



2017

CDBG Consolidated Annual Performance and Evaluation Report



FINAL – September 2017

Community Development Department
Neighborhood Services Division
9/28/2017

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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 third 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 all of these eight established goals, including: 1) improving access to social services; 2) improving accessibility to public facilities; 3) constructing/upgrading public facilities; 4) addressing slum, blight, and nuisance conditions; 5) building capacity and leadership in marginalized communities; 6) preserve existing affordable housing, and 7) securing additional funding. Additionally, the City took steps to foster fair housing opportunities and quality housing to residents of all income levels.

Social Service Activities:

- More specifically, the City of Lodi allocated CDBG funds during the 2016-17 program year to multiple social service agencies to meet these priorities and goals; including LOEL Senior Center, Second Harvest Food Bank of San Joaquin and Stanislaus Counties Inc. (Second Harvest) San Joaquin Fair Housing Association (San Joaquin Fair Housing), the City's LodiGRIP Program, and Community Partnership for Families of San Joaquin (Community Partnership for Families). Sub-recipient Second Harvest exceeded its program goal by serving a total of 1,996 Lodi residents. This 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 12,823. Approximately 170,064 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. During 2016-17, Second Harvest served 1,828 of those in low-income families, 70 youth at the Boys and Girls Club, and 98 seniors.
- San Joaquin Fair Housing Association provided fair housing assistance, including: completed 14 mediation cases for 14 households (33 residents), provided intake and resources to 343 residents, facilitated one fair housing seminar for 18 landlords in Lodi, and participated in two multi-family housing management trainings in nearby Stockton. 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, gender, familiar status, source of income, marital status, or sexual orientation.

- The City procured fair housing testing services with California Rural Legal Assistance (CRLA) to ensure quality, systematic, and thorough review of how residents may be experiencing discrimination in their housing choice.
- During 2016-17, LodiGRIP staff assisted several at-risk youth and their families. The program is mostly funded by City General Funds with some funds from CDBG. The LodiGRIP mission is to reduce serious youth violence by working directly with gang-involved or potentially gang-involved youth that are at high-risk of violence, either as victims or perpetrators. The program involves participation in Juvenile Diversion Program at Mule Creek State Prison, peer-to-peer counseling sessions, positive group activities, tattoo removal services, community volunteer activities, and peer mentoring. As a result of the program and collaboration with the police department, gang activity has declined in Lodi. In 2011, the police reported 253 gang related incidents, which steadily declined to 82 in 2015, and now just 49 incidents in 2016. Staff report that gang members have told them that fewer kids want to enter gangs because of the program. Youth participants are reporting that they are more focused on their education. For example, one youth who was a victim of gang violence three years ago joined the program and is now a mentor to his peers and at middle schools. He recently completed his high school education and graduated in the spring. CDBG 2016-17 program funds also helped two former gang members get tattoo removal. The tattoo removal helps former gang members to step away further from that lifestyle and disconnect from that culture.
- In 2016-17, Community Partnership for Families of San Joaquin exceeded its goals to serve 25 persons. In total, 40 Lodi youth and their family members received screening, case-management, and group counseling. Some of these youth participated in several group counseling sessions, youth mentoring activities, and positive social events for a total of 1,446 service units (instances that an individual receives services repeatedly). Services exceeded expectations due to forming a stronger collaboration with LodiGRIP, whereby LodiGRIP provided referrals for family services, and Community Partnership participated in Juvenile Detention Program and facilitated the follow-up peer group counseling sessions. Additionally, youth participated in planning and implementing "Bi-National Health Week" which is a free event that promotes access to resources for health and wellness in the Latino community. Fifty collaborative partners and over 100 individuals attended. Over 22 youth also participated and helped plan "Tru Hope Summit, College and Career Fair" where they toured over 80 colleges and career paths. Lastly, youth participated in the 2nd 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 City Council.
- The LOEL Senior Center exceeded its goal of serving 50 seniors, and provided 10,313 meals to 92 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.

Public Facilities Activities:

Also, during program year 2016-17, the City of Lodi made progress towards its two Consolidated Plan goals to upgrade public facilities and improve accessibility within the City. The City completed various 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. Several of these projects were multi-year efforts and were completed during the 2016-17 program year. Improvements included:

Kofu Park Improvements (Plan Year 2013 and 2015): Project improvements consisted of removal and replacement of parking and pedestrian sidewalk in the existing parking lot and installation of a small landscape area, one sewer clean out box and cover, new ADA-compliant concrete sidewalk, parking bumpers, curb ramps with handrails, and associated signage and striping.

Alley Drainage Improvement (Plan Year 2014): Project improvements consisted of improvements to an existing alley running north from Daisy Avenue south to De Force Avenue that had experienced flooding and water damage. Project improvements consisted of pavement removal and replacement, mill and overlay, new approach concrete and 265 feet of storm drain extension.

Hutchins Street Square North Entrance ADA Improvements (Plan Year 2014 and 2015): Improvements consisted of removal of a sidewalk at the north entrance and installation of an ADA compliant access ramp and stairs. Additionally, the project consists of replacement of three existing standard asphalt parking stalls with two concrete ADA-compliant parking stalls and a concrete accessible walkway leading to the new access ramp.

Cherokee Lane (Plan Year 2015): Improvements consisted of removal and replacement of existing pedestrian facilities at six locations along Cherokee Lane corridor with ADA-compliant facilities, as well as the connection of existing sidewalk facilities at four gap (sidewalk infill) locations.

Blakely Park Restroom Demolition (Plan Year 2015): Project improvements consisted of demolition and removal of existing unused restroom structure. The vacant structure was causing increased blight and nuisance in the park where the boys and girls club and community pool was located. The City plans to use the space for more recreation in the future.

Grace and Mercy ADA Improvements (Plan Year 2015 and 2016) (Project still in process): This project completed a CASp (Certified Access Specialist) inspection report to determine exactly what barriers to accessibility exist at the site and the organization finalized its scope of work.

The City added approximately \$20,000 in additional funds to this project from both previous year projects that had leftover funds and with new funds in anticipation of phase 2 of construction. Construction is anticipated to begin during the 2017-18 program year. Improvements may include: van-accessible parking space with compliant slope, striping and signage; remove existing stairs and raised deck/porch with pedestrian ramp and staircase; remove existing front door and frame and install new with compliant hardware; install new larger side entrance doors; lower interior self-service counter, and various repairs to make restrooms more accessible.

Housing and Other Activities:

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.

Housing Authority Washington Street Improvements III (Plan Year 2015): During 2016-17 program year, the Housing Authority of San Joaquin County began rehabilitation, and is nearly complete, on a six-unit affordable housing complex. The units are unsubsidized but offered to renters at below-market rates. Improvements include replacing water heaters, electrical outlets, painting fencing, repairing siding and trim that has water damage, and applying stucco to existing siding.

First-Time Homebuyer Program and Housing Rehabilitation Program (Plan Year 2016): During the 2016-17 program year, the City finalized guidelines for its two program: First-Time Homebuyer and Housing Rehabilitation. Environmental review is complete on both and outreach has begun. The City anticipates rolling out the programs during the 2017-18 program year and completing during the 2018-19 year.

Graffiti Abatement (Plan Year 2016): 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 2016-17, the City removed 1,420 instances of graffiti in low- and moderate-income neighborhoods.

Other:

Small Business Development Center (Plan Year 13 and 15): The City developed a relationship with Small Business Development Center at San Joaquin Delta College to help low-income individuals start/grow their business. Due to changes in management with the organization, the project was delayed. The City attempted to meet with the Small Business Development Center to finalize plans for implementing this program before the end of the 2016 calendar year; however, the City determined that the project would not be going forward and has allocated the funds to a new 2017-18 project.

Community Partnership – Family Resource Center & Salvation Army Transitional Housing (Plan Year 2016): Additionally, these two projects will not be proceeding to construction, for various reasons, so the City will be completing an amendment this fall to reallocate those funds to new 2017-18 projects.

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 2016	Act. 2016	% Comp.
Planning and Admin	City Staff and Contractors	Efficient Admin. & Oversight	\$107,791	Successfully Administered the CDBG program according to HUD regulations	Efficient Admin.				NA	NA	100%
Address Blight and Nuisance - Persons Benefited						90,000	61,520	68%	18,000	24,350	135%
Graffiti Abatement	City Staff and Contractors	Address Blight and Nuisance	\$32,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				18,000	24,350	135%
Public Services - Persons Assisted						5,000	6,220	124%	1,020	2,130	209%
LodiGRIP	City Staff and Contractors	Youth Services	\$355	Public Services other than Low/Mod Housing Benefit	Persons Assisted				5	2	40%
Community Partnership for Families	Community Partnership for Families	Family Services	\$45,738	Public Services other than Low/Mod Housing Benefit	Persons Assisted				25	40	160%
Second Harvest Food Bank	Second Harvest Food Bank	Public Services	\$7,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				940	1,996	212%

San Joaquin Fair Housing	San Joaquin Fair Housing	Public Services	\$15,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				125	343	274%
LOEL Senior Center Nutrition Program	LOEL Senior Center	Senior Services	\$7,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				50	92	184%
Public Infrastructure - Improved Access (Projects Completed)						6	3	50%	2	3	150%
Kofu Park ADA Improvements	City Staff and Contractors	Public Facilities	\$105,215	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project				1	1	100%
Hutchins Street Square North Entrance ADA	City Staff and Contractors	Public Infrastructure	\$149,987	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project				1	1	100%
Cherokee Lane ADA Improvements	City Staff and Contractors	Public Infrastructure	\$171,888	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project				1	1	100%
Construct or Upgrad Public Facilities (Projects Completed)						4	3	75%	2	2	100%

Blakely Park Restroom Demolition	City Staff and Contractors	Public Facilities	\$25,523	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Facility Completed		1	1	100%
Alley Drainage Improvements	City Staff and Contractors	Public Infrastructure	\$136,133	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure 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) 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 local residents.
 - c. Community Partnership for Families and One-Eighty Adolescent and Family Services programs met program goals as well. Both of 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 for the future. With their goals and the support of the agency staff, youth and family members work towards getting the assistance they need.
 - d. LodiGRIP program assists youth who are at-risk of becoming a member or being a target of gang related activity. Through the program, certain select youth participated in the Juvenile Diversion Program (JDP) through Mule Creek State Prison. The JDP participants and their families received follow-up support from social service agencies to address issues within the home environment that may be contributing to their at-risk behavior. These families and youth received added resources and support, including referrals. Additionally, several of the youth have come together to create a peer mentorship program to turn youth away from gang activity and turn towards their education and/or vocational training. A portion of the City's LodiGRIP funds were re-allocated to the Community Partnership for Families to support its expanding support services to families members of the LodiGRIP youth participants. .
- 2) improving accessibility;
 - a. The City's accessibility projects expand over a multi-year period. The City has completed the project scope and awarded CDBG funds on several projects during program year 2016-17:
 - Kofu Park Improvements (Plan Year 2013 and 2015);

- Alley Drainage Improvements (Plan Year 2014)
- Cherokee Lane (Plan Year 2015)
- Hutchins Street Square North Entrance ADA Improvements (Plan Year 2014 and 2015)

Two additional projects are scheduled to be completed during the next program year:

- Grace and Mercy ADA Improvements (Plan Year 2015 and 2016)
- Lawrence ADA Accessibility Parking Improvements (Plan Year 2016)

- 3) constructing or upgrading public facilities;
 - a. During program year 2016-17, the City completed construction on the Blakely Park Restroom Demolition project (Plan Year 2015).
- 4) addressing slum, blight and nuisance conditions;
 - a. Lodi's Graffiti Abatement program cleans up blight and also helps deter those from future offenses. This year's program met its goal. Also, the LodiGRIP program gives youth positive activities to engage in, in place of more destructive activities such as illegal tagging. This also helps to reduce blight and nuisance conditions in the City.
- 5) produce new affordable housing / rehabilitate existing housing;
 - a. Projects were identified during the 2016-17 program year to address this goal through a first-time homebuyer assistance and a housing rehabilitation program. Previously, the City had received HOME funds and began initial program start-up activities. Although, due to the high cost of Lodi single-family homes, the City returned the HOME funds because they were not able to meet HOME limits on purchase price.
- 6) expand financial opportunities for lower-income individuals and families;
 - a. While the project with Small Business Development Center at San Joaquin Delta College will not go forward, the City will continue to look for opportunities to partner with nonprofits to meet this goal.
- 7) building capacity and leadership in marginalized communities;
 - a. The City continues to prioritize building capacity and leadership. The City initially started to work on establishing a Neighborhood Revitalization Strategy Area by engaging in a transformation program called Asset Based Community Development (ABCD). The benefits of the ABCD workshops can be clearly seen by the formation of five resident-driven community improvement projects. These are led by a diverse cross-section of residents, and they are all focused around improving Lodi's most low-income neighborhoods. The benefits of the ABCD approach have also been the cross-collaboration among the City and various local entities, and increased public input in the formation of CDBG projects and other City projects. Through partnership with other entities the City has found sufficient non-CDBG sources of funds and assistance to provide support to these groups. As such, the City does not foresee establishing a NRSA. Moreover, as a result 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 LodiGRIP and Community Partnership programs foster youth leaders who work with their fellow students, parents, family members, and community members to create a positive environment and activities for youth. The peer mentorship program has built leadership skills in the at-risk youth, and many have developed an interest in getting more involved in the community. Additionally, several participants from LodiGRIP transitioned from performing poorly in school, low attendance, and behavior problems, to higher grades, improved behavior, and on a track to graduate.
- 8) securing funding to implement these goals;
- a. While no specific activity was allocated to this goal in 2016-17, the City has actively been pursuing funding opportunities and was successful in hiring an intern to assist in researching, screening, and applying for additional grants funds. That position is funded through the Program Administration allocation. As a result, the City the City applied for a number of grant and pursued a partnership with the Lodi Chamber of Commerce and a local branch of Farmers and Merchants Bank to provide an Asset-Based Community Development workshop. Through these collaborations, the City participating in a “Love Your Block” grant program. Residents that are part of the ABCD program can apply for grant funds to make improvements to their community.
- 9) Preserve existing affordable housing:
- a. The Housing Authority Washington Improvements project helps preserve existing affordable housing. Construction was recently completed and is in the process of being closed-out.
 - b. The City also strives to provide adequate and fair housing choices for residents of all income levels through the entire community. To meet this goal, the City has funded San Joaquin Fair Housing Association who provides advocacy, resources, and information to residents for better access to quality housing regardless of income level. During 2016-17, San Joaquin Fair Housing Association offered one landlord fair housing training with 18 property owners in attendance and participated in two multi-housing management seminars in nearby Stockton. Additionally, the City went out to bid and entered into a contract with California Rural Legal Assistance to conduct extensive fair housing testing.

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	1,648
Black or African American	99
Asian	53
American Indian or American Native	48
Native Hawaiian or Other Pacific Islander	4
More than One Race	23

Other	568
Total	2,443
Hispanic	484
Not Hispanic	1,959

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

Narrative

	CDBG Actual	CDBB Actual % of total	2015 ACS Data	2015 % of Total
White	1,648	67%	45,905	72%
Black or African American	99	4%	779	1.23%
Asian	53	2%	5,362	8%
American Indian or American Native	48	1.96%	381	0.60%
Native Hawaiian or Other Pacific Islander	4	0.16%	264	0.42%
Other	23	0.94%	4,456	7%
More than One Race	568	23%	6,442	10%
Total	2,443	100%	63,589	100%
Hispanic	484	20%	22,754	36%
Not Hispanic	1,959	80%	40,835	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 2015 American Community Survey 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.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	2016-17 Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$613,959	1,800,000	\$834,963

Table 2 – Resources Made Available

Narrative

During the 2016-17 program year, \$834,963 was expended across all projects from multiple funding years. The City’s 2016-17 grant award was \$613,959 with approximately \$750,000 in unexpended funds from prior 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%	41%	Projects still in process
City-Wide Activity	22%	54%	Projects still in process
RCAP/ECAP 45.02	16%	3%	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 2016-17 program year, Lodi completed not only 2016 projects, but projects that covered multiple years. The table above compares 2016 projects with actual numbers from multiple years, and projects from 2016 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 has additional CDBG sources from all of the other jurisdictions in San Joaquin County.

The construction projects completed during 2016-17 were funded entirely with CDBG funds and used no outside sources (14.11 Alley Drainage, 13.11/15.16 Kofu Park ADA Improvements, 15.04 Blakely Park Restroom Demolition, 15.05 Cherokee Lane ADA Improvements, 15.02/14.12 Hutchins Street Square North Entrance ADA Improvements). Four of these five projects involved improvements to publicly owned land.

Using CDBG administrative funds, the City hired an intern during 2016-17 to assist in bringing supplemental funds to assist nonprofit and CDBG sub-recipients, to help expand the LodiGRIP program, to assist with a new community garden, and to bring in more resources to the Eastside Heritage District, one of Lodi’s lower income neighborhoods. The City has also started a collaborative effort with both the Lodi Chamber of Commerce and Farmer’s and Merchant’s Bank of Lodi to coordinate a community workshop to implement the Asset-Based Community Development (ABCD) process. The Chamber has assigned its Director of Communications to help coordinate the effort and Farmer’s & Merchant’s Bank has pledged to secure additional funding from the Federal Reserve through their Community Reinvestment Office. As a result of this collaborative, more than six training workshops on ABCD have been provided to local residents, and new series of workshops are planned for 2017-18. Additionally, the Chamber of Commerce combined their funds with other grants to fund a Mini-Grant program. Under this program, a community group formed from the ABCD workshops was eligible to apply for a small grant (\$0-\$500) that addressed one of the five priorities: beautification, youth development, neighborhood pride, educational workshops, and crime prevention and safety. Two projects were funded at approximately \$500 for each; one project supported a community garden and then other was for creating a wall mural. The Chamber has funds left over for a second round of mini-grants which will be reserved for this next class of 2017-18 ABCD participants.

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	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

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	0	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	0	0

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 loan program. Both programs are underway. Environmental review and guidelines have been completed. The next steps are to conduct outreach and begin screening applicants.

During 2016-17, the Housing Authority of San Joaquin County completed a rehabilitation project to its six-unit affordable housing complex. This project furthers the City’s goal to preserve affordable housing.

Funds from two housing projects (Community Partnership – Family Resource Center (Plan Year 2015) and Salvation Army Transitional Housing (Plan Year 2016) became available for reallocation during 2016 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 as well, and as such, those funds will be reallocated. The amendment for those funds is in process and will likely be for improvements to a transitional shelter for women and a long-term shelter for families, and for alley drainage improvements.

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 2016-17 CDBG funds, the City allocated approximately \$125,000 for a first-time homebuyer program, and \$135,000 for a modest housing rehabilitation program.

Moreover, Lodi’s youth programs are focused on prevention for long-term impacts to low-income communities. The City will continue to support resident leadership through the Asset Based Community Development approach which may free up additional social service funds that could be used to assist low-income families with affordable housing. The City will continue to look for additional resources 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	1354
Very Low-income	811
Low-income	254
Moderate-income	11
Above Moderate-income	22
Total	2443

Table 6 – Number of Persons Served

Narrative Information

As per HUD requirements Lodi works to focus CDBG funding toward low- and moderate-income households and neighborhoods. A total of 2,443 persons were served by CDBG funded public service programs. Of those, 2,410, or 98.7% were low-income, or earned less than 80% of the HUD Adjusted Median Family Income (HAMFI) for San Joaquin County. 2,165 of those persons, or 88.6% were very low-income, or earned less than 50% of HAMFI. The City used area benefit for the public infrastructure projects that were intended to benefit low-income neighborhoods. For example, in the neighborhood where the Cherokee Lane ADA improvement projects were completed, 69.1% of households were low-income. The Graffiti Abatement Program served neighborhoods that were 66.7% low-income.

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 a number of 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 Neighborhood Services Manager participated in the following community/collaborative committees: (a) San Joaquin County Emergency Food and Shelter Board, (b) City of Lodi ADA Committee/Citizen Advisory Panel, and (c) Lodi Improvement Committee. As a participant and member of these various committees, the City continues to stay aware of current issues facing the homeless community and the agencies providing services.

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. For example, during the past year, the Lodi Improvement Committee provided the venue to provide information to the public regarding what was being done to address the homeless issues throughout the community. The CoC also held coordinating/planning meetings for the Unsheltered Count events.

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 will be reallocated. It is likely that they will be used for repairs 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.

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 a number of strategies to assist chronically homeless. The following activities have occurred or are in the process.

- The City continues to work 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. In addition, that site is under consideration for establishing a respite care facility for those coming off the streets that are not in a condition where they can get into local transitional housing. Lastly, a rehabilitation project is underway to make Grace and Mercy Charitable Foundation's facility more accessible to its low-income and homeless guests.
- The City is looking to create a Homeless Liaison Officer within the Lodi Police Department, who will work directly with the local unsheltered homeless to offer assistance, connect them with available services and find placement in shelters and more permanent housing.
- Work with local hotel/motel owners to create additional housing.
- An 80-unit affordable senior housing project broke ground in June 2016 that, when completed, will provide 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 which provides 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 is working with the Committee on Homelessness to establish a construction trades training program that would serve a portion of our homeless population that has a desire to obtain the skills necessary to seek gainful employment.

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 these youth to make positive choices about their future, including efforts at schools and with career opportunities. Some of these 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 as a means to help improve core factors facing at-risk youth in the City.

The City's LodiGRIP program partners with Community Partnership for Families to assist youth who are at-risk of or are associated with local gangs. Many of these youth are from rough backgrounds including familial separation, addictions, mental illness, and poverty. Some are on a path to homelessness or have experienced periodic homelessness. After participating in this program, youth have chosen either not to enter gangs or to separate themselves from gang involvement. Alternatively, they focus on their education and getting a job to support themselves and/or their families. Similar to Community Partnership program above, this program also contributes to ending the cycle of poverty.

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 particular 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.

HACSJ has two public housing properties in Lodi. During 2016-17, HACSJ nearly completed a second phase of a weatherization project on one of the properties. This helps reduce the cost of housing for tenants.

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 2016-17, the City engaged in the following activities to foster and maintain affordable housing:

- 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. The AI will have a public review period in the fall and the City Council will review and adopt it. Any barriers to affordable housing identified through those documents have already or will be addressed within the period of this Consolidated Plan. Furthermore, the City will be developing an Assessment of Fair Housing in advance of the next Consolidated Plan period of 2019-2023.
- The approved guidelines and has begun outreach for its First-Time Homebuyer Program. This program may provide down-payment assistance or small second mortgage to fill the gap for homeowners.
- The City has finally seen the development of 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 2016-17, the City supported the following programs to address underserved needs:

- The LodiGRIP and Community Partnership for Families services all 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 343 Lodi residents.
- Second Harvest Food Banks provided 1,996 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 2016-17, 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 2016-17, 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: 12,823 units of service
- LOEL Senior Center: 10,313 service units
- Community Partnership for Families: 1446 units of service
- LodiGRIP: 2 persons received tattoo removal
- San Joaquin Fair Housing: 343 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, the Neighborhood Services Division manager participated as a member of many community committees, such as the Lodi Improvement Committee, Lodi ADA Committee/Citizen Advisory Panel, 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 will be reallocated.

The Neighborhood Services Manager has also been involved in the update of the City's Housing Element,

particularly in the discussions surrounding 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.

The development of the affordable senior housing project will bring additional resources to the community through the management companies Resident Services and with coordinated supportive services with the County Behavioral Health Services agency that has provided funding for 8 units through the Mental Health Services Act (MHSA).

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 City also procured services with California Rural Legal Assistance (CRLA) to provide systematic and thorough discrimination testing of at least three sites in Lodi. This work is anticipated to begin in Fall 2017-18. Additionally, the City will take actions as recommended from the recently completed and approved Analysis of Impediments during the remainder of the Consolidated Plan period. Actions taken during 2016-17 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 track progress made in providing additional access to affordable housing by both the Housing Authority and through any new or rehabilitated affordable housing projects to ensure that special needs populations have the opportunity for improved housing choice. Action: During 2016-17, the City started a new housing rehabilitation program which has completed environmental review and finalized guidelines.
- 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: Based on its research during 2016-17, the City has allocated CDBG funding for housing rehabilitation repair activities that will include residential accessibility upgrades and improvements.

2. Lack of affordable units suitable for large families, resulting in a concentration of Hispanic households in adjoining low-income census tracts, and disproportionately impacting Hispanic households and households with large families.

- Goal: The City will require that any affordable housing options located in non-minority concentrated areas of the city be marketed to Hispanic households as well as to other special needs households. This marketing will include materials printed in both Spanish and English, public outreach efforts targeted at both Spanish and English speakers including targeted outreach in minority concentrated neighborhoods, and an evaluation of rental practices to ensure that no discriminatory marketing or application processes are inhibiting qualifying Hispanic households from alternative housing options. Action: During 2016-17, the Community Services Manager assisted in outreach to promote the senior Eden Housing project to Spanish-speaking and minority concentrated neighborhoods.

3. 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.
- Goal: The City will look into other ways to support the Housing Authority in preserving and maintaining affordable units, including potentially providing some funding to help the Housing Authority maintain and add subsidized units in Lodi. For instance, such maintenance could include weatherproofing or providing health and safety upgrades to units owned and subsidized by the Housing Authority. Action: The Housing Authority recently completed a rehabilitation project to its six-unit complex.

4. 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 2016-17, no fair housing complaints were filed with the City.
- 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: During 2016-17, the City started a First-Time Homebuyer program.

6. Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower-income and minority households.

- Goal: The City of will study the potential benefit to offer and to support home purchase programs targeted to lower-income (low and very low), large family, and minority households. Action: During 2016-17, the City analyzed the housing market for homeowners and determined that homeowners would best be assisted with a flexible First-Time Homebuyer Program that would allow for down-payment assistance and/or gap financing as needed to assist homeowner in purchasing their first and affordable home. The program guidelines are approved and outreach for the program has begun. Timeline: Study program feasibility within one-year of adoption. If financial resources are available develop home purchase program within three years of adoption.

7. 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 2016-17 program year, San Joaquin Fair Housing reported mediation on 14 fair housing cases. This is down from the previous year of 26 cases. 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 2015-16, the City requested that fair testing be conducted by San Joaquin Fair Housing Timeline. Upon review of that testing, during 2016-17, the City determined that it needed to procure for more in-depth testing and follow-up. The City released request for bid, conducted interviews, and determined that California Rural Legal Assistance (CRLA) would provide this fair housing testing during 2017-18 plan year.
- 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 has 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: During 2016-17, the City reviewed the option of partnering with neighboring jurisdictions, and found that they will continue to pursue this. In the meantime, due to Lodi's more urgent need to conduct testing and the time at which it would take to build a coalition, the City procured for fair housing testing. CRLA will be providing this testing during 2017-18 program year.

- 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 2016-17, the City requested that San Joaquin Fair Housing provide at least three trainings to landlords (at least 5 per training) in Lodi on fair housing practices, among other best housing practices. The organization provided one training with 18 landlords in attendance. They also briefly presented fair housing requirements and resources at two seminars on housing managements located in nearby Stockton.

8. 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: See the 2017-18 AAP, where the City continues to support projects 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.

9. 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 2016-17, 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 will create marketing material in both Spanish and English for the First-Time Homebuyer and Housing Rehabilitation programs.

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

During 2016-17, the City's CDBG program was administered by three staff, the Neighborhood Services Division manager, a program specialist, and an intern. Staff oversees reporting requirements, monitors the budget, conducts procurement activities, enforces labor compliance standards, and more. Staff is 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 Neighborhood Services Division manager has been administering the CDBG program with the City for almost 20 years, bringing continuity and experience from previous years, and 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. The monitoring of Second Harvest resulted in a thorough discussion of services, answering questions about policies, collecting of program information, and ultimately, substantial compliance with HUD standards on the part of the Second Harvest. 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 2017-18 program year.

Also, the City will continue to work with the business center to assist low-income business owners develop their businesses.

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 20, 2016. The City posted and published a 30-day public 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 no 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