



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Conduct a Public Hearing to Consider and Approve the 2009/10 Community Development Block Grant Consolidated Annual Performance and Evaluation Report; and the Amendment of the 2010/11 Action Plan to Accommodate the Reallocation of Unused Community Development Block Grant Funds from the 2009/10 Program Year.

MEETING DATE: September 21, 2010

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Conduct a public hearing to consider and approve the 2009/10 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and the amendment of the 2010/11 Action Plan to accommodate the reallocation of unused CDBG funds from the 2009/10 Program Year.

BACKGROUND INFORMATION: A public hearing is required as part of the federal requirements of the Community Development Block Grant (CDBG) program.

The 2009/10 CAPER (Exhibit A) describes the programs and activities accomplished during that program year, in which the City received \$751,211 in federal CDBG funds. The public review and comment period for the CAPER document begins September 1, 2010 and will end September 21, 2010.

The 2010/11 Action Plan was adopted on May 5, 2010, and approved by the U.S. Department of Housing and Urban Development (HUD) in June 2010. Since that time, the City has identified three projects that have funding available for reallocation. These projects had total costs that were lower than anticipated, and fund balances can be moved to other open projects.

A total of \$16,008.52 in CDBG funds from the following three 2009/10 projects are proposed for reallocation:

Blakely Park Swing Area Resurfacing - \$4,041.33.

When bid, this project came in substantially below budget. The project is now complete and the remaining balance is proposed for reallocation.

Graffiti Abatement - \$7,960.68

The graffiti abatement program met its goals for the 2009/10 program year, but had a balance after cost accounting was complete.

Spay/Neuter Program - \$4,006.51

The spay/neuter program met its goals for the 2009/10 program year, but was not able to expend all of its funds within the program year.

APPROVED: _____

Konradt Bartlam, Interim City Manager

Staff has identified existing activities which will commit the reallocated funds. In order to commit a substantial amount of additional funds to existing activities, the City must amend the 2010/11 Action Plan.

The following 2010/11 projects are proposed to receive the reallocated funding:

Project 10-02 - Water Meter Installation Program

Current allocation: \$212,417.00

Reallocated funds: \$ 11,967.19

Adjusted allocation: \$224, 384.19

Project 10-04 - Van Buskirk Park Playground Replacement

Current allocation: \$165,000.00

Reallocated funds: \$ 4,041.33

Adjusted allocation: \$169,041.33

The Action Plan amendment was made available for public review during a 30-day public comment period from August 20, 2010 to September 21, 2010.

FISCAL IMPACT: The CAPER document is being completed as an administrative activity that is funded through the City's CDBG administrative allocation from HUD.

FUNDING AVAILABLE: Not Applicable



Konradt Bartlam
Community Development Director

KB/jw

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I. EXECUTIVE SUMMARY

This Consolidated Annual Performance and Evaluation Report describes the City's housing and community development accomplishments in the 2009-10 fiscal year, with a special focus on those activities funded by the Community Development Block Grant.

In the 2009-2010 program year, the City funded improvements to parks, infrastructure, and the LOEL Center, as well as several public service activities. Accomplishments include the following:

- Began work on the reconstruction of two alleys in low-income areas to improve drainage;
- Resurfaced the swing area at Blakely Park;
- Provided nearly 300,000 pounds of food to more than 5,000 Lodi residents through Second Harvest Food Bank;
- Removed more than 1,000 instances of graffiti in low-income areas;
- Funded the spay/neuter of 455 cats and 66 pit bulls;
- Provided 114 households with fair housing information; and
- Began work on kitchen improvements in the LOEL senior center.

In addition, staff continued to make progress on the development of an 80-unit affordable senior housing complex (with Eden Housing) and implementing a first-time homebuyer assistance program. The City also provided one-on-one training to public service providers, and implemented monitoring and fiscal systems to oversee and track progress of the CDBG grant program. All of the proposed activities for the year were completed or underway by the end of the fiscal year.

Program year 2009-10 was the City's first year as an entitlement jurisdiction for CDBG funds. Staff strived to provide training opportunities to new grant recipients and establish best practices, with the goal of integrating them into the day-to-day and long-term implementation of the program.

II. INTRODUCTION

As an entitlement grantee for the United States Department of Housing and Urban Development (HUD) formula Community Development Block Grant (CDBG) program, the City of Lodi is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year. This CAPER assesses Lodi's progress in completing activities identified in the 2009-10 Action Plan, which covers the period from July 1, 2009 through June 30, 2010. The CAPER also reports progress in meeting overall five-year Consolidated Plan goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

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The 2009-10 program year was the City of Lodi's first year as an entitlement recipient of Community Development Block Grant (CDBG) funds. The Neighborhood Services Division, within the Community Development Department, serves as the lead agency for the administration of CDBG funds. Questions regarding this report should be directed to the staff within this division at:

CDBG Program Administrator
City of Lodi
221 W. Pine Street, PO Box 3006
Lodi, CA 95241
209-333-6711

This report was made available for public review during a 15-day public comment period from September 1, 2010 to September 15, 2010. A public notice announcing its availability was published in the *Lodi News-Sentinel* on August 18, 2010. A public hearing on the report was held on September 21, 2010 at the Lodi City Council meeting.

III. ACTIVITY SUMMARIES

HOUSING

Affordable Housing Land Acquisition

The City will provide funding to a non-profit housing develop to purchase land for an affordable senior housing development.

2009-10 Objective: 60-80 units constructed

Funding Allocated: \$1.2 million (prior-year funding through the San Joaquin Urban County)

2009-10 Accomplishment: Project underway

Actual Expenditure: \$36,169.60 (in prior-year Urban County funds)

Narrative: City staff worked with Eden Housing, the developer selected to build and manage the housing, to secure all entitlements and complete grant and tax credit applications. Environmental review of the property was completed. The City also hired a third-party appraiser to provide valuation of the property. Construction on the project is anticipated to start in summer 2012. A total of 80 units are planned.

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PUBLIC FACILITIES

LOEL Senior Center Kitchen Renovation

Renovate and expand the current LOEL kitchen to commercial kitchen standards, so that LOEL can take over daily senior meal preparation for north San Joaquin County. Ongoing funding for meals will be provided through state and federal sources.

2009-10 Objective: 1 public facility improved

Funding Allocated: \$228,402

2009-10 Accomplishment: Project underway

Actual Expenditure: \$81,904.20

Narrative: LOEL bid the project in compliance with federal requirements. Construction work to expand and modernize the kitchen began in May 2010. Construction is anticipated to be complete in September 2011. LOEL also acquired new commercial kitchen equipment in 2009-10, using a different funding source. Outcomes will be reported in the 2010-11 CAPER.

Alley Drainage Improvements

Reconstruct one alley to increase accessibility and drainage. Storm drain facilities will be added and the alley will be resurfaced.

2009-10 Objective: 1 public facility improved

Funding Allocated: \$249,886

2009-10 Accomplishment: Project underway

Actual Expenditure: \$5,575.20

Narrative: City staff bid the project and awarded a contract for improvements to three alleys (using additional funding from the Urban County). After initial work began, improvements to one alley location were determined to be infeasible. Work continued on the two additional alleys and is anticipated to be complete in late fall 2010. Outcomes will be reported in the 2010-11 CAPER.

Blakely Park Swing Area Resurfacing

Resurface the Blakely Park swing area to lengthen the life of the surfacing.

2009-10 Objective: 1 public facility improved

Funding Allocated: \$10,000

2009-10 Accomplishment: Project underway

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Actual Expenditure: \$734.09

Narrative: City staff bid the project and awarded a contract for the Blakely Park improvements. The construction was completed in April 2010, but was not invoiced until July 2010. Outcomes will be reported in the 2010-11 CAPER.

PUBLIC SERVICES

Graffiti Abatement

The Graffiti Abatement Program will remove graffiti on properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

2009-10 Objective: 700 instances of graffiti removed

Funding Allocated: \$50,681

2009-10 Accomplishment: 1,075 instances of graffiti removed

Actual Expenditure: \$42,720.32

Narrative: The graffiti abatement program operated year-round and exceeded goals. Most graffiti reported was removed within 1-2 days. Graffiti removal staff kept logs detailing location of graffiti and what was written to assist the police in identifying trends and combating future graffiti. The remaining balance of funding will be reallocated in 2010-11.

Second Harvest Food Bank

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

2009-10 Objective: 6,500 persons assisted

Funding Allocated: \$10,000

2009-10 Accomplishment: 5,552 persons assisted

Actual Expenditure: \$10,000

Narrative: Second Harvest operated three food assistance programs. The Food 4 Thought program delivered a total of 19,070 pounds of food to Lodi residents. The Senior Brown Bag program delivered 66,816 pounds of food to Lodi seniors. The Food Assistance Program delivered 209,329 pounds of food to Lodi residents. The estimated value of food provided to Lodi residents was \$442,822. Second Harvest supplemented funds from the City of Lodi with private donations (food and cash), handling fees, and FEMA grants.

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**Table 2
Second Harvest Food Bank Beneficiaries**

Category	Total	Percent of Total HH
Total Persons	5,552	100%
Total Low/Mod-Income	5,552	100%
Extremely low-income	4,062	73%
Low-income	910	16%
Moderate-income	580	11%
Special Needs	1,269	23%
Disabled HH Member	108	2%
Senior Headed HH	301	5%
Female Headed HH	860	15%
5+ Person HH	Not collected	-
Race/Ethnicity	--	--
Hispanic (all races)	2,145	39%
White	2,682	48%
Black or African-American	336	6%
Asian	112	<1%
American Indian or Alaskan Native	50	<1%
Native Hawaiian or Pacific	12	<1%
American Indian or Alaskan Native and White	31	<1%
Asian and White	59	<1%
Black or African American and White	119	<1%
American Indian or Alaskan Native and Black	6	<1%
Multiracial	N/A	-
Other/No response	N/A	-

San Joaquin Fair Housing

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

2009-10 Objective: 1,431 persons assisted

Funding Allocated: \$20,000

2009-10 Accomplishment: 388 persons assisted (114 households)

Actual Expenditure: \$20,000

Narrative: San Joaquin Fair Housing promoted fair housing by advertising in local media, attending nine community events

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in San Joaquin County, and distributing fliers to four locations in Lodi. They served a total of 388 persons (114 households) by providing information on fair housing. A total of 25 households were served through formal intakes. Of the 25 cases, 19 were resolved. Issues relating to formal intakes were not concentrated on any topic.

Table 3
San Joaquin Fair Housing Beneficiaries

Category	Total	Percent of Total HH
Total Households	114	100%
Total Low/Mod-Income	91 (households)	80%
Extremely low-income	Not collected	-
Low-income	Not collected	-
Moderate-income	91	80%
Special Needs	--	--
Disabled HH Member	35	31%
Senior Headed HH	16	14%
Female Headed HH	73	64%
5+ Person HH	26	23%
Race/Ethnicity	--	--
Hispanic (all races)	43	38%
White	48	42%
Black or African-American	5	4%
Asian	3	3%
American Indian or Alaskan Native	1	1%
Native Hawaiian or Pacific	-	-
American Indian or Alaskan Native and White	-	-
Asian and White	1	1%
Black or African American and White	-	-
American Indian or Alaskan Native and Black	-	-
Multiracial	N/A	-
Other/No response	56	49%

Spay/Neuter Program

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and pit bulls) owned by low-income households.

2009-10 Objective: 214 persons assisted

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Funding Allocated: \$32,000

2009-10 Accomplishment: 177 households assisted

Actual Expenditure: \$27,993.49

Narrative:

A total of 455 cats and 66 pit bulls or pit bull mixes were fixed through the program. Of the cats, 274 were pets and 247 were feral cats. All pets fixed were owned by low-income Lodi residents. The program reduced the number of unwanted animals delivered to the shelter and improved public health in the target areas by providing rabies vaccinations to feral cats. The accomplishment is lower than the objective because many households had multiple pets fixed.

**Table 4
Spay/Neuter Program Beneficiaries**

Category	Total	Percent of Total HH
Total Households	177	100%
Total Low/Mod-Income	177	100%
Extremely low-income	Not collected	-
Low-income	Not collected	-
Moderate-income	177	100%
Special Needs	--	--
Disabled HH Member	34	19%
Senior Headed HH	20	11%
Female Headed HH	80	45%
5+ Person HH	19	11%
Race/Ethnicity	--	--
Hispanic (all races)	36	20%
White	138	78%
Black or African-American	-	-
Asian	2	1%
American Indian or Alaskan Native	2	1%
Native Hawaiian or Pacific	3	2%
American Indian or Alaskan Native and White	4	2%
Asian and White	-	-
Black or African American and White	-	-
American Indian or Alaskan Native and Black	-	-
Multiracial	3	2%
Other/No response	25	14%

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Note: Data is provided only on pet owners participating in the program. Persons living in target areas who benefited from feral cat spay/neuter are not included.

PLANNING AND ADMINISTRATION

CDBG Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2009-10 Objective: N/A

Funding Allocated: \$150,242

2009-10 Accomplishment: N/A

Actual Expenditure: \$150,242

Narrative: CDBG staff carried out a wide range of administrative activities to implement programs and activities serving the target income and special needs population.

EXPENDITURE SUMMARY

The following tables show the City's 2009-10 expenditures in different categories and in comparison to federally-mandated caps. The IDIS reports in **Appendix B** show additional detail on the City's expenditures.

Table 5
2009-10 CDBG Allocations and Expenditures

Category	2009-10 Funds Allocated	2009-10 Funds Spent
Planning and Administration	\$150,242.00	\$150,242.00
Public Services	\$112,681.00	\$100,713.81
Public Improvements - City	\$259,886.00	\$6,309.29
Public Facilities - Nonprofit	\$228,402.00	\$81,904.20
Total	\$751,211.00	\$339,169.30

Table 6
Timely Expenditure Calculation

Timely Expenditure Calculation (150% max)	
Total 2009-10 annual funding	\$751,211
Total funds remaining at year-end	\$412,042
Percentage of total funding remaining	55%

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**Table 7
Planning and Administration Calculation**

Planning and Admin Calculation (20% max)	
Total 2009-10 annual funding	\$751,211
Total planning and admin expenditures	\$150,242
Planning and admin percentage	20%

**Table 8
Public Services Calculation**

Public Services Calculation (15% max)	
Total 2009-10 annual funding	\$751,211
Total public services expenditures	\$112,682
Public services percentage	13%

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IV. GENERAL NARRATIVE

AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2009-10, the City began work on its first Analysis of Impediments to Fair Housing Choice. This document reviews demographics; lending patterns; local, state, and federal codes and regulations; fair housing complaints; and other relevant resources to determine impediments to fair housing in the community. The AI will also identify actions the City will take in order to address fair housing impediments.

During the 2009-10 fiscal year, the City contracted with San Joaquin Fair Housing, a local non-profit agency that offers information of fair housing law and tenant-landlord disputes, as well as investigates housing discrimination complaints. Fliers relating to fair housing topics were distributed to four locations in Lodi, and San Joaquin Fair Housing offered drop-in fair housing services from the Lodi Public Library one day per week. Information was available by phone from their Stockton offices five days per week. Additional actions taken to promote fair housing include the participation in community events, advertisement in the Lodi News-Sentinel and on local cable access television, and maintaining a website with fair housing information.

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the City to ensure the fair and equitable treatment of persons and households seeking housing in the City.

AFFORDABLE HOUSING

The City's affordable housing efforts in 2009-10 focused on expanding the supply of affordable housing and improving the ability of households to afford homeownership. The City continued to work with Eden Housing on the 80-unit affordable senior housing complex planned in the Roget Park area. The project design was finalized and Eden Housing and the City have actively pursued funding to close the gap on this project. The City also received an \$800,000 HOME grant through the California Department of Housing and Community Development to offer a first-time homebuyer downpayment assistance program. The City completed the program guidelines and began marketing and accepting applications in 2009-10.

CONTINUUM OF CARE NARRATIVE

Lodi is a member of San Joaquin County's Continuum of Care. The Continuum of Care is coordinated by the San Joaquin County Neighborhood Preservation Division, which also manages the Shelter Plus Care and Supportive Housing Programs, both of which provide homeless County residents with rental assistance and supportive services. San Joaquin County also coordinates the Homeless Prevention and Rapid Re-housing Program, which

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offers short-term and medium-term assistance to homeless households or households at risk of becoming homeless due to the economic recession.

The Continuum of Care is in the process of developing a Homelessness Prevention Plan, which will contain strategies and priority actions to expand programs and services for homeless persons and those at risk of homelessness in the region. The focus will be on developing individual and family self-sufficiency and, to the extent possible, helping persons at risk of homelessness to remain in their homes.

Lodi participates in the bi-annual countywide homeless survey. Staff assists with the planning and the point-in-time count, and sponsors a community event that focuses on connecting homeless persons with local services in coordination with the homeless count.

Local Service Provider Assistance

There are many local and regional organizations that provide assistance to the homeless, persons at risk of homelessness, seniors, and other special needs groups. These organizations include the Salvation Army, Second Harvest Food Bank, LOEL Center, Lodi House, Hand Up, and many others. Second Harvest Food Bank, which provides food primarily to very low-income families, and LOEL, which serves primarily low-income seniors, both received grant funding in 2009-10. The City has funded many other local service providers that serve homeless and special needs groups in prior years and continues to support their activities.

Senior Services

In 2009-10, the City funded improvements to kitchen at the LOEL Center. The improvements are currently underway, and once completed LOEL will begin preparing and delivering meals to homebound seniors (Meals on Wheels) as well as continuing to offer congregate meals at the senior center. The City also continued to make progress on the 80-unit affordable senior housing complex planned for the Roget Park area.

Homeless and Homeless Prevention Services

Lodi has several agencies that serve homeless populations. The Salvation Army operates an emergency shelter with 45 beds for men and 25 beds for women/children, and owns four units of transitional housing. They also offer daily meals and a range of supportive services for homeless persons. Lodi House has a total of 26 beds for women/children, and they offer supportive services as well. Although the City did not use CDBG funding in 2009-10 to support these organizations, the City has funded them in the past and continues to support their efforts in other ways.

Lodi staff also works with Hand Up, a grassroots homeless outreach organization that meets monthly to discuss homeless issues. Participants include the San Joaquin County Board of Supervisors, Salvation Army, the Unity Project, and several churches. Many of the churches work together to provide meals to the homeless in a local park.

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OTHER ACTIONS IN SUPPORT OF CDBG GOALS

Actions to Address Obstacles to Meeting Under-Served Needs

The need for affordable housing for low-income households and seniors continues to exceed the available resources. The City has provided services, discussed previously under the Continuum of Care narrative, and has worked to create new affordable housing opportunities for under-served groups, including seniors.

Fostering and Maintaining Affordable Housing

The City of Lodi Strategic Plan identifies development of new housing resources as a primary component of the City's housing strategy. The City is actively encouraging affordable housing, most notably through the Tienda Drive affordable senior housing complex and the downpayment assistance program.

In 2009-10 the City continued to work with Eden Housing on the development of an 80-unit affordable senior housing complex. Site plans were completed, and the City assisted Eden Housing with applications for permanent financing. In 2010-11, the City anticipates selling property to Eden Housing in an arms length transaction.

In 2009-10, the City also created its downpayment assistance program, funded by an \$800,000 HOME grant through the California Department of Housing and Urban Development. Approximately 15 loans are anticipated to be made in 2010-11.

In 2010-11, the City plans to devote additional resources to advancing affordable housing opportunities. City staff plans to explore alternative resources, including tax credits and regional and state grant opportunities.

Barriers to Affordable Housing

Lodi continues to work toward meeting the housing needs of its low- and moderate-income residents. Falling sales prices in Lodi have made many homes affordable to low- and moderate-income households. The median sales price for homes in Lodi in 2009 was \$165,000. Despite falling sales prices in Lodi and San Joaquin County, home prices and rents are still high enough to make it difficult for extremely low-income households to locate an affordable unit.

A continued supply of housing affordable to all household income levels is essential to meet the needs of the residents of the City. The City recognizes the importance of balancing construction of new affordable housing with preserving and rehabilitating current affordable housing resources.

The City is in the process of updating its Housing Element and completing an Analysis of Impediments to Fair Housing Choice. Both of these documents explore barriers to producing affordable housing, including governmental and non-governmental constraints.

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Governmental constraints include land use controls, entitlement processing, fees, and building codes. Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development. To facilitate the development of affordable housing, the City may consider assisting developers in locating resources for funding affordable housing. Building and housing codes are implemented to ensure the safety of the community (housing residents, specifically). It is unlikely that the City will waive building or housing code requirements as a method of increasing affordability.

Non-governmental constraints include the availability of mortgage and rehabilitation financing, the supply and cost of land, and construction costs. The City will monitor these constraints and provide incentives to reduce them when possible.

Regional Housing Needs Allocation

In 2008, the City received its 2007-2014 regional housing needs allocation (RHNA) from the local Council of Governments. The allocation indicated the continued need for a supply of affordable housing and targets these needs by income group. In summary, the allocation calls for 25 percent of new housing production to be affordable to low-income households and 17 percent to be affordable to moderate-income households (using the HUD CDBG income definitions, which differ from those used in the Housing Element). This is a total of 917 low-income units and 650 moderate-income units, and reflects a significant need for new affordable housing.

The City's draft 2010-2016 Housing Element determines that based on the state allocation needs, Lodi will need to demonstrate the capacity, based on appropriately zoned land, to accommodate 917 housing units affordable to low-income households and 650 housing units affordable to moderate-income households during the current RHNA period. In addition, the City will have to demonstrate the capacity to accommodate 716 units for persons earning between 81 and 120 percent of the area median income.

Public Housing and Resident Initiatives

The City does not own any public housing. The 2009-2014 Consolidated Plan does not include plans to construct or operate public housing. The City does have two public and/or subsidized housing developments within its boundaries. These are owned and operated by the Housing Authority of the County of San Joaquin (HACSJ). The City works with HACSJ to ensure the continued quality of public housing in the City.

Lead-Based Paint

The City did not conduct any activities for which lead-based paint clearance was necessary in 2009-10. For non-CDBG-funded housing programs, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors on a case-by-case basis.

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Compliance and Monitoring

City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management and recommended each subrecipient read the "Playing by the Rules" guide produced by HUD. Staff provided technical assistance to subrecipients throughout the year.

Quarterly, staff examined the progress the subrecipient was making toward performance targets. Public services subrecipients must report their service population with each billing. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved.

The City has placed a strong emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress.

Anti-Poverty Strategy

During the program year, the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Salvation Army, which provides a full range of counseling and training services to homeless residents, and the Lodi Library adult literacy program. The Second Harvest Food Bank, which was funded by a \$10,000 CDBG grant, provided food to low-income families through local churches and non-profits, many of whom offer social services to assist with job training and housing security. The City also provides code enforcement services to ensure that lower-income households have a habitable place to live.

The City contracts with San Joaquin Fair Housing to provide fair housing counseling to residents; most of the households that take advantage of this resource are low-income. The housing counseling offers advice on resolving tenant-landlord disputes, among other topics, in an attempt to help low-income households stay in their homes.

The City's support of the LOEL Center kitchen renovation will ensure that the City's elderly receive adequate nutrition at a nominal cost. This preserves the limited income that many elderly persons have.

LEVERAGING RESOURCES

With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources.

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CITIZEN COMMENTS

The City provided public notice of the public review period and planned submission of this CAPER. The draft document was made available on the City website and at City Hall.

Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the address of website to view the report, and information on where to direct comments and questions.

If any comments are received, the City endeavors to respond to all questions or comments within 10 business days.

SELF-EVALUATION

What is the status of grant programs?

Although 2009-10 was Lodi's first year as a CDBG entitlement jurisdiction, the City had several years of experience operating a CDBG program under the Urban County. The City spent approximately 45 percent of its first-year allocation, with all projects underway as of the end of the fiscal year. The City worked with three non-profit service providers on public service and facility projects benefiting low- and moderate-income households and seniors. The City also conducted services and facility improvements in the target areas.

Are grant disbursements timely?

HUD requires that at a point approximately three-quarters of the way through the fiscal year, grantees have available in their line of credit no more than 1.5 times that year's entitlement grant. The City of Lodi is compliant with this regulation. Staff has implemented a system to draw funds shortly after the costs are paid or incurred, meaning the City is reimbursed promptly for all CDBG costs.

Are major goals on target?

Overall, the City is progressing toward its goals of fostering the development of affordable housing, improving target areas through public facilities and increases in services, and providing supportive services to the elderly and low-income households. Other goals in the five-year Consolidated Plan that will need continued effort include rehabilitation of residential areas on Lodi's Eastside and programs targeted at economic development.

Are any activities or types of activities falling behind schedule?

The Activity Summaries section, beginning on page 2, provides a description of each activity planned in 2009-10 and its actual accomplishments during the year. All planned projects were started during the fiscal year. The alley drainage project started later in the year than anticipated due to engineering delays, but is on track to be completed during the 2010-11 year.

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In mid-year, the City analyzed each project's rate of expenditure and ability to meet identified goals. As a result of this analysis, the City moved to reallocate funding that looked likely to remain unspent.

Are the activities and strategies making an impact on identified needs?

The housing and community development activities that are funded through the grant are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways. The City's considerable efforts to foster neighborhood improvements will allow more residents to have access to attractive, safe, and affordable housing, community services, and public facilities. The funded public service activities provide many vulnerable citizens, such as seniors and extremely low-income persons, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achievement of the City's community development objectives and goals.

What barriers may have a negative impact on fulfilling the strategies and the overall vision?

The primary barrier to achieving the Consolidated Plan goals and strategies is a lack of funding. The City's need for affordable housing, public facilities, and public services to fully serve the low- and moderate-income population is extensive, and far exceeds available funding resources. The economic recession also limits the City's ability to fund projects and program using local resources.

Based on findings, what adjustments or improvements to strategies and activities might meet the City's needs more effectively?

The City will devote substantial staff time to researching new funding opportunities to maximize the City's ability to meet residents' needs. The City will also evaluate all proposed activities based on factors such as leveraging and number of beneficiaries in an attempt to increase funding efficacy.

2009-2010 CAPER

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE 2009-10 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT; AND AMENDING THE 2010-11 ACTION PLAN TO ACCOMMODATE THE REALLOCATION OF UNUSED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM THE 2009-10 PROGRAM YEAR

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community; and

WHEREAS, the 2009-10 Consolidated Annual Performance and Evaluation Report (CAPER) describes the programs and activities accomplished during that program year, in which the City received \$751,211 in federal CDBG funds; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 15-day public comment period, a public hearing at the City Council meeting of September 21, 2010, to receive comments on the draft CAPER; and

WHEREAS, the 2010-11 Action Plan was adopted on May 5, 2010, and approved by the U.S. Department of Housing and Urban Development (HUD) in June of 2010; and

WHEREAS, since that time, the City has identified the following three projects that have a total of \$16,008.52 in CDBG funding available for reallocation:

Blakely Park Swing Area Resurfacing	\$4,041.33
Graffiti Abatement	\$7,960.68
Spay/Neuter Program	\$4,006.51

WHEREAS, the City has identified the following existing activities that will commit the reallocated funds:

Project 10-02	Water Meter Installation Project	\$11,967.19
Project 10-04	Van Buskirk Park Playground Replacement	\$ 4,041.33

WHEREAS, the reallocation of funds requires an amendment of the 2010-11 Action Plan; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30-day public comment period, a public hearing at the City Council meeting of September 21, 2010, to receive comments on the proposed Action Plan amendment.

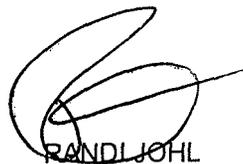
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2009-10 CAPER that is to be submitted to HUD by September 30, 2010; and

BE IT RESOLVED that the City Council does also approve the amendment of the 2010-11 Action Plan to accommodate the aforementioned reallocations.

Dated: September 21, 2010

I hereby certify that Resolution No. 2010-162 was passed and adopted by the City Council of the City of Lodi in a special meeting held September 21, 2010, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce, and Mayor Katakian
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None



RANDI JOEHL
City Clerk

CDBG Public Hearing

Presented by
Community Development Department

September 2010

CDBG Public Hearing

- 2009/10 Consolidated Annual Performance and Evaluation Report (CAPER)
 - Programs and Activities Accomplished in 2009/10 Program Year (July 1, 2009 – June 30, 2010)
 - Due to HUD before September 30, 2010

 - 2010/11 Action Plan Amendment
 - Reallocation of Unused 2009/10 CDBG Funds

 - Public Review/Comment Period
 - No Public Comments Received
-

CDBG Public Hearing

CAPER

- Review 2009/10 CDBG Activities
 - Alley Improvement Project
 - Blakely Park Playground
 - Second Harvest Food Bank
 - Graffiti Abatement
 - Spay/Neuter Program
 - Fair Housing
 - LOEL Kitchen Project

 - Program Evaluation
 - Timeliness
 - On-Target Major Goals
 - Continued Effort
-

CDBG Public Hearing

Action Plan Amendment

- Unused 2009/10 Funds Available
 - Blakely Park Swing Resurfacing \$4,041.33
 - Graffiti Abatement Program \$7,960.68
 - Spay/Neuter Program \$4,006.51
 - Total Reallocation Amount: **\$16,008.52**

 - Reallocation of these funds requires the Amendment of our 2010/11 Action Plan
-

CDBG Public Hearing

Action Plan Amendment

- **Reallocated Funds Directed to:**
 - **Project 10-02 Water Meter Installation Program**
 - Current Allocation \$212,417.00
 - Reallocation \$ 11,967.19
 - Adjusted allocation: \$224,384.19
 - **Project 10-04 Van Buskirk Park Playground Replacement**
 - Current Allocation \$165,000.00
 - Reallocation \$ 4,041.33
 - Adjusted Allocation \$169,041.33
-

CDBG Public Hearing

- Public Hearing
 - Questions or Comments?
 - Requested Action
 - To adopt the Resolution approving...
 - the 2009/10 Consolidated Annual Performance and Evaluation Report...
 - And the amendment of the 2010/11 Action Plan to accommodate the reallocation of available CDBG funds from 2009/10.
-

CITY OF LODI

LEGAL ADVERTISEMENT

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE
CDBG APPLICATIONS

PUBLISH (DATES): August 18,2010

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community
Development Dept.

AFFIDAVIT & BILL TO: Community Development - CDBG
City of Lodi
221 W. Pine Street
Lodi, CA 95241

DATE: August 16,2010

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager

LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR ANNUAL REPORT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 21, 2010 at 7:00 a.m. or as soon thereafter as the matter may be heard, in the Lodi City Council Chambers, 305 West Pine Street, Lodi, CA 95241 in order to consider the Community Development Block Grant (CDBG) Program Consolidated Annual Performance and Evaluation Report. The 2009-10 CAPER describes the programs and activities accomplished during that program year, in which the City received \$751,211 in federal CDBG funds.

The release of this notice is one of the City's activities to fulfill citizen participation requirements. Federal regulations require localities to provide the public with reasonable access to the documents.

The CAPER is available for public review at the Lodi City Hall, 221 West Pine Street, and on the City's website at www.lodi.gov/community_development/neighborhoods/cdbg.html. Copies of the CAPER will be made available upon request and are free of charge.

The public review and comment period begins September 1, 2010 and will end September 21, 2010. The City Council will consider adoption of the CAPER and provide an opportunity for public comment at their September 21, 2010 meeting.

The purpose of this public hearing will be to give citizens an opportunity to make their comments known regarding community needs and accomplishments under the CDBG Program. If you are unable to attend the public hearing, you may direct written comments to the City Clerk, City of Lodi, PO Box 3006, Lodi, CA 95241, or you may telephone (209) 333-6711. In addition, information is available for review at Lodi City Hall (221 West Pine Street) between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

The City promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

Neighborhood Services Manager
Joseph Wood

Dated: August 18, 2010

LEGAL ADVERTISEMENT

ADVERTISING INSTRUCTIONS

SUBJECT: 2010-11 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN
AMENDMENT

PUBLISH (DATES): August 19,2010

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community Development
Dept.

AFFIDAVIT & BILL TO: Community Development - CDBG
City of Lodi
221 W. Pine Street
Lodi, CA 95241

DATE: August 16,2010

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Manager

Dated: August 19,2010

NOTICE IS HEREBY GIVEN that on **Tuesday, September 21, 2010**, at the hour of **7:00 a.m.**, or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

2010-11 Community Development Block Grant Action Plan Amendment

The City of Lodi plans to amend its 2010-11 Action Plan. As a recipient of Community Development Block Grant (CDBG) funding, the City has developed an Action Plan that describes the activities proposed to be funded in 2010-11. The Action Plan generally describes how the City will utilize program funds for eligible activities during the fiscal year. The Action Plan can be amended as needed to reallocate funds to housing and community development activities.

The City proposes to reallocate funds from projects with unspent funds to the Water Meter Installation Project and the Van Buskirk Playground Improvements. The Water Meter Installation Project will assist low-income homeowners with paying their assessments for water meters. The Van Buskirk Playground Improvements project will replace existing playground equipment to meet new ADA and playground safety requirements.

The release of this notice is part of the City's activities to fulfill federal citizen participation requirements. The Action Plan amendment must be available to the public and the City must provide reasonable access to documents.

The Action Plan amendment will be available for public review at the Lodi City Hall, 221 West Pine Street, and on the City's website at http://www.lodi.gov/community_development/Neighborhoods/CDBG.html. Copies of the documents will be made available upon request.

The public review and comment period begins August 20, 2010 and will end September 21, 2010. The City Council will consider adoption of the Action Plan amendment and provide an opportunity for public comment at their September 21, 2010 meeting.

Questions or comments regarding the Action Plan amendment can be directed to Joseph Wood, Neighborhood Services Manager, at (209) 333-6711 or jwood@lodi.gov.

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 333-6702. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER AND APPROVE THE 2009/10 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT; AND AN AMENDMENT OF THE 2010/11 ACTION PLAN TO ACCOMMODATE THE REALLOCATION OF UNUSED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM THE 2009/10 PROGRAM YEAR

On Friday, September 3, 2010, in the City of Lodi, San Joaquin County, California, a Notice Public Hearing to consider and approve the 2009/10 Community Development Block Grant Consolidated Annual Performance and Evaluation Report; and an amendment of the 2010/11 Action Plan to accommodate the reallocation of unused Community Development Block Grant funds from the 2009/10 program year (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 3, 2010, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK



MARIA BECERRA
ADMINISTRATIVE CLERK

LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR ANNUAL REPORT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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Neighborhood Services Manager
Joseph Wood

Dated: August 18, 2010

Dated: August 19, 2010

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