



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: PUBLIC HEARING TO CONSIDER AND APPROVE COMMUNITY INPUT AND PROPOSALS FOR USES OF THE CITY'S 2001-2002 FEDERAL ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME FUNDS.

MEETING DATE: March 7, 2001

PREPARED BY: Community Development Director

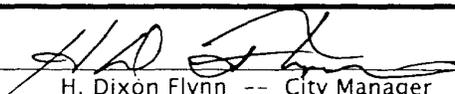
**RECOMMENDED ACTION:** That the City Council conduct a public hearing to consider potential uses of Federal funds received through the CDBG and HOME programs for the 2001-2002 fiscal year. Staff is recommending that the Council approve funding allocation amounts dependent upon the results of the public hearing. A summary of the applications, a listing of the funding requests, and staff recommendations are attached as exhibits to this communication.

**BACKGROUND INFORMATION:** The City will receive \$766,922 in CDBG funds and \$241,495 in HOME funds from the Federal government for the coming fiscal year. Requests for funding totaled \$1,048,707. CDBG funds can be used to address a wide range of community needs such as, park improvements, ADA retrofits, and other community organization based projects. Federal HOME funds, on the other hand, must be used to address housing and housing related activities such as housing rehabilitation and new construction.

Community Development staff met with representatives of Parks and Recreation, Public Works, Finance Department, and the City Manager's office to discuss the above mentioned proposals. Staff agreed to recommend funding for each applicant in the amount requested, with the exception of the following items:

1. Lodi Boys and Girls Club's request for \$109,551 for interior/exterior improvements was reduced to \$96,761 due to some ineligible maintenance expenses which were calculated into their budget.
2. The Women's Center of San Joaquin County-Lodi Branch request for \$11,500 for interior/exterior improvements was reduced to \$9,000 due to some ineligible maintenance expenses which were calculated into their budget.
3. Greater Stockton Emergency Food Bank's request in the amount of \$25,000 was for the purchase of a late model 25' refrigerated truck to transport perishables to satellite pantries throughout the County. Staff felt that due to the fact that the request for funding was only to the City of Lodi, and not to the County or other participating jurisdictions, that it would be inappropriate to fund this request as we alone would be funding a county-wide operation.

APPROVED:

  
H. Dixon Flynn -- City Manager

For HOME Funding, staff received and is recommending approval for the request from Habitat for Humanity for \$60,000 for them to either purchase vacant land for their construction of affordable owner-occupied housing, or purchase an existing single-family residential property in order to rehabilitate it. Any surplus in their allocated funding after acquisition can be used for the related development costs for those projects as well. A request was also received and is recommended for approval from Affordable Renovated California Housing, Inc (ARCH) for \$75,000 for them to purchase residential properties, predominantly on Lodi's Eastside, for them to rehabilitate and resell as affordable housing units. ARCH currently has one project underway on East Locust Street.

Staff has recommended allocating the remaining \$106,495 in HOME funding to our existing Housing Assistance Loan Programs: Down Payment Assistance, Owner Occupied Housing Rehabilitation, and Rental Housing Rehabilitation.

All applications for funding are on file in the Community Development Department if any specific detail of a request is desired.

FUNDING:	2001/02 Allocation of CDBG Funds:	\$766,922.00
	2001/02 Allocation of HOME Funds:	\$241,495.00



Konradt Bartlam  
Community Development Director

Prepared by Carrie Anderson, CDBG/HOME Program Coordinator

KB/ca

#### Attachments

c: CDBG/HOME Applicants  
Director of Finance  
Director of Parks & Recreation  
Director of Public Works  
Jon Moore, San Joaquin County  
Joseph Wood, Community Improvement Manager

**2001-02 CDBG Program Funding Requests**

	<b>Applicant</b>	<b>Project Description</b>	<b>Amount Requested</b>	<b>Staff Recommendation</b>
<b>B R I C K S &amp; M O R T A R</b>	City of Lodi Parks & Recreation	ADA Master Plan for Grape Bowl	\$25,000*	*See Administration
	City of Lodi Parks & Recreation	Armory Park ADA Bleachers	\$50,000	\$50,000
	City of Lodi Parks & Recreation	Armory Restroom ADA Retrofit	\$50,000	\$50,000
	City of Lodi	Handicap Ramp Retrofit Project	\$100,000	\$100,000
	Lodi Boys & Girls Club	Minor renovations; replace gym floor, doors, and doorways. Purchase new phone system and preventative HVAC maintenance	\$109,551	\$96,761
	Lodi House	Balance of funds for Site Acquisition/Lease option to purchase	\$90,000	\$90,000
	Mary Graham Children's Shelter	A portion of funds associated with replacing two buildings within the shelter, which consists of two residential cottages, school, multi-use center, library, and the intake/assessment center that is used for court ordered visitation throughout the county.	\$20,000	\$20,000
	Women's Center of San Joaquin County-Lodi Branch	New roof, furnace, and air-conditioning equipment for the Center	\$11,500	\$9,000
	Homebuyers Assistance Program (HAP)	Funds to expand opportunities for first time homeownership for low income	\$196,790	\$196,790
	Eastside Clean Up Projects	Eastside neighborhood cleanup activities coordinated through Eastside Improvement Committee and CATeam	\$10,000	\$10,000
	<b>ADMINISTRATION</b>	City of Lodi Program Administration	\$78,071	\$78,071
		Grape Bowl ADA Master Plan		\$25,000
		San Joaquin Fair Housing	\$18,500	\$18,500
<b>S E R V I C E S</b>	Family Law Service Center	Program providing legal assistance to low income persons	\$7,800	\$7,800
	San Joaquin County Food Bank	Program providing food for low-income persons. Receives CDBG funds from other local agencies.	\$10,000	\$10,000
	Greater Stockton Emergency Food Bank	To purchase a late model 25-foot refrigerated truck to transport perishables to satellite pantries countywide. CDBG funds only requested from the City of Lodi for this purchase.	\$25,000	\$0.00
	Lodi Community Service Center	Dial-a-Ride/Grapeline	\$5,000	\$5,000
		<b>TOTAL</b>	<b>\$807,212</b>	<b>\$766,922</b>

Exhibit 1.0

## 2001/2002 HOME FUNDS REQUESTS

<u>APPLICANT</u>	<u>PROJECT</u>	<u>REQUEST</u>
Affordable Renovated California Housing, Inc.	Property Acquisition for affordable housing within target area	\$75,000.00*
Habitat for Humanity	Property Acquisition	\$60,000.00
Housing Assistance	Down Payment Assistance (\$41,000) Housing Rehab (\$65,495)	\$106,495.00
<b>TOTAL OF FUNDS REQUESTED FOR ABOVE PROJECTS</b>		<b>\$241,495.00</b>
<b>TOTAL ALLOCATED 2001-02 HOME FUNDS</b>		<b>\$241,495.00</b>

\*Requested CDBG funds however, better funded through HOME program.

## SUMMARY OF 2001-2002 CDBG APPLICATION REQUESTS

Available Funding - \$766,922.00

APPLICANT Project Name Description Qualification	REQUESTED AMOUNT	Bricks & Mortar	Services
<b>CITY OF LODI-PARKS &amp; RECREATION DEPT</b> <b>Armory Building Restroom ADA Retrofit</b> The City of Lodi is entering into a lease agreement for use of this building for various recreation programs that would be accessed by residents throughout the city. This project will retrofit the existing restrooms and shower facilities to meet handicap accessible requirements and current building codes. <i>Approved under Public Facilities and Improvements. Benefits low/moderate income limited clientele (handicapped persons). Proposed cost is considered reasonable and necessary.</i>	\$50,000	X	
<b>CITY OF LODI-PARKS &amp; RECREATION DEPT</b> <b>Armory Park ADA Bleacher Replacement</b> Scope of work to include the removal of the existing out-dated and unsafe spectator bleachers. The new bleachers will meet the current ADA standards and adopted building codes and will be constructed to provide handicap ramps and seating areas. <i>Approved under Public Facilities and Improvements. Benefits low/moderate income limited clientele (handicapped persons). Proposed cost is considered reasonable and necessary.</i>	\$50,000	X	
<b>CITY OF LODI- PUBLIC WORKS DEPT.</b> <b>Handicap Ramp Retrofit</b> Scope of work to include installing curb ramps at City-owned facilities and streets to comply with ADA requirements for all curb ramps servicing government as well as other places of public accommodation to be installed by January 26, 2002. The actual number of ramps installed will be dependent upon the bids received. <i>Approved under Public Facilities and Improvements. Benefits low/moderate income limited clientele (handicapped persons). Proposed cost is considered reasonable and necessary.</i>	\$100,000	X	
<b>LODI BOYS &amp; GIRLS CLUB, INC.</b> <b>Interior Improvements</b> Replace gym floor, doors, and doorways. Purchase new phone system. <i>Approved under Public Facilities and Improvements. Benefits low/moderate income clientele.</i>	\$109,551	X	
<b>LODI HOUSE</b> <b>Homeless Shelter For Women and Children</b> Balance of funds for lease option to purchase for the women and children's homeless shelter in Lodi. <i>Qualifies under Public Facilities and Improvements or Public Services. Benefits low/moderate income clientele. Proposed cost is considered reasonable and necessary.</i>	\$90,000	X	

Exhibit 2.0

APPLICANT Project Name Description Qualification	REQUESTED AMOUNT	Bricks & Mortar	Services
<b>WOMEN'S CENTER OF SAN JOAQUIN COUNTY</b> <b>Lodi Branch</b> New roof and furnace and air conditioning equipment for office. <i>Qualifies under Public Facilities and Improvements or Public Services.</i> <i>Benefits low/moderate income clientele.</i> <i>Proposed cost is considered reasonable and necessary.</i>	<b>\$11,500</b>	<b>X</b>	
<b>EASTSIDE CLEAN UP PROJECTS</b> Specific blocks within the Eastside will be identified for one-time neighborhood clean up activities which will be coordinated through the Eastside Improvement Committee and the Community Action Team (CA Team). For example, Central Valley Waste container and dump fees and other costs related to neighborhood beautification projects coordinated through this effort.	<b>\$10,000</b>	<b>X</b>	
<b>HOMEBUYERS ASSISTANCE PROGRAM (HAP)</b> The CDBG Funds allocated for this Program will be used in the following manner: <ul style="list-style-type: none"> <li>• OPTION 1 - Subsidize interest rates and mortgage principal amounts by making a subordinate low-interest loan (2-3%) for part of the purchase price, for an amount of funds the payments on which, together with that required under the first mortgage, would be affordable to the purchaser. On average, for a 30 year loan, reducing the loan amount by 1% reduces the interest rate by .25%. (\$10,000 buy-down reduces interest rate by 2.5%)</li> <li>• OPTION 2 - Pay up to 50% of the down payment required by the mortgagee for the purchase on behalf of the purchaser, again by making a subordinate low-interest loan (2-3%).</li> </ul> These funds would be able to be used throughout the City, but would specifically be limited to assisting low- and moderate-income households. The maximum allowed for each applicant, using either one or both options, would be \$20,000 or 20% of the purchase price, whichever is less.	<b>\$196,790</b>	<b>X</b>	
<b>MARY GRAHAM CHILDREN'S SHELTER</b> <b>Interior Improvements &amp; Parking Lot Replacement</b> A fair share portion of funds to defray costs associated with replacing two buildings within the shelter, which consists of two residential cottages, school, multi-use center, library, and the intake/assessment center that is used for court ordered supervised visitations throughout the county. <i>Approved under Public Facilities and Improvements. Benefits low/moderate income clientele. Proposed cost is considered reasonable and necessary. It has been determined that the improvements would not be within the chapel/sanctuary area, as these funds could not be used within that area.</i>	<b>\$20,000</b>	<b>X</b>	

*Exhibit 2.1*

APPLICANT Project Name Description Qualification	REQUESTED AMOUNT	Bricks & Mortar	Services
<b>GREATER STOCKTON EMERGENCY FOOD BANK</b> For the proposed purchase of a late model 25' refrigerated truck to transport perishables to satellite pantries throughout the County. <i>Eligible under Public Services. Benefits low/moderate income limited clientele. Proposed costs considered to be inappropriate as Lodi would be only source of funding for a County-wide activity.</i>	<b>\$25,000</b>		X
<b>SAN JOAQUIN COUNTY FOOD BANK</b> To cover cost of continuing and increasing the operation of providing Charity Assistance, Senior Brown Bag and Food 4 Thought programs in the City of Lodi. <i>Approved under Public Services. Benefits low/moderate income limited clientele. Proposed cost is considered reasonable and necessary.</i>	<b>\$10,000</b>		X
<b>FAMILY LAW SERVICES</b> To continue providing a program for low-cost, professional legal services to low income citizens of San Joaquin County. To continue providing a second program for no cost services to clientele involved in domestic abuse when there are children in the home. <i>Approved under Public Services. Benefits low/moderate income limited clientele. Proposed cost is considered reasonable and necessary.</i>	<b>\$7,800</b>		X
<b>LODI COMMUNITY SERVICE CENTER</b> <b>Dial-a-Ride/Grapeline Passes</b> To cover the costs of providing transit passes to low to moderate income, as well as senior citizen and handicap residents of Lodi. <i>Approved under Public Services. Benefits low/moderate income persons and limited clientele. Proposed costs are considered reasonable and necessary.</i>	<b>\$5,000</b>		X
APPLICANT Project Name Description	REQUESTED AMOUNT	PROGRAM ADMINISTRATION	
<b>CITY OF LODI</b> <b>Program Administration</b> To cover the costs in administering the CDBG/HOME Program. Includes Community Development staff time. Advertising, supplies, and miscellaneous administration costs.	<b>\$78,071</b>		X
<b>Grape Bowl ADA Master Plan</b> To hire an outside consultant to review and submit recommendations on the ADA accessibility issues at the stadium facilities, which would address restrooms, walkways, seating, traffic/parking, and other issues staff and consultants may find.	<b>\$25,000</b>		X
<b>San Joaquin Fair Housing</b> In compliance with the Federal Fair Housing Act, they handle housing discrimination complaints and mediates landlord/tenant issues regarding substandard housing. Allocations for Fair Housing are done on a fair share basis among all jurisdictions within San Joaquin County. <i>Approved under Public Services. Benefits low/moderate income residents. Proposed cost is considered reasonable and necessary.</i>	<b>\$18,500</b>		X

Exhibit 2.2

## SUMMARY OF 2001-2002 HOME APPLICATION REQUESTS

Available Funding - \$241,495

APPLICANT Project Name Description	REQUESTED AMOUNT	Bricks & Mortar	Services
<b>Affordable Renovated California Housing, Inc.</b> Property Acquisition for affordable housing within target area Funds would be used to purchase residential properties, predominantly on Lodi's Eastside, to be rehabilitated and resold as affordable housing units.	\$75,000.00	X	
<b>HABITAT FOR HUMANITY</b> Single-Family Dwelling Construction/Rehabilitation Funds would be used to purchase a vacant residential lot or a single residential lot with a house that can be rehabilitated located within the target area on the East side of Lodi. Any additional available funds after acquisition would be used to cover the costs of fees and permits.	\$60,000	X	
<b>CITY OF LODI- COMMUNITY DEVELOPMENT DEPT.</b> Down-Payment Assistance Program The most successful portion of our existing Housing Assistance Programs will be supplemented with CDBG funds to expand the opportunities for first-time homeownership for low-moderate income residents. To provide low-interest loans for the down payment on a home purchase to first-time homebuyers.	\$41,000		X
<b>CITY OF LODI - COMMUNITY DEVELOPMENT DEPT.</b> Housing Rehabilitation Program To provide low-interest loans for the rehabilitation of owner-occupied housing and rental housing.	\$65,495	X	

Exhibit 2.3

RESOLUTION NO. 2001-58A

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE PROJECTED USE OF FUNDS FOR THE 2001-2002  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND  
HOME ENTITLEMENT

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) and HOME funding as a participating City through the County of San Joaquin and urban County, for fiscal year 2001-2002; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG and HOME funds available for the 2001-2002 fiscal program year being approximately \$766,922.00 and \$241,495.00 respectively; and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting held March 7, 2001 to receive comments and proposals from the public regarding the projected use of CDBG and HOME funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG and HOME funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend allocations of CDBG and HOME funds to the projects as shown on Exhibit A attached as recommended by staff, in the amount of \$676,922.00 and \$241,495.00, respectively.

Dated: March 7, 2001

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I hereby certify that Resolution No. 2001-58A was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 7, 2001, by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Pennino and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
for City Clerk

### 2001-02 CDBG Program Funding

Applicant/Recipient	Project Description	Funds Allocated
City of Lodi Parks & Recreation	ADA Master Plan for Grape Bowl	\$25,000
City of Lodi Parks & Recreation	Armory Park ADA Bleachers	\$50,000
City of Lodi Parks & Recreation	Armory Restroom ADA Retrofit	\$50,000
City of Lodi	Handicap Ramp Retrofit Project	\$100,000
Lodi Boys & Girls Club	Minor renovations; replace gym floor, doors, and doorways. Purchase new phone system and preventative HVAC maintenance	\$96,761
Mary Graham Children's Shelter	A portion of funds associated with replacing two buildings within the shelter, which consists of two residential cottages, school, multi-use center, library, and the intake/assessment center that is used for court ordered visitation throughout the county.	\$20,000
Women's Center of San Joaquin County-Lodi Branch	New roof, furnace, and air-conditioning equipment for the Center	\$9,000
Homebuyers Assistance Program (HAP)	Funds to expand opportunities for first time homeownership for low income	\$196,790
Eastside Clean Up Projects	Eastside neighborhood cleanup activities coordinated through Eastside Improvement Committee and CATeam	\$10,000
City of Lodi Community Development	Program Administration	\$78,071
San Joaquin Fair Housing	Fair Share allocation for mandated Fair Housing services.	\$18,500
Family Law Service Center	Program providing legal assistance to low income persons	\$7,800
San Joaquin County Food Bank	Program providing food for low-income persons. Receives CDBG funds from other local agencies.	\$10,000
Greater Stockton Emergency Food Bank	To purchase a late model 25-foot refrigerated truck to transport perishables to satellite pantries countywide. CDBG funds only requested from the City of Lodi for this purchase.	\$0.00
Lodi Community Service Center	Dial-a-Ride/Grappleline	\$5,000

### 2001-02 HOME Program Funding

Applicant/Recipient	Project Description	Funds Allocated
Affordable Renovated California Housing, Inc.	Property Acquisition for affordable housing within target area	\$75,000.00*
Habitat for Humanity	Property Acquisition	\$60,000.00
Housing Assistance	Down Payment Assistance (\$41,000) Housing Rehab (\$65,495)	\$106,495.00

RESOLUTION NO. 2001-58B

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE PROJECTED USE OF FUNDS FOR THE 2001/2002  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
FOR LODI HOUSE

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) funding as a participating City through the County of San Joaquin and urban County, for fiscal year 2000-2001; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG funds available for the 2001-2002 fiscal program year being approximately \$766,922.00; and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting held March 7, 2001 to receive comments and proposals from the public regarding the projected use of CDBG funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend an allocation of CDBG funds to the Lodi House as shown on Exhibit A attached as recommended by staff, in the amount of \$90,000.00.

Dated: March 7, 2001

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I hereby certify that Resolution No. 2001-58B was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 7, 2001, by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Howard, Pennino and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – Land

  
SUSAN J. BLACKSTON  
for City Clerk

### 2001-02 CDBG Program Funding Requests

Applicant/Recipient	Project Description	Funds Allocated
Lodi House	Balance of funds for Site Acquisition/Lease option to purchase	\$90,000



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: March 7, 2001

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**

City Clerk

Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, March 7, 2001 at the hour of 7:00 p.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:

- a) proposals for uses of the City's 2001-2002 Federal allocation of Community Development Block Grant (CDBG) and HOME funds

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk 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 Public Hearing.*

By Order of the Lodi City Council:

Susan J. Blackston  
City Clerk

Dated: February 21, 2001

Approved as to form:

Randall A. Hays  
City Attorney