



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Hearing to Consider 1994-95 Community Development Block Grant (CDBG) Proposals and Community Requests

MEETING DATE: March 16, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to solicit public comments and project ideas and to consider local and multi-jurisdictional proposals.

BACKGROUND INFORMATION: The City will receive \$675,991 from the Federal government under the CDBG Program for the 94-95 fiscal year. To be eligible for funding, projects must meet one of three national programmatic objectives:

- To address the needs of low and moderate income persons.
- To eliminate a slum or blighted condition.
- To resolve an urgent need.

Several ongoing projects/programs are mandatory components of the program and are continually funded in order for us to participate in the program. Still others it has been the past preference of the City Council to continually fund. However, the majority of each year's allocation is discretionary. This year we have received many requests from groups in the City and from County-wide agencies as well. A listing of all the projects/programs for the current year which the Council is being asked to consider is below. Complete project descriptions are attached.

Administration	\$ 26,300
CHRB Fair Housing	10,324
Dial-a-Ride	5,500
Housing Rehabilitation	-0-
Lodi Boys and Girls Club	400,000
San Joaquin County Food Bank	10,000
VFW, Lodi Chapter	275,000
City Hall Handicap Access	90,000
East Side Alley Lighting	100,000
San Joaquin County Food Bank	9,000
Family Law Service Center	7,200

APPROVED.

THOMAS A. PETERSON
City Manager



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CDBG Proposals and Community Requests
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In addition to the current requests and proposals, City staff is requesting that the City Council consider reallocating CDBG funds from two previous years' Code Enforcement accounts in the amount of \$24,337.85 into a new Interim Assistant account which will pay for the activities of a Community Improvement Office.

FUNDING: Originally budgeted - 1994-95
Fund - CDBG - \$675,991


James B. Schroeder
Community Development Director

Attachments

JBS/EV/ck

Prepared by Eric Veerkamp

City of Lodi 1995-95 Community Development Block Grant (CDBG) Proposals
Total Funds to be Received: \$675,991

Annual On-Going Projects/Programs

Current Year Requests

City Specific

Administration	26,300
Dial-a-Ride	5,500
Housing Rehabilitation	0

Multi-Jurisdictional

CHRB Fair Housing	10,324
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City Specific

Lodi Boy's and Girl's Club	400,000
San Joaquin Co. Food Bank	10,000
VFW, Lodi Chapter	275,000
City Hall Handicap Access	90,000
East Side Alley Lighting	100,000

Multi-Jurisdictional

San Joaquin Co. Food Bank	9,000
Family Law Service Center	7,200

Total Requests: \$933,324

1994-95 CDBG Funding Request; Item A

Project Title: Grant Administration

Amount Requested: \$26,300; (A)\$23,300 for Administration activities, (B)\$3,000 for contract services with Jon Linner for financial packaging services.

Project Description:

(A) Grant administration pays for a portion of the administrator's salary each year. Activities involve the overall project/program management, coordination, and monitoring of activities funded under the CDBG program. These activities include:

1. Provide local officials and citizens with information about the program.
2. Prepare program budgets and schedules.
3. Monitor compliance with project/program requirements.
4. Develop and maintain agreements and contracts with sub recipients and contractors.
5. Prepare documents and other related documentation for submittal to HUD.
6. Respond to monitoring and auditing.
7. Evaluating project/program results.
8. Managing and supervising persons.

(B) The City of Lodi, in conjunction with San Joaquin County and the City of Tracy, would enter into a one year contract with Jon Linner, financial packaging consultant. Mr. Linner would be available to City staff for expert assistance on any developments, such as the Hotel Lodi, where loan financing and packing knowledge is required. This arrangement would continue through the end of calendar year 1994.

Project Eligibility: 24 CFR 570.206(a).

Service Area Description:

Grant administration serves all projects/programs in the city being funded with CDBG funds. To this end, the goals of the grant administration reflect the goals of the Housing and Community Development Act of 1974, i.e. the development of a viable urban community, including decent housing, a suitable living environment and expanded economic opportunity for persons with low and moderate income. Entire city is service area.

Other sources of Funding: None

Funding in Subsequent Years:

Yes, as long as the program continues, administration activities will be required.

1994-95 CDBG Funding Request; Item B

Project Title: San Joaquin Community Housing Resource Board (CHRB): Fair Housing Services

Amount Requested: \$10,324

Project Description:

The provision of fair housing services is a HUD requirement in order to receive funds through the program. The CHRB works for the City of Lodi on a contract basis as the sub recipient of these funds, and is the referral agency for San Joaquin County and all cities within the county for fair housing and discrimination related issues. The CHRB assists low/moderate income individuals subjected to housing discrimination through outreach and counseling, referrals, and mediation and conciliation services.

Last year was the first year we participated in this multi-jurisdictional activity. Previously, we had provided the services on our own. At the time, it was decided that we would evaluate the CHRB at year's end to see whether or not we should renew their contract.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

Service Area Description:

When individuals call the Housing Board, they are asked to provide information on their income, among other things, which is used to show that at least 51% of those being assisted are low/mod. income. While it is expected that the majority of clients are tenants, the service is available to landlords and homeowners as well.

Other sources of Funding: None

Funding in Subsequent Years:

Yes. As long as the City is participating in the program, we must continue to provide these services either through the CHRB or some other means.

1994-95 CDBG Funding Request; Item C

Project Title: Dial-a-Ride (Low/Moderate Income and Senior Citizen Transportation)

Amount Requested: \$5,500

Project Description:

This City sponsored activity, now in its fourth year, would continue providing travel vouchers through the Lodi Community Service Center to meet the needs of Lodi's low/moderate income and senior citizens utilizing the local Dial-a-Ride service. CDBG funding would enable qualified individuals to lead less restrictive, isolated lives and participate more fully in the services offered by the city.

Project Eligibility: This "Public Services" activity is eligible as per 24 CFR 570.201(e) or 570.204(c)(1) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

Service Area Description:

Transportation services will be made available to all qualified residents in the city.

Other sources of Funding: None.

Funding in Subsequent Years:

Yes. This program has been funded by the city for several years now and will continue to be funded as long as there is a need for Dial-a-Ride services.

1994-95 CDBG Funding Request; Item D

Project Title: Housing Rehabilitation Program

Amount Requested: \$0 There was approximately \$232,000 of unencumbered funds in the account as of December 31, 1993. At the City Council's discretion, additional funds may be allocated to this account if a surplus is created by a denial of one or more of the requests being made.

Project Description:

The City sponsored housing rehabilitation program has been funded each year since 1987. It is administered by the San Joaquin County Department of Building and Planning, Neighborhood Preservation Division. The program provides no interest or low interest loans to qualified applicants to assist them with home repairs. The residence must be owner occupied and in need of substantial repairs to meet housing and safety code standards.

Project Eligibility: This "Housing Rehabilitation" activity is eligible as per 24 CFR 570.202(a)(1) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

Service Area Description:

The program defines the target area as the entire city; individuals are eligible on the basis of income.

Other sources of Funding: None.

Funding in Subsequent Years:

Yes. The city has made a commitment to maintain and preserve its older housing stock which also serves as affordable single-family housing. This is evidenced by the passage of Ordinance 1409 which rezoned the east side to R-1(single family-east side). The primary reason for this action was to preserve Lodi's stock of affordable singly-family housing.

1994-95 CDBG Funding Request; Item E

Project Title: Lodi Boy's and Girl's Club, Inc.

Amount Requested: \$400,000

Project Description:

The Lodi Boy's and Girl's Club, Inc. was incorporated in 1962. It is a non-profit corporation which serves both boys and girls in the community. The current Lodi membership is approximately 1,300. The club provides numerous programs and activities including, cultural enrichment, health and physical education, personal and educational development, outdoor environmental education, citizenship and leadership development, and social recreation.

Funds are being requested in the amount of \$400,000 to partially fund the construction of a new facility at Blakely Park on S. Stockton St. in Lodi. Total construction price for the new facility is approximately \$1,235,000. Construction activities will include moving the existing basketball courts and demolition work, site preparation, bringing in and installing the modular buildings, installing HVAC equipment, plumbing and electrical, installing doors and windows, and landscaping.

Project Eligibility:

This "Public Facilities and Improvements" activity is eligible as per 24 CFR 570.201(c) and could meet HUD national objectives by conforming to the requirements as per 570.208(a)(2)(i)(A) or (B).

Service Area Description:

The new facility is located in the city's east side area and will primarily serve youth from the surrounding neighborhoods which have been documented to be at least 51% low/moderate income. However, the Club does serve kids from throughout the City and even surrounding areas such as Woodbridge and Acampo. Individuals benefiting from this activity may or may not be considered low/moderate income depending on past membership records.

Other sources of Funding: United Way, special event activities, donations from private citizens and corporations.

Funding in Subsequent Years:

No. The Boy's and Girl's Club does not intend to request funding to assist with operational costs.

1994-95 CDBG Funding Request; Item F

Project Title: San Joaquin County Food Bank

Amount Requested: \$10,000

Project Description:

The San Joaquin County Food Bank is a non-profit agency which serves San Joaquin County and all the cities in the County by gathering, sorting, and distributing surplus food stuffs to local service agencies, who then make the food available to those in need.

Funds are being requested directly from the City of Lodi in order to pay for an increased level of service under the Brown Bag program. St. Anne Catholic Church at 215 W. Walnut St. is the distribution point for the program in Lodi. The funds being requested will be used to pay the salary of a Brown Bag Coordinator who will be responsible for filling orders, transporting food to the sites, monitoring the sites, and assisting volunteers. Lodi, Woodbridge, and Acampo will be the direct beneficiaries of the increased level of service funded by this request.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and is presumed to meet HUD national objectives as per 570.208(a)(2)(i)(A).

Service Area Description:

The distribution point in Lodi serves families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the city, as well as Woodbridge and Acampo, and it is presumed by HUD that individuals receiving benefit from this program are inherently low/moderate income.

Other sources of Funding: Private donations.

Funding in Subsequent Years:

Maybe. The food bank has requested funds from the City before under a county-wide fair-share request.

1994-95 CDBG Funding Request; Item G

Project Title: Veterans of Foreign Wars, Lodi Post 1961

Amount Requested: \$275,000

Project Description:

The Lodi Post of the Veterans of Foreign Wars is a non-profit organization which sponsors community services and activities in Lodi. These activities include helping disabled or ill individuals with transportation needs, sponsoring Girl Scout activities, hosting youth gatherings, helping to distribute food to needy individuals, and donating funds to recognized charities.

Funds are being requested by the VFW in order to acquire a building to be used as their new Lodi headquarters. The building is the old Lodi post office located at 17 W. Lockeford Street.

Project Eligibility:

This "Acquisition" activity is eligible as per 24 CFR 570.201(a). The project could meet HUD national objectives by conforming to the requirements as per 570.208(a)(2)(i)(B).

Service Area Description:

The representatives of the VFW have indicated that their service includes the City of Lodi as well as Woodbridge and Acampo.

Other sources of Funding: Private donations and moneys from fund raisers.

Funding in Subsequent Years:

No. There is no ongoing funding requirement associated with the purchase of this structure.

1994-95 CDBG Funding Request; Item H

Project Title: City Hall Main Entrance Handicap Retrofit

Amount Requested: \$90,000

Project Description:

This request is being made by City staff. The project will reconstruct the main (south) entrance to the Lodi City Hall building, located at 221 W. Pine Street, making it accessible to individuals in wheelchairs. Briefly, the project includes adding a ramp for wheelchair use, and replacing the doors with an automatic door.

Project Eligibility:

This "Removal of Architectural Barrier" activity would qualify for eligibility as per 24 CFR 570.201(k). The determination of eligibility would still apply even though the building is used for the general conduct of government. The project would have to meet HUD national objectives by conforming to the requirements as per 570.208(a)(2)(ii).

Service Area Description:

Since the project is determined eligible on a limited clientele basis and since the general public would be benefiting from the improvements, there would be no service area per se. The service area would include the entire population of Lodi as well as anyone from the surrounding area or even other cities who would have occasion to come into City Hall.

Other sources of Funding: None.

Funding in Subsequent Years:

No. Funding for this construction project is a one time request.

1994-95 CDBG Funding Request; Item I

Project Title: East Side Alley Lighting

Amount Requested: \$100,000

Project Description:

This request is being made by City staff at the suggestion of the East Side Task Force. The project would target the identified east side target area as the area of benefit. After verifying the area as blighted and in need of assistance, the City would install street lights in selected alleys. By consulting with the Lodi Police Department, the Electrical Utility Department and through public input, it would be determined which alleys were in greatest need of additional illumination. Eventually, staff would derive a rating system to rank locations similar to what was done for the Curb Ramps Project.

Funds would be used to install or replace ineffective light standards, using either City crews or outside contractors.

Project Eligibility:

This "Public Facilities and Improvements" activity would qualify for eligibility as per 24 CFR 570.201(c). The project would have to meet HUD national objectives by conforming to the requirements as per 570.208(a)(1).

Service Area Description:

The City of Lodi has determined an eligible target area, based on the 1990 U.S. Census, for the east side which roughly encompasses the area bounded by State Highway 99, East Lockeford Street, East Kettleman Lane, and the Southern Pacific railroad tracks. Any alleys within this area would be potentially eligible to receive lighting improvements.

Other sources of Funding: None.

Funding in Subsequent Years:

Maybe, Depending upon the need for continuation of the program, the City may allocate additional funds in future years.

1994-95 CDBG Funding Request; Item J

Project Title: San Joaquin County Food Bank

Amount Requested: \$9,000

Project Description:

The San Joaquin County Food Bank is a non-profit agency which serves San Joaquin County and all the cities in the County by gathering, sorting, and distributing surplus food stuffs to local service agencies, who then make the food available to those in need.

Under this multi-jurisdictional request, the City is being asked to participate on a fair share basis. The Food Bank is requesting funding to pay for a new truck which will be used to collect and distribute food stuffs. Lodi, Woodbridge, and Acampo will be the direct beneficiaries of the increased level of service funded by this request.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and is presumed to meet HUD national objectives as per 570.208(a)(2)(i)(A).

Service Area Description:

The distribution point in Lodi serves families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the city, as well as Woodbridge and Acampo, and it is presumed by HUD that individuals receiving benefit from this program are inherently low/moderate income.

Other sources of Funding: Private donations.

Funding in Subsequent Years:

Maybe. The food bank has requested funds from the City before under a county-wide fair-share request.

1994-95 CDBG Funding Request; Item K

Project Title: Family Law Service Center

Amount Requested. \$7,200

Project Description:

The Family Law Service Center is a private non-profit agency which serves San Joaquin County and all the cities in the County by giving low-income families access to the legal system. Among the services provided by the Center is assisting in obtaining restraining orders, divorce services, guardianships for children, and adoptions.

Under this multi-jurisdictional request, the City is being asked to participate on a fair share basis. This is a new request and therefore is eligible as a new provision of service.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and is presumed to meet HUD national objectives as per 570.208(a)(2)(i)(A).

Service Area Description:

The distribution point in Lodi serves families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the city, as well as Woodbridge and Acampo, and it is presumed by HUD that individuals receiving benefit from this program are inherently low/moderate income.

Other sources of Funding: Private donations.

Funding in Subsequent Years:

Maybe. The food bank has requested funds from the City before under a county-wide fair-share request.

CDBG Reallocation Request

Project Title: Interim Assistance Activity (East Side Community Improvement)

Amount Requested: \$24,337.85 reallocated from past eligible projects. The funding would come from the following sources:

- Funds in the amount of \$2,455.85 from account number 45.6-301.03.
- Funds in the amount of \$21,882.00 from account number 45.7-301.03.

Project Description:

This City of Lodi sponsored activity would target the identified east side area and provide benefit through interim assistance. After verifying the area as blighted and in need of assistance, the Community Improvement Officer would be authorized to perform code enforcement type activities to improve the neighborhood.

A portion of the funds would be utilized to pay for the salary of the enforcement officer for time spent working in the target area. Time records would be required showing time spent on activities in the target area. Other items which would be funded include roll-off dumpsters for waste disposal, trucks and equipment for cleanup activities, and trees and shrubbery "awards" for planting.

Project Eligibility:

This "Interim Assistance" activity would qualify for eligibility as per 24 CFR 570.201(f)(2)(ii)(iii). The project would have to meet HUD national objectives by conforming to the requirements as per 24 CFR 570.208(a)(1)(i).

Service Area Description:

The City of Lodi has determined an eligible target area, based on the 1990 U.S. Census, for the east side which roughly encompasses the area bounded by State Highway 99, East Lockeford St., E. Kettleman Ln., and the Southern Pacific railroad tracks. All properties within the target area would be eligible to receive the services of the Community Improvement Officer.

Other sources of Funding: None.

Funding in Subsequent Years:

No. An interim assistance activity by its nature is limited to a single campaign.



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: March 16, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-8702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, March 16, 1994 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 to consider the following matter:

- a) 1994-95 Community Development Block Grant (CDBG) Allocation

Information regarding this item may be obtained in the office of the Community Development Director at 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:


Jennifer M. Perrin
City Clerk

Dated: February 16, 1994

Approved as to form:


Bobby W. McNatt
City Attorney