



2017

CDBG Consolidated Annual Performance and Evaluation Report

Draft – September 2018

Community Development Department
Neighborhood Services Division

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

In the City of Lodi's fourth year of implementing its five-year Consolidated Plan (2014-2018), the City has made progress towards reaching each of its goals. Goals were met through the achievements of current projects and by conducting program planning for future projects.

The City's strategic plan identifies two priorities and eight main goals. The two priorities are 1) building a healthy community and 2) expanding economic development activities.

This year's activities resulted in addressing seven of these eight established goals, including: 1) building capacity and leadership in marginalized communities; 2) fostering fair housing opportunities and quality housing to residents of all income levels; 3) improving access to social services; 4) addressing slum, blight, and nuisance conditions; 5) improving accessibility to public facilities; 6) constructing/upgrading public facilities; 7) preserving existing affordable housing. The City did not focus its resources on securing additional outside funding (goal #8) during this last program year; however, the City has worked on this goal during other Consolidated Plan years.

Priority 1: Building a healthy community

1) Building capacity and leadership in marginalized communities

The City continues its efforts to build capacity and leadership within its lower-income neighborhoods through the ABCD (Asset Based Community Development): Love Your Block program and Lodi Improvement Committee. These activities improve the City's relationship with residents, which in turn increase public input and involvement in program outreach and project planning for the City's CDBG program.

During 2017-18 program year, the City partnered with the Lodi Chamber of Commerce to facilitate cycle two of the ABCD (Asset Based Community Development): Love Your Block program cohorts. This program creates opportunities for residents to learn how to lead their own mini community-improvement projects from the initial planning, through implementation, and finally to evaluation phase after the project is completed. Residents attend a series of workshops and receive one-on-one project mentoring where they are encouraged to use their gifts and talents, plus they learn to write grants, find community assets, build a network of resources, create marketing material, manage their projects, and review their project impacts. At the end of the program, residents have gotten to know more about their neighbors and have started to build a network of resources include their own skills and those of their neighbors. Block by block, this program has a ripple effect that slowly builds a safer and healthier community.

Secondly, the City increased the Lodi Improvement Committee's involvement in CDBG application selection process. The Lodi Improvement Committee is made up of five members who are commissioned with the purpose of maintaining and improving the quality of life and appearance of Lodi for all residents. The Committee has previously been involved in reviewing and commenting on CDBG-funded activities and has even hosted public outreach meetings. Public attendance improved at these meetings but was still typically low and staff is looking for way to increase community input. Beginning 2017-18 program year, the Committee began scoring applications. By having the Committee review and score project applications in a public setting, it creates a transparent process that encourages both residents and agencies to attend and provide comments.

Because of the City's participation in ABCD and its shift of the Lodi Improvement Committee's activities, the City has seen an increase public participation and input during the Annual Action plan outreach meetings, such as locally held meetings and Lodi Improvement Committee meetings.

2) Fostering fair housing opportunities and quality housing to residents of all income levels

San Joaquin Fair Housing Association provided fair housing assistance, including: completed 17 mediation cases for 17 households (52 residents), provided intake and resources to 330 households (988 residents), facilitated one fair housing seminar for landlords in Lodi, and participated in two resource fairs in Lodi, Family Fitness Fair and Dia Del Campesino Health and Community Resource Fair. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing. The Association helps mediate conflicts between tenants and landlords and provide educational opportunities. By educating both tenants and landlords, the program aims to eliminate housing discrimination in Lodi and promotes fair housing opportunity regardless of a person's disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation.

California Rural Legal Assistance (CRLA) provide fair housing testing services for the City to ensure quality, systematic, and thorough review of how residents may be experiencing discrimination in their housing choice. CRLA conducted five audit-based tests at five different rental sites. Locations were selected based on City knowledge and industry used methodology that uses census data. Sites were tested for discrimination based on national origin and gender. CRLA also conducted two on-site surveys where residents where asked a series of questions about their housing. CRLA's report concluded that no tests or surveys resulted in clear result of discrimination; however, survey participants expressed hesitation and were restrained, suggesting that they may fear retaliation for disclosing such instances of discrimination. The City plans to continue working with CRLA to provide more resources for residents, as well as, additional surveying.

3) Improving access to social services

The City of Lodi allocated CDBG funds during the 2017-18 program year to multiple social service agencies to meet these priorities and goals; including Second Harvest Food Bank of San Joaquin and

Stanislaus Counties Inc. (Second Harvest), Community Partnership for Families of San Joaquin (Community Partnership for Families), and LOEL Senior Center.

Sub-recipient **Second Harvest** exceeded its program goal by adding two new social service agencies. They served a total of 5,732 Lodi residents during 2017-18. This is an increase of 3,700 more Lodi residents being serviced this year than last year. This number represents unduplicated visits by individuals and their family members. Additionally, many families visited the food bank and its nonprofit partners repeatedly throughout the year. Counting these visits, the number of service units (instances of individuals receiving services repeatedly) was 27,558. Approximately 46,426 pounds of supplemental groceries, including fresh fruits and vegetables, were provided to Lodi residents. Second Harvest has a three-part program, which provides 1) food to low-income families; 2) groceries to youth that participate in Boys and Girls Club; and 3) supplemental groceries for seniors at the Lodi Community Center.

In 2017-18, **Community Partnership for Families of San Joaquin** exceeded its goals to serve 25 persons. In total, 57 Lodi youth and 113 of their family members, for a total of 170, received screening, case-management, group counseling, along with peer-to-peer youth groups that engage in positive social activities for the entire family and Lodi community. Youth received one-on-one services and mentoring and participated in assessment screening, case management, referrals for additional services, group counseling sessions, youth mentoring activities, and positive social events for a total of 777 service units spread across the 57 individuals. To create a larger impact, Community Partnership also participated in the Juvenile Detention Program at Mule Creek State Prison where youth learn about the long-term impacts of gang participation and violence. Additionally, five youth helped plan “Tru Hope Summit, College and Career Fair” where they toured over 50 colleges and career paths and over 1,000 youth from Lodi and County schools attended. Youth participated in the 3rd Annual Peace Walk and contributed a community piece of artwork that demonstrates unity and diversity in their community. Over 150 attended and the artwork was later presented to Stockton’s Art Fusion. Art Fusion was another event CPFSJ proudly participated in during May of 2018. The purpose of Art Fusion was to develop and share ideas and artistic expressions of healing trauma in youth through opportunities such a creating art. CPFSJ had three youth artists participate in the event, with its Peace Walk display taking top honors at the Art Fusion event, attended by 60 people. Lastly, youth participated in volunteer opportunities, such as city council meetings and holiday town give-away.

The **LOEL Senior Center** exceeded its goal of serving 75 seniors, and over the year provided 23,758 meals to 97 homebound seniors, all of which reported as being disabled in some way. This meal program provides a hot nutritious meal five days a week to homebound seniors. Not only does the senior receive daily nutrition, but socialization and a welfare check to make sure the senior is well-enough to answer the door.

4) Addressing slum, blight, and nuisance conditions

The City's **Graffiti Abatement** program has helped reduce blight by cleaning up tagged properties in targeted low-income areas. The City's program cleans up these sites within a day or two, or within the same day in some instances, which benefits not only the property but prevents secondary tags. The program runs year-round. Graffiti abatement has helped preserve neighborhood property values and maintain housing stock in the City. During program year 2017-18, the City removed 1,596 instances of graffiti in low- and moderate-income neighborhoods, which was about 170 more than last year.

5) Improving accessibility to public facilities

During program year 2017-18, the City of Lodi made progress towards its two Consolidated Plan goals improve accessibility within the City. The City completed projects that addressed American's with Disability Act (ADA)-compliant improvements. These improvements help make public services and cultural programs available to all of Lodi's population, including aging or disabled residents who need wheelchair accessibility. Improvements included the following projects:

Lawrence Avenue ADA Improvements project added four handicap accessible parking stalls for improved access to the nearby Grapebowl park and facilities.

6) Constructing/upgrading public facilities

Alley Drainage Improvement project consisted of improvements to an existing alley located between Pine and Oak Street that had experienced flooding and water damage.

7) Preserving existing affordable housing

One of the City's other goals is to preserve existing affordable housing, including improving the condition of the City's existing housing stock that benefit low-income residents.

Lodi House HVAC Replacement project consists of installation of a new HVAC unit and duct-work replacement for the Lodi House shelter. The shelter houses single-mothers with children, approximately five families at one time, who are experiencing homelessness or at-risk of homelessness. The families receive case-management to help them become financial independent by program's end.

Priority 2: Expanding Economic Development activities:

During 2013, the City was undergoing its Consolidated Plan process. At the time, the City and nation was still reeling from the economic crisis of 2008 so the City dedicated one of its priorities to creating economic development opportunities. The City made efforts to meet this goal by developing a relationship with San Joaquin Delta, a local business development center; however, the program experienced difficulties in staff capacity to implement their project, and the two projects were eventually reallocated. Alternatively, the City looked at investing some of its own resources into addressing this goal. As such the City hired a full-time business development manager in 2016. With this new position and because this need became less of a priority as the economy improved, the City's CDBG funds since then were allocated to address other Consolidated Plan goals. The City continues to invest its own resources in expanding economic development activities and to look for alternative funding

sources. For the 2018-19 cycle, the City will conduct outreach for a new five-year Consolidate Plan and will assess community needs and priorities in the areas of economic development. New Consolidated Plan goals will be formed which may or may not still include expanding economic development opportunities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Project/Activity	Agency/Operator	Goal	Funding	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2017	Act. 2017	% Comp.
Planning and Administrations	City Staff and Contractors	Efficient Adminsitration and Oversight	\$108,754	Successfully Administered the CDBG program according to HUD regulations	Efficient Administration				NA	NA	100%
Address Blight and Nuisance - Persons Benefited						90,000	77755	86%	18000	16235	90%
Graffiti Abatement	City Staff and Contractors	Address Blight and Nuisance	\$32,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				18000	16235	90%
Public Services - Persons Assisted						5000	12566	251%	1308	6346	485%
California Rural Legal Assistance (CRLA)	California Rural Legal Assistance (CRLA)	Public Services	\$8,345	Public Services other than Low/Mod Housing Benefit	Persons Assisted				NA	NA	100%
Community Partnership for Families	Community Partnership for Families	Public Services	\$47,065	Public Services other than Low/Mod Housing Benefit	Persons Assisted				25	170	680%
Second Harvest Food Bank	Second Harvest Food Bank	Public Services	\$8,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				868	5732	660%

San Joaquin Fair Housing	San Joaquin Fair Housing	Public Services	\$14,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted		340	347	102%		
LOEL Senior Center Nutrition Program	LOEL Senior Center	Senior Services	\$7,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted		75	97	129%		
Public Infrastructure - Improved Access (Projects Completed)						6	4	67%	2	1	50%
Lawrence Avenue ADA Improvements	City Staff and Contractors	Public Infrastructure	\$81,104	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project		1	1	100%		
Preserve Existing affordable housing (Projects Completed)							4	6	150%	22	3
Lodi House HVAC Replacement	LodiHouse	Public Facility - Homeless Housing	22408	Low-Mod Limited Clientele Benefit	Households Assisted (Public Facility)		3	3	100%		
Construct or Upgrad Public Facilities (Projects Completed)							4	4	100%	3	1
Alley Drainage Improvements	City Staff and Contractors	Public Infrastructure	\$162,177	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Facilities Project		1	1	100%		

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City’s strategic plan identifies two priorities and eight main goals. The two priorities are 1) building a healthy community and 2) expanding economic development activities. This year’s activities resulted in meeting many of those eight goals. A list of each goal and the activity that supported each goal is outlined below:

- 1) building capacity and leadership in marginalized communities;
 - a. The City continues to prioritize building capacity and leadership through its ABCD: Love Your Block program. Because of the ABCD approach, the City has seen a marked increase in the number of residents, especially Spanish-speaking and those from lower income neighborhoods, that attend and provide feedback at the various outreach meetings (i.e. Lodi Improvement Committee, City Council, and community held meetings).
 - b. The City increased the Lodi Improvement Committee’s involvement in the CDBG selection process. The Committee began reviewing and scoring applications and hosted more outreach meetings. A benefit of the more transparent process is that the City saw an increase in public participation.
- 2) fostering fair housing opportunities and quality housing to residents of all income levels
 - a. San Joaquin Fair Housing Association exceeded its goal and served 347 households for a total of 1040 individuals being assisted with fair housing related issues. The Association also participated in two outreach events and collaborated on a landlord training.
 - b. CRLA completed five fair housing test and two on-site resident surveys. They partnered with the Association to bring the fair housing training and other best practice to landlords in Lodi.
- 3) improving access to social services;
 - a. Second Harvest Food Bank provides residents with access to food resources and often partners with nonprofits to supplement their services with additional nutrition education and food. It exceeded its goal by increasing the number of Lodi agencies served and increasing the amount of food provide to each agency.
 - b. LOEL Senior Center program exceeded its goal of providing health-food classes and healthy food alternatives to residents.
 - c. Community Partnership for Families program exceeded its goals as well. Youth workshops are offered with an open invitation for youth to bring friends, which resulted in much larger number of youth than anticipated. These programs run screenings that identify what other needs the youth may have and the needs of the family. Then, the youth are connected with additional services, and staff will work with family members as well to help them get access to more resources, taking the approach that the whole family’s health is important for supporting the youth. Youth are encouraged to develop

a plan to take ownership in their family story/circumstances and to develop their own plan. With their goals and the support of the agency staff, youth and family members work towards getting the assistance they need.

- 4) addressing slum, blight and nuisance conditions;
 - a. Lodi’s Graffiti Abatement program cleans up blight and helps deter those from future offenses. This year’s program met its goal.
- 5) improving accessibility to public facilities;
 - a. The City’s completed the Lawrence ADA Accessibility Parking Improvements this last year. The City’s Blakely Park Swim Complex Improvement is schedule for construction this year and has gone out to bid. Grace and Mercy ADA Improvements project was cancelled and funds reallocated to the Blakely Swim Park Complex improvements.
 - b. Two additional ADA related projects, called City Hall / Carnegie Forum ADA Improvements and Public Counters ADA Improvements are slated for construction during 2018-19 program year.
- 6) constructing or upgrading public facilities;
 - a. The City completed improvements to an alley that was causing flooding and water damage to nearby properties.
- 7) Preserve existing affordable housing:
 - a. Lodi House completed a HVAC replacement to one of their family shelters during this program year. This shelter houses five families. Lodi House has a second reroof project that is schedule for completion this fall.
 - b. For the Housing Rehabilitation Program, the City anticipates rolling out the program during the 2018-19 program year.
 - c. First-Time Homebuyer funds were reallocated to the Blakely Park Swim Complex improvements project. Housing Authority Washington Street Improvements IV project from 2016-17 was cancelled and funds were reallocated for more timely expenditure to the Alley Improvement project, which was completed during the 2017-18 program year.
 - d. One-Eight Teen Center Improvements project was cancelled due to the Center declining use of funds which were reallocated to Blakely Pool project.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	3,085
Black or African American	207
Asian	128
American Indian or American Native	61
Native Hawaiian or Other Pacific Islander	49
More than One Race	195

Other	2,621
Total	6,346
Hispanic	792
Not Hispanic	5,554

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

	CDBG Actual	CDBG Actual % of total	2016 ACS Data	2016 % of Total
White	3,085	48.6%	43,762	68.5%
Black or African American	207	3.3%	669	1.0%
Asian	128	2.0%	5,809	9.1%
American Indian or American Native	61	1.0%	237	0.4%
Native Hawaiian or Other Pacific Islander	49	0.8%	260	0.4%
More than One Race	195	3.0%	5,571	8.7%
Other	2,621	41.3%	7,534	11.9%
Total	6,346	100%	63,842	100%
Hispanic	792	14%	22,899	36%
Not Hispanic	5,554	86%	40,943	64%

Lodi's CDBG programs serve residents of many races and ethnicities within Lodi. The table above is a comparison of the percentage served under Lodi's CDBG programs versus the 2016 American Community Survey (ACS) statistics which measure the whole community. Projects that benefit a public area are not required to collect specific race/ethnicity data and are not included herein the table.

Last year Hispanics individuals represented 20 percent of those served, compared to this year's 14 percent, shows a decrease in the number of Hispanics receiving services. ACS statistics have shown that 36 percent of city resident are Hispanic. On the other hand, 64 percent of the population is not Hispanic,

yet is receiving 86 percent of services. This disconnect may be due to a number of factors. LOEL Senior Center and Second Harvest show the largest gap between the number of Hispanic versus non-Hispanics served. The City has reached out to these subrecipients to find out the reasons that more non-Hispanics than Hispanics are receiving benefits.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	2017-18 Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$633,771	1,800,000	\$472,196

Table 2 – Resources Made Available

Narrative

During the 2017-18 program year, \$472,196 was expended across all projects from multiple funding years. The City’s 2017-18 grant award was \$633,771 with approximately \$404,264 in expended funds from the program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	62%	65%	Projects still in process
City-Wide Activity	22%	23%	Projects still in process
RCAP/ECAP 45.02	16%	12%	Projects still in process

Table 3 – Identify the geographic distribution and location of investments

Narrative

While Lodi has used a need-based strategy for selection of projects and activities, the greatest need has historically been identified to be within the low-income CDBG Target Area. Additional attention has been focused on one Census Tract within our Target Area (45.02) that was recently identified as a Race/Ethnic Concentrated Area of Poverty (R/ECAP). For the 2017-18 program year, Lodi completed not only 2017 projects, but projects that covered multiple years. The table above compares 2017 projects with actual numbers from multiple years, and projects from 2017 are still underway.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Many of Lodi's social service sub-recipients have additional resources to support their CDBG funded programs. These additional sources include not only other grant funds, but in-kind volunteers and donations. Additionally, San Joaquin Fair Housing receives CDBG funding from all of the other jurisdictions in San Joaquin County.

The construction projects completed during 2017-18 were funded entirely with CDBG funds and used no outside sources (Alley Drainage Improvements Project, Lawrence Avenue ADA Improvements, and LodiHouse HVAC Replacement). Two of these three projects involved improvements to publicly owned infrastructure.

Using CDBG administrative funds, the City hired an intern during 2016-17 program year to apply for additional grants funds to increase the capacity of the LodiGRIP program (gang prevention program) and to bring more financial resources to the Eastside Heritage District, one of Lodi’s lower income neighborhoods. This intern and City staff also helped start a collaborative effort with the Lodi Chamber of Commerce to bring a resident-driven community improvement program called ABCD: Love Your Block Mini-Grant Program. The Chamber’s nonprofit division donated staff time and resources to this effort. Outside grants funds were also used from banks, foundations, and private individual donations. The first cycle of this program occurred during 2016-17 program year and resulted in two projects being funded at approximately \$500 each; one project supported a community garden and then other was for creating a wall mural. A second program cycle was offered during 2017-18 program year and is coming to a close in September. During the program, several workshops were offered to equip residents with skills to plan and complete their community improvement projects, and six projects were given mini-grants of no more than \$500 each.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	6	0
Number of non-homeless households to be provided affordable housing units	16	0
Number of special-needs households to be provided affordable housing units	0	0
Total	22	3

Table 4- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	6	0
Number of households supported through the rehab of existing units	12	3
Number of households supported through the acquisition of existing units	4	0
Total	22	3

Table 5 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Lodi’s Strategic Plan outlines the City’s plans to assist in the development of affordable housing through first-time home buyer loans under the HOME program. In 2013, the City was awarded \$700,000 in HOME funds. Due to market housing prices, most home purchase prices in Lodi exceed the maximum purchase price allowed by United States Department of Housing and Urban Development (HUD) for San Joaquin County. Thus, the City returned the HOME funds. In its place, the City allocated 2016-17 CDBG Program funds to a First Time Home Buyer program and Housing Rehabilitation program. Due to housing marketing conditions that make it difficult to find applicants in time to spend the funds, the First Time Home Buyer program funds have been reallocated. The Housing Rehabilitation program experienced delays from change in staff and is anticipated to begin during 2018-19 Program year.

Additionally, funds from two housing projects (Community Partnership – Family Resource Center (Plan Year 2015) and Salvation Army Transitional Housing (Plan Year 2016) were reallocation during 2017 plan year. Initially, a City-owned building would be used for the Family Resource Center; however, changes in City staff and offices resulted in that space becoming unavailable. The City worked with local nonprofits, real estate agents, and consulted with various local government entities to find a new space; however, two sites were pursued and both became unavailable. Seeing that the possibility of settling on a place soon was not certain and the funds were just sitting, the City decided to reallocate to a project that would be ready. The Salvation Army’s transitional housing project has experienced delays and the building originally slated for the project is no longer available. As such, these funds were reallocated to the two Lodi House projects and one Alley Improvement project.

One of these projects was completed during 2017-18 program year – Lodi House HVAC Replacement project. This facility houses three single-parent families (female head of households only) experiencing homelessness or risk of homelessness.

As for new affordable housing development, unfortunately, the City does not receive enough CDBG funds to acquire or construct affordable housing given its high cost (i.e. land, construction, permit fees, etc.). There are simply not enough funds available from the estimated \$600,000 in yearly CDBG funds to meet these and other needs in the community. Instead the City works to improve the public

environment and ensure that all citizens have improved safe access. Additionally, the City plans to assist in economic development opportunities for low-income neighborhoods to make housing more affordable.

Discuss how these outcomes will impact future annual action plans.

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG dollars where they will do the most good for the low- and moderate-income households through better access to economic opportunities, services, and public infrastructure. With prior CDBG program year funds, the City allocated approximately \$135,000 for a modest housing rehabilitation program and \$44,500 for a reroof to Lodi House’s other facility, an Enrichment Center and Transitional Housing facility. With 2018-19 program funds, the City allocated approximately \$17,000 for Ready-to-Work program which will provide employment, job training, employment skills training, resume building, housing, and other wraparound services to homeless or those on probation; and \$6,000 will be allocated to Disability Resource Agency for Independent Living (DRAIL) for minor home accessibility improvements.

Moreover, the City will continue to support resident leadership through the ABCD: Love Your Block mini-grant program which has a ripple effect when residents become neighborhood leaders and conduct mini-improvements projects that help improve health and safety of their community.

During this last program year, the City participated in a County-wide collaboration to hire a new homeless coordinator to oversee homeless efforts across all the cities within San Joaquin County. The City will continue to look for additional resources like this to support affordable housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual
Extremely Low-income	4639
Low-income	1375
Moderate	291
Above Moderate-income	41
Total	6346

Table 6 – Number of Persons Served

Narrative Information

As per HUD requirements Lodi tries to focus CDBG funding toward low- and moderate-income households and neighborhoods. A total of 6,346 persons were served by CDBG funded public service and fair housing programs. Of those, 4,639, or 73% were extremely low-income, or earned less than 30% of the HUD Adjusted Median Family Income (HAMFI) for San Joaquin County. 1,375 of those persons, or 22% were low-income, or earned less than 50% of HAMFI. Less than one percent of those served were over the low-moderate income level. The City used area benefit for the public

infrastructure projects that were intended to benefit low-income neighborhoods. For example, The Graffiti Abatement Program served neighborhoods that were approximately 66% low-income.

Summarize the city’s efforts to address “worst case needs” and progress in meeting the needs of persons with disabilities? Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities.

The City does not have sufficient funds to construct new affordable housing. In such a climate, the City looks for alternative ways to support affordable housing, such as helping preserve existing affordable housing through the rehabilitation projects mentioned below. The City continues to look for projects which would support affordable housing for low-income Lodi residents, some of which may be homeless, at-risk of homelessness, and/or disabled. During the 2017-18 program year, the City awarded Lodi House with approximately \$70,000 to rehabilitate its short-term shelter and its long-term facility, both of which service homeless women and children. Not only do they provide shelter, but support services designed to help the residents develop healthy lifestyles that will lead to employment and independence.

During 2017-18 as well, the City awarded CDBG funds to Second Harvest which provides groceries and fresh produce to low-income persons, including homeless, seniors, and disabled. The City awarded funds to LOEL Senior Center to serve meals to home-bound seniors, most of which are disabled and low-income. Additionally, the City works with its homeless committee to find more strategies to address needs of homeless individuals. As a result, the City appointed a police officer in early 2017 as Homeless Liaison Officer. He conducts street outreach and connects them with resources and local social service providers. Since beginning, the Officer has reported success in helping individuals get housing and resources they need to be healthier.

The need for more affordable housing units far exceeds the capacity and resources of neither the City to address, nor any city generally. Recognizing this, the State has recently passed legislation to address this deficiency.

In early 2018, the City adopted its Americans with Disabilities Act Transition Plan. The purpose of this plan is to ensure that persons with disabilities have equal access to civic life, including facilities, programs, services and events. Please see Sections 2 and 3 for planned modifications to improve accessibility. The plan can be found online at:
http://www.lodi.gov/community_development/index.html.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is a participant in the Committee on Homelessness, made up of key City staff, representatives from the Salvation Army, local faith-based organizations, and the Lodi Community Foundation, a local philanthropic organization. Led by the Lodi Community Foundation, this task force has built consensus and support to explore several short- and long- range solutions to reduce homelessness and mitigate its effect on the community. This culminated in the creation of a "Report on Homelessness in Lodi" which was presented to the Lodi City Council in September of 2015. The City Council adopted that report and the long- and short- term strategies that were incorporated within. The City has remained actively involved in the monthly Committee and Sub-committee meetings and has consolidated the other homeless outreach efforts into these meetings.

The City was involved with the Continuum of Care (CoC) in the planning and execution of the County-wide Point-in-Time Homeless Count that took place in January 2017.

The City values its relationships with homeless service providers and reaches out to those providers for input on needs. Many of the homeless service providers also attend the City Council meeting to provide feedback on the homeless population.

The City staff keeps updated on San Joaquin County Emergency Food and Shelter Board to stay updated on current funding and agencies providing services.

As mentioned above, the City appointed a police officer in early 2017 as Homeless Liaison Officer. He conducts street outreach and connects them with resources and local social service providers. The Officer has reported success in helping individuals get housing and resources they need to be healthier and off the streets.

Lastly, the Lodi Improvement Committee, a City Board/Commission with members appointed by the Mayor and City Council, is also a forum for discussing, gathering information, and promoting actions regarding homeless issues, among other resident driven topics, in the City. City staff provides support to help this group meet its goals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Residents of emergency shelters and transitional housing often need access to additional basic human needs, such as food and adequate nutrition. Recognizing the need for more transitional housing as voiced by service providers, the City planned to fund the Salvation Army's rehabilitation of a home into a transitional living center for homeless persons during the 2016-17 plan year. Due to delays in starting the project, those funds were reallocated to Lodi House's transitional and long-term shelters. The City will continue to look for projects that address housing needs of homeless persons.

Additionally, the City supports this need by consistently providing funds to Second Harvest Food Bank which provides bulk food goods to these shelter operators. One of the key points identified through the Homeless Task Force is the need for broad spectrum of housing types beyond emergency shelters, including supportive and transitional housing. This is also a subject that is addressed through the recently completed Housing Element and the Analysis of Impediments to Fair Housing Choice. For the 2018-19 program year, the City will be adding Emergency Food Bank which also provides for the low-income and homeless.

Lastly, the City supports the LOEL Senior Center to provide food and nutrition for seniors who might otherwise not have the funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City uses several strategies to assist chronically homeless. The following activities have occurred or are in the process.

- The City looks for ways to partner with local service provider Grace and Mercy Charitable Foundation to expand their services to provide a day drop-in center where the homeless can access training and services. While the recent rehabilitation project did not move forward as planned, the City will continue to look for future opportunities to support them.
- The City created a Homeless Liaison Officer within the Lodi Police Department, who works directly with the local unsheltered homeless to offer assistance, connect them with available services and find placement in shelters and more permanent housing.
- The City and Lodi Improvement Committee works with local hotel/motel owners to create affordable housing opportunities.
- An 80-unit affordable senior housing project was completed in 2017. It provides available units to allow for homeless seniors and seniors at risk of homelessness.
- The City will continue to provide support to Second Harvest Food Bank and Emergency Food Bank which provide food to many local Lodi service providers that then pass this along to homeless and at-risk homeless individuals and families. Healthy food contributes to better health

and can reduce financial stress due to medical costs, which can be a factor in homelessness.

- The City will continue to support the Continuum of Care's efforts to create additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless, and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.
- The City worked with the Committee on Homelessness to initiate a construction trades training pilot program where homeless individuals have opportunity to obtain the skills necessary to seek gainful employment.
- The City collaborated with San Joaquin County to create a new position for better coordination of homeless resources and services across the County.
- During the 2018-19 program year, the City will fund a Ready-To-Work program that will provide employment, job training, employment skills training, resume building, housing, and other wraparound services to homeless or those on probation.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To assist families in avoiding homelessness, the City has supported the Community Partnership for Families youth program which promotes the mental, emotional, social, and educational well-being of Lodi's youth, which in turn helps them to make positive choices about their future, including efforts at schools and with career opportunities. Some youth come from families that have experienced multi-generational poverty, and this program contributes to ending that cycle. The Community Partnership program takes a holistic look at family health as part of their programming and to help improve core factors facing at-risk youth in the City.

The City also supports Second Harvest Food Bank, which helps families teetering on the edge of homeless. Additionally, some of Lodi's seniors are on limited incomes and face medical care expenses. To assist these residents in avoiding homeless, the City provided LOEL Center with assistance for its Meals on Wheels Program. These are both hot and cold meals that also tailored to the nutritional and dietary needs of elderly residents. Meals are delivered directly to seniors who are also screened for other needs.

Lastly, Foster Care programs in San Joaquin County are overseen by the Human Services Agency. In California, state law requires public foster care programs to provide an Independent Living Program and that a transition plan be formulated for all youth preparing for emancipation. The City will continue to work with the Human Services Agency and the CoC members to assist youth exiting the foster care

system. The City will contribute in identifying best practices for keeping youth exiting foster care from becoming homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of San Joaquin (HACSJ) is the public housing agency serving the City of Lodi. HACSJ is independent of the City of Lodi, and the City retains no control over its funding or implementation of programs.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HACSJ encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACSJ also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the HACSJ five-year and annual plans. The Resident Services Division distributes a survey to prioritize residents' needs and schedule short- and long- term improvements.

Actions taken to provide assistance to troubled PHAs

HACSH is not designated as "troubled."

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2017-18, the City engaged in the following activities to foster and maintain affordable housing:

- In 2016, the City completed its review and update to its Housing Element, as well as an update to the Analysis of Impediments to Fair Housing Choice (AI) that was reviewed and approved by HUD's Office of Fair Housing and Equal Opportunity. Any barriers to affordable housing identified through those documents will be addressed by the City.
- The City has finally seen the development of Eden Housing an affordable senior housing project that has been in the works for the past eight years. This project will provide 80 units that will serve a broad spectrum of low-income seniors.
- The City is continuing to work with Habitat for Humanity to identify existing housing or vacant sites to be purchased and rehabilitated/developed as affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In 2017-18, the City supported the following programs to address underserved needs:

- Community Partnership for Families services assisted in reaching predominantly Hispanic youth and their families.
- LOEL Senior Center provided food and nutrition and social interaction to homebound seniors.
- San Joaquin Fair Housing Association provided housing counseling services to 347 Lodi residents.
- Second Harvest Food Banks provided 5,732 needy families (includes all members) with food within the Target Area.
- In addition, the City assisted Eden Housing with the efforts to secure funding for the development of an 80-unit affordable, senior housing project on Tienda Drive.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In 2017-18, the City will offer the following programs to reduce lead-based paint hazards:

- All the City's capital improvement projects follow lead-based paint safety regulations and policies.
- The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Lodi's housing stock, there are a significant number of homes where lead-based paint testing is needed.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2017-18, the City provided assistance to at-risk youth and their families, to homeless and/or low-income youth, to low-income families who need food assistance and to homebound seniors. Counseling, social activities, self-improvement strategies, and multiple resource were provided to these individuals and families to help them achieve more stable and health lives. Specifically, the following nonprofits provided these instances of service to Lodi residents:

- Second Harvest: 27,558 units of service
- LOEL Senior Center: 23,758 service units
- Community Partnership for Families: 777 units of service
- San Joaquin Fair Housing: 347 individuals served

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's CDBG-funded programs are administered by the City's Community Development Department, Neighborhood Services Division. This Division works collaboratively with the other departments/subdivisions, such as Planning, Code Enforcement, Public Works, and others. Also, City staff is the liaison to the Lodi Improvement Committee and stays updated on Lodi's Committee on Homelessness and the Federal Emergency Food and Shelter Program Board. Participation in these committees help the City's CDBG program stay current and aware of the most pressing community needs, as well as, allows networking/problem solving with local/regional social service providers and to bring in additional resources to meet these needs.

A significant gap in access to social services for Lodi residents is due to a lack of social services within the City. Many services are located outside of Lodi, usually in Stockton. The City's Grapeline bus system connects to San Joaquin Regional Transit, which goes to Stockton. Residents; however, are often deterred by the cost, number of transfers, and length of trips. Since 2014, the City has encouraged and is pursuing opportunities for out-of-town service providers to have satellite facilities/offices in Lodi. Three potential sites were considered but became unavailable. Due to uncertainty with the location, project funds were reallocated during 2017-18 program year.

The City has updated its Housing Element where it discussed issues such as multi-family and affordable housing, and review of existing HUD-funded housing programs and an evaluation of their effectiveness.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City will continue to participate in regional coordination of services through the Lodi Committee on Homelessness and other networking opportunities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Currently, the City funds the San Joaquin Fair Housing Association which provides phone and in-person fair housing counseling. Staff provides resources, information, and advocacy to Lodi residents who have experienced discrimination in housing and landlord tenant issues. The Association also attended two resources fairs in Lodi to increase resident awareness of these resource, and the co-facilitated a landlord training with CRLA. The City procured services with California Rural Legal Assistance (CRLA) to also provide systematic and thorough discrimination testing at five sites in Lodi, to conduct resident surveys at two sites. While no clear acts of discrimination were found as a result of the tests and survey, CRLA made recommendations in its final report to addresses a few areas of improvement: improved education for residents who fear retaliation if they report issues; greater outreach to bilingual residents, offer more landlord trainings, to name a few. Additionally, the City will take actions as recommended from the recently completed and approved Analysis of Impediments. Actions taken during 2017-18 plan

year to overcome the identified impediments are as follows:

1. Lack of sufficient subsidized and unsubsidized affordable housing supply, particularly for low-income special needs households:

- Goal: The City will study the feasibility of a residential rehabilitation and improvement grant program for low-income, which will allow low-income homeowners with disabilities and landlords to make accessibility improvement to their homes. The City planned to study program feasibility within one year of adoption. If financial resources are available, develop grant program within three years of adoption. Action: The City's new housing rehabilitation program is anticipated to begin during the next 2018-19 program year.

2. Lack of available rental housing subsidy for lower-income households.

- Goal: The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program, which will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority's website on the City's website. Action: A link to the Housing Authority website can be found here: www.lodi.gov.

3. Different origination and denial rates based on neighborhood.

- Goal: The City of Lodi will track fair housing complaints and cases lodged in the city to ensure that lenders are not violating fair housing law with discriminatory lending practices. Action: During 2017-18, we increased outreach to residents about their fair housing rights and how to seek assistance.
- Goal: The City of Lodi will support home purchase programs targeted to low/mod households, such as down payment assistance and homeownership mortgage counseling, as long as funding is available. The City may elect to pursue additional funding for down-payment assistance at a future time if funding becomes available. Action: The City started a First-Time Homebuyer program; however, due to housing market conditions and funding restrictions, the City reallocated funds to help improve Lodi House shelter.

4. Lack of information on the nature and basis of housing discrimination and the resources available to seek assistance.

- Goal: The City of Lodi will monitor the incidence of housing discrimination complaints and report trends annually in conjunction with the CAPER. Action: During the 2017-18 program year, San Joaquin Fair Housing reported mediation on 17 fair housing cases. This is up from last year's 14 cases; however, this is still less than the 26 cases two years ago. The additionally, the City has updated formal policies and procedures for persons with disabilities to request reasonable

accommodations to local planning and development standards. Information on the accommodations that a residents can request have been made available on-line and an ADA compliance officer has been identified as well. Information can be found here: www.lodi.gov/accessibility.

- Goal: The City of Lodi will include a review of prior year performance regarding affirmatively furthering fair housing in the annual planning for the use of CDBG funds. The City will identify funding support that addresses the removal of impediments or advancing specific fair housing goals. Action: During 2017-18, the City procured services from the California Rural Legal Assistance (CRLA) to provide housing discrimination testing at five sites and to conduct two resident surveys.
- Goal: The City will work with local agencies to improve the collection and reporting of information on discrimination, particularly based on religion, race and ethnicity, age, gender, marital status, presence/absence of children, and household size. These agencies include the apartment associations as well as the San Joaquin Fair Housing Association and other nonprofit groups that regularly come in contact with groups at risk of housing discrimination. Action: The City required that CRLA in its 17-18 activities gathering information and report on the types of discrimination that they find through various methods: research, tenant interviews, and first-hand testing.
- Goal: The City will conduct fair housing testing at least once every two years to identify the presence of discrimination. Testing will include at least five properties each time. In a five-year period, at least two types of discrimination (e.g., race, disability) will be tested. The City will consider partnering with neighboring jurisdictions to conduct regional testing and will submit a joint Request for Proposals to agencies that have the capacity and experience to complete testing. If a joint effort is infeasible, the City will consider other ways to ensure that discrimination testing is occurring, either by contracting individually or by participating in capacity building with the San Joaquin Fair Housing Association to ensure that there are no discriminatory marketing practices in the city. Action: As mentioned above, City procured services from the California Rural Legal Assistance (CRLA) to provide housing discrimination testing at five sites and to conduct two resident surveys.
- Goal: The City will continue to work with the San Joaquin Fair Housing Association to improve outreach to residents at risk of discrimination, including marketing, educational efforts, and partnerships with other agencies (schools, utilities, etc.) in the dispersal of fair housing informational materials. Action: During 2017-18, the City requested that San Joaquin Fair Housing provide training to landlords in Lodi on fair housing practices, among other best housing practices. The organization provided one training and attended to resource fairs in Lodi.

5. Concentration of lower-income households and minority households in less desirable neighborhoods.

- Goal: The City encourages a mixture of household incomes in new developments. As part of the Annual Action Plan, the City will track changes in geographic concentrations for lower-income and minority households. Action: The City continues to support projects through its CDBG funding that target the geographic concentrations of lower-income and minority households.

These concentrations continue to be located on the eastern sides of the community. Additionally, the development of the 80-unit affordable senior housing project has made a huge step toward the creation and distribution of affordable housing for low-income and minority households. City staff will work with the developer/management company to ensure that there is the appropriate marketing of the project to our current low-income and minority communities.

6. Fair Housing education

- Goal: The City will use mailings to educate people about fair housing and work with the Housing Authority to encourage a diverse applicant pool and good marketing in preparation for when units/vouchers are available. Action: During 2017-18, San Joaquin Fair Housing conducted outreach on fair housing including attendance at community events.
- Goal: The City will publish online the availability of housing services and programs in the city. Once a year, the City will publish information in Spanish to inform all persons with limited English language proficiency about the availability of housing services and programs in the city. The City also has bilingual staff available daily during business hours to assist. Updates to online and bilingual information will be conducted once a year. Bilingual staff available daily during business hours on an ongoing basis. Action: During 2017-18, the City posted marketing material in both Spanish and English for fair housing services.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

At the beginning of 2017-18, the City's CDBG program was administered by two staff, the Neighborhood Services Division manager and a program specialist. The Division manager has since left the City and the program specialist has taken over CDBG responsibilities. The program specialist oversees reporting requirements, monitors the budget, conducts procurement activities, enforces labor compliance standards, and more. They are available to offer assistance and answer questions of sub-recipients, and is in contact with each sub-recipient at least quarterly regarding quarterly reports or other matters. The Program Specialist has four years of experience, and is a contractor who is part of a team of experienced professionals to draw upon for expertise and assistance, as needed. The Program Specialist and team have over 10 years of experience in comprehensive implementation of the Consolidated Plan, Housing Element, Analysis of Impediments to Fair Housing and other planning documents.

Per HUD's recommendation, the City updated its monitoring procedures and conducted one on-site monitoring visit during the 2016-17 plan year. With these new policies, the City will be proactively assisting sub-recipients to be compliant with CDBG reporting and filing requirements. During 2017-18 program year, the City used the new formula (see table below) to select on-site monitoring with two subrecipients: San Joaquin Fair Housing and the City's own Graffiti Abatement program. The two monitorings resulted in a thorough discussion of services, answering questions about policies, collecting of program information, and ultimately, substantial compliance with HUD standards. The City's policy is also to conduct on-going desk monitoring of its subrecipients throughout the year. This is done periodically and often at the time of quarterly reports. The City is in the process of scheduling another on-site monitoring during the 2018-19 program year.

More specifically, the City's policy was revised to state that 25% of subrecipients will be formally monitored (on-site) each program year, and that the following criteria will be used to select them.

Criteria	Rating			Selection
	0	1	2	
The amount of the applicable award	Less than \$2,500	Less than \$5,000	More than \$10,000	
Completeness and accuracy of quarterly reports and invoices	Complete	Incomplete but timely to fix	Incomplete and long delay in fixing	
Administrative capacity with emphasis on staff turnover	Adequate	Minimal gaps in capacity	Significant gaps in capacity	

Length of time as CDBG sub-recipient	0 Less than 1 year	1 At least one year	2 2 or more years	
Outcome of any previous monitoring visit	0 No findings	1 Findings resolved within 60 days	2 Findings not resolved within 60 days	
Other factor _____.	0	1	2	
For reasons stated in the "formal monitoring" section	On-site monitoring	On-site monitoring	On-site monitoring	
Total Score:				

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City provided a draft of this CAPER to the public for comment 15-days prior to the City Council public hearing on September 19, 2017. The City posted and published a notice regarding the City Council hearing on the draft CAPER.

One element of the effective communications that we strive for as a public agency is in the written documents that we prepare that identify how we went about soliciting public comment for use of the funding, what we have proposed to do with our grant funding, and finally what we have accomplished with the use of those funds.

The City received **XX** public comments.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City does not plan on changing any of its Strategic Plan or Annual Action Plan program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants

NA

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

NA