparation of the Consolidated Plan, the Annual Action Plans, and CAPERs. The CDBG Program Specialist – Consultant operates the day-to-day administration of the CDBG program, and the City Manager Office oversees these operations.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

In preparing the Annual Action Plan, the City consulted and gathered information from a variety of agencies, including city departments and service programs, local and regional community-based organizations, and the Housing Authority of the County of San Joaquin (HACSJ).

The goal of the consultation process was to gather data to help determine any updates in the priority needs of Lodi residents, as well as opportunities for coordination to improve availability of and access to services, housing, and quality of life within the community.

As a consequence of the pandemic and during the Amendment No. 2 process, consultant staff interviewed stakeholders again to gather their input on the recent impacts from Covid-19. The results of their feedback were incorporated into the priority needs and goals identified in the sections below.

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

The City coordinates with several service providers and organizations that specialize in public and assisted housing sectors, as well as various other special needs services on a local and regional scale.

The City’s public housing agency is HACSJ, which operates on behalf of the whole County. Staff recently coordinated with HACSJ on a grant application and project for construction of tiny homes through Continuum of Care (CoC) Homeless Emergency Aid Program (HEAP) funds. Coordination efforts between the City and HACSJ will need continual support to help create new opportunities for affordable housing in the City, and to ensure that the properties managed by HACSJ in Lodi are being used to most efficiently assist low-income individuals and families, and families at risk of homelessness in Lodi.

Communication with San Joaquin governmental agencies, such as Public Health Services of San Joaquin, helped in the coordination of the Consolidated Plan’s Needs Assessment discussion regarding people living with HIV/AIDS in Lodi and San Joaquin County, as well as with information regarding mental health service provisions to Lodi residents. In addition, one of Lodi’s appointed representatives sits on the local board for the Emergency Food and Shelter Program, which includes representatives from all emergency shelter providers, as well as County mental health professionals. The representative provides periodic updates to City staff on the board’s activities.

Consultations were held with various local service providers that specialize in services for at-risk youth, persons with disabilities, seniors, mental health services, and low-income residents. These agencies were selected because of their prominence as distinguished professionals in their fields, as well as their ability to offer insightful information for the City’s Annual Action Plan and Consolidated Plan amendment.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Building on years of coordination, both during this and previous Consolidated Plan cycles, the City continues to support the San Joaquin CoC with various efforts to end homelessness in the County. Main goals, as identified by the chair of the CoC, are aimed at prioritizing efforts that actively move homeless households into permanent housing, provide actual shelter for the unsheltered homeless, and prevent households from ending up on the streets or in shelters in the first place.

The CoC is currently administered by the San Joaquin CoC, a group of stakeholders and lead organizations in San Joaquin County that receive and distribute funding for supportive homeless and housing services, with several agencies and organizations receiving funding locally within Lodi. Members of the Lodi Committee on Homelessness participate in CoC meetings and volunteer to assist in its homeless prevention and assistance programs/projects. Additionally, these members assisted the CoC and County Board of Supervisors in creating a new homeless services coordinator position.

Recently, one of the City's most significant actions toward addressing homelessness and supportive housing was securing over \$1,250,000 in HEAP funds from the San Joaquin CoC. This was accomplished through the coordination of City staff, City consultants, HACSJ, and members of the Lodi Committee on Homelessness through an application process to the CoC.

The City has funded and assisted in the propagation of multiple programs and projects aimed at providing supportive services to homeless individuals, as well as funding programs that support those at risk of being homeless. One of the City's most prominent resources in assessing and coordinating the needs of homeless populations is the Committee on Homelessness, a community-based group made up of local stakeholders and representatives of private and public institutions. The Committee on Homelessness works closely with the community to organize local public meetings to address public comments, discuss homeless issues, and find viable programs and solutions to problems facing individuals who are homeless and at risk of becoming homeless, and coordinates with the CoC to align the City of Lodi with current countywide goals and standards that address homelessness. The City will continue to work with the Committee on Homelessness to reach the goals outlined by the CoC, as well as addressing the priority needs of the City's homeless population.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Although the City does not have a large enough population to receive Emergency Solutions Grant (ESG) funds directly, the San Joaquin County Neighborhood Preservation Division administers several federal

grant programs that provide direct assistance to homeless and low-income individuals and families throughout San Joaquin County. This includes several Supportive Housing Programs and a Shelter Plus Care program. The Shelter Plus Care program provides rental assistance to disabled homeless individuals. Supportive Housing Programs provide rental assistance and supportive services to homeless families and individuals to assist them in making successful transitions from homelessness to independent living. Funds for these programs are received through HUD's Continuum of Care Homeless Assistance Grant Application process.

Additionally, members of the Lodi Improvement Committee, as well as members of the Lodi Committee on Homelessness, participated in the development of the CoC's 2019 Point-in-Time count. This report from the CoC gives accurate and relevant data on homeless characteristics, supportive housing services, and statistics that help shape the direction of future development of the County's services and its ability to address the needs of homeless populations. The coordination of these two committees with the CoC is an essential component of the City's ability to communicate with the CoC to better understand the prioritization of supportive housing needs within the community.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	California Human Development (CHD) Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Health Services - Education Services - Employment Services - Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted CHD regarding housing and community development needs in Lodi at a stakeholder meeting. CHD provides legal services for individuals seeking citizenship in the United States. Representatives from CHD provided staff with information regarding community needs in the City of Lodi. The City will continue to coordinate with CHD on information regarding public services and low-income minority populations.

<b>2</b>	<b>Agency/Group/Organization</b>	Housing Authority of San Joaquin County (HACSJ)
	<b>Agency/Group/Organization Type</b>	Public Housing Authority Services-Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with HACSJ on characteristics of affordable housing in the City of Lodi and in San Joaquin County. HACSJ provides rental assistance for over 5,000 households in the County. A HACSJ representative provided feedback regarding housing needs, specifically the need for construction of multi-family units, and the creation of affordable single-family units, rental units, senior housing units, and emergency housing units. They identified the largest barriers to housing in the City to be cost burden, availability of land and properties, and political aspects to policy implementation. The City will continue to coordinate with HACSJ on issues regarding affordable housing.
<b>3</b>	<b>Agency/Group/Organization</b>	LOEL Foundation
	<b>Agency/Group/Organization Type</b>	Housing Services - Elderly Persons Services - Persons with Disabilities Services - Health Foundation Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with the LOEL Foundation in regard to senior needs in the community. LOEL provides meals, activities, and other resources to the senior population. A representative from LOEL stated that low-income housing is one of the biggest needs in the City of Lodi. Additionally, the City needs more housing, food, and transportation initiatives. The City will continue to coordinate with LOEL on information regarding seniors and disabled individuals.
<b>4</b>	<b>Agency/Group/Organization</b>	Second Harvest Food Bank
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Second Harvest regarding public service and community development needs in Lodi at a stakeholder meeting. Second Harvest provides emergency meal programs for individuals and families in need of assistance. Representatives from Second Harvest provided staff with information regarding public service needs in the City of Lodi. The City will continue to coordinate with Second Harvest on information regarding public services and low-income populations.

5	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Services - Victims Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with the Lodi Salvation Army at a stakeholder meeting in regard to homeless and housing needs in the community. Salvation Army provides overnight shelter to homeless and low-income individuals, as well as public services for individuals and families in need of assistance. Representatives from Salvation Army provided staff with information regarding public service needs in the City of Lodi, specifically in relation to homeless populations. The City will

		continue to coordinate with Salvation Army on information regarding public services, homeless, and low-income populations.
6	<b>Agency/Group/Organization</b>	San Joaquin Fair Housing Association (SJFH)
	<b>Agency/Group/Organization Type</b>	Services - Housing Service - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with SJFH regarding various housing and fair housing issues in the community at a stakeholder meeting. SJFH stated that the community is in need of more affordable housing, tenant counseling services, and landlord education. Substandard housing is a huge issue in Lodi, and landlords impose many housing problems directly on their tenants by failing to provide adequate housing and fair prices. However, tenants also need education on how to be better tenants and deal with legal challenges. The City will continue to coordinate with SJFH on characteristics regarding fair housing.
7	<b>Agency/Group/Organization</b>	Lodi Improvement Committee
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Health Services - Education Services - Employment Services - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Special Needs

		Anti-Poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lodi Improvement Committee helped collect public feedback on community needs and priorities, as well as assisting in scoring applications. The Lodi Improvement Committee serves as a great source of information for the City in regard to housing and community development needs.
8	<b>Agency/Group/Organization</b>	Lodi Library
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-Poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff interviewed a representative at the Lodi Library regarding homeless and housing needs in the City. The Lodi Library serves as an important stakeholder in the City in regard to homeless and low-income population characteristics and the provision of public services. The City will continue to coordinate with the Lodi Library on initiatives and information regarding housing and community development needs.
9	<b>Agency/Group/Organization</b>	California Rural Legal Assistance (CRLA)
	<b>Agency/Group/Organization Type</b>	Service - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with the CRLA regarding various housing and fair housing issues in the community at a stakeholder meeting. CRLA helped to provide information regarding fair housing testing and needs in the community surrounding housing discrimination. The City will continue to coordinate with CRLA on characteristics regarding fair housing in the City.
	<b>Agency/Group/Organization</b>	Committee on Homelessness

10	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Committee on Homelessness provided a brief consultation. Information on needs was provided. Specifically, no/low-barrier shelters, respite centers, and more options for affordable housing are needed to combat homelessness in Lodi. Neighborhood Services Division staff will continue to encourage periodic updates from the Committee for increased coordination and sharing of information.

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

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	San Joaquin County	Both address issues pertaining to homelessness and special needs housing.
2016 Analysis of Impediments to Fair Housing Choice	City of Lodi	Both address issues pertaining to access to housing.
American’s with Disability [sic] Act (ADA) Self-Evaluation and Transition Plan	City of Lodi	Both address issues pertaining to persons with disabilities accessing public facilities.
2015-2023 Housing Element	City of Lodi	Both include the goal of fostering affordable housing.

**Table 3 – Other local / regional / federal planning efforts**

## Narrative (optional)

City staff engaged 31 stakeholders in a Needs Assessment from October 12 to October 30 to determine the needs of community members impacted by COVID-19.

Thirty non-profits organizations and government agencies were contacted to provide updates on to the needs of Lodi residents since the start of the COVID-19 pandemic. Eighteen organizations responded and identified the following needs:

### Rental assistance

- Basic needs (e.g., food, diapers, childcare)
- Landlord-tenant mediation services
- Program marketing
- Technology assistance for non-profits

A survey was distributed to several business organizations in Lodi who agreed to distribute it to their members. Business organizations identified the following needs:

- Business assistance grants (e.g. operating expenses, equipment purchasing)

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Outreach is essential to the City’s ability to create an accurate and effective plan, and to allocate resources appropriately. First, the City attempted to reach as many residents as possible within the CDBG target areas and within specific demographics, such as low-income families, disabled persons, seniors, female-headed households, and parents/guardians of children. Receiving feedback directly from local residents who may receive assistance from grant funds is crucial for the CDBG program’s effectiveness. Second, the City reached out to practitioners, agencies, leaders, organizations, and companies who may have the specialized knowledge, experience, resources, and capacity to discuss needs, opportunities, solutions, investments, and how community improvements can be made. Third, the City encouraged all Lodi residents to weigh in on community needs and opportunities for improvements through various opportunities described below (e.g. local resources fair, Lodi Improvement Committee community needs workshop, 30-day public review period, and City Council public meetings).

Please refer to the table below and the Executive Summary section for a list of citizen participation and consultation processes that were completed in preparation of this Annual Action Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Local Service Providers	Community needs workshop with local stakeholders and service providers on November 6, 2019: 10 attendees	Refer to Attachment A	No comments not accepted.	<a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a>
2	Legal Notice	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	NOFA notice and community needs workshop on December 10, 2019	No comments were received.	No comments not accepted.	<a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a>
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Lodi Improvement Committee (LIC) Meeting on December 10, 2019: 5 Attendees	Refer to Attachment A	No comments not accepted.	<a href="http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=">http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Lodi Boys and Girls Club Winter Wonderland Fair on December 14, 2019; approximately 60 individuals participated in community outreach	No comments received	No comments not accepted.	
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	LIC meeting on January 14, 2020: approximately 5 participants attended	Refer to Attachment A	No comments not accepted.	<a href="http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=">http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=</a>
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	LIC meeting on March 10, 2020: approximately 12 participants attended	Refer to Attachment A	No comments not accepted.	<a href="http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=">http://lodi.gov/AgendaCenter/Search/?term=&amp;CIDs=2,&amp;startDate=&amp;endDate=&amp;dateRange=&amp;dateSelector=</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Review of Draft Annual Action Plan	Non-targeted/broad community	Beginning March 17, 2020, the draft Annual Action Plan 2020-21 was made available for public review for 30-day public comment period.	No comments received	No comments not accepted.	<a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a>
8	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community CDBG Target Area - Heritage District	On April 15, 2020, the City Council conducted the first public hearing for the review of the draft Annual Action Plan.	Refer to Attachment A	No comments not accepted.	<a href="https://www.lodi.gov/901/Council-Meeting-Archive">https://www.lodi.gov/901/Council-Meeting-Archive</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  CDBG Target Area - Heritage District	On May 6, 2020, the City Council conducted a public hearing for the review of the draft Annual Action Plan.	Refer to Attachment A	No comments not accepted.	<a href="https://www.lodi.gov/901/Council-Meeting-Archive">https://www.lodi.gov/901/Council-Meeting-Archive</a>
10	Legal Notice	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	CDBG-CV NOFA notice November 25, 2020	No comments were received.	No comments not accepted.	<a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a>
11	Public Review of Amendment No. 2 to the Annual Action Plan	Non-targeted/broad community	Beginning December 11, 2020, Amendment No. 2 to the 2020-2021 Annual Action Plan was made available for public review for 12-day public comment period.	XX	XX.	<a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Non-targeted/broad community	On December 22, 2020, the City Council conducted a virtual public hearing for review of the draft Amendments to the Annual Action Plan, Consolidated Plan, and Citizen Participation Plan.	XX	XX	<a href="https://www.lodi.gov/AgendaCenter">https://www.lodi.gov/AgendaCenter</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Lodi is a CDBG entitlement community that anticipates an average allocation of approximately \$630,000 per year for planning purposes. For the 2020–21 CDBG program year, the City will receive \$647,277, which is a slightly higher allocation than last year. Allocation of funds and assignment of priorities for funding are based on the national goals set forth by HUD regulations and on the local goals for housing and community development, as outlined in the CDBG Consolidated Plan. Local goals, consistent with HUD regulations, focus on building up and improving the City's lower-income neighborhoods.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>Public-Federal</b>	Admin and Planning Acquisition Housing Public Improvements Public Services	<b>\$647,277</b>	<b>\$0</b>	<b>\$0</b>	<b>\$647,277</b>	<b>\$1,879,000</b>	The City of Lodi is a CDBG entitlement community that anticipates an allocation of \$647,277 for the 2020–21 program year.
<b>CDBG-CV</b>	<b>Public-Federal</b>	Admin and Planning Economic Development Housing Public Services	<b>\$796,408</b>	<b>\$0</b>	<b>\$0</b>	<b>\$796,408</b>	<b>\$0</b>	In order to prevent, prepare for, and respond to coronavirus, the City received \$796,408 in CDBG-CV funding.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG program does not have a matching requirement. However, in evaluating the subrecipient applications and project proposals submitted to the City for CDBG funding each year, match funds are considered as a factor in determining recommended actions.

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

City Hall, Carnegie Forum, Blakely Park, and Lodi Lake are examples of City facilities that will be used to meet accessibility requirements under the City's Consolidated Plan priorities and per the ADA Transition Plan. The Blakely Park restroom project is in its construction phase and is expected to be completed by summer of 2020. Additionally, in the 2020–21 program year, the City's Public Works Department will continue completing alley improvements in the CDBG target area and CDBG funds will fund facility improvements for the Salvation Army Lodi facility. Facility improvements for Salvation Army will include repairing and replacing HVAC units and repairing the walk-in refrigerator which stores the meals for recipients at the Hope Harbor Shelter Lodi facility.

**Discussion**

No additional narrative necessary.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Safer Neighborhoods	2019	2023	Non-Housing Community Development Non-Homeless Special Needs  Homeless	CDBG Target Area  RCAP/ECAP	Safer Neighborhoods and More Resident Pride  More Local Leaders  Services for Homeless/At-Risk Homeless Individuals	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit:  Project 20.04 will benefit approximately 20,000 persons through graffiti abatement
2	<i>Infrastructure and Facility Improvements</i>	2019	2023	Non-Housing Community Development  Other: Capital Improvements	CDBG Target Area  RCAP/ECAP	Safer Neighborhoods  Improvements to Infrastructure and Facility Access	CDBG: \$ 420,731	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:  Project 20.02 will benefit approximately 2,000 persons through alley improvements in the CDBG target area. Please refer to the project summary table below.  Project 20.03 will assist 5,200 persons through facility improvements. Please refer to the project summary table below.

<p><b>3</b></p>	<p><i>Build Capacity in CDBG Target Area</i></p>	<p>2019</p>	<p>2023</p>	<p>Non-Housing Community Development</p> <p>Non-Homeless Special Needs</p> <p>Other: Planning and Capacity Building</p>	<p>CDBG Target Area</p> <p>RCAP/ECAP</p>	<p>Safer Neighborhoods</p> <p>More Local Leaders</p>	<p>CDBG: \$2,500</p>	<p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p>The Asset Based Community Development (ABCD): Love Your Block program will benefit 20 persons through capacity building and leadership initiatives. Please refer to the project summary table below.</p>
<p><b>4</b></p>	<p><i>Support Public Service Programs for Priority Populations</i></p>	<p>2019</p>	<p>2023</p>	<p>Non-Housing Community Development</p> <p>Non-Homeless Special Needs</p>	<p>CDBG Target Area</p> <p>RCAP/ECAP</p> <p>Citywide</p>	<p>Services for Children and Youth</p> <p>Services for Priority Populations</p> <p>Services for Homeless/At-Risk Homeless Individuals</p>	<p>CDBG: \$67,091</p>	<p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p>Projects 20.06, 20.07, and 20.08 will assist a combined total of approximately 3,000 persons through various public services. Please refer to the project summary table below.</p>

<p><b>5</b></p>	<p><i>Affirmatively Further Fair Housing</i></p>	<p>2019</p>	<p>2023</p>	<p>Non-Homeless Special Needs</p> <p>Other: Homeless Prevention</p>	<p>CDBG Target Area</p> <p>RCAP/ECAP</p> <p>Citywide</p>	<p>Services for Children and Youth</p> <p>Services for Priority Populations</p> <p>Services for Homeless/At-Risk Homeless Individuals</p> <p>Support Fair Housing Services</p>	<p>CDBG: \$15,740</p>	<p>Public service activities for Low/Moderate Income Housing Benefit:</p> <p>Project 20.01B will assist a total of 400 households through fair housing services. Please refer to the project summary table below.</p>
<p><b>6</b></p>	<p><i>Support Programs and Projects that Reduce and Prevent Homelessness</i></p>	<p>2019</p>	<p>2023</p>	<p>Affordable Housing</p> <p>Homeless</p> <p>Other: Homeless Prevention</p>	<p>CDBG Target Area</p> <p>RCAP/ECAP</p> <p>Citywide</p>	<p>Services for Homeless/At-Risk Homeless Individuals</p> <p>Services for Priority Populations</p>	<p>CDBG: \$10,000</p>	<p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p>Project 20.05 will assist approximately 12 persons with employment and homeless prevention services</p>

7	COVID-19 Preparation, Prevention, and Response	2020	2020	COVID-19	N/A	COVID-19 Preparation, Prevention, and Response	CDBG-CV: \$796,408	Public service activities for low/moderate income housing benefit: 80 Public service activities other than low/moderate-income housing benefit: 2000 Businesses assisted: 22-45
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Table 6 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Promote Safer Neighborhoods
	<b>Goal Description</b>	The City will support projects and/or programs that support the development of safer neighborhoods. During the Consolidated Plan cycle, the City will evaluate streetlights in high-crime neighborhoods for maintenance and lighting, create up to 5 neighborhood watch groups, and allocate up to \$100,000 to the graffiti abatement program.
2	<b>Goal Name</b>	Infrastructure and Facility Improvements
	<b>Goal Description</b>	The City will improve public spaces within low-income areas of the City by implementing facility and public infrastructure improvements. During the Consolidated Plan cycle, the City will fund up to 2-3 ADA improvement construction projects (including to 2-3 Gap Closure Sidewalk projects) and fund up to 2-3 projects that support the improvement of alleyways in low-income neighborhoods.

<b>3</b>	<b>Goal Name</b>	Build Capacity in CDBG Target Area
	<b>Goal Description</b>	The City will fund activities that help create community cohesion and agency among residents. During the Consolidated Plan cycle, the City will allocate up to \$30,000 to fund the Asset-Based Community Development (ABCD) program and youth leadership initiatives that support capacity building in low-income neighborhoods.
<b>4</b>	<b>Goal Name</b>	Support Public Service Programs for Priority Populations
	<b>Goal Description</b>	The City will fund activities that provide access to affordable services needed by priority populations. During the Consolidated Plan cycle, the City will allocate up to \$278,000 to fund the public service programs such as after-school programs, childcare, gang prevention, homework help for youth, meal and emergency food services, mental health for children and youth, and mental health for parents, persons with disabilities, and the elderly.
<b>5</b>	<b>Goal Name</b>	Affirmatively Further Fair Housing
	<b>Goal Description</b>	The City will fund activities that focus on affirmatively furthering fair housing. During the Consolidated plan cycle, the City will allocate up to \$100,800 to fair housing discrimination testing, fair housing help hotline, fair housing counseling and education, and fair housing legal assistance.
<b>6</b>	<b>Goal Name</b>	Support Programs and Projects that Reduce and Prevent Homelessness

	<b>Goal Description</b>	The City will fund activities that provide resources and assistance to homeless and at-risk homeless populations. During the Consolidated Plan cycle, the City will provide up to \$150,000 in CDBG funds to mental health, employment, and supportive services for homeless and at-risk homeless populations.
<b>7</b>	<b>Goal Name</b>	COVID-19 Preparation, Prevention, and Response
	<b>Goal Description</b>	CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

The City does not anticipate receiving HOME funds during this plan period. The City will make efforts to collaborate with local agencies and social service providers to create new or rehabilitate existing affordable housing units. Based on these efforts, the City estimates that 20 households will be assisted through rehabilitation and the creation of new supportive housing units.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City received \$647,277 in 2020–21 CDBG funds from HUD. This allocation allows for \$97,091 in public services funding (15% cap), \$129,455 in planning and administration (20% cap), and approximately \$420,731 in capital project funding. When funding projects through CDBG, HUD guidelines limit the amount of money that the City can provide to certain categories of projects; HUD classifies most projects as public service, administration, or capital funding. Under these guidelines, the City may allocate up to 15 percent of the grant to public services, up to 20 percent for planning and administration, and the remainder for capital funding, which includes housing, public facilities, infrastructure, parks, and other miscellaneous improvement projects.

The City has a policy that 60 percent of CDBG award funds will be allocated to City-sponsored projects and that the remaining 40 percent will go toward community-based organizations. The only two City-sponsored and awarded projects for 2020–21 are the Alley Improvements project and the Graffiti Abatement program, which are both put on by the City's Public Works Department.

The City received eight applications from community-based organizations, requesting approximately \$185,000 in social service-type activities and \$15,740 in planning and administration (e.g. fair housing) - related projects. The amount requested in social service activities exceeded the \$97,091 available under the public services cap. In order to delegate funds appropriately, each application was scored by the LIC and City staff according to set scoring criteria. Criteria included organizational capacity to successfully complete projects in a timely manner, fiscal responsibility and viability to complete the project, past project performance, CDBG funding eligibility, and how thoroughly the project would address community needs identified through public outreach and in the 2019–23 Consolidated Plan. Six of the eight community-based public service projects will be awarded funding. Social service-type projects received partial funding because requests exceeded the estimated amount of available funds. All public service activities identified below are expected to be completed no later than June 30, 2021. Attachment B shows a list of the community-based organizations that applied, how much funding was requested, and how the proposed projects were scored.

On April 15, 2020, staff presented City Council with recommendations from staff and the Lodi Improvement Committee for possible 2020–21 CDBG funding amounts, at which point staff received Council feedback on the final allocation amounts. The feedback received by Council was in favor of the staff recommendation which included funding the LOEL Senior Center, Second Harvest Food Bank, and Ready to Work to receive \$10,000 each for their projects, while Community Partnership for Families would receive \$37,091 and the City's Graffiti Abatement program would receive \$30,000. In this scenario, California Human Development did not receive funding because Staff scoring of its application demonstrated that the proposed immigration program is less of a Consolidated Plan priority, compared

to the other funded programs that draw a closer connection with the City’s priorities. This alternative reflects the LIC’s application scores and ranking (with the exception of California Human Development application), the Committee’s preference to support Ready-To-Work program which assists Lodi’s homeless, and fits the perimeters of projects being funded at a minimum of \$10,000 to cover administrative burden.

The City received \$796,408 in CDBG-CV funding from HUD. The allocation allows for \$159,282 in planning and administration (20% cap). The normal 15 percent public services cap has been waived for CDBG-CV funding. The amended funding allocations below were approved by City Council at a specially scheduled City Council meeting on December 22, 2020. Due to the expedited nature of the CDBG-CV program, specific activities have not been identified, but they will align with the projects identified in AP-38.

**Projects**

#	Project Name
1	Planning and Administration
2	Planning and Administration – Fair Housing SJFH
3	Alley Improvements Project
4	Salvation Army Capital Improvements
5	Graffiti Abatement Program
6	Ready to Work
7	CPFSJ’s Family Resource Center and Youth Program
8	LOEL Center Meals on Wheels
9	Second Harvest Food Bank
10	Emergency Rental Assistance
11	Landlord-Tenant Mediation Services
12	Basic Needs Assistance
13	CDBG-CV Program Marketing
14	Technology Improvement Support for Non-Profits
15	Small Business Assistance (Urgent Need)
16	Small Business Assistance (LMI)

**Table 8 - Project Information**

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

The City set multiple threshold criteria in place to ensure each project met not only the qualifications and criteria necessary to be considered for CDBG funding, but also that each project was an appropriate fit for the City’s priority needs. A community needs meeting, as well as a mandatory Notice of Funding Availability workshop, was held in December 2019 to gather input on priority needs and to notify the community of available CDBG funding. Applications were scored by City staff and Lodi Improvement Committee members in March 2020.

Applicant considerations and threshold criteria:

First, the project must be eligible for CDBG funding, be cost-effective in its outlined project goals and implementation, and fit within CDBG objectives, including meeting one of the national objectives (i.e., benefiting low- and moderate-income persons, preventing or eliminating slums or blight, or addressing certain urgent community needs).

Second, the project must address one of the community priorities set out in the Consolidated Plan; this includes the project's ability to benefit the target beneficiaries identified in the Strategic Plan. The 2019–23 Consolidated Plan's priorities were created with community input during its drafting in 2019, as well as during the outreach that was conducted for the Consolidated Plan's amendment in 2020. Each year, during the Annual Action Plan drafting process, City goals are reassessed to ensure that they continue to reflect changing community needs and priorities.

Third, the project must have the ability to be completed in a timely manner and be able to be well managed by the organization. Assessment of timeliness and management capabilities were based on the applicant's past track records with grant management, and their proven ability to handle the extensive program management criteria involved with the administration of CDBG funds. Additionally, for the projects proposed by community-based organizations, the City considered the applicants' scores using an application questionnaire and scoring tool (see Attachment C).

The requests from applicants for CDBG funding far exceeded the funds available under the City's annual allocation. Due to this abundance in fund requests, not all proposed projects were recommended for funding by the LIC and staff. City staff and the LIC assigned funding recommendations based on the applications that ranked with the highest average scores, the applicant's ability to implement the project with reduced funding, the overall necessity and transparency of the organization and their associated projects, and most importantly the project's importance in relation to the community development goals outlined within the five-year Consolidated Plan.

### *Obstacles*

Resources offered by government programs and projects are often able to keep families financially stable, and for many, these programs are essential to their well-being and continued livelihood. CDBG funds are important for bringing added resources to individuals with low to moderate incomes, providing needed safety-net programs, and initiating and maintaining long-term anti-poverty projects. According to the 2015 Public Policy Institute of California report, 8.2 percent of Californians (3.1 million people) are estimated to be kept out of poverty due to the combined contributions from CalFresh (i.e., food stamps), CalWORKS (i.e., cash assistance to families with children), federal Earned Income Tax Credit and Child Tax Credit, Supplemental Security Income, federal housing subsidies, Supplemental Nutrition Program for Women, Infants and Children, and free or low-cost school meals. CDBG funds often complement these services by filling in service areas such as mental health, employment training and development, fair housing and affordable housing, and any additional programs that are identified within a community's priority needs to assist low-income or marginalized demographics.

The primary obstacle facing the City of Lodi is the lack in resources—particularly funding— that are necessary to address the spectrum of needs identified in the community. That is why the City makes great efforts to stay connected with local nonprofits and social service agencies, regularly examines funding sources and other resources for opportunities to build community capacity, and looks for gaps in needed essential services, while also looking for opportunities to implement long-term anti-poverty solutions.

A second obstacle to meeting underserved needs is that many available services are not immediately accessible, but rather located in Stockton, 15 miles away. The City of Lodi works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Lodi and downtown Stockton. The City has also encouraged nonprofit agencies to operate satellite and mobile offices in Lodi. The City provided CDBG funding to one local service provider, the Community Partnership for Families of San Joaquin, to assist with its move to a vacant office space in a City building, where the organization operates its Family Resource Center.

A third obstacle is the number of nonprofits that need assistance with program management and fiscal policies. New nonprofits continue to form in Lodi and throughout the region, and most have few, yet passionate, staff members and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and they may need basic technical assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	20.01A Planning and Administration
	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 45.02 Citywide Activity
	<b>Goals Supported</b>	Promote Safer Neighborhoods Infrastructure and Facility Improvements Build Capacity in CDBG Target Area Support Public Service Programs for Priority Populations Affirmatively Further Fair Housing Support Programs and Projects that Reduce and Prevent Homelessness COVID-19 Preparation, Prevention, and Response

<b>Needs Addressed</b>	<p>Safer Neighborhoods and More Resident Pride</p> <p>Improvements to Community Parks and Green Spaces</p> <p>Improvements to Infrastructure and Facility Access</p> <p>Fewer Barriers to Affordable Housing</p> <p>Improve Housing Conditions</p> <p>Housing for Homeless and At-Risk Homeless</p> <p>Services for Children and Youth</p> <p>Services for Priority Populations</p> <p>Services for Homeless/At-Risk Homeless Individuals</p> <p>Support Fair Housing Services</p> <p>More Local Leaders</p> <p>COVID-19 Preparation, Prevention, and Response</p>
<b>Funding</b>	CDBG: \$113,715, CDBG-CV: \$159,282
<b>Description</b>	General administration of the CDBG and CDBG-CV program, including all planning and reporting activities
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and administration does not provide a direct benefit.
<b>Location Description</b>	City Hall, 221 West Pine Street, Lodi, CA, 95240

	<b>Planned Activities</b>	Planning and administration is intended to provide funding for general staff administration of CDBG and CDBG-CV programs and activities, including tracking activities in the Integrated Disbursement and Information System (IDIS), reporting, public outreach, program setup, reporting, planning, collaboration with local entities on meeting priority community needs, and subrecipient training and monitoring. This includes capacity and leadership building in the community and working to bring in additional resources through the ABCD: Love Your Block Program.
2	<b>Project Name</b>	20.01B Planning and Administration – San Joaquin Fair Housing: Fair Housing Services
	<b>Target Area</b>	Citywide Activity
	<b>Goals Supported</b>	Affirmatively Further Fair Housing
	<b>Needs Addressed</b>	Services for Children and Youth Services for Priority Populations Services for Homeless/At-Risk Homeless Individuals Support Fair Housing Services
	<b>Funding</b>	CDBG: \$15,740
	<b>Description</b>	Under planning and administration, funding will be provided for San Joaquin Fair Housing (SJFH) to conduct fair housing testing, maintain the housing discrimination and tenant/landlord law hotline, investigate complaints, and conduct outreach and education through public forums.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist approximately 400 unduplicated households.
	<b>Location Description</b>	Various

	<b>Planned Activities</b>	SJFH will provide the following services: fair housing counseling, housing discrimination and tenant/landlord law hotline, complaint investigation, two landlord/tenant seminars, and outreach and education at community events. The City plans to fund fair housing testing in the next program year.
<b>3</b>	<b>Project Name</b>	20.02 Lodi Public Works: Alley Improvements Project
	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 45.02
	<b>Goals Supported</b>	Infrastructure and Facility Improvements
	<b>Needs Addressed</b>	Safer Neighborhoods Improvements to Infrastructure and Facility Access
	<b>Funding</b>	CDBG: \$314,991
	<b>Description</b>	Improve alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 2,000 individuals living in census tract 45.02.
	<b>Location Description</b>	Within CDBG Target Area
	<b>Planned Activities</b>	Removal and replacement of existing alley surfacing and installation of storm drainage. The location of the alley improvements will be North of Pine St., from Garfield St. to Cherokee Ln. in Lodi, CA.
<b>4</b>	<b>Project Name</b>	20.03 Salvation Army: HVAC and Refrigerator Repairs
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	Infrastructure and Facility Improvements
<b>Needs Addressed</b>	<p>Services for Homeless/At-Risk Homeless Individuals</p> <p>Improvements to Infrastructure and Facility Access</p>
<b>Funding</b>	CDBG: \$105,740
<b>Description</b>	The Hope Harbor Shelter is in need of air conditioning repairs to accommodate its large capacity of beneficiaries over the summer. In addition, the refrigerator used for food storage for its donated meals needs repairs at the Lodi Corps facility.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Services offered at the Lodi Corps facility are anticipated to serve 4,500 individuals through food handouts.</p> <p>The Hope Harbor Shelter is expected to have 700 bed nights.</p> <p>Approximately 5,200 unduplicated individuals will be served by these facility improvements.</p>
<b>Location Description</b>	1050 S. Stockton, Lodi CA 95240
<b>Planned Activities</b>	This project will provide air conditioning to the Salvation Army Hope Harbor facility to ensure that there is safe refuge from the outside elements in the winter and in the summer. The repairs of the refrigeration unit will ensure that the Lodi Corps facility is able to distribute approximately 250 food boxes a week.
<b>Project Name</b>	20.04 Lodi Public Works: Graffiti Abatement

<b>5</b>	<b>Target Area</b>	CDBG Target Area RCAP/ECAP 45.02
	<b>Goals Supported</b>	Promote Safer Neighborhoods
	<b>Needs Addressed</b>	Safer Neighborhoods and More Resident Pride Improvements to Community Parks and Green Spaces Improvements to Infrastructure and Facility Access
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	This project will remove graffiti from public and private properties.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit the residents within the target area—approximately 20,000 individuals.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will remove graffiti from public/private and residential and nonresidential surfaces in the target area.
<b>6</b>	<b>Project Name</b>	20.05 Ready to Work: Lodi Employment and Support Effort (LEASE)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Projects that Reduce/ Prevent Homelessness
	<b>Needs Addressed</b>	Services for Priority Populations Services for Homeless/At-Risk Homeless Individuals
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	This project is to provide job training for homeless persons or those recently exiting the criminal justice system.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist approximately 12 individuals.
	<b>Location Description</b>	119 E. Weber Avenue, Lodi, CA 95240
	<b>Planned Activities</b>	This project will provide employment, job training, employment skills training, resume building, housing, and other wraparound services to homeless individuals or those on probation. The employed beneficiaries will be clean up debris and trash across the city.
<b>7</b>	<b>Project Name</b>	20.06 Community Partnership for Families: Family Resource Center and Youth Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Public Service Programs for Priority Populations
	<b>Needs Addressed</b>	Safer Neighborhoods and More Resident Pride Services for Children/Youth Services for Priority Populations More Local Leaders
	<b>Funding</b>	CDBG: \$37,091
	<b>Description</b>	This project will provide gang prevention and wraparound services for Lodi's at-risk youth and their families.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 600 individuals through Family Resource Center services and events.
	<b>Location Description</b>	631 East Oak Street, Lodi, CA
	<b>Planned Activities</b>	This project will include assessments, case management, group counseling, and a curriculum program for Lodi's at-risk youth and their family members.
8	<b>Project Name</b>	20.07 LOEL Center: Meals on Wheels
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Public Service Programs for Priority Populations
	<b>Needs Addressed</b>	Services for Priority Populations
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This project will provide hot meals to seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 65 individuals.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide home delivery of hot meals to lower-income seniors.
	<b>Project Name</b>	20.08 Second Harvest Food Bank: Food Assistance

9	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Public Service Programs for Priority Populations
	<b>Needs Addressed</b>	Services for Children/Youth Services for Priority Populations Services for Homeless/At-Risk Homeless Individuals
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This project will provide healthy foods to low-income families.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 2,500 individuals.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide food supplies for local nonprofit agencies to distribute, a senior brown bag program, and a food-4-thought program that gives healthy food to school-aged children.
10	<b>Project Name</b>	Emergency Rental Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$225,000
	<b>Description</b>	This project will provide up to three (3) months of rental assistance payments to low-/moderate-income households who are unable to pay rent due to a COVID-19 related hardship.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 80 households would receive emergency rental assistance.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide up to three (3) months of rental assistance payments to low-/moderate-income households who are unable to pay rent due to a COVID-19 related hardship.
11	<b>Project Name</b>	Landlord-Tenant Mediation Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$20,000
	<b>Description</b>	This project will provide funding to fair housing service providers to increase service capacity for landlord-tenant mediation services for tenants and landlords affected by COVID-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 250 persons would be served.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide funding to fair housing service providers to increase service capacity for landlord-tenant mediation services for tenants and landlords affected by COVID-19.
	<b>Project Name</b>	Basic Needs Assistance

12	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$95,000
	<b>Description</b>	This project will fund public service providers in fulfilling the basic needs of their clients impacted by COVID-19, including but not limited to the provision of food, diapers, and childcare.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will fund public service providers in fulfilling the basic needs of their clients impacted by COVID-19, including but not limited to the provision of food, diapers, and childcare.
13	<b>Project Name</b>	CDBG-CV Program Marketing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$5,000
	<b>Description</b>	This project will provide funding to public service providers to provide public information to potential clients regarding new or expanded services funded by CDBG-CV.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide funding to public service providers to provide public information to potential clients regarding new or expanded services funded by CDBG-CV.
14	<b>Project Name</b>	Technology Improvement Support for Non-Profits
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$25,000
	<b>Description</b>	This project will provide funding to non-profit service providers to improve their office technology in response to COVID-19 and the shift to online meetings as a way to build capacity.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	This project will provide funding to non-profit service providers to improve their office technology in response to COVID-19 and the shift to online meetings as a way to build capacity.
15	<b>Project Name</b>	Small Business Assistance (Urgent Need)
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$191,138
	<b>Description</b>	<p>This project will provide grants to small businesses impacted by COVID-19 to provide:</p> <ul style="list-style-type: none"> <li>• Payment of lease/rent/mortgage or utilities</li> <li>• Payment of debt incurred since March 2020</li> <li>• Employee wages and associated costs</li> <li>• Supplies and materials to help prevent the spread of COVID-19</li> <li>• Costs associated with complying with public health orders</li> <li>• Any other CDBG-eligible expenses to prevent, prepare for, and respond to COVID-19.</li> </ul>
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 to 30 businesses would be assisted.
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	The City of Lodi staff and consultant staff will administer the Small Business Assistance program to assist small businesses impacted by COVID-19.
16	<b>Project Name</b>	Small Business Assistance (LMI)
	<b>Target Area</b>	CDBG Target Area and R/ECAP 45.02
	<b>Goals Supported</b>	COVID-19 Preparation, Prevention, and Response
	<b>Needs Addressed</b>	COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG-CV: \$75,000

<b>Description</b>	<p>This project will provide grants to small businesses impacted by COVID-19 and are located in a low-/moderate income area to provide:</p> <ul style="list-style-type: none"> <li>• Payment of lease/rent/mortgage or utilities</li> <li>• Payment of debt incurred since March 2020</li> <li>• Employee wages and associated costs</li> <li>• Supplies and materials to help prevent the spread of COVID-19</li> <li>• Costs associated with complying with public health orders</li> <li>• Any other CDBG-eligible expenses to prevent, prepare for, and respond to COVID-19.</li> </ul>
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 to 12 businesses would be assisted.
<b>Location Description</b>	Various
<b>Planned Activities</b>	The City of Lodi staff and consultant staff will administer the Small Business Assistance program to assist small businesses impacted by COVID-19.

**Table 9 - Project Summaries**



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

While Lodi has used a needs-based strategy for the selection of projects and activities in multiple areas of the City, the greatest need has historically been identified within the City’s low-income CDBG target area. This area consists of census tracts in which more than 50 percent of the population is low- to moderate- income. The area primarily covers what is known as Lodi’s eastside or Heritage District. To illustrate the CDBG target area to the public, the City has created a map representing this area for the 2019–23 Consolidated Plan (Attachment D).

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

This year’s proposed social service projects aim to serve at least 70 percent low- to moderate-income persons. Most social service organizations offer their services citywide. Due to Lodi’s concentrated low-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 below.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Target Area	<b>65 %</b>
Citywide	<b>35 %</b>

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Areas of concentrated poverty generally have less private investment from financial institutions and less capital investment for beautification and construction initiatives. This generally tends to call for more assistance with projects that are intended to improve capital features in low-income areas. The capital improvement project that will take place in the CDBG target area is intended to mitigate this by repairing alleyways and helping to beautify a neighborhood that otherwise might not be able to be repaired.

As mentioned earlier, the citywide activities often benefit those individuals living in the City’s identified CDBG target areas. There are often fewer basic services and retail outlets in areas of concentrated poverty, such as grocery stores, shopping centers, and commonly needed resources. With less competition, businesses like convenience marts and check cashing companies are able to charge more

for goods and services, and low-income people end up paying more for basic necessities. Funding activities that assist low-income individuals helps to offset the cost burden that many might face in these neighborhoods.

**Discussion**

No additional discussion.

# Affordable Housing

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

### Introduction

The City has prioritized supporting projects and programs that address affordable housing in the 2019–23 Consolidated Plan. This prioritization is an effort to capture HUD’s initiative for implementing affordable housing programs, while also providing realistic and crucial support to individuals and families who struggle to maintain housing due to various cost burdens and financial disadvantages.

In addition, the City has made multiple efforts to implement strategic actions to address the need for affordable housing in the City. Actions have included applying for alternative grants, such as HEAP, HOME or Section 108, to bring in additional funds that could cover a wider array of costs than CDBG funds alone.

Low-income Lodi residents often face overcrowding, overpayment, and dilapidated living conditions. New affordable housing choices would benefit these residents by giving them alternatives to degraded and financially draining living conditions. The City’s annual CDBG allocation is an insufficient amount to facilitate long-term and effective new affordable housing development. Other programs, such as HOME, Section 108, and HEAP, are specifically targeted toward financing affordable housing projects; however, no viable projects in Lodi have been able to meet either HOME or Section 108 program requirements to date. Consequently, the City’s only options for supportive housing funding come from CDBG and HEAP grant funds.

Within the parameters of the CDBG program, the City’s strategy is to help maintain the affordability of housing for low-income homeowners, renters, individuals experiencing homelessness, and those at risk of homelessness through three activities in the 2020–21 program year: (1) the rehabilitation of the Salvation Army’s Hope Harbor and Lodi Corps facilities, (2) the provision of funds for the Ready to Work program, which provides individuals with income opportunities and financial development, and (3) housing discrimination mediation through the San Joaquin Fair Housing Association. Additionally, meal emergency services and similar public service projects will be offered to offset housing costs. Lastly, the City plans to implement its minor home repair program that would serve approximately ten households.

Financial stability is enhanced for low-income individuals through the provision of these services, which cover the cost of food, clothing, and other necessities that would otherwise be spent on housing costs. Fair housing testing and tenant-landlord mediation offer solutions to discriminatory practices in housing that may otherwise exploit low- to moderate-income tenants, allowing representation and legal services in cases where discrimination may be present. In addition, projects such as the creation of supportive housing units help promote financial stability among homeless and at-risk of being homeless individuals by offering consistent shelter, which gives the individual a better chance of being able to focus on efforts such as employment and self-sufficiency.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	6
Special-Needs	4
Total	10

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

**Table 7 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

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. Additionally, 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.

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-improvement projects that help improve health and safety of their community.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

HACSJ continues 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.

In addition to the programs that HACSJ provides in the City of Lodi, the City has secured approximately \$1,250,000 in HEAP funds from the San Joaquin CoC; a portion of CDBG funds will be used in addition to these funds to assist in land acquisition for a project site on which approximately five permanent supportive housing units for low-income individuals will be constructed. Once built, this project will be managed by San Joaquin Fair Housing Association.

### **Actions planned during the next year to address the needs to public housing**

Please refer to the HACSJ Public Housing Authority website (<http://www.hacsj.org/~hacsj747/resources/agency-plans/>) for information on how HACSJ plans to address public housing needs.

As for the HEAP grant-funded project, the project will provide supportive housing to homeless individuals and families, moving them from emergency shelters, the streets, or transitional housing programs. The project is expected to be completed in 2021.

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

HACSJ encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACSJ also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of HACSJ's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

Additionally, individuals living in the permanent supportive housing that is being created with HEAP grant funds will have the opportunity to continue their progress toward stable and independent living. The project also assists those facing a housing crisis and those who are at risk of becoming homeless, such as people experiencing job loss or domestic violence.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

HACSJ is designated as a "High Performer."

## Discussion

A wealth of information on HACSJ and its programs, housing resources, budgets, and financial planning and reporting is available at [www.HACSJ.org](http://www.HACSJ.org).

For more information on the Supportive Housing Project and the HEAP grant, please visit <https://www.hud.gov/hudprograms/supportive-housing> and [https://www.bcsb.ca.gov/hcfc/aid\\_program.html](https://www.bcsb.ca.gov/hcfc/aid_program.html)

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

### **Introduction**

According to the most recent Point-in-Time Count and survey of homeless persons performed by San Joaquin County in 2019, Lodi has approximately 139 unsheltered homeless persons, which makes up approximately 9 percent of the countywide total of 1,558 unsheltered individuals. In the 2017 Point-in-Time Count, it was reported that approximately 88 unsheltered homeless individuals resided in Lodi. Thus, it is clear that Lodi's unsheltered homeless population has increased and is in need of immediate attention.

Projects and programs that address the issue of homelessness in the City were identified as top priorities by the community during the outreach conducted for this Annual Action Plan, as well as for the 2019-23 Consolidated Plan. Specifically, outreach indicated that the biggest need for homeless individuals is in the areas of creating new transitional, supportive, and permanent housing units, supporting mental health service programs, and supporting programs that prevent people from becoming homeless.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In the 2020–21 program year, the City plans to support multiple projects and programs that work toward assisting homeless populations. Those projects include Second Harvest Food Bank's food program, Ready to Work's Employment and Support Effort program, Salvation Army's Facility Repairs, and SJFH's Fair Housing services. All of the community-based organization projects and programs in the 2020–21 program year are intended to reduce financial burdens placed on low-income individuals to help prevent various cost burdens that are faced by these populations.

Additionally, the City has begun researching other grant sources to help bring in more funds that would assist in addressing the needs of persons experiencing homelessness in the City.

- The City will remain involved in the County Emergency Food and Shelter Program Board, as well as the Lodi Committee on Homelessness, which is coordinated through the Lodi Community Foundation and includes key City staff as well as representatives from local faith-based and community-based organizations and the general public.
- The City created a Homeless Liaison Officer position in the Lodi Police Department. The Homeless Liaison Officer works directly with the local unsheltered homeless population to offer assistance, connect them with available services, and find placement in shelters and more permanent housing. In 2019, the liaison officer position assisted over 96 individuals with various services and resources.

- The City supported the Board of Supervisors in its creation of a lead position at the County level and the County now has a Program Administrator for homeless services. This position is intended to bring 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.
- Through the Lodi Committee on Homelessness, the City continues to work with local service providers to help expand the reach and resources that they offer. This committee serves as a community resource for local stakeholders and community members to come together once a month with the primary purpose of discussing homeless characteristics and plan for future initiatives to combat homelessness.
- The City will work with local hotel/motel owners to create additional housing and space to accommodate supportive service delivery.

The City worked with the CoC in the planning, execution, and reporting of the 2019 countywide Point-in-Time Count. The information in this report helps shape the future development of County programs that are directed toward new and viable homeless social services and housing priorities.

The City values its relationships with homeless service providers and reaches out to those providers for input on needs surrounding homeless services and priorities, as well as community efforts to address homelessness. Many of the homeless service providers also attend City Council meetings to offer their feedback on the homeless population.

Additionally, the City is collaborating with local service providers and faith-based organizations to better coordinate the variety of activities and services that are targeted to the homeless community. This coordinated effort required some groups to relinquish or modify current programs to make Lodi's overall approach more effective. For example, several churches have organized their daily breakfast and lunch programs for the homeless so that they rotate and use the Salvation Army's facility instead of using various parks and sites.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In the 2019–20 program year, the City provided CDBG funds to support the Salvation Army's Hope Harbor Shelter facility's program operations. The City also funded the Salvation Army's HVAC and Refrigerator Repair project in the 2019–20 program year; however, due to minor setbacks, this project will now be completed during the 2020–21 program year. This project will focus on repairing the Hope Harbor Shelter's HVAC systems to allow for a more suitable environment for beneficiaries and replacing the shelter's refrigerator, which supplies large quantities of food to those in need of emergency food services.

As of December 2019, the Homeless Liaison Officer position, created to serve as a coordinator between homeless populations and the social services, has helped 96 homeless persons reconnect with family

and friends, obtain shelter and health services, and align with housing programs that set them up for future permanent housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will use a number of strategies to assist chronically homeless. The following actions are planned:

- As mentioned in the previous section, HEAP grants have been obtained by the City to begin a project focused on supplying permanent supportive housing to chronically sheltered and unsheltered individuals. This project, the construction of tiny homes for homeless individuals who qualify, will provide a supportive environment to end the cycle of chronic homelessness and need for transitional housing. The City will be researching additional funding sources to cover the total costs of the projects and to look for funding opportunities to replicate the project in other locations.
- The City supports the Salvation Army in its provision of services. With the use of CDBG funds, the Salvation Army Hope Harbor Shelter will be able to fix its eight air conditioning units, replace its refrigerator, and fund administrative purposes to allow for a smooth operation of the shelter.
- The City and the Committee on Homelessness support Ready to Work in providing its services to individuals who may be chronically homeless because they are unable to receive general assistance (welfare) due to a record of criminal conduct. This program provides employment and an income when these individuals would otherwise not qualify for assistance or pass a background check for a job.
- The City will continue to support Second Harvest Food Bank, which provides food to many local Lodi service providers that then pass this food along to individuals and families who are homeless or at risk of homelessness. Healthy food contributes to better health and can reduce financial stress due to medical costs, which can be a factor in homelessness.
- Similarly, the City supports the LOEL Center and 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.
- The City will continue to support the CoC's efforts to push for unified policies and strategies to address homelessness in San Joaquin County. Recent actions undertaken by the CoC have revolved around the allocation of funding sources for the following: (1) Permanent supportive housing, such as rental assistance or funds for construction of new units; (2) Rapid rehousing

rental assistance for families with children; (3) Low-barrier shelters that accept individuals regardless of sobriety, age, gender, etc.; (4) Homelessness prevention such as rental and utility assistance to supply financial support for other needed activities; (5) and the propagation of outreach and the provision of resources. Additionally, the CoC continues to promote strategies and policies that local jurisdictions will adopt as part of a unified local effort to address homelessness.

- The City is working with the Committee on Homelessness on a newly established construction trades training program that would serve a portion of Lodi's homeless population—those with a desire to obtain the skills necessary to seek gainful employment.
- The City, Police Department, and Committee on Homelessness created the Homeless Liaison Officer position based on research that one-on-one assistance to homeless individuals where they live would be helpful to getting them the resources they need. This position was created in 2017; since that time, several volunteer police officers have joined efforts to assist the liaison officer with his outreach and duties.
- Cranes Landing (previously Tienda Drive Senior Housing), an 80-unit affordable senior housing project, was completed in the summer of 2017. It provides permanent housing to homeless seniors and seniors at risk of homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City supports the Community Partnership for Families of San Joaquin youth programs, which promote the mental, emotional, social, and educational well-being of Lodi's youth. In turn, these programs help young people make positive choices about their future, including efforts at school and with career opportunities. Some of the program's participants come from families that have experienced multigenerational poverty, and this program contributes to ending that cycle by introducing resources that create more opportunity for the participant.

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

The City's LodiGRIP program assists youth who are at risk of or are associated with local gangs. Every other month, LodiGRIP's youth attend an event at a nearby correctional facility where current inmate

mentors tell the youth about their own experiences with gangs and warn the youths about the negative consequences of gang activity. Many participants in this program have chosen either not to enter gangs or to separate themselves from gang involvement as a result of this program. The inmates benefit from the program as well by feeling like they have made a difference for the participants and are able to contribute to the community in a positive way.

The City supports Second Harvest Food Bank, which gives food to families teetering on the edge of homelessness. Additionally, some of Lodi's seniors are on limited incomes and face medical care expenses. To assist these residents in avoiding becoming homeless from cost burdens associated with aging, the City provides CDBG funding to the LOEL Center to support the center's Meals on Wheels Program. The program delivers hot and cold meals that are also tailored to the particular nutritional and dietary needs of elderly residents. Meals are delivered directly to seniors, who are also screened for various other needs.

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

Lastly, foster care programs in San Joaquin County are overseen by the Human Services Agency. In California, state law requires public foster care programs to provide an independent living program and formulate transition plans for all youth preparing for emancipation. The City will continue to work with the Human Services Agency and the CoC members to assist youth exiting the foster care system.

## **Discussion**

The City does not administer the Housing Opportunities for Persons with AIDS (HOPWA) Program, but there is coordination and contact with the San Joaquin AIDS Foundation and the CoC; these entities administer those funds for the County in coordination with one another.

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

### **Introduction:**

Lodi's updated Housing Element (2015–23) and its Analysis of Impediments to Fair Housing both thoroughly explore barriers to affordable housing, which are further discussed below.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

Every city has its own policies to promote a desirable community. Often, as part of these, additional review committees or reviews or special codes are applied to areas and projects of certain sizes to ensure quality. The City of Lodi's review process is dependent on the entitlement being requested. A typical housing development can require tentative and final map approval, environmental review, Planning Commission (public hearings), and possibly City Council review. This process can often take between six and twelve months. If they are single family or multifamily developments, they can be required to go through a Site Plan and Architecture Approval Committee process before approval. It can be less strict for single-site, smaller developments of multifamily or single-family development, which may only require building permits and planning check for consistency.

The City's 2015–23 Housing Element analyzes barriers to affordable housing. Relevant summaries are below; please see the Housing Element for a full analysis.

### *General Plan Designations and Permitted Densities*

The Land Use Element was updated as part of the comprehensive General Plan update in 2010. The element sets forth the City's development policies. Medium- and high-density residential and mixed-use designations all allow multifamily housing by right. The range of districts that permit residential development and the densities they offer (2–35 units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

### *Smart Growth and Transit-Oriented Development*

Both the General Plan, adopted in April 2010, and the Transit-Oriented Design Guidelines for Downtown prioritize locations for high-density development.

### *Zoning Standards and Permitted Housing Types*

The existing Development Code regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. The development standards in the City's Development Code are consistent with other cities of Lodi's size and character, and present no barriers.

### *Development Standards*

The City's development standards do not impose a constraint to achieving maximum residential densities and are reasonably related to neighborhood quality goals and protecting the health and safety of residents. Development standards include yards and setbacks, building coverage, lot size and lot area per dwelling unit, building height, parking standards, and design guidelines.

### *Growth Management Allocation*

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during the 2015–23 planning period. There are more than enough available allocations to meet housing demand.

The City's 2016 Analysis of Impediments to Fair Housing Choice discusses barriers to access adequate and affordable housing. Relevant summaries are below; please see the Analysis of Impediments for a full analysis.

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

## Discussion:

As outlined in the City's updated Housing Element (2015–23), the City intends to implement the following programs to promote adequate housing in Lodi:

- Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.
- Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.
- Ensure the provision of adequate public facilities and services to support existing and future residential development.
- Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.
- Encourage residential energy efficiency and reduce residential energy use.

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

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

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

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

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

The City is currently working on its annual performance review for its Housing Element. A new report will be completed in 2020.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is a lack of funding to fully address all needs. Another obstacle to meeting underserved needs is that many available services are not immediately accessible, but rather located in Stockton, 15 miles away. The City of Lodi works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Lodi and downtown Stockton. The City has also encouraged nonprofit agencies to operate satellite offices in Lodi. For example, Community Partnership for Families of San Joaquin, a CDBG award recipient and family resources nonprofit, recently opened a Lodi branch.

### **Actions planned to address obstacles to meeting underserved needs**

In 2020–21, the City will support the following programs to address underserved needs:

- San Joaquin Fair Housing’s housing counseling services, outreach, and seminars.
- Second Harvest Food Bank’s services to needy seniors, youth, and families.
- Community Partnership for Families, which serves predominantly Hispanic youth at risk of gang influence and activities, and their families.
- California Human Development’s Immigration Expansion program.
- LOEL Center’s Meals on Wheels Programs for seniors.
- Ready to Work’s Lodi Employment and Support Effort.
- Salvation Army’s Facility repairs.

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

The City is offering one program to foster and maintain affordable housing for the 2020–21 program year: the allocation of CDBG funds to assist in repairs and administration of the Salvation Army Hope Harbor Shelter and Lodi Corp facilities. The Salvation Army project was scheduled to be completed in the 2019–20 program year; however, due to changes in staff capacity, the project will be completed in the 2020–21 program year.

Along with the project mentioned above, the City will continue to fund San Joaquin Fair Housing’s tenant/landlord law hotline, housing complaint investigations, tenant surveys, and fair housing outreach and education through public forums.

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

The City will offer the following programs to reduce lead-based paint hazards:

- The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Lodi's housing stock, lead-based paint testing is needed in a significant number of homes.
- Lodi has lead-based paint hazards flyers and information at City Hall for those seeking more information or for those who might be affected.

### **Actions planned to reduce the number of poverty-level families**

Several of the City of Lodi's goals align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, creating new local jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan time frame.

In 2020–21, the City will implement the following programs to reduce the number of families at the poverty level:

- The City will coordinate public service outreach with the Community Partnership for Families of San Joaquin to assist low-income families as well as minority families with youth who have either been affected by gang violence or are at high risk of gang violence.
- LOEL's Meals on Wheels program will assist low-income elderly persons in receiving meals and proper nutrition, while also performing daily check-ins to ensure that all of their needs are being met.
- Second Harvest Food Bank provides food to many nonprofits in Lodi that serve low-income families. Through the Second Harvest program, poverty-level families receive free food, which allows for their finances to be spent on other items, such as transportation to and from employment, day care services for their children, and any other potential and/or regular financial hurdles.
- California Human Development's Immigration Expansion Program helps to connect immigrant populations with needed legal services that help individuals and families to attain citizenship. These services help mitigate the costly nature of legal services that individuals seeking citizenship must often face. Obtaining citizenship allows immigrant populations to have better access to employment and helps families to move out of poverty and obtain more lucrative financial opportunities.
- Ready to Work's LEASE program helps align individuals that are exiting the criminal justice system and other similar institutions to obtain gainful employment and start a new path to financial stability. This program allows individuals to work and learn while they become more readily adjusted in society.

**Actions planned to develop institutional structure**

In 2020–21, the City will continue to support and assist the service providers within its jurisdiction and to assess changes in needs on an ongoing annual basis.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to participate in regional coordination of services through the Emergency Food and Shelter Program Board and other networking opportunities.

**Discussion:**

No additional narrative.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### Discussion:

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

