



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to consider the reallocation of CDBG/HOME funds

MEETING DATE: November 20, 2002

PREPARED BY: Community Development Director

**RECOMMENDED ACTION:** That the City Council conduct a Public Hearing to consider the reallocation of CDBG/HOME funds to the Housing Authority of San Joaquin County. Staff is recommending that the Council adopt a resolution approving a funding reallocation in the amount of \$65,363 upon the completion of the Public Hearing.

**BACKGROUND INFORMATION:** The Housing Authority of San Joaquin County is involved in the construction and rehabilitation of residential dwellings as part of their Welfare-To-Work Program. The benefit of this program is two-fold -- they provide job training in the construction trades to local welfare recipients and they create much needed affordable housing units.

The Housing Authority has also partnered with Lodi House, the local non-profit shelter which provides temporary shelter for homeless women and children, in order to provide transitional housing for those exiting the program at the Lodi House facility. To that end, the Housing Authority acquired a residential property at 719 South Washington Street which contains a 5-unit apartment building and a separate single-family dwelling. Following that acquisition, the Housing Authority invested \$95,000 in the rehabilitation of the units within the 5-unit apartment building. Due to the extent of the repairs of those first 5 apartment units, there was no further funding available for the rehabilitation of the single-family dwelling, which would require extensive structural repair and complete renovation.

The Housing Authority applied for CDBG/HOME funds for the 2002/03 Program year in order to complete that rehabilitation. Upon review of that application, it was determined that the amount of funding requested was excessive for the rehabilitation of an existing unit. It has been a policy of our Housing Rehabilitation Program to demolish the existing dwelling and rebuild a new dwelling rather than invest that amount of money into the existing dwelling. We communicated to the Housing Authority that they could re-work their project to include the demolition of the existing dwelling and reconstruction of a new dwelling unit and then resubmit their application for the possible reallocation of funds.

The Housing Authority has returned with this request for \$82,363.00 for that project. The Housing Authority is proposing a panelized dwelling unit using structural insulated panels to lower the operating cost of the unit and speed up the construction timeframe. Furthermore, the project will demonstrate innovative construction systems that provide energy conservation benefits.

APPROVED:



H. Dixon Flynn -- City Manager

This project addresses two of the stated goals in the City's General Plan which are to provide a range of housing types and densities for all economic segments of the community while emphasizing high quality developments. It also states that the City's policies, regulations and procedures shall, while assuring the attainment of city objectives, not add unnecessarily to the cost of producing housing.

A review of the project costs (Exhibit A) finds that there are some costs which are not eligible for funding, such as Administration (\$10,000), and plans, permits and fees (\$7,000). Taking those costs from the requested amount, it is recommended that the Council approve the reallocation of \$65,363.00 of HOME funds from the Down Payment Assistance Program. Upon review of the application it was determined that between CDBG and HOME funds, this was the best source to reallocate the funds from.

With the application, the Housing Authority has also provided a letter of support from Lodi House, which is attached (Exhibit B).

FUNDING: 2002/03 HOME Funds - Down Payment Assistance Program



Konradt Bartlam  
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/jw

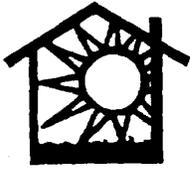
Attachments

cc: City Attorney  
Housing Authority

**Washington Street House  
Price Breakdown**

Plans	600
Permits	4,200
School Fees	2,200
Title 24's	225
Demolition	8,000
Quick Build Wall System	5,600
Interior Walls	2,450
Panel Installation Labor	4,800
HVAC	4,200
Rough Plumbing	3,200
Rough Electrical	2,800
Windows	1,000
Quick Build Roof System	4,800
Drywall	4,200
Painting	3,300
Doors	1,400
Cabinets	3,800
Counter Tops	1,200
Finish Lumber	600
Finish Labor	800
Hardware	500
Finish Plumbing	1,100
Finish Electrical	400
Floor Coverings	2,700
Appliances	800
Administration	10,000
Contingency	<u>7,488</u>
	\$ 82,363

EXHIBIT "A"



**LODI HOUSE**

801 S. Washington St.  
Lodi, Ca. 95240  
(209) 334-6346  
(209) 334-6527 (Fax)

Board of Directors

Frank Sasaki, President  
Ken Smith, Vice President  
Judy Clemons, CFO  
Sherry DuBois, Secretary  
Jola Bortner  
Carol Farron  
Janet Hamilton  
Keith Land  
Kenneth Mullen, M.D.

Executive Director  
Suzanne Clay

Antonio Pizano  
San Joaquin County Housing Authority  
448 S. Center St.  
Stockton, CA 95203  
January 16, 2002

*1/16/02*

Dear Mr. Pizano,

We are pleased and excited about your decision to rehabilitate the house at 719 S. Washington St. for the use of Lodi House. As a shelter for homeless women and children, we appreciate your support in helping us reach out to those in need.

It has been a problem finding housing in Lodi for our low-income families, so we are thrilled to know that this house will be available in the future. Thank you for thinking of us.

Sincerely,

*Suzanne Clay*  
Suzanne Clay  
Executive Director

EXHIBIT "B"

RESOLUTION NO. 2002-236

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE REALLOCATION OF COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG)/HOME FUNDS TO THE HOUSING  
AUTHORITY OF SAN JOAQUIN COUNTY

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WHEREAS, the Lodi City Council held a public hearing on November 20, 2002 to consider the reallocation of CDBG/HOME funds for the 2002/03 program year to the Housing Authority of San Joaquin County for the rehabilitation of a single-family residence located at 719 South Washington Street; and

WHEREAS, it is the policy of the City's Housing Rehabilitation Program to demolish the existing dwelling and rebuild a new dwelling rather than invest in an existing dwelling; and

WHEREAS, the Housing Authority has resubmitted a proposal to demolish the existing dwelling and reconstruct a new dwelling unit, and has requested funds in the amount of \$82,363.00 be allocated for this construction; and

WHEREAS, following a review of the project costs, some costs (\$17,000.00) were found to be ineligible for funding, i.e., Administration, plans, permits and fees, so staff recommends that the City Council approve a reallocation in the amount of \$65,363.00 to the Housing Authority of San Joaquin County for the project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve the reallocation of CDBG/HOME funds for the 2002/03 program year to the Housing Authority of San Joaquin County for the construction of a single-family residence located at 719 South Washington Street in the amount of \$65,363.00.

Dated: November 20, 2002

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I hereby certify that Resolution No. 2002-236 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 2002, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk



**CITY OF LODI**  
Carnegie Forum  
305 West Pine Street, Lodi

**NOTICE OF PUBLIC HEARING**

Date: November 20, 2002  
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, November 20, 2002** 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) Request to reallocate Community Development Block Grant/HOME Program funds to the Housing Authority of San Joaquin County.

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: November 6, 2002

Approved as to form:

Randall A. Hays  
City Attorney



**Please immediately confirm receipt  
of this fax by calling 333-6702**

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

**SUBJECT:** NOTICE TO SET PUBLIC HEARING FOR NOVEMBER 20, 2002 TO REQUEST TO REALLOCATE COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAM FUNDS TO THE HOUSING AUTHORITY OF SAN JOAQUIN COUNTY

**LEGAL AD**

**PUBLISH DATE:** SATURDAY, NOVEMBER 9, 2002

**TEAR SHEETS WANTED:** Three (3) please

**SEND AFFIDAVIT AND BILL TO:** SUSAN BLACKSTON, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

**DATED:** Thursday, November 7, 2002

**ORDERED BY:**

  
PATRICIA OCHOA  
ADMINISTRATIVE CLERK

\_\_\_\_\_  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

Faxed to the Sentinel at 369-1084 at 1:55 (time) on 11/7/02 (date) 2 (pages)  
Kelsey \_\_\_\_\_ Phoned to confirm receipt of all pages at \_\_\_\_\_ (time) \_\_\_\_\_ Jac \_\_\_\_\_ Tricia \_\_\_\_\_ Jen (initials)



## DECLARATION OF POSTING

### **NOTICE OF PUBLIC HEARING REQUEST TO REALLOCATE COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAM FUNDS TO THE HOUSING AUTHORITY OF SAN JOAQUIN COUNTY**

On Wednesday, November 6, 2002 in the City of Lodi, San Joaquin County, California, a copy of the Notice of public hearing to consider the reallocation of Community Development Block Grant/HOME funds to the Housing Authority of San Joaquin County (attached hereto, marked Exhibit "A") was posted at the following four 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 November 7, 2002 at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON  
CITY CLERK**

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Jacqueline L. Taylor  
Deputy City Clerk

  
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Patricia Ochoa  
Administrative Clerk

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Jennifer M. Perrin  
Deputy City Clerk



## DECLARATION OF MAILING

### **LETTER REGARDING THE REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT/HOME FUNDS TO THE HOUSING AUTHORITY OF SAN JOAQUIN COUNTY**

On November 7, 2002 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a letter regarding the reallocation of Community Development block grant/HOME funds to the Housing Authority of San Joaquin County, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on November 7, 2002, 2002, at Lodi, California.

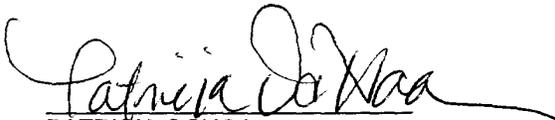
ORDERED BY:

**SUSAN BLACKSTON  
CITY CLERK, CITY OF LODI**

ORDERED BY:

\_\_\_\_\_  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

  
\_\_\_\_\_  
PATRICIA OCHOA  
ADMINISTRATIVE CLERK

Edward Sido  
Director of Asset Management  
448 S. Center Street  
Stockton, CA 95203

Karen Stevens  
SJC Community Development Department  
1810 E. Hazelton Ave.  
Stockton, CA 95205-6232

## CITY OF LODI

CITY HALL, 221 W. PINE ST.  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

Community Development

Edward Sido  
Director of Asset Management  
448 S. Center Street  
Stockton, CA 95203



## CITY OF LODI

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LODI, CALIFORNIA 95241-1910

Community Development

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