

Jurisdiction	Lodi	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		54
Total Units		66

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	54	83
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	12	4
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>66</b>	<b>87</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	66	66

Housing Applications Summary	
Total Housing Applications Submitted	2
Number of Proposed Units in All Applications Received:	2
Total Housing Units Approved:	2
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	2	2
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	41
Sites Rezoned to Accommodate the RHNA	0

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**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2										3	4
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)		
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	941	-	-	-	-	-	-	-	-	-	-	-	941
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	591	-	-	-	-	-	-	-	-	-	-	-	591
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	706	-	-	-	-	-	-	-	-	-	-	-	706
	Non-Deed Restricted	-	24	14	12	-	-	-	-	-	-	-	50	656
Above Moderate		1,671	48	166	54	-	-	-	-	-	-	-	268	1,403
<b>Total RHNA</b>		<b>3,909</b>												
<b>Total Units</b>			<b>72</b>	<b>180</b>	<b>66</b>								<b>318</b>	<b>3,591</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).





## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Lodi						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementa	Program Implementation Details	Quantified Outcomes: Category	Quantified Outco	Supporting Documents
Program 1.1: Revise Development Code	<p>Objective: Reduce regulatory barriers to the provision of housing. Source: Existing Program 1.1, revised</p> <p>The City will amend Title 17 of the Lodi Municipal Code (Development Code) to reduce constraints and provide incentives for constructing and conserving a variety of housing types. Actions include:</p> <p>Allow mobile home parks in all residential zones, per Gov. Code §65852.7.</p> <p>Permit residential care facilities (7+ residents) in all residential zones, with standards equivalent to similar residential uses.</p> <p>Comply with Gov. Code §65660 et seq. for low barrier navigation centers.</p> <p>Allow supportive housing by right in all multifamily and mixed-use zones per Gov. Code §65651; ensure timely processing and no minimum parking requirements.</p> <p>Update Chapter 17.36.050 (Density Bonus) to align with current Gov. Code §§65915–65918.</p> <p>Allow agricultural employee housing (up to 36 beds or 12 units) in zones permitting agricultural uses, per Health &amp; Safety Code §17021.6.</p> <p>Provide streamlined ministerial review for eligible ag employee housing under Health &amp; Safety Code §17021.8.</p> <p>Revise SPARC findings in §17.40.020(E)(1)(b–d) to remove subjective criteria and enhance approval certainty.</p> <p>Remove subjective findings for reasonable accommodation requests in §17.67.050(A)(5–6).</p>	Complete Development Code amendments within one year of adoption of this Element.	6th Cycle	In Progress	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.	Other	1	<a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a>
Program 1.2: Revise Growth Management Allocation Ordinance	<p>Objective: Remove constraints to housing production Source: Existing Program 1.2, revised</p> <p>While jurisdictions in San Joaquin County are exempt from certain growth management restrictions due to the county's agricultural designation, the City will amend the Growth Management Allocation Ordinance (GMAO) to remove local constraints to housing development. The City will:</p> <p>Exempt units affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions.</p> <p>Exempt moderate-income affordable units with long-term restrictions located in Residential Community Allocation Areas (RCAAs) and High Resource Areas.</p> <p>Establish a ministerial, staff-level process for approving extensions to existing allocations.</p> <p>Count Single Room Occupancy (SRO) and studio units as one-half unit for allocation purposes.</p>	Adopt amendments to the Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.	6th Cycle	Not Yet Started	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.	Other	1	<a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a>

<p>Program 1.3: Personal Security Standards</p>	<p>Objective: Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety. Source: Existing Program 1.3</p> <p>The City will continue applying design standards to all new residential projects to enhance personal security and deter criminal activity. These standards will address:</p> <p>Placement of landscaping, accessory buildings, and structures to ensure visibility and maintain access for police patrols.</p> <p>Lighting and other safety features to improve security for residents.</p> <p>Use of materials that resist vandalism and allow for easy graffiti removal.</p>	<p>As projects are submitted to the Planning Division.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>All new residential developments approved in 2025 incorporated security lighting, visibility requirements, and vandal-resistant materials consistent with the City's design standards.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://library.municode.com/ca/lodi/codes/code_of_ordinances?nodeId=TIT17DECO_ART3SIPLGEDEST">https://library.municode.com/ca/lodi/codes/code_of_ordinances?nodeId=TIT17DECO_ART3SIPLGEDEST</a></p>
<p>Program 1.4: Land Inventory</p>	<p>Objective: Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use. Source: Existing Program 1.4, revised</p> <p>The City will maintain and annually update an inventory of vacant, residentially zoned parcels and approved residential projects, including underutilized sites downtown with residential or mixed-use potential. This information will be made publicly available.</p> <p>To address the RHNA shortfall, the City will rezone sites identified in Chapter 5: Sites Inventory and Analysis, including 14.35 acres to MCO (8–35 du/ac) and 16.04 acres to RHD (15–35 du/ac), per Table 72.</p> <p>The City will maintain a public inventory of sites subject to Gov. Code §65583.2(c), including vacant sites listed in two or more consecutive housing elements and nonvacant sites identified in a prior element.</p> <p>Sites with proposed rezoning, and those previously identified in past housing elements, will be rezoned per Gov. Code §65583.2(h)–(i) to:</p> <p>Permit by-right multifamily development (20%+ affordable to lower-income households);</p> <p>Provide a minimum of 16 units per site;</p> <p>Require minimum density of 20 du/ac;</p> <p>Allow 100% residential floor area and require at least 50% residential in mixed-use projects.</p> <p>To ensure compliance with "no net loss" per Gov. Code §65863, the City will</p>	<p>Maintain a current list of vacant residentially zoned parcels, as projects are approved. Rezone parcels to meet the RHNA shortfall by December 15, 2026.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Housing Element Land Inventory has been added as a layer to the City's GIS System, available on the City's website.</p> <p>The City rezoned approximately 590 parcels, including 12 Housing Element sites, to streamline housing development and increase infill capacity. The rezoning added approximately 57 acres of High Density Residential zoning, 30 acres to the Downtown Mixed Use zone, and 70 acres to mixed-use zones that allow high-density residential development, creating potential capacity for approximately 3,140 housing units assuming 20 units per acre.</p> <p>Additionally, the City has contracted with consultant RRM Design Group to prepare a Downtown Specific Plan, which includes a focus on infill housing in the Downtown.</p>	<p>Units</p>	<p>3140</p>	<p><a href="https://www.planlodi.com/general-plan-1">https://www.planlodi.com/general-plan-1</a> and <a href="https://www.planlodi.com/downtown-specific-plan">https://www.planlodi.com/downtown-specific-plan</a> and <a href="https://gis.lodi.gov/portal/apps/experiencebuilder/experience?id=f229d41d76b54234858f68c096f6814a">https://gis.lodi.gov/portal/apps/experiencebuilder/experience?id=f229d41d76b54234858f68c096f6814a</a></p>

<p>Program 1.5: Pursue State and Federal Funds in Support of Housing Construction</p>	<p>Objective: Facilitate development of 40 extremely low-, 100 very low-, and 100 low-income units, with a target of 50% in RCAs and high-resource areas. Source: Existing Program 1.5, revised</p> <p>The City will continue pursuing State and Federal funding to support affordable housing development, rent assistance, supportive services, and infrastructure for extremely low-, very low-, and low-income households, including farmworker and special needs populations. Actions include:</p> <p>a. Annual Coordination: Host annual meetings with nonprofit and for-profit affordable housing providers and public agencies to identify priorities for City support of funding applications over the next 12–24 months. The City will notify past participants and interested entities directly and maintain contact year-round.</p> <p>b. Support for Partners: Support applications submitted by other entities through: Expedited planning permit processing to meet funding deadlines. Provision of demographic or housing data to support applications. Letters of support for City-approved (including conceptually approved) projects. This includes potential support for groups such as Central Valley Low Income Housing Corp. and the LOEL Foundation.</p> <p>c. Direct Applications: Apply directly for eligible State and Federal funding programs, targeting \$1 million by 2028 and \$2 million by 2031.</p> <p>In coordinating these efforts, the City aims to expand housing and services for</p>	<p>For Action a., annual meetings, 2023-2031; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2023-2031; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City receives CDBG funding which can be used to assist with housing construction. As part of the annual funding cycle, the City reaches out to various organizations and agencies to solicit applications for affordable housing development projects or related housing support services. The City also conducts consultations with these groups as part of its annual community needs assessment and Annual Action Plan.</p> <p>City staff attends monthly Lodi Committee on Homelessness (LCOH) meetings to stay engaged and supportive of local and regional efforts to house and serve homeless and low-income households. Members of the committee include homeless service/housing providers. This committee continually looks for funding and opportunities to partner with agencies.</p> <p>The City continues to meet with the San Joaquin County Housing Authority and other affordable housing developers to discuss potential affordable housing projects, opportunities to partner on those projects, and invites it to apply for CDBG grant funds and to participate in the process of applying for CDBG funds in connection with the City. In 2023-24 the City partnered with HACSJ and provided land as an equity stake in 110 units of affordable senior housing with veteran preference. HACSJ will be working to finance and develop this project over the next several years with the support of the City.</p> <p>The City has applied for and received LEAP and REAP funding to updated its ADU ordinance, study feasibility of an affordable housing initiative, and partially fund the City's new Access Center - a homeless resource center, which provides information and basic needs such as food, shelter, clothing, hygiene, mobile showers, restrooms, laundry services, phone charging station and storage.</p> <p>The City applied and received State HHIP funding to acquire and rehabilitate a hotel to develop 40+ units of transitional housing, which is anticipated to be rented up in 2026.</p> <p>City staff utilizes consultant staff and collaboration with LCOH members to grow its capacity, as needed, to apply for funding.</p> <p>During the reporting year, the City continued coordinating with nonprofit affordable housing providers and public agencies regarding State and Federal funding opportunities. The City provided technical assistance and letters of support for affordable housing funding applications and monitored available funding programs;</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/1232/Homelessness-Initiatives">https://www.lodi.gov/1232/Homelessness-Initiatives</a></p>
<p>Program 1.6: Encourage Efficient Use of Land for Residential Development</p>	<p>Objective: Promote efficient land use for residential development while reducing premature conversion of agricultural land to urban use.</p> <p>The City encourages infill and contiguous development and uses the following strategies:</p> <p>Phased Growth: The General Plan Growth Management and Infrastructure Element establishes three growth phases. Phase 3 includes Urban Reserve areas for long-term growth if prior phases are built out.</p> <p>Agricultural Conservation: To preserve farmland and support the agriculture industry, the City will continue implementing its agricultural conservation program. A mitigation fee is assessed for land converted from agriculture to urban use. Funds support conservation easements, land acquisition, research, education, and capital improvements. Conservation areas are outside the City's SOI and designated growth areas, ensuring no impact on Housing Element sites. (See Conservation Element, Policy C-P7.)</p> <p>Infill Site Inventory: The City will maintain a public inventory of vacant and underutilized infill sites allowing residential or mixed-use development. The inventory will also highlight nonresidential zones that permit multifamily housing and will be available online and at the Community Development counter.</p> <p>Infill Incentives: The City will offer one or more incentives for high-density (20+ du/ac) infill projects. Incentives may include parking reductions, fee waivers/deferrals, priority or streamlined processing, and other local benefits in addition to State density bonus law. The City will annually engage with regional developers and affordable housing providers to promote these tools.</p> <p>Habitat Conservation: The City participates in the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), allowing developers to</p>	<p>Require fee payment as mitigation, ongoing (2023–2031); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted; citywide inventory of potential residential infill sites; posted in 2024 and updated as applications are processed; establish incentives to encourage residential infill development by 2025; engage developers and non-profits homebuilders annually.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Lodi General Plan Policy C-P7 requires mitigation fees to protect and conserve agricultural lands. Lodi General Plan Policy C-P4 encourages San Joaquin County to conserve agricultural soils, preserve agricultural land surrounding the City and promote the continuation of existing agricultural operations, by supporting the county's economic programs.</p> <p>The impacts resulting from conversion of agricultural land conversion to urban uses are mitigated through the City's participation in the San Joaquin County Multi Species Conservation Plan.</p> <p>During the reporting year, the City did not receive any new applications for multifamily or infill residential development. This reflects broader market conditions affecting housing development. Several residential projects remain in the development pipeline and may proceed with entitlement processing in future years as market conditions improve.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.planlodi.com/">https://www.planlodi.com/</a></p>

<p>Program 1.7: Provide Rental Assistance</p>	<p>Objective: Increase rental property owner awareness of, and participation in, rental assistance programs. Expand Housing Choice Vouchers by 10%, targeting 50% in moderate and high resource areas. Source: Existing Program 1.7, revised</p> <p>The City will continue supporting the San Joaquin County Housing Authority in administering the Housing Choice Voucher Program (formerly Section 8). City support will include:</p> <p>Distributing program information at the Community Development public counter and on the City's website.</p> <p>Sharing program materials with rental property owners during code enforcement outreach.</p> <p>Holding annual meetings with the Housing Authority to identify City actions that encourage greater rental property owner participation, with a focus on properties in moderate and high resource areas.</p> <p>Collaborating with the Housing Authority to pursue additional funding, with a goal of increasing available vouchers by 10%.</p> <p>These efforts aim to expand access to affordable housing options and promote equitable distribution of rental assistance across resource areas.</p>	<p>Distribution of Housing Choice Voucher Program information, current and ongoing, 2023-2031; maintain information on the City website, continuously 2023-2031; engage local property owners annually, 2023-2031; meet with the Housing Authority to explore available funding opportunities twice annually.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to work with the HACSJ to secure Housing Choice Vouchers. The new Salas Park Senior Affordable Housing Project will be supported with a mix of housing choice vouchers and tax credits to subsidize rental prices</p>	<p>Meetings</p>	<p>1</p>	<p><a href="https://www.lodi.gov/180/Neighborhood-Services-Division">https://www.lodi.gov/180/Neighborhood-Services-Division</a></p>
<p>Program 1.8: Focus on Neighborhood Improvement Initiatives</p>	<p>Objective: Improve the City's ability to focus on the implementation of housing and neighborhood improvement programs. Source: Existing Program 1.8, revised</p> <p>The City will continue to designate a Neighborhood Services Manager (NSM) within the Community Development Department to lead housing and neighborhood improvement initiatives.</p> <p>Key responsibilities of the NSM include:</p> <p>Developing programs and incentives to support affordable housing through new construction, rehabilitation, and acquisition.</p> <p>Implementing neighborhood improvement efforts citywide and creating targeted strategies for the Eastside area.</p> <p>Ensuring compliance with federal and State housing regulations and alignment with local goals.</p> <p>Preparing reports on housing preservation, development, neighborhood conditions, and code enforcement activities.</p> <p>Managing housing rehabilitation, first-time homebuyer, and code enforcement programs.</p> <p>The NSM will coordinate closely with the Community Improvement Division (formerly Code Enforcement) and the Planning Division to align housing and neighborhood priorities and improve service delivery.</p>	<p>Maintain NSM position continuously throughout the planning period, 2023-2031; develop geographically targeted neighborhood improvement strategies for the Eastside area by 2025; coordinate with Community Improvement staff regularly.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The implementation of housing and neighborhood improvement programs is completed through the combined efforts of the Community Development Director, Neighborhood Services Manager, Program Specialist, City Manager's Office, consultants, Lodi Committee on Homelessness, Lodi Improvement Committee, City staff, and other volunteers.</p> <p>The City allocated CDBG and City dollars to fund the Asset-Based Community Development (ABCD): Love Your Block program which supports capacity building and resident leadership in low-income neighborhoods, as well, a mini-grant program for resident driven community improvement projects.</p> <p>The City's Lodi Improvement Committee is commissioned with the purpose of maintaining and improving the quality of life and appearance of Lodi for all residents. The Committee forms annual goals and works towards those ends including: community safety programs, property improvement program, and more.</p> <p>The LCOH continues to advocate for a low-bar, housing first, emergency shelter in Lodi. In collaboration with the City, City Council approved the Lodi Access Center Emergency Shelter which will be a low-barrier shelter that will have the capacity to house our 2022 point in time count numbers. As of July 2022, a temporary emergency shelter was opened that has the capacity to house up to 49 individuals overnight and often sees approximately 80-100 individuals for day services. This temporary emergency shelter will remain open until the permanent center can be constructed. Please see LCOH agenda minutes for discussions: <a href="http://www.lodi.gov/940/Homelessness">http://www.lodi.gov/940/Homelessness</a></p> <p>Consultant and Neighborhood Services Manager is ensuring federal laws and all applicable laws are being complied with.</p> <p>In 2024, the City completed its Housing Element and Consolidated Plan updates.</p> <p>The City continues to support graffiti abatement through CDBG funds.</p> <p>The Lodi Improvement Committee has worked on several projects in neighborhoods to enhance neighborhood aesthetics and community engagement with art installations with the hope to complete more in 2025.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/180/Neighborhood-Services-Division">https://www.lodi.gov/180/Neighborhood-Services-Division</a></p>

<p>Program 1.9: Annex Land to Accommodate Future Housing Needs as Necessary</p>	<p>Objective: Increase the City's residential development capacity to accommodate its share of the region's housing needs. Encourage development of 320 lower-, 372 moderate-, and 1,383 above moderate-income units on annexation sites during the planning period. Source: Existing Program 1.9, revised</p> <p>In 2022, the City expanded its Sphere of Influence (SOI) through an updated Municipal Services Review (MSR), including Phase I and II areas in the southeast quadrant. The City is pursuing annexation of Phase I areas to help meet 6th Cycle RHNA obligations.</p> <p>Annexation milestones to be completed within the planning period include:</p> <p>San Joaquin County Board of Supervisors and City Council approval of Annexation and Tax Sharing Agreements (est. 2024).</p> <p>LAFCO annexation approval (est. by 2026). If denied, the City will continue efforts through additional hearings.</p> <p>A mid-cycle review in 2027 to assess annexation progress and RHNA capacity. If annexation sites are infeasible, the City will identify and rezone alternative sites by 2028.</p> <p>The City will zone appropriate acreage within annexation sites in compliance with Gov. Code §65583.2(h)-(i), including at least 16 acres across Sites 109-112, to:</p> <p>Allow multifamily rental and ownership housing by-right for developments with ≥20% lower-income units.</p> <p>Require minimum densities of 20 du/ac and at least 16 units per site.</p>	<p>Pursue discussions with property owners about annexation, as appropriate according to housing needs, but, at minimum, by 2025 and again by 2036; engage at least 10 potential developers by 2026; identify infrastructure needs in the SOI by January 2025; engage local developers to discuss infrastructure funding opportunities annually; apply for funding to expand infrastructure as opportunities are identified; complete annexations by 2028.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City of Lodi has limited vacant land available for residential development within the City limits. As a result of the 2022 update to the City's Sphere of Influence (SOI) and Municipal Services Review (MSR), the City has been in discussions with multiple property owners and developers of these expanded SOI/MSR areas concerning potential annexation for housing purposes. However, several million dollars in funding is needed for expansion of electric and water/sewer services, specifically in the South Study Area. PG&amp;E is proposing a series of electrical upgrades in Northern San Joaquin County, known as the Northern San Joaquin 230 kV Transmission Project.</p> <p>This project will provide a new 230 kV transmission system in northern San Joaquin County. The project will loop the PG&amp;E existing overhead Brighton-Bellota 230 kV transmission lines through PG&amp;E Lockeford Substation and install a new overhead double-circuit 230 kV transmission line between PG&amp;E Lockeford Substation and a new PG&amp;E switching station at the City of Lodi's existing Industrial Substation. Lodi will construct a new 230/60kV substation between the existing Industrial Substation and the new PG&amp;E switching station. This project will address voltage and thermal overloads on PG&amp;E's system, improve system reliability for PG&amp;E's customers, and increase capacity to accommodate projected growth in northeastern San Joaquin County, including Lodi. The estimated cost for the City of Lodi's portion of the project is approximately \$30 million dollars. Lodi plans to finance its share of the project with savings from the elimination of low voltage transmission access (or wheeling) charges more than covering the annual cost of debt service. However, development will be required to share in the cost of expansion.</p> <p>During the reporting year, the City continued pursuing annexation efforts to expand residential development capacity identified in the Housing Element. The City is preparing an annexation application for the Westside area and is working through threshold issues to support a LAFCO application anticipated in 2026. For the Southside study area, the City continued evaluating infrastructure needs and other feasibility considerations necessary to support future annexation and housing development.</p>	<p>Other</p>	<p>2</p>	<p><a href="https://www.planlodi.com/city-expansion">https://www.planlodi.com/city-expansion</a></p>
<p>Program 1.10: Provide Homebuyer Assistance</p>	<p>Objective: Assist 48 first-time homebuyers: 8 very low-, 20 low-, and 20 moderate-income households. Source: Existing Program 1.10, revised</p> <p>The City will pursue funding to relaunch its first-time homebuyer down payment assistance program. It will also continue partnering with the Housing Authority through a countywide consortium for issuing mortgage revenue bonds or mortgage credit certificates to support homeownership.</p> <p>The City will work with the Housing Authority to ensure these programs prioritize neighborhoods in need of reinvestment, such as East Lodi. Program promotion will include public counter materials, website links, and annual outreach by the Neighborhood Services Manager to local real estate agents and mortgage lenders to explore participation opportunities.</p> <p>The City will also collaborate with local organizations to distribute fair housing and homebuyer education information. Outreach methods will include flyers, community events, social media, and workshops. In partnership with San Joaquin Fair Housing, the City will host annual engagement events or advertising campaigns focused on the Eastside.</p>	<p>Current and ongoing, 2023-2031; continue to provide information on the City website and at the public counter; Neighborhood Services Manager to meet with local realtors and mortgage lenders annually; hold engagement events/advertising campaigns targeting lower resourced areas annually.</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>During the reporting year, no funding was available to relaunch the City's first-time homebuyer down payment assistance program, as many State and Federal funding sources for these programs have been significantly reduced. The City continued coordinating with the San Joaquin County Housing Authority and regional partners regarding programs that support first-time homebuyers and monitored potential funding opportunities to support future program implementation.</p> <p>HACSJ in collaboration with the City is working on the financing and development of the Salas Park project which included 110 units of senior with veteran preference affordable housing. The City works to actively recruit housing developers and match them with opportunities, such as creative partnerships and site assembly.</p>	<p>Persons</p>		<p><a href="https://www.lodi.gov/180/Neighborhood-Services-Division">https://www.lodi.gov/180/Neighborhood-Services-Division</a></p>

<p>Program 1.11: Multifamily Housing Development Standards and Design Requirements</p>	<p>Objective: Increase awareness of the City's multifamily development standards and design guidelines; adopt objective design standards for affordable multifamily developments to provide approval certainty. Source: Existing Program 1.11, revised</p> <p>The City will promote its multifamily development standards and design guidelines by:</p> <p>Posting materials on the Community Development Department webpage;</p> <p>Providing brochures at the public counter;</p> <p>Discussing standards during pre-application meetings; and</p> <p>Notifying local homebuilder, realtor, and contractor associations.</p> <p>To further support affordable housing production, the City will adopt objective design standards specifically for affordable multifamily developments to ensure clarity and approval certainty.</p> <p>Additionally, the City will amend the RMD (Residential Medium Density) zone to increase the height limit to three stories, removing regulatory barriers to achieving maximum allowable density.</p>	<p>Current and ongoing (2023-2031); information is currently available on the City's website and at the public permit counter. The City also encourages pre-application meetings. These practices will continue indefinitely. A notice of the City's multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element and every year thereafter; adopt objective design standards for affordable multifamily developments by January 2025; amend the Development Code to allow three story residential development in the RMD zone by January 2025.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has been taking advantage of free technical assistance opportunities through the San Joaquin Valley REAP program, HCD, and even joining in adjacent jurisdictions, such as ABAG, in an attempt to establish applicable resources for implementation of residential Objective Design Standards. Through the continuation of the City's professional services contract with Minitier Harnish, incremental code amendments are being drafted to address housing typologies that fit within the City's remaining Housing Element contract budget.</p> <p>The City will continue to provide information regarding existing multifamily development standards, both on the City's website and at the public permit counter. The City actively meets with multifamily housing developers concerning proactive planning, including location of suitable sites, predevelopment activities, and flexibility in multifamily housing design through amendments to the "Planned Development" section of the zoning code until Objective Design Standards can be formerly adopted.</p> <p>The Development Code Amendment to allow three story residential in the RMD zone is delayed, yet in process, as part of the "Phase 3 Incremental Code Amendments," anticipated to become effective by summer 2025.</p> <p>The City had hired RRM Design Group, and is in the process of preparing a Downtown Specific Plan that will include updated design standards, and targeted infill sites to attract multifamily and mixed use housing development.</p> <p>During the reporting year, the City continued promoting multifamily development standards and design guidelines through development review and pre-application discussions with prospective developers. Information regarding multifamily standards remains available on the Community Development Department website and at the public counter. The City also amended the Residential Medium Density (RMD) zoning district to increase the maximum building height to three stories, reducing regulatory barriers to achieving allowable residential densities.</p>	<p>Meetings</p>	<p>5</p>	<p><a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a></p>
<p>Program 1.12: Diversify and Expand the Housing Stock</p>	<p>Objective: Diversify and expand the City's housing stock in higher resource areas with a goal of encouraging 150 "missing middle"/multifamily units in such areas; secure \$2 million in grant funding to support affordable housing for special needs households; and support development of 40 special needs units during the planning period (or at least five units annually). Source: New Program</p> <p>The City will promote diverse housing types in high opportunity areas—particularly West Lodi and western North and South Lodi—through the following actions:</p> <p>a. Review the General Plan, Zoning Code, Zoning Map, and Specific Plans to identify barriers to housing production and opportunities to increase capacity and variety. Recommend amendments, as needed, to facilitate a broader range of housing types in higher resource areas.</p> <p>b. Identify and pursue zoning amendments to allow "missing middle" housing types (e.g., duplexes, triplexes, townhomes, courtyard apartments) in low-density, high-resource neighborhoods. Update zoning standards to enable 10–20 du/ac and adopt development standards that support buildout at maximum density.</p> <p>c. Monitor funding sources and pursue grants that align with the City's housing goals. Prioritize funding opportunities that are feasible and best suited to support affordable housing for special needs populations, with a goal of securing \$2 million during the planning period.</p> <p>d. Support the development of at least 40 housing units for special needs households—including seniors, people with disabilities (including developmental), low-income large families, single-parent households, and persons experiencing homelessness—by offering incentives such as reduced development standards or fee waivers. The City will also support non-profit housing developers through ongoing collaboration and technical assistance.</p>	<p>For action a: review by 2025, adopt amendments by 2026; for action b: identify by 2026, adopt amendments in 2026; for action c.: annually; for action d: adopt incentives by 2026.</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City amended the zoning code to allow greater utilization of infill sites for housing with the flexibility of "Planned Developments," in addition to expanding code definitions for housing typologies, which will be expanded on in upcoming code amendments.</p> <p>During the reporting year, the City continued evaluating regulatory barriers and opportunities to support a broader range of housing types in higher resource areas, including "missing middle" housing such as duplexes, triplexes, and townhomes. Staff also monitored State and Federal funding opportunities to support affordable housing for special needs populations and continued coordinating with nonprofit housing developers regarding potential housing projects serving vulnerable populations.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a></p>

<p>Program 1.13: Accessory Dwelling Unit (ADU) Strategy</p>	<p>Objective: Promote development of ADUs, particularly in higher resource areas, and encourage ADU production for moderate- and lower-income households. Target: 30 ADUs by 2027 and 70 by 2032. Source: New Program</p> <p>The City will implement a strategy to promote and incentivize ADU development, especially in low-density, higher resource areas. The strategy will include:</p> <p>a. Host four educational workshops, campaigns, or outreach events by December 2030 to promote ADUs, with at least three focused on residents and developers in higher resource areas.</p> <p>b. Engage at least four community or neighborhood organizations to help disseminate ADU materials, and hold at least two workshops with housing developers and/or real estate professionals by December 2024.</p> <p>c. Prepare a report evaluating strategies to support ADU affordability for moderate- and lower-income households. This may include promoting Housing Choice Voucher use, creating cost incentive programs, or developing a no-interest loan program in exchange for income restrictions.</p> <p>d. Develop pre-approved ADU building plans and a user-friendly ADU guidebook to educate residents and streamline the permitting process.</p> <p>e. Submit the City's ADU ordinance to HCD for review in 2024. If found non-compliant, amend the Development Code within six months to meet State requirements.</p> <p>These efforts aim to expand housing options citywide and increase access to affordable ADUs in high-opportunity neighborhoods.</p>	<p>For action a: every two years (4 total); for action b: every four years (2 total); for action c: Prepare report by January 2026 and present to City Council for adoption of a pilot program by August 2026; if adopted, implement pilot program by January 2027; for action d: by 2026; for action e: submit ordinance with Adopted Housing Element.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City's ADU program to date has been a success. In 2024, 14 ADUs were permitted for construction. While 14 was half of what was permitted in 2023 at 28 units, lack of funding for construction due to high interest rates and lack of new allocations from the State's CalHFA \$40,000 ADU Grant, likely caused a reduction in permit applications.</p> <p>In June 2023, the Community Development Department began making semi-regular presentations to the Lodi Board of Realtors concerning topics of interest, including ADUs. The most recent presentation to the Board of Realtors took place in February 2025.</p> <p>Also in 2023, the City began working with consultants via the San Joaquin Valley REAP grant program to develop free pre-approved ADU plans and a guidebook to help educate residents and streamline the ADU process. The free ADU plans, guidebook, and handouts were published on the City's website and the City's social media channels in July 2024. The consultant also prepared updates to the City's ADU ordinance in 2024, however, some of those provisions are already outdated due to new 2025 ADU laws, and are being revised to bring forward for adoption with the City's Phase 3 Incremental Code Amendments, anticipated to be adopted by City Council early summer 2025.</p>	<p>Units</p>	<p>12</p>	<p><a href="https://www.lodi.gov/1390/Accessory-Dwelling-Units">https://www.lodi.gov/1390/Accessory-Dwelling-Units</a></p>
<p>Program 1.14: Single Room Occupancy Housing Types</p>	<p>Objective: Remove constraints to SRO housing with a goal of developing 40 extremely low- and very low-income SRO units during the planning period.</p> <p>The City will allow and encourage the development of single-room occupancy (SRO) housing in compliance with State law. To support this objective, the City will:</p> <p>a. Engage with local developers to identify appropriate zones for SRO development.</p> <p>b. Evaluate the Development Code to identify barriers and opportunities to incentivize SROs.</p> <p>c. Adopt Development Code amendments to allow SROs by-right (without a conditional or discretionary permit) in identified zones.</p> <p>d. Establish objective development standards tailored to SRO housing that promote feasibility while maintaining neighborhood compatibility.</p> <p>These actions are intended to support the creation of deeply affordable housing options for individuals with extremely low and very low incomes.</p>	<p>For actions a and b: 2024, for actions c and d: 2025.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2023, the City of Lodi applied for and was awarded grant funds from Health Plan of San Joaquin (HPSJ) for acquisition and renovation of a historic 3-story hotel at 22 South Main Street for Transitional and Supportive Housing. The 40-unit SRO project with manager's space, common areas, and commercial space, is anticipated to be completed in 2026. The City is in discussions concerning operation of the facility. No special entitlements were required to develop the project.</p> <p>Separately, the City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.</p>	<p>Units</p>	<p>44</p>	<p><a href="https://www.lodi.gov/1232/Homelessness-Initiatives">https://www.lodi.gov/1232/Homelessness-Initiatives</a> and <a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a></p>

<p>Program 1.15: Zoning for Emergency Shelters</p>	<p>Objective: Remove constraints to the development of emergency shelters, with a goal of encouraging capacity to meet the need identified in the annual Point-in-Time (PIT) Count. Source: New Program</p> <p>To comply with Government Code §65583(a)(4), as amended by AB 2339, the City will take the following actions:</p> <p>a. In 2024, amend the Development Code to expand the definition of "emergency shelter" to include interim housing types such as navigation centers, bridge housing, and respite or recuperative care.</p> <p>b. In 2024, adopt objective parking standards for emergency shelters that do not exceed what is required to accommodate on-site staff, and ensure consistency with parking requirements for comparable residential or commercial uses in the same zone.</p> <p>c. In 2024, identify and evaluate candidate zones for by-right emergency shelter development in compliance with State law. Conduct a capacity analysis to confirm that selected zones can accommodate the number of beds needed to meet demand identified in the most recent PIT Count.</p> <p>d. By 2026, adopt Development Code amendments to allow emergency shelters by right in at least one zone that allows residential uses, has proximity to transit and services, and offers sufficient land capacity to meet the identified need. The City will also adopt objective development standards to ensure feasibility and compliance.</p> <p>These actions aim to expand emergency shelter options, remove regulatory barriers, and ensure the City can meet the housing needs of individuals</p>	<p>For actions a, b, and c: 2024, for actions d: by 2026.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><a href="https://www.lodi.gov/1232/Homelessness-Initiatives">https://www.lodi.gov/1232/Homelessness-Initiatives</a> and <a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a></p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/1232/Homelessness-Initiatives">https://www.lodi.gov/1232/Homelessness-Initiatives</a> and <a href="https://www.planlodi.com/code-amendments">https://www.planlodi.com/code-amendments</a></p>
<p>Program 1.16: City-owned Sites/Surplus Land Act</p>	<p>Objective: Facilitate development of 101 lower-income units on City-owned sites during the planning period. Source: New Program</p> <p>The City will comply with the Surplus Land Act (Gov. Code §54220 et seq.), including holding public hearings to designate City-owned properties as "surplus." Sites identified in the Housing Element (Table 68) will be made available through the Surplus Land Act process over the next two years to support RHNA goals.</p> <p>The City will assess each site to determine its suitability for affordable housing and will engage affordable housing developers to identify site constraints and recommend policy incentives. Findings will inform development strategies by 2026.</p> <p>Planned timeline:</p> <p>2026: Execute Exclusive Negotiating Agreements (ENAs)</p> <p>2027–2028: Secure land use entitlements and development agreements</p> <p>2029: Target building permit issuance</p> <p>To implement this program, the City will:</p> <p>Immediately engage affordable housing developers to explore opportunities and needed incentives</p> <p>Evaluate City-owned sites within one year of Housing Element adoption to determine feasibility</p> <p>By 2026, issue an RFP or initiate land sale for affordable housing development</p>	<p>Various, see program details.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City completed the Surplus Land Act process for one of the City-owned sites identified in the Housing Element, and was offered for affordable housing development consistent with Government Code §54220 et seq. However, the City did not receive any viable development proposals through the solicitation process. As a result, the property remains in the City's inventory at this time.</p> <p>The City will continue to explore opportunities to facilitate affordable housing development on City-owned sites and will re-engage affordable housing developers to better understand potential constraints and incentives needed to make the sites feasible.</p> <p>The City remains committed to facilitating development of lower-income units on City-owned sites during the planning period and will adjust implementation strategies as needed to meet RHNA obligations.</p>	<p>Units</p>	<p></p>	<p>None</p>

<p>Program 1.17: Large Sites</p>	<p>Objective: Facilitate the development of 460 lower-income units on RHNA-listed large sites. Source: New Program</p> <p>To support affordable housing on large sites (10+ acres) identified in the Housing Element sites inventory—including Sites 107 to 112—the City will implement the following actions:</p> <p>By 2025, adopt incentives to encourage development on appropriately sized parcels (1–10 acres) within large RHNA sites. Incentives may include expedited approval of lot splits or parcel creation, as well as fee waivers, reductions, or deferrals.</p> <p>Continue requiring land dedications for affordable housing as a condition of approval for residential subdivisions.</p> <p>Immediately engage affordable housing developers upon receiving land dedications, with the goal of completing land transfers to developers within six months.</p> <p>In 2027, conduct a mid-cycle review of development activity on large RHNA sites. If sites are found infeasible for development within the planning period, the City will identify and rezone alternative sites by 2029 to ensure RHNA compliance.</p> <p>These actions aim to overcome the common challenges associated with large-site development by encouraging appropriate parcel sizes, streamlining approvals, and ensuring sites are actively pursued for lower-income housing production.</p>	<p>Adopt incentives by 2025; complete mid-cycle evaluation in 2027.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has engaged with multiple residential developers regarding potential development of large RHNA sites, including annexation areas within the South Study Area. However, development has not advanced due to significant infrastructure requirements, including water, sewer, roadway, and utility extensions that will take several years to complete. Developers have indicated they are unwilling to front the cost of these improvements under current market conditions. Additional constraints include Woodbridge Fire Protection District buyout costs and Williamson Act withdrawal requirements associated with annexation. The City will continue working with developers to explore opportunities and will evaluate site feasibility during the required mid-cycle review in 2027.</p>	<p>Units</p>		<p>None</p>
<p>Program 1.18: Ensure Consistency with General Plan</p>	<p>Objective: Maintain consistency throughout the planning period.</p> <p>The City will conduct an annual review of the Housing Element, General Plan, and Development Code to identify and correct any inconsistencies among the documents. This ongoing evaluation will ensure alignment with State law, RHNA obligations, and local policy goals throughout the planning period.</p>	<p>Annually by April 1, adopt changes; within 6 months of identification of inconsistencies.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.</p>	<p>Other</p>		<p>None</p>
<p>Program 1.19: Non-Vacant Sites</p>	<p>Objective: Facilitate development of 213 units (161 lower-, 47 moderate-, and 5 above moderate-income) on nonvacant sites during the planning period, including 75 units by 2028. Source: New Program</p> <p>The City will monitor development activity on nonvacant sites identified in the Housing Element as part of the RHNA sites inventory. A mid-term evaluation will be completed by 2027 to assess progress toward meeting housing targets on these sites.</p> <p>If development trends fall short of expectations, the City will take corrective action, which may include:</p> <p>Adopting additional incentives (e.g., fee reductions, expedited review, density bonuses) to facilitate development on nonvacant sites; or</p> <p>Revising RHNA strategies by identifying and rezoning alternative sites to ensure continued compliance.</p> <p>This program ensures that identified nonvacant sites yield housing during the planning period and that the City remains on track to meet its RHNA obligations.</p>	<p>Complete mid-cycle evaluation in 2027; adopt incentives or revise RHNA calculations in 2028.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will continue to evaluate progress towards RHNA, and will continue coordination with both developers and the Economic Development Department in attraction of developers to encourage housing development.</p>	<p>Units</p>		<p>None</p>

<p>Program 2.1: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement</p>	<p>Objective: Rehabilitate or improve 150 housing units during the planning period, including 50 extremely low/very low-, 50 low-, and 50 moderate-income units. Source: Existing Program 2.2, revised</p> <p>The City will continue to integrate community improvement (formerly code enforcement) with housing rehabilitation assistance, with a focus on the Eastside area. These efforts will be coordinated by the Neighborhood Services Manager (NSM) under the Community Development Department.</p> <p>The NSM will:</p> <ul style="list-style-type: none"> <li>Coordinate rehabilitation activities and work with code enforcement to identify eligible properties;</li> <li>Promote the program through the Lodi Improvement Committee, Fairy Yard Mothers of Lodi, and other local partners;</li> <li>Provide program information at the Community Development public counter and on the City's website; and</li> <li>Collaborate with community organizations to increase outreach and participation among residents and property owners in target neighborhoods.</li> </ul> <p>This program aims to leverage both public and private investment to address code violations, preserve housing, and improve neighborhood conditions.</p>	<p>Current and ongoing, 2023-2031; Promote/market program annually, at minimum.</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City continues to coordinate Community Improvement (formerly Code Enforcement) activities with housing rehabilitation outreach, focusing on the CDBG target area, including eastside neighborhoods. While the City currently does not have dedicated housing rehabilitation funding and federal and state grant opportunities have declined in recent years, staff continue to monitor funding opportunities and provide information to residents when programs become available. Community Improvement staff proactively address substandard housing conditions and coordinate with property owners to correct violations. Based on 2022–2023 case data, approximately 0.74 percent of housing units citywide and 1.5 percent of units in the eastern half of the city have been identified as substandard and in need of major repair or replacement. The City also maintains a full-time graffiti abatement position as part of its neighborhood improvement efforts.</p>	<p>Units</p>		<p>None</p>
<p>Program 2.2: Implement Property Maintenance and Management Standards</p>	<p>Objective: Eliminate substandard building and property conditions. Source: Existing Program 2.3</p> <p>The City will continue enforcing private property maintenance standards outlined in Chapter 15.30 of the Lodi Municipal Code. These standards aim to:</p> <ul style="list-style-type: none"> <li>Eliminate conditions that pose a threat to public health, safety, and welfare;</li> <li>Preserve neighborhood quality of life and address socioeconomic issues related to property deterioration; and</li> <li>Protect property values and enhance the City's overall appearance for the benefit of all residents.</li> </ul> <p>Through proactive code enforcement and community outreach, the City will work to maintain safe, clean, and livable neighborhoods.</p>	<p>Objective: Eliminate substandard building and property conditions. [Source: Existing Program 2.3]</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to enforce private property maintenance standards in Chapter 15.30 of the Lodi Municipal Code through both complaint-driven and proactive code enforcement. In 2024, Community Improvement implemented a proactive inspection approach in addition to responding to complaints. Three Community Improvement Officers cover nine geographic areas of the city and rotate assignments periodically to strengthen neighborhood relationships and ensure consistent enforcement. The program has achieved a voluntary compliance rate of approximately 98 percent prior to citations being issued.</p> <p>The City's year-round Graffiti Abatement Program also helps reduce neighborhood blight, with tagged properties typically cleaned within 24–48 hours, particularly in higher-need areas. These efforts support neighborhood stabilization and help eliminate substandard property conditions throughout the community.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/1349/Enforcement-Process">https://www.lodi.gov/1349/Enforcement-Process</a></p>
<p>Program 2.3: Conduct a Housing Condition Survey</p>	<p>Objective: Document housing conditions and establish priorities for future code enforcement, housing rehabilitation, and neighborhood improvement efforts. Source: Existing Program 2.4</p> <p>The City will conduct a housing conditions survey to evaluate progress in improving housing quality and to identify areas and housing types in need of targeted intervention. Findings will guide the prioritization of code enforcement, rehabilitation assistance, and neighborhood improvement programs.</p> <p>This effort will be coordinated with the City's updated Analysis of Impediments to Fair Housing Choice and 5-Year Consolidated Plan to ensure alignment with broader fair housing and community development goals.</p>	<p>Complete survey and report to City Council by January 2025.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to monitor housing conditions through Community Improvement (Code Enforcement) case data and neighborhood inspections. Recent data from 2022–2023 substandard housing cases indicates that approximately 0.74 percent of housing units citywide and 1.5 percent of units in the eastern half of the city are substandard and in need of major repair or replacement. This information helps staff prioritize proactive code enforcement, neighborhood improvement efforts, and outreach in higher-need areas. Housing condition information will also continue to inform updates to the City's Consolidated Plan and fair housing planning efforts.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/1349/Enforcement-Process">https://www.lodi.gov/1349/Enforcement-Process</a></p>

<p>Program 2.4: Preserve Affordable Rental Housing</p>	<p>Objective: Preserve affordable rental housing units. Source: Existing Program 2.5</p> <p>While no affordable units in Lodi are currently at risk of converting to market rate, the City will proactively plan for future preservation needs. If units become at risk, the City will coordinate with the Housing Authority, local nonprofits, and property owners to:</p> <p>Discuss the owner's intentions regarding continued participation in the Housing Choice Voucher (Section 8) Program;</p> <p>Explore opportunities to preserve affordability, including nonprofit acquisition of the property if the owner intends to opt out or sell;</p> <p>Facilitate access to State or Federal funding on behalf of interested nonprofits, if needed, to support preservation efforts; and</p> <p>Ensure compliance with State and Federal tenant notification and procedural requirements by requesting documentation from the owner and confirming compliance with HUD, as applicable.</p> <p>The City will not directly participate in property negotiations but will serve as a coordinator and funding partner to support the long-term affordability of rental housing.</p>	<p>Implement this program as necessary.</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City currently has no affordable housing developments at risk of converting to market-rate units. The City continues to monitor the status of regulated affordable housing and will coordinate with property owners, the Housing Authority of San Joaquin County, and nonprofit partners if any developments become at risk in the future. Through Community Development Block Grant (CDBG) funding, the City has supported rehabilitation improvements at Creekside Apartments, a senior affordable housing development owned by the Housing Authority of San Joaquin County, helping ensure the property remains well maintained and continues to serve lower-income residents.</p>	<p>Units</p>		<p>None</p>
<p>Program 2.5: Target the Eastside Area for Use of Funds for Public Improvements</p>	<p>Objective: Preserve and improve the Eastside area by rehabilitating five extremely low- and five very low-income units, completing one improvement project annually, and supporting public and private reinvestment. Source: Existing Program 2.6, revised</p> <p>The City will continue to target a portion of its annual CDBG funds for public improvements in the Eastside area to support housing rehabilitation and neighborhood revitalization. The General Plan designates this area for medium and high-density residential uses, creating opportunities for reinvestment and increased housing options.</p> <p>Public improvements aim to stimulate private investment, preserve neighborhood character, and improve connections to downtown. The City will also continue including conditions in major development agreements to fund rehabilitation of units for extremely low- and very low-income households and supportive housing providers.</p> <p>Under this program, the City will:</p> <p>a. Allocate \$55,000 in 2024 to support the Boys and Girls Club's Sunshade Project, benefiting an estimated 414 youth annually. b. Provide \$32,773 by 2025 to implement graffiti abatement programs impacting up to 20,000 residents by improving safety and community pride. c. Invest \$225,000 in 2023 to improve Hale Park access by replacing deteriorated fencing and resurfacing sport courts, benefiting 19,000 residents annually. d. Prioritize capital improvements in the Eastside, including parks and infrastructure to support mixed-income housing. Host at least three community workshops by January 2031 to guide investment and planning in neighborhoods identified in the Housing Element sites inventory.</p> <p>These coordinated actions aim to preserve affordability, improve livability, and</p>	<p>Apply for funding bi-annually, at minimum; annual CDBG allocation, maintain zoning, 2023-2031; action a.: 2024; action b. 2025; action c.: throughout the planning period; action d: three workshops during the planning period and complete strategy by 2031.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to direct Community Development Block Grant (CDBG) funds toward neighborhood improvements and services benefiting low- and moderate-income residents, including the Eastside area. Recent investments include improvements at Hale Park to enhance recreational facilities and access, funding for graffiti abatement programs that improve neighborhood conditions citywide, and support for community facilities such as the Boys and Girls Club sunshade project serving local youth. Through the CDBG program, the City continues to prioritize public improvements, neighborhood stabilization, and community services that support reinvestment and improved living conditions in lower-income neighborhoods.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a></p>

<p>Program 2.6: Replacement Unit Program</p>	<p>Objective: Mitigate the loss of affordable housing units by requiring new developments to replace all affordable units lost due to redevelopment. Source: New Program</p> <p>The City will adopt and implement a replacement housing policy consistent with Government Code §65915(c)(3). This policy will apply to sites identified in the Housing Element sites inventory when new residential, mixed-use, or nonresidential development occurs and the site:</p> <p>Currently contains residential uses or had residential uses within the past five years that have been vacated or demolished; and</p> <p>Was subject to a recorded covenant, ordinance, or law that restricted rents to levels affordable to low- or very low-income households; or</p> <p>Was subject to rent or price control through lawful exercise of a public entity's police powers; or</p> <p>Was occupied by low- or very low-income households.</p> <p>Replacement housing units will be required on a one-for-one basis to ensure no net loss of affordability. This policy is intended to preserve housing opportunities for lower-income residents and ensure that redevelopment does not displace</p>	<p>Adopt policy in 2024.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to implement State housing law requirements related to replacement housing. No development proposals during the reporting period involved the demolition or conversion of deed-restricted affordable units or units occupied by lower-income households that would trigger replacement housing requirements under Government Code §65915(c)(3). The City will continue to apply replacement housing requirements to applicable projects to ensure no net loss of affordability if redevelopment occurs on sites containing or previously containing lower-income housing units.</p>	<p>Units</p>		<p>None</p>
<p>Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements</p>	<p>Objective: Reduce impact fees for multifamily projects based on actual project densities and complete four off-site public facility or service improvements in the Eastside area. Source: Existing Program 3.1</p> <p>The City will continue collecting a unified development impact fee to fund off-site public facilities and services needed to support residential growth, while requiring developers to provide on-site infrastructure for their projects.</p> <p>To support housing affordability and feasibility, the City will:</p> <p>Ensure impact fees for multifamily projects are calculated based on actual project densities and the level of service needed;</p> <p>Require payment of all applicable school impact fees prior to building permit issuance;</p> <p>Annually review impact fee structures to confirm they reflect actual service costs and do not create undue constraints to housing development; and</p> <p>Complete at least four off-site public facility or service improvement projects in the Eastside area during the planning period to support neighborhood revitalization and housing goals.</p>	<p>Annually review fees</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to administer its unified development impact fee program to fund off-site public facilities and services needed to support residential growth, while requiring developers to construct on-site infrastructure for their projects. Impact fees for multifamily developments are calculated based on actual project densities, and all applicable school impact fees are required prior to building permit issuance. The City periodically reviews its fee structures to ensure they reflect current service costs and do not create undue constraints to housing development. In addition, the City continues to prioritize public facility and infrastructure improvements in the Eastside area through capital improvement projects and CDBG-funded neighborhood investments that support revitalization and housing opportunities.</p>	<p>Other</p>		<p>None</p>
<p>Program 3.2: Ensure Adequate Public Services for Residential Development</p>	<p>Objective: Provide public facilities and services that meet minimum City standards. Source: Existing Program 3.2</p> <p>The City will continue implementing its Growth Management Allocation Ordinance to ensure that the rate of residential development aligns with the City's and other service providers' capacity to maintain adequate public facilities and services communitywide.</p> <p>Each year, during the housing unit allocation process, the City will coordinate with relevant public facility and service providers to confirm their ability to accommodate the projected increase in housing units.</p> <p>In accordance with State law, the City will also establish clear procedures to prioritize water and sewer service access for developments that include units affordable to lower-income households.</p>	<p>Annually during housing allocation process, 2023-2031; priority access to water and sewer: implement immediately; establish procedure in 2024.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to implement its Growth Management Allocation Ordinance to ensure residential development occurs at a pace consistent with the capacity of public facilities and service providers. Through the annual housing unit allocation process, the City coordinates with utilities and service providers to confirm adequate capacity for water, sewer, transportation, and other public services needed to support projected housing growth. In 2025, no housing allocation applications were submitted due to broader market conditions that slowed residential development activity. The City will continue to administer the allocation process and comply with State law by prioritizing water and sewer service availability for developments that include units affordable to lower-income households.</p>	<p>Other</p>		<p>None</p>
<p>Program 3.3: Use of CDBG Funds</p>	<p>Objective: Upgrade public facilities and services in older neighborhoods. Source: Existing Program 3.3</p> <p>The City will continue to use Community Development Block Grant (CDBG) funds to improve public facilities and services in older neighborhoods, with a focus on supporting housing rehabilitation and neighborhood revitalization efforts.</p> <p>Implementation of this program is coordinated with Program 2.6, which prioritizes investment in the Eastside area.</p>	<p>See Program 2.6</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to use Community Development Block Grant (CDBG) funds to upgrade public facilities and services in older neighborhoods, consistent with the objectives of this program and the Eastside investment priorities described in Program 2.6. In the upcoming 2025-2026 program year, the City anticipates funding one public facility improvement project and several community-based organization facility projects that serve low- and moderate-income residents. These investments support neighborhood revitalization and improved community services in older areas of the city.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a></p>

<p>Program 3.4: Support Transit Facilities and Transit-Oriented Development</p>	<p>Objective: Increase housing opportunities near transit and encourage alternatives to private vehicle use. All income groups will be targeted for transit-oriented development (TOD), with priority given to extremely low- and very low-income households that depend on transit. Source: Existing Program 3.5, revised</p> <p>To support TOD and coordinate public transit availability as the city grows, the City will:</p> <p>a. Ensure continued construction of transit facilities and support adequate transit service to reduce living costs, using funding from traffic impact fees, state/federal sources, and Measure K sales tax revenues. b. Promote mixed-use development opportunities by maintaining a dedicated webpage, distributing an information bulletin to property owners in mixed-use zones, and engaging developers and local business organizations. At least one outreach meeting will be held to explain the benefits of mixed-use zoning. c. Adopt a Downtown Specific Plan that encourages high-density residential and mixed-use development near transit, supporting a walkable, vibrant downtown. d. As part of the Downtown Specific Plan, update and modernize the City's 12-year-old Transit-Oriented Development (TOD) Design Guidelines. This update will analyze the highest and best use of sites through a balanced approach to commercial and residential infill, advancing TOD objectives.</p> <p>Through the Specific Plan and updated TOD Guidelines, the City will create a framework for infill housing and public improvements—such as streetscape upgrades and open space—that foster transit accessibility and compact urban development.</p>	<p>For Action a., annually, prior to the adoption of a City budget, 2023-2031; for Action b., within one year of adoption of this Housing Element; for Actions c. and d., within two years of adoption of this Housing Element.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City is nearing completion of the Downtown Specific Plan, which promotes higher-density residential and mixed-use development in proximity to transit and supports a walkable downtown environment. As part of broader regional transit planning efforts, the City of Lodi and the San Joaquin Council of Governments (SJCOG), in partnership with the San Joaquin Joint Powers Authority (SJJPA) and the San Joaquin Regional Rail Commission (SJRRRC), secured \$450,000 in planning funds to evaluate options for effectively connecting a future Valley Rail station located outside the city in San Joaquin County with the existing downtown Lodi train station. These efforts support long-term transit-oriented development and improved regional transit connectivity.</p>	<p>Other</p>		<p><a href="https://www.planlodi.com/downtown-specific-plan">https://www.planlodi.com/downtown-specific-plan</a></p>
<p>Program 4.1: Promote Fair Housing Services</p>	<p>Objective: Promote fair housing, support landlord-tenant mediation, increase participation of historically underrepresented residents in housing programs, and strengthen collaboration with diverse community stakeholders. Source: Existing Program 4.1, revised</p> <p>The City will continue implementing its Affirmatively Furthering Fair Housing Program to ensure compliance with state and federal fair housing laws. Key activities include:</p> <p>Providing information on fair housing rights at the Community Development counter, public facilities (e.g., Library, LOEL Senior Center), and through the City's website;</p> <p>Offering referrals to appropriate County, State, and Federal agencies for investigation of complaints;</p> <p>Supporting San Joaquin Fair Housing (SJFH), which provides landlord-tenant mediation and education services;</p> <p>Partnering with SJFH to host at least one annual fair housing outreach event.</p> <p>To expand outreach and participation, the City will also:</p> <p>a. Update its website biannually with fair housing rights, responsibilities for landlords/lenders, and upcoming workshops/events. b. Distribute fair housing materials via social media, public outreach campaigns, and through local partners like the Access Center and LOEL Senior Center. c. Host annual seminars for at least 20 real estate agents/lenders and 20 property owners to educate them on fair housing laws. d. Review and improve outreach methods annually using feedback from resident surveys and community organizations. Conduct at least one citywide resident</p>	<p>Current and ongoing, 2023–2031; annual community events for display of fair housing information targeting the Eastside area; publish fair housing links on the City's website; for action a.: every two years beginning in 2025; for action b: annually; for action c: annually; for action d: in 2024, 2027, and 2030.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to implement its Affirmatively Furthering Fair Housing program and provide fair housing information and referral services to residents. In 2024, the City completed its Analysis of Impediments to Fair Housing Choice, which was accepted by the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity.</p> <p>The City also continues to support San Joaquin Fair Housing (SJFH), which provides education, counseling, and landlord-tenant mediation services to residents throughout San Joaquin County, including Lodi. These services help resolve tenant-landlord disputes, educate both tenants and property owners about their rights and responsibilities, and promote compliance with fair housing laws. Through these efforts, the City works with regional partners to prevent housing discrimination and promote fair housing opportunities regardless of protected characteristics such as disability, race, ethnicity, religion, national origin, sex, familial status, source of income, sexual orientation, gender identity, and other protected classes.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/180/Neighborhood-Services-Division">https://www.lodi.gov/180/Neighborhood-Services-Division</a> <a href="https://www.lodi.gov/1264/Planning-FAQs">https://www.lodi.gov/1264/Planning-FAQs</a></p>

<p>Program 4.2: Regulate Condominium Conversion</p>	<p>Objective: Minimize displacement of very low-, low-, and moderate-income households and ensure the safety and habitability of converted units. Source: Existing Program 4.2, revised to include "first right of refusal"</p> <p>The City will continue regulating the conversion of rental housing to condominiums or stock cooperative ownership in accordance with Title 15 of the Lodi Municipal Code, with the goal of minimizing displacement and protecting tenants. These regulations ensure:</p> <p>Conversion projects are consistent with the Housing Element and State law; Converted units meet applicable safety, quality, and appearance standards; Prospective buyers are fully informed of the building's physical condition; Tenants receive proper notice, relocation benefits, and the first right of refusal to purchase their units; and The City preserves its supply of affordable housing.</p> <p>These protections aim to balance homeownership opportunities with housing stability for lower income renters.</p>	<p>Ongoing, 2023-2031 and as conversions come forward.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to regulate the conversion of rental housing to condominiums or stock cooperative ownership in accordance with Title 15 of the Lodi Municipal Code to protect tenants and preserve the City's supply of affordable housing. These regulations require tenant notification, relocation assistance, and a first right of refusal for tenants to purchase their units, while ensuring converted units meet applicable safety and quality standards. No rental housing conversion applications were submitted or approved during the reporting period.</p>	<p>Other</p>		<p><a href="https://library.municode.com/ca/lo/lo/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.32COHOPRCO">https://library.municode.com/ca/lo/lo/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.32COHOPRCO</a></p>
<p>Program 4.3: Pursue Regional Solutions to Homeless Needs</p>	<p>Objective: Provide regional solutions to homelessness by supporting nonprofits and County partners, expanding Access Center capacity by 200 beds, and creating transitional/supportive housing. Source: Existing Program 4.3, revised</p> <p>The City will continue supporting regional efforts to end homelessness through partnerships, funding, and active participation in planning initiatives. Key actions include:</p> <p>Collaborating with the Salvation Army to fund and expand the Access Center, which offers shelter, meals, hygiene services, and wraparound support. The City will work to expand its shelter capacity by 200 beds during the planning period.</p> <p>Continuing to fund a dedicated homeless liaison staff position to coordinate local responses and connect individuals to services.</p> <p>Participating in the San Joaquin County Committee on Homelessness and supporting implementation of the San Joaquin County Homelessness Strategic Plan.</p> <p>Maintaining representation on the San Joaquin Continuum of Care (SJoCoC), including its Shelter Committee and Strategic Planning Committee.</p> <p>Acquiring and rehabilitating a former SRO on Main Street to create 40 transitional and supportive housing units, with case management services to help residents transition to permanent housing and self-sufficiency.</p> <p>These coordinated actions aim to provide a comprehensive, regional approach to homelessness, expanding housing options and services for those most in need.</p>	<p>Current and ongoing, 2023-2031; review applications by nonprofit organizations for use of City's share of CDBG funds annually, participate in Committee on Homelessness meetings monthly; secure funding to support expansion of the Access Center in 2023 with a goal of completing expansion in 2024.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to support regional efforts to address homelessness through partnerships, planning coordination, and facility development. The City participates in the Lodi Committee on Homelessness, a citywide and regional group established in 2015 that meets monthly to coordinate local and regional responses. The City also adopted the San Joaquin County Homelessness Strategic Plan in November 2020, which continues to guide efforts to address homelessness and expand housing and services for unsheltered individuals.</p> <p>In October 2021, the City Council approved acquisition of a site for development of the Access Center and Emergency Shelter. In July 2022, the City opened a temporary emergency shelter with capacity for up to 49 individuals experiencing homelessness and providing services such as housing navigation, income advocacy, behavioral health services, and job readiness assistance. Construction of the permanent Access Center is currently underway.</p> <p>In addition, the City acquired a former SRO hotel and is nearing completion of rehabilitation to convert the building into 40 units of transitional housing with supportive services to assist residents in transitioning to permanent housing and self-sufficiency. These efforts are coordinated with nonprofit partners, the County, and the regional Continuum of Care to expand shelter capacity and supportive housing opportunities.</p>	<p>Other</p>		<p><a href="https://www.lodi.gov/180/Neighborhood-Services-Division">https://www.lodi.gov/180/Neighborhood-Services-Division</a></p>

<p>Program 4.4: Educate the Public About Affordable Housing</p>	<p>Objective: Provide information to the community about the benefits of affordable housing. Source: Existing Program 4.4, revised</p> <p>Public perception often associates affordable housing with negative impacts, such as reduced property values or increased crime. In reality, affordable housing supports essential workers—such as teachers, police officers, firefighters, and service employees—by allowing them to live in the communities they serve.</p> <p>To address misconceptions and promote understanding, the City will:</p> <p>Maintain information on the City's website highlighting local workforce wages and the housing costs those earners can afford, illustrating the community's need for affordable housing; and</p> <p>Conduct an annual public workshop in coordination with the rollout of the Annual Action Plan, addressing common myths and the community benefits of affordable housing. The event will be publicized to neighborhood groups, homeowners' associations, community organizations, religious institutions, and other local stakeholders.</p> <p>This program aims to build community support for affordable housing through education and outreach.</p>	<p>Continue to provide a newsletter and conduct at least eight workshops during the Housing Element planning period.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to provide information to the community regarding the need for and benefits of affordable housing through its housing and community development planning efforts. The City's Housing Element, Annual Action Plan, and 5-Year Consolidated Plan include information on local housing needs, workforce housing affordability, and strategies to expand affordable housing opportunities. These documents are available to the public on the City's website.</p> <p>The Lodi Improvement Committee also conducts annual workshops with residents as part of the Annual Action Plan development process, providing an opportunity for community members to learn about housing programs and provide input on funding priorities. As the City works to facilitate additional affordable housing opportunities, staff will continue engaging with residents and stakeholders to provide information and promote understanding of the benefits of affordable housing.</p>	<p>Meetings</p>	<p>1</p>	<p><a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a></p> <p><a href="https://www.planlodi.com/housing-element">https://www.planlodi.com/housing-element</a></p>
<p>Program 4.5: Incentivize Affordable Housing Development</p>	<p>Objective: Facilitate the development of affordable housing and incentivize the production of 200 very low- and 200 low-income units during the planning period. Source: Existing Program 4.5, revised</p> <p>The City will implement an Affordable Housing Incentives Program to support private and nonprofit developers in producing affordable housing. The program will offer streamlined review, regulatory and financial incentives, and proactive outreach, including:</p> <p>Streamlined Permitting: Apply expedited review processes in accordance with State laws such as SB 35 and SB 330 for eligible affordable housing projects.</p> <p>Regulatory Incentives: Provide enhanced density and floor area ratio (FAR) allowances, and where feasible, offer fee waivers, reductions, deferrals, or additional development standard concessions beyond those granted under State density bonus law.</p> <p>Priority Processing: Expedite permit processing for projects with at least 20% affordable units.</p> <p>Public Information: Provide clear, accessible information on incentives and funding opportunities at the Community Development public counter and on the City's website. Share updates with developers annually.</p> <p>In addition, Program 1.2 exempts affordable units from the Growth Management Allocation process, reducing permitting time and cost.</p> <p>As described in Program 1.5, the City will hold annual meetings with nonprofit and for-profit affordable housing developers and agencies to coordinate funding strategies, supportive services, and priorities for the next 12–24 months.</p>	<p>Within one year of adoption of the Housing Element</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to implement its Affordable Housing Incentives Program to support the development of housing affordable to very low- and low-income households. The City applies streamlined permitting processes consistent with State law, including SB 35 and SB 330 where applicable, and provides priority processing for projects that include affordable units. Affordable units are also exempt from the City's Growth Management Allocation process, reducing permitting time and cost.</p> <p>The City provides information on available incentives, funding opportunities, and development requirements at the Community Development public counter and on the City's website, and continues to coordinate with nonprofit and for-profit affordable housing developers regarding potential projects and funding strategies. Through these efforts, the City seeks to remove regulatory barriers and encourage the production of affordable housing units during the planning period.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/169/Community-Development">https://www.lodi.gov/169/Community-Development</a></p>

<p>Program 4.6: Facilitate the Development of Project-Based Housing Choice Voucher (formerly Section 8) Units</p>	<p>Objective: Increase affordable and senior housing through new funding sources and coordination with local property owners, with a goal of creating 20 senior units, 20 units for residents with disabilities, and 40 lower-income units. Source: Existing Program 4.6, revised</p> <p>The City will work with nonprofit housing developers to secure project-based Housing Choice Vouchers and other funding to expand affordable housing opportunities for lower-income households, seniors, and residents with disabilities.</p> <p>To preserve and expand the existing affordable housing stock, the City will:</p> <p>Collaborate with nonprofit organizations and affordable housing providers to create an inventory of small, older multifamily rental properties that may be suitable for acquisition, rehabilitation, and long-term affordability through deed restrictions.</p> <p>Pursue State, Federal, and local funding to support the acquisition and/or rehabilitation of at least two small rental properties during the planning period.</p> <p>These efforts aim to increase the supply of affordable housing for vulnerable populations and preserve naturally occurring affordable housing in Lodi's existing neighborhoods.</p>	<p>Hold a meeting and work with local nonprofits to secure project-based Housing Choice Voucher funding within a year and a half of adoption of this Housing Element and again by 2028; create inventory of small older multifamily rental properties by 2026; obtain funding to assist in the acquisition of two properties by the end of the planning period.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to collaborate with nonprofit housing providers to expand affordable housing opportunities and secure project-based or tenant-based Housing Choice Vouchers. The City is currently working with the Housing Authority of the County of San Joaquin (HACCSJ) on a proposed 108-unit affordable housing development adjacent to Salas Park, which is anticipated to primarily serve seniors and veterans. The City has contributed the land for the project as an equity investment and is supporting the project through the entitlement process and efforts to secure State and Federal funding.</p> <p>The City will continue pursuing opportunities to partner with nonprofit developers and housing agencies, including coordination on grant applications and funding opportunities to support affordable housing development and preservation efforts.</p>	<p>Units</p>	<p>108</p>	<p><a href="https://hacsj.org/development/salas-park/">https://hacsj.org/development/salas-park/</a></p>
<p>Program 4.7: Affirmatively Furthering Fair Housing</p>	<p>Objective: Promote equity and address disparities in housing and access to opportunity in compliance with State and Federal fair housing laws. Source: New Program</p> <p>The City will advance fair housing in accordance with the California Fair Employment and Housing Act, Gov. Code §§65008, 65583, 8899.50, and other laws. It will fund fair housing services and partner with San Joaquin Fair Housing (SJFH) and community organizations to prevent discrimination and increase access.</p> <p>Key actions include:</p> <p>Provide \$100,000 to SJFH (incl. \$18,000 in 2023–24) for testing, complaint investigations, mediation, and outreach, reaching 1,000 households annually.</p> <p>Coordinate with SJFH to track and report annual complaint data.</p> <p>Contract with SJFH to assist 50 tenants/year in addressing fair housing violations.</p> <p>Annually review fair housing efforts through CDBG planning and funding analysis.</p> <p>Provide \$25,000 in 2023–24 to Community Partnership for Families for gang prevention and wraparound services, aiding 600 individuals and 30 at-risk youth.</p> <p>Allocate \$125,000 in 2024 for Creekside South Apartments rehab, benefiting 40 senior households.</p> <p>Provide \$50,000 during the planning period (incl. \$10,000 in 2024) to Second Harvest Food Bank, serving 3,500 low-income residents.</p> <p>Provide \$50,000 (incl. \$20,000 in 2024) to Hope Harbor Shelter, serving 465</p>	<p>See individual actions.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to advance fair housing and equity through partnerships, funding, and program implementation consistent with State and Federal fair housing laws. The City provides funding support to San Joaquin Fair Housing (SJFH) to conduct fair housing testing, complaint investigation, mediation, and outreach services. SJFH assists tenants and landlords in resolving disputes, provides education on fair housing rights and responsibilities, and helps address potential housing discrimination.</p> <p>Through its Community Development Block Grant (CDBG) program, the City also funds community-based organizations that provide services supporting housing stability and access to opportunity for low-income and vulnerable populations. Recent funding allocations have supported rehabilitation improvements at Creekside South Apartments for senior households and services provided by organizations such as Second Harvest Food Bank, Hope Harbor Shelter, LOEL Senior Center, Community Partnership for Families, and PREVAIL. These coordinated efforts help reduce disparities in housing access and support vulnerable residents while promoting fair housing throughout the community.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a></p>

<p>Program 4.8: Place-based Strategies</p>	<p>Objectives:</p> <p>(a) Develop a long-term community development or program priority strategy for the Eastside by 2031</p> <p>(b) Prioritize services in neighborhoods with higher concentrations of low-income and minority residents</p> <p>(c) Prepare a transit needs study to improve access to regional job centers</p> <p>(d) Implement four projects and eight events in East Lodi and eastern parts of North and South Lodi during the planning period Source: New Program</p> <p>The City will enhance place-based strategies to support community revitalization, particularly in the Eastside area, through the following actions:</p> <p>a. Coordinate with public health agencies (e.g., Adventist Health Lodi Memorial), Lodi GrapeLine, Lodi Unified School District, workforce agencies, and the Lodi Police Department to develop a comprehensive community development or program priority strategy for the Eastside by January 2031. This strategy will focus on public health, education, safety, and economic development.</p> <p>b. By 2027, identify and compile contact information (mailing/email addresses) for residents in neighborhoods with high concentrations of low-income and minority households to prioritize outreach and service delivery in these areas.</p> <p>c. Prepare a Transit Needs Study focusing on the commuting needs of low-income residents. Identify and pursue improvements to connect Lodi with major job centers in Stockton, Sacramento, and the Bay Area, in partnership with Lodi GrapeLine and other regional transit providers.</p>	<p>For action a: by 2031; for action b: by 2027; for action c: prepare transit needs study in 2024 and identify potential actions by 2025; for action d: complete projects every two years and hold events annually.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2024, the City adopted an Environmental Justice Element as part of the 6th Cycle Housing Element update. The Environmental Justice Element establishes policies and programs aimed at addressing disparities in environmental conditions and access to opportunity in disadvantaged communities. The element recognizes that historically underserved neighborhoods—often with higher concentrations of low-income and minority residents—have disproportionately experienced environmental burdens and limited access to services and resources.</p> <p>Through the Environmental Justice Element and related planning efforts, the City is working to improve community health, expand economic opportunities, and increase meaningful community participation in planning decisions. These policies support targeted investment, improved outreach, and coordination with public agencies and community partners to address environmental justice concerns and enhance quality of life in historically underserved areas, including East Lodi.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.planlodi.com/general-plan-1">https://www.planlodi.com/general-plan-1</a></p>
<p>Program 4.9: Encourage Development of Farmworker Housing</p>	<p>Objective: Encourage the development of 50 affordable housing units for farmworkers. Source: New Program</p> <p>In coordination with Program 1.5, the City will take proactive steps to encourage and facilitate the development of housing for both permanent and migrant farmworkers. These efforts will focus on funding support, site identification, and ensuring zoning and development standards accommodate a range of farmworker housing types.</p> <p>To achieve this, the City will:</p> <p>Contact nonprofit developers at least every other year to explore opportunities for farmworker housing development or rehabilitation.</p> <p>Coordinate annually with organizations that represent or serve farmworkers, and participate in regional partnerships—including nonprofits, academic institutions, and agricultural employers—to raise awareness, share best practices, and identify new resources.</p> <p>Maintain an inventory of suitable sites and ensure zoning and development standards support diverse farmworker housing options.</p> <p>Provide incentives beyond State density bonus law, such as set-asides for farmworker units within larger developments, expedited entitlements, tailored zoning provisions, and letters of support for funding applications.</p> <p>Target code enforcement and rehabilitation resources to existing housing likely occupied by farmworkers, focusing on health and safety improvements in coordination with regional partners.</p>	<p>Annually; adopt incentives by 2026.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to pursue funding opportunities and partnerships that support the development and preservation of affordable housing, including housing that may serve farmworker households. Through its Community Development Block Grant (CDBG) program, the City conducts an annual community needs assessment and solicits applications from nonprofit organizations and housing providers for affordable housing development and housing-related support services.</p> <p>City staff maintains regular coordination with regional partners, including the Housing Authority of the County of San Joaquin and other affordable housing developers, to discuss potential projects and funding opportunities. In 2023–2024, the City partnered with the Housing Authority of the County of San Joaquin by contributing land as an equity investment for a proposed affordable senior housing development with veteran preference. Staff also participates in the Lodi Committee on Homelessness, which includes housing and service providers that collaborate on funding opportunities and housing initiatives for low-income households.</p> <p>The City has also secured State funding, including LEAP, REAP, and HHIP grants, to support housing-related planning activities, development of the Access Center homeless resource facility, and acquisition and rehabilitation of a hotel to create more than 40 units of transitional housing anticipated to be occupied in 2025. Through these efforts and ongoing coordination with nonprofit partners, the City continues working to expand housing opportunities for lower-income residents, including those employed in the agricultural sector.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/183/Community-Development-Block-Grant-Progra">https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</a></p>

<p>Program 4.10: Anti-Displacement Strategy</p>	<p>Objective: Complete targeted engagement in 2024–2025; adopt an Anti-Displacement Strategy in 2026; encourage development of 100 lower-income units beyond RHNA, with 75% targeted for seniors, residents with disabilities, and farmworkers. Source: New Program</p> <p>To address displacement pressures from rising housing costs and income inequality—particularly in the Eastside area—the City will adopt a comprehensive Anti-Displacement Strategy by 2026. The strategy will focus on housing production, preservation, and tenant protections to prevent displacement of lower-income households.</p> <p>Key actions include:</p> <p>Production:</p> <p>Increase multifamily and mixed-use opportunities beyond RHNA needs.</p> <p>Permit duplexes, triplexes, and multiple JADUs in lower-density, high-resource areas.</p> <p>Consider adoption of an inclusionary housing ordinance.</p> <p>Preservation:</p> <p>Partner with the Housing Authority to preserve at-risk affordable units.</p> <p>Designate a code enforcement specialist to assist owners of lower-income properties.</p> <p>Seek funding to rehabilitate substandard multifamily housing.</p>	<p>Annually; adopt incentives by 2026.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has taken several steps to better understand and address displacement pressures in Lodi. The City participated in the San Joaquin Council of Governments (SJCOC) Community, Diversity, and Displacement Study, which identified areas of increasing gentrification risk, particularly in East Lodi near the downtown core. The resulting Housing Policy Toolkit provides strategies for increasing housing production and preserving existing affordable housing.</p> <p>Consistent with these findings, the City is incorporating strategies to support housing production and neighborhood stability through ongoing planning efforts. The Downtown Specific Plan, currently in progress, and the General Plan EIR update include expansion of the Downtown Mixed Use (DMU) zoning designation and rezoning of vacant infill sites—particularly east of downtown—to encourage higher-density residential and mixed-use development. In addition, the City has made pre-approved ADU plans available to residents, helping homeowners—particularly in Eastside neighborhoods—construct ADUs that support multigenerational living or provide rental income. These efforts will inform development of a broader Anti-Displacement Strategy anticipated for adoption by 2026.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.sjcog.org/580/Community-Diversity-and-Displacement-Stu">https://www.sjcog.org/580/Community-Diversity-and-Displacement-Stu</a></p>
<p>Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes</p>	<p>Objective: Increase energy efficiency in older homes, with a goal of providing rebates to qualified households for energy conservation and weatherization improvements. Source: Existing Program 5.1, revised</p> <p>The City will continue to promote energy conservation and weatherization upgrades through the Lodi Housing Rehabilitation Program, launched in 2020. Energy efficiency improvements will remain eligible for funding under the program to help reduce utility costs and improve housing conditions, particularly for lower-income households.</p> <p>The City will distribute information on available local, nonprofit, and utility-sponsored energy conservation and weatherization programs through:</p> <p>The City's website and social media channels</p> <p>The Community Development Department public counter</p> <p>The Lodi Public Library, LOEL Senior Center, and other public facilities</p> <p>Additionally, the City's Conservation Element supports expanded energy conservation efforts for existing private homes and public buildings. These efforts will increase access to efficiency improvements, reduce greenhouse gas emissions, and support long-term housing sustainability.</p>	<p>Current and ongoing, 2023-2031; advertising campaigns twice annually.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to promote energy conservation and weatherization improvements for residents, including those living in older homes. Lodi Electric Utility offers a range of residential energy conservation rebate programs, including incentives for energy-efficient appliances, HVAC systems, insulation, and other efficiency upgrades. Information about these programs is available through the City's website, which provides a direct link to the Lodi Electric Utility residential rebates webpage.</p> <p>The City also distributes information about available energy conservation and weatherization programs through the Community Development public counter and other public facilities. These efforts help residents reduce utility costs, improve housing conditions, and support broader energy conservation and sustainability goals.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.lodi.gov/909/Residential-Rebates">https://www.lodi.gov/909/Residential-Rebates</a></p>

