

From: [Peter Ackerman](#)
To: [Jennifer Cusmir](#)
Subject: Affirmation for Harmony Homes
Date: Tuesday, November 24, 2020 4:56:16 PM

Dear City Council (c/o The City Clerk),

Harmony Homes (on the docket for Dec 2) is a wonderful opportunity for us to do what many did or desired for on Thanksgiving; to make space at our table for those in need. Turning the eyesore property into four beautiful homes, for people who are getting onto their feet for as long as it takes, while they pay their bills, pay off their debt, establish credit and more is one way that we can make space for the other.

Understandably there has been much discourse lately by people on opposing sides of any issue. Since this housing will most likely benefit those who go through one of our many programs in Lodi, The Salvation Army, Lodi House, to name a few, and since each house will have one tenant responsible like any tenant, who will pay rent (30% of their paycheck) I want to encourage Council to adopt the Harmony Homes project. This is a magnificent opportunity for us to stand together, in love, as our city.

Though I am a person of faith, I am also one of science and facts. If people listen to the facts, and not rumors, I believe the adoption of the property for Harmony Homes is one way that we can truly get behind. By doing so we Love Lodi, by loving all, and offer a hand up to those "least of these" who meet the safe, responsible requirements.

Sincerely,

The Reverend Peter K. Ackerman
Rector, Episcopal Church of St. John the Baptist, (and resident with my family in) Lodi

From: [Jarred Ditmore](#)
To: [City Council Comments](#)
Subject: Agenda item H2
Date: Wednesday, December 2, 2020 2:48:01 PM

I'm writing to express my support for the proposed affordable housing project known as Harmony Homes. I understand the project enjoys broad support from residents who live in the vicinity and that the opportunity for grant funding from the state is one that we will lose if not used, missing out on a chance to help support folks working to escape or avoid homelessness. There is also value in the city's opportunity for partnership with the county in them administering the program for the project, once again minimizing risk and expense for the city. The location of the project would also place residents in close proximity to grocery shopping and transportation services which might prove helpful to those working to improve their situation. Lastly perhaps a less discussed benefit to moving forward with this specific program in this specific location is the beautifying of a currently empty but highly visible lot situated on Lodi avenue.

Jarred Ditmore

Sent from my iPhone

From: [Tom Hampson](#)
To: [City Council Comments](#)
Subject: Comment regarding Harmony Homes proposal (Item #H2)
Date: Wednesday, December 2, 2020 9:22:47 AM

Hello,

I'm writing in favor of the Harmony Homes proposal. I believe it is well conceived and will yield multiple benefits to the city, including:

- * adding additional affordable housing to individuals and families who need it most
- * enhancing the quality of the neighborhood
- * accomplishing the above with little City expenditure by taking advantage of the grant provided to Lodi (which we lose, if we don't move forward)

I was one of the folks who canvased the neighborhood around the proposed site and I was excited to see how positive the neighbors were about transforming the now weedy, vacant lot into a lovely landscaped residential space.

It's a win, win, win idea. I hope you will agree.

Best wishes in your deliberations,

The Rev'd Deacon Tom Hampson
The Episcopal Church of St. John the Baptist
1055 S. Lower Sacramento Road
Lodi, CA 95242
Pronouns: he/him/his
Cell: 209-402-9908

From: [Patrice Clemons](#) on behalf of [housing](#)
To: [Jennifer Cusmir](#)
Subject: FW: Harmony Homes at Lodi Ave & Washington St.
Date: Wednesday, December 2, 2020 3:53:12 PM

From: Carol Royal [mailto:carol.m.royal@gmail.com]
Sent: Thursday, November 19, 2020 3:26 PM
To: housing
Subject: Harmony Homes at Lodi Ave & Washington St.

Hello Ms. Clemons,

I am a citizen here in Lodi, and I would like to express my overwhelming support for the housing project known as Harmony Homes at the corner of Lodi Avenue and Washington Street. In fact, today is the first I heard of this project, and I dropped everything to sit down and write today to show my support.

Our city needs more affordable housing for those who qualify, and this project will fit that need. We live in proximity to Cranes Landing, a project I very much admire. I walk Roget Park with my grandsons almost every day, and I always encounter wonderfully kind, respectful people who live adjacent to that park in the Cranes Landing apartments. What a gem to have that housing project there, next to the park and close to shopping! The complex is neat and tidy and the residents show a real pride in their homes there.

Please move forward, using the grant, for the Harmony Homes project for well-deserving folks. It will be their place to call "home". We need more projects like this in our city!

Respectfully,
Carol Royal
2359 Brittany Ln
Lodi, CA 95242
209-327-3638

From: [William Mitchell](#)
To: [City Council Comments](#)
Subject: Harmony Homes
Date: Wednesday, December 2, 2020 10:57:52 AM

Good evening Mr. Mayor and Council members,

I strongly urge that you support the Harmony Homes proposal. Individuals who have demonstrated their intent to pull themselves out of homelessness by graduating from programs such as the Salvation Army and Lodi House are precisely those who would benefit from this project. They are likely to be employed in entry-level, low-wage work which will limit their ability to find affordable housing in our community. The availability of these homes will offer the proverbial "hand up" rather than a hand out, as these graduates will be paying rent. Without such support, these individuals - who have worked so hard to get to this point - will be at high risk of becoming homeless again. Please vote "yes" on the Harmony Homes Housing Development.

Bill Mitchell
910 S Pleasant Ave
Lodi 95240

From: [Lavina Jackson](#)
To: [City Council Comments](#)
Subject: Harmony Homes
Date: Wednesday, December 2, 2020 8:36:24 AM

I am writing as a Lodi resident to urge the City Council to approve the Harmony Homes project. No one wants people having to live on the streets and the Harmony homes project will go some way towards relieving this distressing issue.

Thank you.

Livvy Jackson
Lodi

From: [Suzanne Talbot](#)
To: [City Council Comments](#)
Subject: Harmony Homes
Date: Tuesday, December 1, 2020 8:53:50 PM

I support the development of Harmony Homes. I'm excited for this new endeavor for Lodi.
Suzanne Talbot
2474 Central Park Dr.
Lodi 95242

Sent from my iPhone

From: [Vanessa Guerrero](#)
To: [City Council Comments](#)
Subject: Harmony homes
Date: Tuesday, December 1, 2020 8:37:59 PM

Hello council members, my name is Vanessa and I am writing in for the first time as a Lodi resident in full support of the projected Lodi Harmony homes to provide housing to our unhoused neighbors. I am urging you to consider approving this project before the funds are allocated else where when we as a minimum need to be providing homes for all of our community. Although the city has not done much for our unhoused neighbors, though they have found time to endlessly make their lives harder, I hope you greatly reconsider.

Thank you,
Vanessa M

From: [Lusandra Vincent](#)
To: [City Council Comments](#)
Subject: Harmony Homes
Date: Tuesday, December 1, 2020 8:05:43 PM

Dear Lodi City Council Members,

This email is to express our deep appreciation to our Lodi Committee on Homelessness for their tireless commitment, patience and hard work for those in our city who are unhoused. We would like to express our unconditional support for Harmony Homes. We sincerely hope that you will vote to support this project at this Wednesday's council meeting.

As long time Lodians, who have worked here and raised our family here, we have been great admirers of what our city offers.

We would be proud to know that our city is offering a hand up to individuals who have not had the advantages our family has had.

In addition to being a good thing to do, we think iHarmony Homes also increases the value of the surrounding properties and enhances the appearance of the immediate neighborhood.

Our understanding is that this grant money cannot be used for other projects, and that if it is not used by our city, we will lose it to another city.

Thank you for your service to our city.

Sincerely,
Roger and Lusandra Vincent
225 Royal Oaks Court
Lodi, Ca 95240

From: [Russ Hayward](#)
To: [City Council Comments](#)
Subject: Harmony Homes
Date: Monday, November 30, 2020 3:09:59 PM

Please approval the purchase of the property at 301 E. Lodi Avenue for the purpose of developing the Harmony Homes project. This effort has the full support of the Lodi Committee on Homelessness which has been a partner with the City to address the homelessness issue here in Lodi. Members of the committee have assisted in the review and ranking process at the County level which awarded the City \$1.25 million for the project. Members have assisted City staff in the development of the HEAP proposal, and members have assisted the City in the marketing and communications effort to educate the community about the project.

While the project in and of itself does not come close to solving homelessness (because no single project does), it does take a first step by providing permanent supported housing for individuals who have graduated from local agency programs, helping those persons become independent and contributing members of our community. There is no doubt that his success can lead to further successes in the future.

Thank you for your thoughtful consideration.

Russ Hayward

Member, Lodi Committee on Homelessness
Board Member, Continuum of Care San Joaquin County

Sent from [Mail](#) for Windows 10

From: [Jeffrey Pell](#)
To: [City Council](#)
Subject: Harmony Homes
Date: Wednesday, November 18, 2020 11:41:44 AM

Dear Council Members,

I'm requesting that you approve the proposed Harmony Homes project.

Lodi is in desperate need of affordable low income housing. As this project will serve individuals who have been referred by Lodi House, the Salvation Army and the Women's Center, it will help those who are making a concerted effort toward self sufficiency.

With the grant funds and neighborhood support already in place, let's not miss this opportunity to provide needed transitional housing for our community.

Sincerely,
Mary Pell

From: [Carol Royal](#)
To: [City Council](#)
Subject: Harmony Homes at Lodi Ave and Washington St
Date: Thursday, November 19, 2020 3:30:01 PM

Dear City Council members,

I am a citizen here in Lodi, and I would like to express my overwhelming support for the housing project known as Harmony Homes at the corner of Lodi Avenue and Washington Street. In fact, today is the first I heard of this project, and I dropped everything to sit down and write today to show my support.

Our city needs more affordable housing for those who qualify, and this project will fit that need. We live in proximity to Cranes Landing, a project I very much admire. I walk Roget Park with my grandsons almost every day, and I always encounter wonderfully kind, respectful people who live adjacent to that park in the Cranes Landing apartments. What a gem to have that housing project there, next to the park and close to shopping! The complex is neat and tidy and the residents show a real pride in their homes there.

Please move forward, using the grant, for the Harmony Homes project for well-deserving folks. It will be their place to call "home". We need more projects like this in our city! Please contact me if needed.

Respectfully,
Carol Royal
2359 Brittany Ln
Lodi, CA 95242
209-327-3638

From: [Gordon Earl Schmierer Sr](#)
To: [City Council Comments](#)
Subject: Harmony Homes Housing Development
Date: Wednesday, December 2, 2020 10:25:40 AM

I and fellow Tree Lodi members support the Harmony Homes Housing Development

Gordon Schmierer Sr.

VP Tree Lodi
209-368-9013



From: [jaroht40](#)
To: [City Council Comments](#)
Subject: Harmony Homes I am in favor of this project Janice Roth
Date: Wednesday, December 2, 2020 7:10:13 AM

Sent from my Verizon, Samsung Galaxy smartphone

From: [John Coughran](#)
To: [City Council Comments](#)
Subject: Harmony Homes Letter of Support
Date: Wednesday, December 2, 2020 9:51:45 AM

To whom it may concern:

I, Johnny Coughran, am in full support of the Harmony Homes Project. The requirement to have completed a program is the staple to making this project work. When someone loses everything to their lifestyle choices, but does the work via a program to turn their life around, they still need a stepping stone back towards being a fully functioning member of society. This is where Harmony Homes comes in, and is absolutely necessary to aid in the homeless crisis that our city, and nation, are facing.

I am also in support of the smaller lot choice/lower cost. This is a new venture and learning experience for everyone involved. A trial and error process on a larger footprint could only lead to larger errors/cost. My hope is that Harmony Homes becomes an absolute success so that more locations can be established to meet the need.

Thank you,
Johnny Coughran
LCOH Committee Member

From: [Martin Ross](#)
To: [City Council Comments](#)
Subject: Harmony Homes Project Approval Consideration
Date: Wednesday, December 2, 2020 1:39:17 PM

Dear Honorable Mayor Doug Kuehne and Lodi City Council Members:

Ready To Work (RTW) is willing to support the City of Lodi Harmony Homes Project. As I have written and said before, increase housing capacity as part of a “navigation process” for individuals making positive steps to change to move out of homelessness is a necessary and important step that all municipalities and county governments must continue to make through focused efforts so that our community parks and streets in the City of Lodi, and throughout the County, can be used and look the way we would all like them to.

Also again, as I have written before, RTW is also willing to support these efforts through workforce development programming in partnership with the City of Lodi and through agreed upon programmatic implementation structures, and through its case-management and wrap-around services. We are glad to be part of the solution.

Should you need to further reach out to me for any reason, please do at my phone number below, or through my email (mross@readytoworksjc.org).

On mission,



Martin Ross

Executive Director
209-518-6275
www.ReadyToWorksjc.org
“Changing Lives Through Work”

Ready To Work (Main Office)
119 E. Weber Ave.
Stockton, CA 95202

(Housing Campus)
999 W. Matthews Rd.
French Camp, CA 95231

From: [andy](#)
To: [City Council Comments](#)
Subject: Harmony Homes proposal
Date: Tuesday, December 1, 2020 9:57:34 PM

Please approve of the Harmony Homes project.

I am a Lodi resident and veteran. I think it is a well thought out tiny housing project. After its success we should have more projects like this.

Sincerely,

Andy Pischalnikoff
2130 Jerry Lane
Lodi
916-812-8507

From: [John Ledbetter](#)
To: [City Council Comments](#)
Cc: [Doug Kuehne](#); [Mark Chandler](#); [Alan Nakanishi](#)
Subject: Harmony Homes
Date: Wednesday, December 2, 2020 1:27:04 PM

Dear City Council Members

On behalf of the Lodi Community Foundation Board of Directors, I would like to urge your approval of the Harmony Homes Project on your agenda this evening. This is a great start for the Lodi Community in mitigating the unsheltered homeless population in our city. We will need to continue future development of additional shelter but this is the first positive step in that direction.

Again, we urge your approval !!!!

Thank You

John Ledbetter, Chair

Lodi Community Foundation

Sent from my iPad

From: [Aleathea Langone](#)
To: [City Council Comments](#)
Subject: I support Harmony Homes
Date: Wednesday, December 2, 2020 1:26:17 PM

Dear Members of Lodi City Council,
Please consider the project for the homeless here in Lodi. I support this project. As a member of St. John's in Lodi, I join with many of my fellow parishioners in supporting this project.
Thanks for your consideration,
Aleathea Langone

From: [Barb Transon](#)
To: [City Council](#)
Subject: In Support of Harmony Homes Housing Project
Date: Monday, November 30, 2020 8:01:27 PM

Dear Lodi City Council Members:

I am writing to you in support of the Harmony Homes Housing Development.

Having Lodi organizations such as Lodi House and Salvation Army refer clients or graduates from their programs gives us great confidence in the project! Recently built Crane Landing seems a great success! We need more types of housing available in Lodi to meet a variety of needs.

The small number of homes in one location is also a positive as is the proximity to services.

Sincerely, Barbara Transon

From: [Mary](#)
To: [City Council Comments](#)
Subject: Re: Harmony Homes
Date: Tuesday, December 1, 2020 9:09:50 PM

I am so pleased to see the Harmony Homes project on Wednesday's agenda (Agenda Item #H2). I wish to express my great support for this effort. As has been the case throughout much of our nation's history, the great majority of communities are not homogeneous...and, in my view, they should not be. Lodi's population, as with many other similar communities, is broad-ranging from a socio-economic perspective. This diversity is to be applauded...NOT made 'bland' by economically forcing out the less fortunate.

PLEASE consider the impact the Harmony Homes project can have as just one step toward making Lodi loveable for a broader swath of our community. I was pleased to settle in Lodi nearly a decade ago and have greatly enjoyed its many benefits...but for any number of reasons, I see our population living on either side of a significant economic divide. I encourage the Council to look favorably on this opportunity to take a big step towards ensuring the housing stability of individuals who have struggled mightily to get on a rung of the housing ladder!!

Thank you for once again living up to your mission statement..."...to enhance the quality of life for Lodi residents..."!! Kind Regards
Mary Holden, 1301 W Lodi Ave, Lodi, CA 95242

[Sent from Yahoo Mail on Android](#)

From: [Nicole Goehring](#)
To: [City Council Comments](#)
Subject: Resolution H-2 Support
Date: Wednesday, December 2, 2020 2:08:31 PM



December 2, 2020

Mayor Kuehne and Lodi City Council:

Re: Res. H-2 Support: Adopt a Resolution Approving Final Location for Harmony Homes Project and Authorizing City Manager to Execute Purchase Agreement in a Form Acceptable to City Attorney to Purchase Real Property Located at 301 East Lodi Avenue (APN 043-067-16) from Leigh Holmes and Jackleen Holmes to Develop Harmony Homes Project (CD)

On behalf of the Associated Builders and Contractors Northern California Chapter, we write in support of Resolution H-2. The City's Harmony Homes Project will create four units of permanent housing for homeless individuals and families or those at risk of homelessness, with expansion capacity of eight units. This supportive housing will help at-risk individuals/families move into long-term, affordable housing where they can continue their progress toward stable and independent living. Graduates of programs run by the Salvation Army, Lodi House, and other organizations are deserving of a "hand up" to help them escape the cycle of homelessness.

Associated Builders and Contractors, Northern California Chapter (ABC NorCal) is a proud partner of the Salvation Army Construction Training Program which aims to reduce recidivism rates, improve job readiness skills, and create long-term employment for adults. Current California estimates predict shortages of skilled craft professionals to be as high as 387,832 by 2021.

As an active organization, and good corporate citizen, we believe part of our responsibility is to respond to community educational and training needs and offer participants opportunities for learning that will translate into real careers in their communities. To meet the demands of the local construction market, we need to foster peoples' interest in the construction industry and encourage their development.

Having finished multiple cohorts, ABC NorCal and The Salvation Army's Construction Training Program have proven track records of creating programs that reduce recidivism rates, improve job readiness skills, and create long-term employment. Our partnership is a vital piece of ensuring a pathway out of poverty for the participants and a critical service to the Northern California construction community.

For these reasons, we support Resolution H-2. Should you have any questions about our support, please contact me at 209-482-1697.

Sincerely,

Nicole Goehring
V.P. Community and Govt. Affairs
ABC NorCal

Nicole Goehring

V.P. Government and Community Affairs
ABC NorCal
4577 Las Positas Road, Unit C, Livermore, CA 94551
nicole@abcnorcal.org | (c) 209.482.1697 | (p) 925.960.8513 | (f) 925.474.1310
abcnorcal.org

Founded on the merit shop philosophy, ABC helps members develop people, win work and deliver that work safely, ethically, profitably and for the betterment of the communities in which ABC and its members work

#Lovewhatyoudo /#Lovewhatyoubuild

The advertisement features a construction worker in a hard hat and safety glasses on the left, wearing a shirt with the ABC logo. The main text reads "INSTRUCTORS NEEDED" in large, bold letters. Below this, there are two columns of bullet points: "▶ Competitive Salary" and "▶ Make an impact in the future of construction" on the left; "▶ FULL-TIME and PART-TIME instructors needed" on the right. At the bottom, it says "Contact Daniel for more information: daniel@abcnorcal.org". On the right side, there is a dark blue box with an orange header "In the following TRADES:" and a list of three trades: "● Electrical", "● Commercial & Industrial Painting", and "● Carpentry/Laborer".

From: [Katie Jan](#)
To: [City Council Comments](#)
Subject: Support for Harmony Homes
Date: Wednesday, December 2, 2020 12:29:34 PM

Dear Lodi City Council Members,

I am writing to express my staunch support for the Harmony Homes Housing Development, a project that will help many unhoused individuals in our community escape homelessness. A project like this is always important, but especially so during these difficult times. I recently moved to Lodi, but I have been spending a few months out of the year here for over a decade - I know the enormously positive impact Harmony Homes can have, and I hope you will do the right thing and vote to support the development.

Sincerely,

Katie L. Jan