



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Public Hearing to Consider Adopting a Resolution Approving the 2012/13 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER)

**MEETING DATE:** September 4, 2013

**PREPARED BY:** Community Development Department

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**RECOMMENDED ACTION:** Public hearing to consider adopting resolution approving the 2012/13 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER),

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

The 2012/13 CAPER describes the programs and activities accomplished during that program year, in which the City received \$630,001 in federal CDBG funds. The public review and comment period for the CAPER document began August 19, 2013 and will end September 4, 2013.

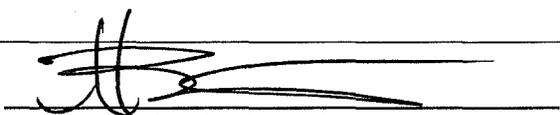
**FISCAL IMPACT:** The CAPER document is being completed as an administrative activity that is funded through the City's CDBG administrative allocation from HUD.

**FUNDING AVAILABLE:** None

  
Konradt Bartlam  
Community Development Director

KB/jw  
Attachments

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**APPROVED:**   
Konradt Bartlam, City Manager

2012/13 CAPER  
September 4, 2013  
Exhibit A

## **Exhibit A**

# **2012-13 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**



# CITY OF LODI

## 2012-13 CDBG CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)



PUBLIC REVIEW DRAFT

SEPTEMBER 3, 2013

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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 2012-13 program year, with a special focus on those activities funded by the Community Development Block Grant.

In the 2012-13 program year, the City funded improvements to public facilities, infrastructure, and housing, as well as several public service activities.

Accomplishments include the following.

- Completed improvements to Hale Park Sport Courts.
- Completed the third phase of alley drainage improvements and began the fourth phase.
- Completed ADA accessibility improvements on public streets/sidewalks.
- Began ADA accessibility improvements to two public park facilities and at the Grape Bowl Stadium.
- Completed a window retrofit project at a transitional housing site for Lodi House.
- Removed nearly 1,200 instances of gang graffiti.
- Provided over 900,000 pounds of food to families in need.
- Educated tenants and landlords about fair housing rights and mediated disputes.
- Redeemed over 400 spay-neuter vouchers.

In addition, staff continued to make progress on the development of an 80-unit affordable senior housing complex (with Eden Housing). 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.

## 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 2012-13 Action Plan, which covers the period from July 1, 2012 through June 30, 2013. 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.

The 2012-13 program year was the City of Lodi's fourth 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 public comment period from August 19, 2013 to September 4, 2013. A public notice announcing its availability was published in the *Lodi News-Sentinel* on July 30, 2013. A public hearing on the report was held on September 4, 2012 at the Lodi City Council meeting.

### **III. ACTIVITY SUMMARIES**

#### **HOUSING**

##### **Tienda Drive Senior Housing (11-10)**

The City has allocated funding to Eden Housing, a non-profit housing developer, to purchase land along Tienda Drive for an affordable senior housing development.

- 2012-13 Objective:** Construct 80 affordable housing units.
- Funding Allocated:** \$78,000 in anticipated separation payments from San Joaquin Urban County. Total project cost is estimated to be \$1.2 million including non-City sources.
- 2012-13 Accomplishment:** Developer Eden Housing acquired the property. Pre-development and financing underway.
- 2012-13 Expenditure:** \$0
- Total expenditures:** \$0
- Narrative:** The project is in pre-development. The developer and City are assembling financing. Construction on the project is anticipated to start in summer 2015. A total of 80 units are planned.

##### **Home Accessibility Modification Program (11-09)**

Provide free or low-cost assistance to disabled renters or homeowners in need of accessibility modifications. This program is implemented by the Disability Resource Agency for Independent Living (DRAIL). Accessibility modifications will be made by program staff or by a licensed contractor.

- 2012-13 Objective:** 3 households assisted.
- Funding Allocated:** \$6,000
- 2012-13 Accomplishment:** No household assisted.
- 2012-13 Expenditure:** \$0
- Total expenditures:** \$0
- Narrative:** City Staff is continuing to work with DRAIL to determine if and how they can adapt their processes to comply with CDBG Regulations. The program will continue in 2013-14.

**PUBLIC FACILITIES**

**Alley Drainage Improvements – Phase III (10-11)**

Reconstruction of two alleys in target areas in order to increase accessibility and drainage. Existing alley paving was removed and replaced with storm drains and pervious concrete.

- 2012-13 Objective:** Complete alley improvement project that was started in previous program year.
- Funding Allocated:** \$143,292
- 2012-13 Accomplishment:** Project completed.
- 2012-13 Expenditure:** \$138,959
- Total Expenditures:** \$143,292
- Narrative:** The project was bid and awarded in 2011-12 and completed in September of 2012 as planned.

**ADA Street Accessibility Improvements – Phase I (11-02)**

Make ADA improvements, including installation of handicap ramps and sidewalk at key locations throughout the City.

- 2012-13 Objective:** Install 8 ramps and one section of sidewalk.
- Funding Allocated:** \$147,414
- 2012-13 Accomplishment:** Project completed.
- 2012-13 Expenditure:** \$143,560
- Total Expenditures:** \$147,414
- Narrative:** Completed as planned in program year 2012 as of the date of this report.

**2012 Parks Accessibility (12-02)**

The project consists of the removal of architectural barriers to the disabled and elderly at two public parks. Work at each park will be essentially the same in nature and scope. Deficiencies include the lack of van-accessible parking stalls, the need for proper signage and striping, the encroachment of the existing ramps into the pavement, and lack of accessible paths of travel.

- 2012-13 Objective:** 2 public facilities improved
- Funding Allocated:** \$107,920
- 2012-13 Accomplishment:** Project bid, awarded and underway. Project will complete and final payment in 2013.
- 2012-13 Expenditure:** \$84,327
- Total Expenditures:** \$84, 327

**Narrative:** This project went out to bid in February 2013 and contract was awarded in April 2013. Construction work began in May 2013. Construction will be completed in August 2013. Un-expended funds will be re-allocated in a mid-year Action Plan amendment.

**Hale Park Sport Court Resurfacing (12-03)**

The City resurfaced the sport courts at Hale Park, a public park in a LMI neighborhood.

**2012-13 Objective:** 1 public improvement.  
**Funding Allocated:** \$75,000  
**2012-13 Accomplishment:** Project completed. Final payment made in 2013.  
**2012-13 Expenditure:** \$33,230  
**Total Expenditures:** \$33,230

**Narrative:** The project went out to bid in March 2013 and contract was awarded in April 2013. Construction work began in May 2013 and was completed in June 2013. Un-expended funds will be re-allocated in a mid-year Action Plan amendment.

**Grape Bowl ADA Improvements (11-03/12-11)**

Made ADA improvements to the Grape Bowl to remove barriers to accessibility. Improvements will include creating an at-grade entrance to the field's west end, new ticket booth and concession stands, and restroom upgrades, new ADA seating and accessible ramps to those seating areas.

**2012-13 Objective:** 1 public facility improvement  
**Funding Allocated:** \$485,000  
**2012-13 Accomplishment:** Project bid, awarded and underway in 2012. To be completed in fall of 2013  
**2012-13 Expenditure:** \$182,254  
**Total Expenditures:** \$195,409

**Narrative:** Project underway and will be completed in Fall 2013.

**LOEL Center – Washington Street Improvements – Phase I (12-09)**

As part of a phased project to make improvements to the LOEL Senior Center facility, this will demolish an existing vacant structure on the site, make parking improvements and construct a community garden. The entire project contemplates the expansion of the LOEL Center or the development of affordable senior housing on the site.

|                                |                                          |
|--------------------------------|------------------------------------------|
| <b>2012-13 Objective:</b>      | 1 public facility improvement.           |
| <b>Funding Allocated:</b>      | \$145,086                                |
| <b>2012-13 Accomplishment:</b> | Pre-development, design and engineering. |
| <b>2012-13 Expenditure:</b>    | \$49,783                                 |
| <b>Total Expenditures:</b>     | \$49,783                                 |

**Lodi House – Window Replacement Project (12-10)**

Provided funds to Lodi House, local shelter provider for women with children, for the replacement of windows at their transitional housing facility at 356 E. Walnut Street. The project will be limited to the replacement of all of the windows (removing the existing sashes and installation of new inserts).

|                                |                                         |
|--------------------------------|-----------------------------------------|
| <b>2012-13 Objective:</b>      | 1 public facility improvement.          |
| <b>Funding Allocated:</b>      | \$15,000                                |
| <b>2012-13 Accomplishment:</b> | Project completed. 21 windows replaced. |
| <b>2012-13 Expenditure:</b>    | \$13,878                                |
| <b>Total Expenditures:</b>     | \$13,878                                |

**PUBLIC SERVICES**

**Salvation Army Food Program (12-04)**

Provide funding to Salvation Army to support the Community Dining Hall, the Emergency Food, and the No Child Left Hungry Programs offered at their facilities that serve needy families throughout the community.

|                                |                                                                                                                                                           |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2012-13 Objective:</b>      | 72,000 meals - Community Dining Hall Program<br>27,000 bags/boxes of groceries - Emergency Food Program<br>1300 meals/bags – No Child Left Hungry Program |
| <b>Funding Allocated:</b>      | \$15,000                                                                                                                                                  |
| <b>2012-13 Accomplishment:</b> | 110,491 meals provided – Community Dining Hall Program<br>39,000 bags/boxes – Emergency Food Program<br>4,123 bags – No Child Left Hungry Program         |
| <b>2012-13 Expenditure:</b>    | \$15,000                                                                                                                                                  |
| <b>Total expenditures:</b>     | \$15,000                                                                                                                                                  |

**Narrative:** Salvation Army operated three food assistance programs. The Community Dining Hall program served 110,491 meals to homeless persons and needy families from the community throughout the year. The Emergency Food program delivered

834,274 pounds of food to needy families throughout the year. The No Child Left Hungry program provided another 82,455 pounds of food to school-aged children during the 13-weeks of school breaks during the year. Salvation Army supplemented funds from the City of Lodi with private donations (food and cash), and from Emergency Food and Shelter Program funding through the Department of Homeland Security.

**Table 1**  
**Salvation Army Food Assistance Program Beneficiaries**

| Category                                   | Total | Percent of Total |
|--------------------------------------------|-------|------------------|
| Total Persons                              | 9,100 | 100%             |
| Total Low/Mod-Income                       | 9,100 | 100%             |
| Extremely low-income                       | 6,052 | 75%              |
| Very Low-income                            | 1907  | 24%              |
| Low-income                                 | 154   | 1%               |
| Special Needs                              | 4,495 | 55.4%            |
| Disabled HH Member                         | 1,253 | 28%              |
| Senior Headed HH                           | 2,101 | 47%              |
| Female Headed HH                           | 1,141 | 25%              |
| 5+ Person HH                               | --    | --               |
| Race                                       |       |                  |
| White                                      | 6,722 | 82.8%            |
| Black or African-American                  | 314   | 3.9%             |
| Asian                                      | 215   | 2.7%             |
| American Indian or Alaskan Native          | 192   | 2.4%             |
| Native Hawaiian or Pacific                 | 34    | <1.0%            |
| American-Indian or Alaska Native and White | 135   | 1.7%             |
| Asian and White                            | 224   | 2.8%             |
| Black or African American and White        | 45    | <1.0%            |
| American Indian or Alaska Native and Black | 47    | <1.0%            |
| Multiracial                                | N/A   |                  |
| Other/No response                          | 185   | 2.3%             |
| Ethnicity                                  |       |                  |
| Hispanic                                   | 2,719 | 33.5%            |
| Not Hispanic                               | 5,394 | 66.5%            |
| Other/No response                          | --    |                  |

**Graffiti Abatement (12-05)**

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.

|                                |                                                                                                                                                                                                                                                                        |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2012-13 Objective:</b>      | 800 instances of graffiti removed                                                                                                                                                                                                                                      |
| <b>Funding Allocated:</b>      | \$50,000                                                                                                                                                                                                                                                               |
| <b>2012-13 Accomplishment:</b> | 1,197 instances of graffiti removed. 839 man-hours of labor.                                                                                                                                                                                                           |
| <b>2012-13 Expenditure:</b>    | \$35,789                                                                                                                                                                                                                                                               |
| <b>Total expenditures:</b>     | \$35,789                                                                                                                                                                                                                                                               |
| <b>Narrative:</b>              | The graffiti abatement program operated year-round. 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. |

**Second Harvest Food Bank (12-06)**

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

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2012-13 Objective:</b>      | 6,200 persons assisted                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Funding Allocated:</b>      | \$7,500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>2012-13 Accomplishment:</b> | 8,113 persons assisted                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>2012-13 Expenditure:</b>    | \$7,500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Total expenditures:</b>     | \$7,500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Narrative:</b>              | Second Harvest operated two food assistance programs. The Senior Brown Bag program delivered 62,726 pounds of food to Lodi seniors with a value of \$103,482. The Food Assistance program delivered 27,990 pounds of food to other Lodi residents with a value of \$45,441. Second Harvest supplemented funds from the City of Lodi with private donations (food and cash), handling fees, and from Emergency Food and Shelter Program funding through the Department of Homeland Security. |

**Table 2**  
**Second Harvest Food Bank Beneficiaries**

| <b>Category</b>                            | <b>Total</b> | <b>Percent of Total</b> |
|--------------------------------------------|--------------|-------------------------|
| Total Persons                              | 8,113        | 100%                    |
| Total Low/Mod-Income                       | 8,113        | 100%                    |
| Extremely low-income                       | 6,052        | 75%                     |
| Very Low-income                            | 1907         | 24%                     |
| Low-income                                 | 154          | 1%                      |
| Special Needs                              | 4,495        | 55.4%                   |
| Disabled HH Member                         | 1,253        | 28%                     |
| Senior Headed HH                           | 2,101        | 47%                     |
| Female Headed HH                           | 1,141        | 25%                     |
| 5+ Person HH                               | --           | --                      |
| Race                                       |              |                         |
| White                                      | 6,722        | 82.8%                   |
| Black or African-American                  | 314          | 3.9%                    |
| Asian                                      | 215          | 2.7%                    |
| American Indian or Alaskan Native          | 192          | 2.4%                    |
| Native Hawaiian or Pacific                 | 34           | <1.0%                   |
| American-Indian or Alaska Native and White | 135          | 1.7%                    |
| Asian and White                            | 224          | 2.8%                    |
| Black or African American and White        | 45           | <1.0%                   |
| American Indian or Alaska Native and Black | 47           | <1.0%                   |
| Multiracial                                | N/A          |                         |
| Other/No response                          | 185          | 2.3%                    |
| Ethnicity                                  |              |                         |
| Hispanic                                   | 2,719        | 33.5%                   |
| Not Hispanic                               | 5,394        | 66.5%                   |
| Other/No response                          | --           |                         |

**San Joaquin Fair Housing (12-07)**

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.

**2012-13 Objective:** 160 persons assisted

**Funding Allocated:** \$17,914

**2012-13 Accomplishment:** 120 unduplicated contacts  
40 mediation cases

**2012-13 Expenditure:** \$16,689

**Total expenditures:** \$16,689

**Narrative:** San Joaquin Fair Housing promoted fair housing by advertising in local media, attending nine community events in San Joaquin County, and distributing fliers to four locations in Lodi. They served a total of 74 persons by providing information on fair housing. A total of 25 households were served through formal intakes. Of the 25 cases, 16 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 |
|---------------------------------------------|-------|------------------|
| Total persons                               | 74    | 100%             |
| Extremely low-income                        | 50    | 67.6%            |
| Low-income                                  | 20    | 27%              |
| Low/Mod-income                              | 1     | 1.4%             |
| Moderate-income                             | 3     | 4%               |
| Did not respond                             | 0     | 0%               |
| Special Needs                               |       |                  |
| Disabled HH Member                          | 18    | 24.3%            |
| Senior Headed HH                            | 0     | 0%               |
| Female Headed HH                            | 53    | 71.6%            |
| 5+ Person HH                                | 22    | 29.7%            |
| Race                                        | --    | --               |
| White                                       | 30    | 40.5%            |
| Black or African-American                   | 17    | 23%              |
| Asian                                       | 2     | 2.7%             |
| American Indian or Alaskan Native           | 1     | 1.4%             |
| Native Hawaiian or Pacific                  | 0     | 0%               |
| American Indian or Alaskan Native and White | 0     | 0%               |
| Asian and White                             | 1     | 1.4%             |
| Black or African American and White         | 1     | 1.4%             |
| American Indian or Alaskan Native and Black | 0     | 0%               |
| Multiracial/No response                     | 22    | 29.7%            |
| Ethnicity                                   | --    | --               |

| Category          | Total | Percent of Total |
|-------------------|-------|------------------|
| Hispanic          | 28    | 37.8%            |
| Not Hispanic      | 9     | 12.2%            |
| Other/No response | 0     | 0%               |

**Spay/Neuter Program (12-08)**

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.

**2012-13 Objective:** 150 households assisted

**Funding Allocated:** \$25,000

**2012-13 Accomplishment:** 445 vouchers issued (272 to LMI households, 173 for feral cats)  
272 unduplicated LMI households assisted.

**2012-13 Expenditure:** \$23,041

**Total expenditures:** \$23,041

**Narrative:** The program spayed or neutered 445 animals – 272 owned by low-income households, 173 were trapped feral cats. A total of 272 unduplicated low-income households were assisted. All feral cats were trapped within low-income target areas.

**Table 4**  
**Spay/Neuter Program Beneficiaries (Households)**

| Category                          | Total      | Percent of Total |
|-----------------------------------|------------|------------------|
| <b>Total Households</b>           | <b>272</b> |                  |
| Total Low/Mod-Income              | 272        | 100%             |
| Extremely low-income              | --         | --               |
| Very Low-income                   | --         | --               |
| Low-income                        | 272        | 100%             |
| Special Needs                     |            |                  |
| Disabled HH Member                | 74         | 27%              |
| Senior Headed HH                  | 25         | 9%               |
| Female Headed HH                  | 130        | 48%              |
| 5+ Person HH                      | 51         | 19%              |
| <b>Race</b>                       |            |                  |
| White                             | 226        | 83.1%            |
| Black or African-American         | 0          | 0%               |
| Asian                             | 5          | 1.8%             |
| American Indian or Alaskan Native | 5          | 1.8%             |
| Native Hawaiian or Pacific        | 3          | 1%               |

| Category                                   | Total | Percent of Total |
|--------------------------------------------|-------|------------------|
| American Indian or Alaska Native and White | 3     | 1%               |
| Asian and White                            | 0     | 0%               |
| Black or African American and White        | 0     | 0%               |
| American Indian or Alaska Native and Black | 0     | 0%               |
| Other/Multiracial                          | 4     | 1.4%             |
| No response                                | 26    | 9.6%             |
| <b>Ethnicity</b>                           |       |                  |
| Hispanic                                   | 39    | 14.3%            |
| Not Hispanic                               | 199   | 73.2%            |
| Other/No response                          | 34    | 12.5%            |

*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 (12-01)**

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

- Funding Allocated:** \$126,000
- 2012-13 Expenditure:** \$126,000
- Total expenditures:** \$126,000

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

**NON-CDBG HOUSING ACTIVITIES**

**First-Time Homebuyer Program**

The City applied for HOME Program funding through the State Department of Housing and Community Development in 2012. Due to the number of funding requests received and the reduced allocation of HOME Program funds, the City was not awarded funding. The City has applied again in 2013 and hopes to be awarded funding in order to offer the First-Time Homebuyer Program.

**Neighborhood Stabilization Program**

The City has not received any additional Neighborhood Stabilization Program funding.

#### IV. SUMMARY OF EXPENDITURES

The following tables show the City's 2011-12 expenditures in different categories and in comparison to federally-mandated caps.

The City received no program income in the 2012-13 program year.

**Table 5**  
**2012-13 CDBG Allocations and Expenditures**

| Category                      | 2012-13<br>Allocated | 2012-13<br>Expended | Year End<br>Balance |
|-------------------------------|----------------------|---------------------|---------------------|
| Planning and Administration   | \$ 126,000           | \$ (126,000)        | \$ -                |
| Public Services               | 115,414.00           | (98,019.45)         | 17,394.55           |
| Housing                       | 20,730.00            | (13,922.66)         | 6,807.34            |
| Public Improvements - City    | 937,283.87           | (582,329.93)        | 354,953.94          |
| Public Facilities - Nonprofit | 144,413.50           | (49,782.58)         | 94,630.92           |
| <b>Totals</b>                 | <b>1,343,841</b>     | <b>(870,055)</b>    | <b>473,787</b>      |

**Table 6**  
**Timely Expenditure Calculation**

| Timeliness Ratio (1.50 limit) |             |
|-------------------------------|-------------|
| 2012-13 Award                 | \$ 630,001  |
| YE Balance                    | 473,787     |
| <b>Timeliness ratio</b>       | <b>0.75</b> |

**Table 7**  
**Planning and Administration Calculation**

| Planning and Admin (20% cap)          |               |
|---------------------------------------|---------------|
| 2012-13 annual award                  | \$ 630,001    |
| 2012-13 program income                | 0.00          |
| Cap basis                             | 630,001       |
| Total planning and admin expenditures | 126,000       |
| <b>Planning and admin percentage</b>  | <b>20.00%</b> |

**Table 8**  
**Public Services Calculation**

| <b>Public Services (15% max)</b>   |               |
|------------------------------------|---------------|
| 2012-13 annual award               | \$ 630,001    |
| 2011-12 program income             | 139,425       |
| Cap basis                          | 675,772       |
| Total public services expenditures | 98,019        |
| <b>Public services percentage</b>  | <b>14.50%</b> |

**Table 9**  
**Remaining Funds Disposition**

| <b>Funds Available for Mid-Year Re-programming</b> |               |
|----------------------------------------------------|---------------|
| Hale Park Sport Court                              | 41,770        |
| Graffiti Abatement                                 | 14,211        |
| San Joaquin Fair Housing                           | 1,225         |
| Spay-Neuter Program - Feral                        | 1,541         |
| Spay-Neuter Program - Household                    | 418           |
| Lodi House - window replacement                    | 1,122         |
| <b>Total</b>                                       | <b>60,286</b> |

| <b>Funds Carrying-over into 2013-14</b> |                |
|-----------------------------------------|----------------|
| Grape Bowl ADA Improvements             | 289,591        |
| Home Accessibility Modifications        | 5,685          |
| 2012 Parks Accessibility                | 23,594         |
| LOEL Center - Washington Street Parcel  | 94,631         |
| <b>Total</b>                            | <b>413,500</b> |

|                        |                |
|------------------------|----------------|
| <b>TOTAL REMAINDER</b> | <b>473,787</b> |
|------------------------|----------------|

**Table 10**  
Annual Expenditure by Activity

| City ID#      | HUD ID# | Description                             | Total Allocation | Prior year Expenditures | 2012-13 Available | 2012-13 Expenditures | Total Expenditures | Year End Balance |
|---------------|---------|-----------------------------------------|------------------|-------------------------|-------------------|----------------------|--------------------|------------------|
| 10.11         | 36      | Alley Drainage Improvements - Phase III | 143,292          | (4,333)                 | 138,959           | (138,959)            | (143,292)          | -                |
| 11.02         | 26      | ADA Streets Improvements                | 147,414          | (3,854)                 | 143,560           | (143,560)            | (147,414)          | -                |
| 11.03; 12.11  | 27      | Grape Bowl ADA Improvements             | 485,000          | (13,155)                | 471,845           | (182,254)            | (195,409)          | 289,591          |
| 11.09         | 33      | Home Accessibility Modifications        | 6,000            | (270)                   | 5,730             | (45)                 | (315)              | 5,685            |
| 12.01         | 38      | Program Administration                  | 126,000          | -                       | 126,000           | (126,000)            | (126,000)          | -                |
| 12.02         | 40      | 2012 Parks Accessibility                | 107,920          | -                       | 107,920           | (84,327)             | (84,327)           | 23,594           |
| 12.03         | 41      | Hale Park Sport Court                   | 75,000           | -                       | 75,000            | (33,230)             | (33,230)           | 41,770           |
| 12.04         | 44      | Salvation Army Food Programs            | 15,000           | -                       | 15,000            | (15,000)             | (15,000)           | -                |
| 12.05         | 43      | Graffiti Abatement                      | 50,000           | -                       | 50,000            | (35,789)             | (35,789)           | 14,211           |
| 12.06         | 45      | Second Harvest Food Bank                | 7,500            | -                       | 7,500             | (7,500)              | (7,500)            | -                |
| 12.07         | 46      | San Joaquin Fair Housing                | 17,914           | -                       | 17,914            | (16,689)             | (16,689)           | 1,225            |
| 12.08         | 47      | Spay-Neuter Program - Feral             | 17,000           | -                       | 17,000            | (15,459)             | (15,459)           | 1,541            |
| 12.08         | 48      | Spay-Neuter Program - Household         | 8,000            | -                       | 8,000             | (7,582)              | (7,582)            | 418              |
| 12-09         | 37      | LOEL Center - Washington Street Parcel  | 145,086          | (673)                   | 144,414           | (49,783)             | (50,455)           | 94,631           |
| 12.10         | 39      | Lodi House - window replacement         | 15,000           | -                       | 15,000            | (13,878)             | (13,878)           | 1,122            |
| <b>TOTALS</b> |         |                                         | <b>1,366,126</b> | <b>(22,285)</b>         | <b>1,343,841</b>  | <b>(870,055)</b>     | <b>(892,339)</b>   | <b>473,787</b>   |

## **V. GENERAL NARRATIVE**

### **GEOGRAPHIC DISTRIBUTION**

In program year 2012-13, alley improvements and street accessibility projects were completed in low-income areas. The improvements to Lodi House's transitional housing facility were also in low-income areas.

The feral cat component of the spay-neuter program is also conducted on a low-income area basis. All cats were trapped in low-income areas.

### **AFFIRMATIVELY FURTHERING FAIR HOUSING**

In 2009-10, the City completed an 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 also identified actions the City will take in order to address fair housing impediments.

During the 2012-13 program year, the City contracted with San Joaquin Fair Housing, a local non-profit agency that offers information of fair housing law and mediates tenant-landlord disputes, as well as investigates housing discrimination complaints. No investigations were conducted in the program year.

Fliers relating to fair housing topics were distributed to four locations in Lodi. 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.

In the update of the City's Housing Element, the City committed to taking the following actions to address fair housing.

- Provide incentives for affordable housing development.
- Increase housing options through better definition of both transitional and supportive housing.
- Provide Homebuyer Assistance
- Subdivide larger sites for development of housing for low-income households

### **AFFORDABLE HOUSING**

The City's affordable housing efforts in 2012-13 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. This project is currently in the pre-development phase.

In 2009, the City 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 2010-11. The contract for funding expired in May 2012. At the completion of the contract, a total of three loans had been made. One of those loans was paid off in 2012, providing program income for an additional loan. The City is currently waiting on notification of whether HOME funds will be awarded for the coming year to fund the first-time homebuyer loan program.

### **CONTINUUM OF CARE NARRATIVE**

Lodi is a member of San Joaquin County 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 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. This effort has continued from the previous program year.

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. The event was held on January 23, 2013. The general results of the survey noted an overall County-wide homeless population decrease of 39.4% from 2011. County-wide, the sheltered homeless population decreased by 44.4%, while the unsheltered homeless population increased by 6.4%. In Lodi, the 2013 point-in-time count noted a total of 171 homeless, both sheltered and unsheltered, an 82% overall increase from 2011. The population of sheltered homeless in Lodi increased from 68 in 2011 to 114 in 2013. The population of unsheltered homeless in Lodi increased from 26 in 2011 to 58 in 2013. The next count is scheduled for January 2015.

### **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 Senior 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 2012-2013. 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.

The City also participates in the planning and distribution of federal funding through the Department of Homeland Security to local emergency food and shelter providers as an active member of the local Emergency Food and Shelter Program board.

### **SENIOR SERVICES**

The LOEL Center received funding for improvements in 2012-13 that are scheduled to be done in Fall 2013. Those improvements will allow for future expansion of their existing facilities and services in 2013-14 and

beyond. The City also supported Second Harvest Food Bank which helps to meet the basic needs of seniors. 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. CDBG funding in previous year allowed for the creation of three, single-parent shelter units to their facility. 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.

In 2012-13 the City provided funding to the Salvation Army for their food program that serves the homeless and needy families within the community.

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.

### **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 down payment assistance program.

In 2012-13 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 sold property to Eden Housing in an arm's length transaction to construct the 80-unit Roget Park project.

In 2012-13, 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. Although the current economy offers significant challenges to many households, one bright side is that the housing stock affordable to low-income families has expanded significantly as a result of falling prices and historically low interest rates.

Based on the median income published by HUD, a four-person low-income household (80% AMI) can currently afford a mortgage of about \$280,000 and a one-person household could afford about \$184,000.

For the 12 months ending July 2013, the median home sales price was \$173,000. The median rent for the same period was \$1,356.

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.

Many of the City's efforts to foster and maintain affordable housing relate to the Housing Element. The City recently updated its General Plan Housing Element, which was certified in 2011. The City's 2010-16 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lodi.

Both of these documents explore barriers to producing affordable housing, including governmental and non-governmental constraints. 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 to locate 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 General Plan Housing Element states that based on the state allocation of regional housing needs, Lodi will need to demonstrate the capacity to accommodate 917 housing units affordable to low-income households and 650 housing units affordable to moderate-income households during the planning 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 and to explore opportunities for additional development of affordable housing within the community.

### **Lead-Based Paint**

The City did not conduct any activities for which lead-based paint clearance was necessary in 2012-13.

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 as required by state law.

**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. The City recommended that each subrecipient read the “Playing by the Rules” guide produced by HUD. Staff provided technical assistance to subrecipients throughout the year.

Each quarter, staff examined the progress each subrecipient was making toward performance targets. Public services subrecipients must report their service population with each billing. Billings must be at least quarterly. 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 \$7,500 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 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 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.

**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. The City received no comments on this CAPER during the public comment period.

### **SELF-EVALUATION**

#### **What is the status of grant programs?**

The program year 2012-13 was Lodi's third year as a CDBG entitlement jurisdiction. The City has active grant programs engaging in public services, housing and public improvements.

##### *Public Services*

The City funded four public services activities in the program year: Graffiti Abatement, Second Harvest Food Bank, Fair Housing, and the Spay-Neuter program. The City had no performance issues with these services.

##### *Infrastructure*

During the program year the City completed Phase III of Alley Drainage improvements, Phase I of ADA Streets Accessibility, and improvements to the Van Buskirk Park playground. The City solicited bids and awarded contracts for Phase IV of Alley Drainage improvements and Phase II of ADA Streets Accessibility.

##### *Public Facilities*

Improvements were completed at Salvation Army's Hope Harbor facility. Planning was done for the Grape Bowl stadium improvements including environmental review and a Section 108 loan application. By the end of the year planning was also underway for a demolition project to benefit the LOEL Senior Center and Gardens and for improvements to Lodi House.

##### *Housing*

The Home Accessibility Modifications Program has been slow to start. City staff will continue to work with the subrecipient to launch this program.

#### **Are grant disbursements timely?**

HUD requires that at a point approximately three-quarters of the way through the program year, CDBG grantees have available in their line of credit no more than 1.5 times that year's CDBG award.

The City of Lodi is compliant with this regulation with a timeliness ratio of 0.69 at the end of the program year. Funds are drawn from IDIS each month as they are expended.

Each mid-year, the City analyzes each project's rate of expenditure and ability to meet identified goals. As a result of this analysis, the City has routinely re-allocated funding that looked likely to remain unspent.

#### **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. The City will require additional effort to meet its goal of housing rehabilitation. The City is also exploring opportunities to fund economic development assistance through the local Small Business Development Center.

#### **Are any activities or types of activities falling behind schedule?**

The Activity Summaries section of this CAPER provides a description of each activity undertaken in 2012-13 and its actual accomplishments during the year. As described previously, the home modification and housing rehabilitation programs are still in early implementation and design phase.

**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.

RESOLUTION NO. 2013-163

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING THE 2012/13 COMMUNITY  
DEVELOPMENT BLOCK GRANT CONSOLIDATED  
ANNUAL PERFORMANCE AND EVALUATION REPORT

=====

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

WHEREAS, the 2012/13 Consolidated Annual Performance and Evaluation Report (CAPER) describes the programs and activities accomplished during that program year, in which the City received \$630,001 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 4, 2013, to receive comments on the draft CAPER.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final 2012/13 CAPER that is to be submitted to HUD by September 30, 2013.

Dated: September 4, 2013

=====

I hereby certify that Resolution No. 2013-163 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 4, 2013, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce,  
and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL  
City Clerk

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# CDBG Public Hearing

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Presented by  
Community Development Department

September 2013

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# Consolidated Annual Performance and Evaluation Report (CAPER)

- Accomplishments include the following:
    - Completed improvements to Hale Park Sport Courts.
    - Completed third phase of alley drainage improvements and began fourth phase.
    - Completed ADA accessibility improvements to public sidewalks and curb ramps.
    - Began ADA accessibility improvements to two public park facilities and the Grape Bowl facility.
    - Completed a window retrofit project at Lodi House's transitional housing site.
    - Removed nearly 1200 instances of gang graffiti.
    - Provided over 900,000 pounds (450 tons) of food to families in need.
    - Redeemed nearly 400 spay-neuter vouchers.
-

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# CDBG Public Hearing

- Public Review & Comment
    - Mandatory Review Period
    - No Public Comments
  - Public Hearing
  - Requested Action
    - To adopt the Resolution...
      - Approving the 2012/13 Consolidated Annual Performance and Evaluation Report.
-

# CITY OF LODI

## LEGAL ADVERTISEMENT

### ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR DISCUSSION OF THE 2012-13  
CDBG CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER) AND AMENDMENT OF 2013-14  
ANNUAL ACTION PLAN (AAP)

PUBLISH (DATES): August 3, 2013

TEAR SHEETS WANTED: 2 EXTRA

DELIVER TO: Community  
Development Dept.

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

DATE: July 30, 2013

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager

## LEGAL NOTICE

### NOTICE OF PUBLIC HEARING FOR DISCUSSION OF THE 2012-13 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND AN AMENDMENT TO THE 2013-14 ANNUAL ACTION PLAN (AAP)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 4, 2013 at 7:00 p.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 (CAPER) and an amendment to the 2013-14 Annual Action Plan (AAP). The 2012-13 CAPER describes the programs and activities accomplished during that program year, in which the City received \$630,001 in federal CDBG funds. The AAP generally describes how the City will utilize program funds for eligible activities during the fiscal year. The AAP can be amended as needed to reallocate funds to housing and community development activities.

The City proposes to allocate previously un-allocated funds received as part of the 2013-14 allocation of CDBG funds and to re-allocate prior year funds that have not been expended. Funds may be allocated to new projects and programs, or existing projects and programs may receive additional funding.

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 and the AAP amendment are 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](http://www.lodi.gov/community_development/neighborhoods/cdbg.html). Copies of the CAPER and the AAP amendment will be made available upon request and are free of charge.

The public review and comment period for the 2012-13 CAPER begins August 19, 2013 and will end September 4, 2013. The public review and comment period for the amendment of the 2013-14 AAP begins August 3, 2013 and will end September 4, 2013. The City Council will consider adoption of the 2012-13 CAPER and amendment of the 2013-14 AAP and provide an opportunity for public comment at their September 4, 2013 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.

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.

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: July 30, 2013



## DECLARATION OF POSTING

**PUBLIC HEARING TO CONSIDER AND APPROVE THE 2012/13 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AN AMENDMENT OF THE 2013/14 ACTION PLAN TO ACCOMMODATE THE ALLOCATION OF PREVIOUSLY UNALLOCATED FUNDS RECEIVED IN 2013/14 AND THE REALLOCATION OF UNUSED CDBG FUNDS FROM PREVIOUS YEARS**

On Thursday, August 22, 2013, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider and approve the 2012/13 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report and an amendment of the 2013/14 Action Plan to accommodate the allocation of previously unallocated funds received in 2013/14 and the reallocation of unused CDBG funds from previous years (attached and marked as Exhibit A) was posted at the following locations:

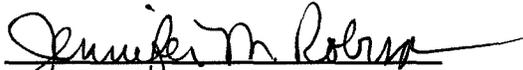
Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

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

Executed on August 22, 2013, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON**  
CITY CLERK

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

\_\_\_\_\_  
MARIA DITMORE  
ADMINISTRATIVE CLERK



**THE CITY OF LODI  
COMMUNITY DEVELOPMENT DEPARTMENT  
Notice of Public Hearing for Discussion of the Community Development  
Block Grant Program**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 4, 2013 at 7:00 p.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 (CAPER) and an amendment to the 2013-14 Annual Action Plan (AAP). The 2012-13 CAPER describes the programs and activities accomplished during that program year, in which the City received \$630,001 in federal CDBG funds. The AAP generally describes how the City will utilize program funds for eligible activities during the fiscal year. The AAP can be amended as needed to reallocate funds to housing and community development activities.

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The public review and comment period for the 2011-12 CAPER begins August 19, 2013 and will end September 4, 2013. The public review and comment period for the amendment of the 2013-14 AAP begins August 3, 2013 and will end September 4, 2013. The City Council will consider adoption of the 2012-13 CAPER and amendment of the 2013-14 AAP and provide an opportunity for public comment at their September 4, 2013 meeting.

The City proposes to allocate previously un-allocated funds received as part of the 2013-14 allocation of CDBG funds and to re-allocate prior year funds that have not been expended. Funds may be allocated to new projects and programs, or existing projects and programs may receive additional funding.

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.

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Mailed by Com. Dev.

**September 4<sup>th</sup> Public Hearing - Mailing List**

Captains Tory and Martin Ross  
c/o Salvation Army, Lodi Corps  
PO Box 1388  
Lodi, CA 95241  
[martin.ross@usw.salvationarmy.org](mailto:martin.ross@usw.salvationarmy.org)  
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Mike Mallory  
c/o Second Harvest Food Bank  
704 E. Industrial Park Drive  
Manteca, CA 95337-6116  
[ktapia@feedingamerica.org](mailto:ktapia@feedingamerica.org)  
209-239-2091

Nate McBride  
c/o Small Business Development Center  
56 S. Lincoln Street  
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Federico Navarro  
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7 W. Scotts Avenue  
Stockton, CA 95202  
[fnavarro@stocktonfoodbank.org](mailto:fnavarro@stocktonfoodbank.org)  
209-464-7369

Rebeca Knodt  
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209-464-7369

Peggy Wagner  
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[PeggyW@sjfairhousing.com](mailto:PeggyW@sjfairhousing.com)  
(209) 451-3471

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[krhea@hacsj.com](mailto:krhea@hacsj.com)  
209-460-5024

Tracy Williams  
c/o LOEL Foundation, Inc.  
105 S. Washington Street  
Lodi, CA 95240  
[tracy@loelcenter.net](mailto:tracy@loelcenter.net)  
209-368-2050

Dean Fujimoto  
c/o SJC Human Services Agency  
PO Box 201056  
Stockton, CA 95201

Jake McGregor  
c/o One-Eighty Teen Center  
17 W. Lockeford Street  
Lodi, CA 95240

## Jennifer Robison

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**From:** Joseph Wood  
**Sent:** Monday, August 19, 2013 02:44 PM  
**To:** 'Martin Ross'; 'Kerri Tapia'; 'Federico Navarro'; rknodt@stocktonfoodbank.org; 'Peggy Wagner'; 'Kristi Rhea'; 'Tracy Williams'; 'Fujimoto, Dean'; 'Jacob McGregor'; 'eramirez@ccstockton.org'; 'Nate McBride'  
**Cc:** Jennifer Robison  
**Subject:** City of Lodi - Public Hearing for 2012-13 CAPER and Amendment#1 of 2013-14 Annual Action Plan



WEB PAGE Public  
Hearing Notice...

The Lodi City Council will conduct a Public Hearing on Wednesday, September 4, 2013 to review and adopt the 2012-13 CDBG Consolidated Annual Performance Evaluation Report (CAPER) and the 2013-14 CDBG Annual Action Plan Amendment.

The CAPER is the final report of activities for the CDBG funding provided to the City in the 2012-13 Program Year.

The 2013-14 Annual Action Plan Amendment covers the allocation of additional CDBG funding received for the 2013-14 Program Year and the reallocation of unused funds from completed projects and/or services from the 2012-13 Program Year.

A Staff Report detailing the funding allocation/reallocation being considered at the Public Hearing will be available and distributed via email on or about August 28, 2013.

Please contact me if you have any questions.

Joseph Wood, Manager  
Neighborhood Services Division  
City of Lodi Community Development Department

209.333.6800 x2467      *Direct Office Line*  
209.333.6842            *Fax*  
[jwood@lodi.gov](mailto:jwood@lodi.gov)        *E-mail*



**THE CITY OF LODI  
COMMUNITY DEVELOPMENT DEPARTMENT  
Notice of Public Hearing for Discussion of the Community Development  
Block Grant Program**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 4, 2013 at 7:00 p.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 (CAPER) and an amendment to the 2013-14 Annual Action Plan (AAP). The 2012-13 CAPER describes the programs and activities accomplished during that program year, in which the City received \$630,001 in federal CDBG funds. The AAP generally describes how the City will utilize program funds for eligible activities during the fiscal year. The AAP can be amended as needed to reallocate funds to housing and community development activities.

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](http://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 for the 2011-12 CAPER begins August 19, 2013 and will end September 4, 2013. The public review and comment period for the amendment of the 2013-14 AAP begins August 3, 2013 and will end September 4, 2013. The City Council will consider adoption of the 2012-13 CAPER and amendment of the 2013-14 AAP and provide an opportunity for public comment at their September 4, 2013 meeting.

The City proposes to allocate previously un-allocated funds received as part of the 2013-14 allocation of CDBG funds and to re-allocate prior year funds that have not been expended. Funds may be allocated to new projects and programs, or existing projects and programs may receive additional funding.

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.

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.

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**LA CIUDAD DE LODI**  
**DEPARTAMENTO DE DESARROLLO COMUNITARIO**  
**Aviso de Audiencia Pública para la discusión del Programa de Subsidios**  
**Globales para el Desarrollo Comunitario**

PRESENTE SE DA AVISO que una audiencia pública se llevará a cabo el Miércoles, 04 de septiembre 2013 a las 7:00 pm o tan pronto como la materia podrá ser oído, en el Lodi Concilio de la Ciudad, 305 West Pine Street, Lodi, CA 95241 con el fin de considerar el Community Development Block Grant (CDBG) consolidado anual de Desempeño y Evaluación (CAPER) y una enmienda al Plan de Acción Anual 2013-14 (AAP). El 2012-13 CAPER describe los programas y actividades realizadas durante ese año del programa, en el que la ciudad recibió 630,001 dólares en fondos federales CDBG. La AAP describe generalmente como la Ciudad utilizará los fondos del programa de actividades elegibles durante el año fiscal. El AAP se puede modificar según sea necesario para reasignar fondos a las actividades de vivienda y desarrollo comunitario.

La publicación de este aviso es una de las actividades de la Ciudad para cumplir con los requisitos de participación de los ciudadanos. Las regulaciones federales requieren que las localidades para proporcionar al público un acceso razonable a los documentos.

El CAPER está disponible para revisión pública en Lodi City Hall, 221 West Pine Street, y en la página web de la Ciudad [www.lodi.gov/community\\_development/neighborhoods/cdbg.html](http://www.lodi.gov/community_development/neighborhoods/cdbg.html). Copias del CAPER estarán disponibles bajo petición y son gratis.

La opinión pública y periodo de comentarios para el 2011-12 CAPER comienza el 19 de agosto 2013 y terminará el 04 de septiembre 2013. La opinión pública y el periodo de comentario para la modificación de AAP 2013-14 comienza el 03 de agosto, 2013 y terminará el 04 de septiembre, 2013. El ayuntamiento tendrá en cuenta la adopción del 2012-13 CAPER y modificación del 2013-14 AAP y proporcionar una oportunidad para comentario público en su reunión del 04 de septiembre, 2013.

La Ciudad propone asignar anteriormente los fondos no asignados recibidos como parte de la asignación de los fondos CDBG 2013-14 y para reasignar fondos de años anteriores que no han sido gastados. Los fondos pueden ser asignados a nuevos proyectos y programas o proyectos y programas existentes pueden recibir financiación adicional.

El propósito de esta audiencia pública será de dar a los ciudadanos la oportunidad de conocer sus observaciones sobre las necesidades de la comunidad y logros bajo el Programa CDBG. Si usted no puede asistir a la audiencia pública, puede dirigir observaciones por escrito a la Secretaria Municipal de la Ciudad de Lodi, PO Box 3006, Lodi, CA 95241, o puede llamar por teléfono (209) 333-6711. Además, la información está disponible para su revisión en Lodi City Hall (221 West Pine Street) entre las horas de 8:00 am y 5:00 pm de lunes a viernes.

Si usted desafía el tema en la corte, usted puede estar limitado a sólo los problemas que usted o alguien más en la audiencia pública se describe en este aviso o en la correspondencia escrita entregada a la Secretaria de la Ciudad, 221 West Pine Street, en o antes de cerrar la audiencia pública.

En cumplimiento de la Ley de Estadounidenses con Discapacidades, si usted necesita asistencia especial para participar en esta reunión, por favor comuníquese con la Oficina de la Secretaria Municipal al (209) 333-6702. Notificación de 48 horas antes de la reunión permitirá a la ciudad para hacer los arreglos razonables para asegurar el acceso a esta reunión.

La Ciudad promueve la vivienda justa y pone todos sus programas a disposición de bajos y moderados ingresos, familias sin importar la edad, raza, color, religión, sexo, origen nacional, orientación sexual, estado civil o discapacidad.