

Please Start Here

General Information	
Jurisdiction Name	Lodi
Reporting Calendar Year	2024
Contact Information	
First Name	John
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City	Lodi
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Lodi	
Reporting Year	2024	(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
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		166
Total Units		180

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	166	65
2 to 4 units per structure	3	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	14	3
Mobile/Manufactured Home	318	0	0
Total	321	180	68

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	14	14
Not Indicated as Infill	166	166

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	371
Total Housing Units Approved:	321
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
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

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	0	0
Discretionary	8	371

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	108
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	1

Jurisdiction	Lodi	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

Jurisdiction		Lod		ANNUAL ELEMENT PROGRESS REPORT		Note: "*" indicates an optional field	
Reporting Year		2024		(Jan. 1 - Dec. 31)		Cells in gray contain auto-calculation formulas	
Planning Period		9th Cycle		1/1/2020 - 12/31/2023			
05890047	2852 HAMILTON DR	BD04-2386	SFD			1	11/18/24
05890048	2852 HAMILTON DR	BD04-2386	SFD			1	11/18/24
05890051	2854 HAMILTON DR	BD04-2387	SFD			1	11/18/24
05890052	2857 HAMILTON DR	BD04-2388	SFD			1	11/18/24
05890053	2857 HAMILTON DR	BD04-2388	SFD			1	11/18/24
05890058	2851 HAMILTON DR	BD04-2390	SFD			1	11/18/24
05890059	2845 HAMILTON DR	BD04-2391	SFD			1	11/18/24
05890063	2858 HAMILTON DR	BD04-2393	SFD			1	11/18/24
05890071	2851 HAMILTON DR	BD04-2393	SFD			1	11/18/24
05890072	2856 SATIN LEAF	BD04-2441	SFD			1	12/04/24
05891001	2858 GARDEN ST	BD04-2445	SFD			1	12/04/24
05891021	2852 CALIFORNIA DR	BD04-2474	SFD			1	11/20/24
05891024	2857 CALIFORNIA DR	BD04-2474	SFD			1	11/20/24
05891033	2851 CALIFORNIA DR	BD04-2475	SFD			1	12/18/24
05891036	2851 CALIFORNIA DR	BD04-2477	SFD			1	12/05/24
05891037	2858 CALIFORNIA DR	BD04-2482	SFD			1	12/18/24
05891038	87 POMACE DR	BD04-1793	SFD			1	08/14/24
05891039	2844 INTERLAKEN	BD04-1829	SFD			1	09/05/24
05891048	1114 POMACE DR	BD04-1848	SFD			1	09/05/24
05891049	2845 HAMILTON DR	BD04-1856	SFD			1	11/18/24
05898908	1977 SATIN LEAF	BD04-2438	SFD			1	12/04/24
05898909	2875 SATIN LEAF	BD04-2438	SFD			1	12/04/24
05900025	420 E LODI AVE	TRIPLEX RESIDUAL	2 to 4			1	12/04/24
05900040	2851 GALA DRIVE	206 WEST APARTMENTS	PL 3024-005	MH		210	5/8/2024
05900041	2851 S STOCKTON STREET	SALAS PARK APARTMENTS	PL 3024-010	MH		100	11/19/2024

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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														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	916	-	-	-	-	-	-	-	-	-	-	-	916
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	617	-	-	-	-	-	-	-	-	-	-	-	617
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	753	-	-	-	-	-	-	-	-	-	-	-	715
	Non-Deed Restricted		24	-	14	-	-	-	-	-	-	-	38	
Above Moderate		1,623	48	-	166	-	-	-	-	-	-	-	214	1,409
Total RHNA		3,909												
Total Units			72	-	180	-	-	-	-	-	-	-	252	3,657
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		458		-	-	-	-	-	-	-	-	-	-	458

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Lodi	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					108					53							
4320229	522 E Lockeford			8/1/2025					Shortfall of Sites	3.57	MCO	MCO	2	35	75	Vacant	Rezone tied to GPEIR update in process.
4123003	319 N Main			8/1/2025					Shortfall of Sites	0.33	MCO	MCO	2	35	7	Non-Vacant	Rezone tied to GPEIR update in process.
4123001	351 N Main			8/1/2025					Shortfall of Sites	0.33	MCO	MCO	2	35	7	Non-Vacant	Rezone tied to GPEIR update in process.
4123002	341 N Main			8/1/2025					Shortfall of Sites	0.11	MCO	MCO	2	35	2	Non-Vacant	Rezone tied to GPEIR update in process.
4123004	315 N Main			8/1/2025					Shortfall of Sites	0.33	MCO	MCO	2	35	7	Vacant	Rezone tied to GPEIR update in process.
4124048	875 N Stockton			8/1/2025					Shortfall of Sites	3.58	HDR	RHD	15	35	80	Non-Vacant	Rezone tied to GPEIR update in process.
5865013	2940 Reynolds Ranch			8/1/2025					Shortfall of Sites	8.67	MCO	MCO	2	35	182	Vacant	Rezone tied to GPEIR update in process.
6229037	401 E Harney			8/1/2025					Shortfall of Sites	6.57	HDR	RHD	15	35	138	Vacant	Rezone tied to GPEIR update in process.
6229025	311 E Harney			8/1/2025					Shortfall of Sites	0.5	HDR	RHD	15	35	11	Non-Vacant	Rezone tied to GPEIR update in process.
6008001	1811 S Ham			8/1/2025					Shortfall of Sites	1.36	HDR	RHD	15	35	29	Vacant	Rezone tied to GPEIR update in process.
5803006	2057 Lower Sacramento			8/1/2025					Shortfall of Sites	1.53	HDR	RHD	15	35	48	Non-Vacant	Rezone tied to GPEIR update in process.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Lodi	
Reporting Year		2024	
		(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
Name of	Objective	Timeframe in H.E	Status of Program Implementation
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 revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types. The City shall amend the Development Code to:</p> <ul style="list-style-type: none">• Allow mobile home parks in all residential zones in compliance with Government Code Section 65852.7;• Permit residential care facilities serving seven or more residents with objectivity and certainty in all residential zones, subject only to the same requirements of residential uses of similar form in the same zone to remove constraints to this housing type;• Comply with the requirements for low barrier navigation centers in Government Code Section 65660 et seq.• Allow supportive housing types in compliance with Government Code Section 65651, including allowing supportive housing by right in all multifamily and mixed-use zones, ensuring applications are processed within statutory deadlines, and excluding supportive housing units from minimum parking requirements;• Update Chapter 17.36.050 (Residential Density Bonus) to reflect new maximum density bonus tier framework in compliance with California Government Code Sections 65915 through 65918.• Allow agricultural employee housing up to 36 beds or 12 single family units in all zones allowing agricultural uses or the production of crops, in compliance with California Health and Safety Code Section 17021.6.• Provide streamlined ministerial review for eligible agricultural employee housing development, pursuant to California Health and Safety Code Section 17021.8.• Revise SPARC approval findings including 17.40.020(E)(1)(b), (c) and (d) to remove subjective criteria and provide approval certainty.	Complete Development Code amendments within one year of adoption of this Element.	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.
Program 1.2: Revise Growth Management Allocation Ordinance	<p>Objective: Remove constraints to housing production [Source: Existing Program 1.2, revised]</p> <p>Although jurisdictions in San Joaquin County are exempt from the restriction on growth management policies based on its status as a predominantly agricultural county, the City will adopt amendments to the Growth Management Allocation Ordinance (GMAO) to remove constraints to housing development. To remove constraints, the City will amend the GMAO to:</p> <ul style="list-style-type: none">• Exempt housing units affordable to extremely low-, very low-, or low-income households with long-term affordability restrictions.• Exempt housing units affordable to moderate income households with long-term affordability restrictions in RCAAs and high resource areas.• Provide a staff-level ministerial approval process for approving extensions to existing allocations.• Provide allocations equivalent to one-half unit for SRO and studio units.	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.	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.
Program 1.3: Personal Security Standards	<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 to implement design standards applicable to all new residential projects with the objective of improving the personal security of residents and discouraging criminal activity. Design standards will address issues such as the placement of landscaping, accessory buildings, and accessory structures in a manner that does not impede the City's ability to conduct neighborhood police patrols and observe potential criminal</p>	As projects are submitted to the Planning Division.	Ongoing, as applications are received and processed.

Program 1.4: Land Inventory	<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 a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and will make this information available to the public and developers, including information on underutilized sites within the downtown area with residential or mixed-use development potential. The City will update the inventory and list annually, at minimum.</p> <p>To provide residential capacity to meet the RHNA shortfall, the City will rezone parcels as identified within the sites inventory analysis 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), as identified in Table 72.</p> <p>The City will maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online.</p> <p>Lower-income sites included in the sites inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to:</p> <ul style="list-style-type: none">• Permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households;• Accommodate a minimum of 16 units per site;• Require a minimum density of 20 units per acre; and• Allow up to 100 percent residential floor area and require that residential uses occupy at least 50 percent of the total floor area of a mixed use project. <p>To maintain adequate sites throughout the planning period to accommodate the City's RHNA, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in nonresidential and/or mixed-use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall to ensure that the "no net loss" provision is upheld (i.e., if any units that had been designated for subsidized housing are developed as market rate, then an equal number of units must be designated in their stead).</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>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 has contracted with consultants Placeworks and Interwest to include Housing Element Inventory rezone sites as part of the citywide General Plan EIR update already in process, anticipated to be ready for public comment and hearings in Spring 2025. This effort will also expand the Downtown Mixed-Use zoning designation.</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>
Program 1.5: Pursue State and Federal Funds in Support of Housing Construction	<p>Objective: 40 extremely low-, 100 very low-, and 100 low-income housing units, with a target of 50 percent in RCAAs and higher resource areas. [Source: Existing Program 1.5, revised]</p> <p>The City will continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, permanent and migrant farmworker housing, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects. The City takes the following actions in pursuit of State and Federal funding:</p> <p>a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing, and permanent and migrant farmworker housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and public entities that have provided housing or supportive services in Lodi or that expressed an interest in doing so in the past.</p> <p>b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and (3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as the Central Valley Low Income Housing Corporation and the LOEL Foundation which provide services to extremely low-income households.</p> <p>c. Apply directly for State and Federal funding under programs in which the City must be the applicant, with a goal of securing \$1 million by 2028 and \$2 million by 2031.</p> <p>In pursuing State and Federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income and frail seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, farmworkers and their</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>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 mid 2025.</p> <p>City staff utilizes consultant staff and collaboration with LCOH members to grow its capacity, as needed, to apply for funding.</p>

Program 1.6: Encourage Efficient Use of Land for Residential Development	<p>The City encourages the efficient use of land for residential development while reducing the premature conversion of agricultural land to urban use. The City uses the following approaches:</p> <ul style="list-style-type: none">• The General Plan Growth Management and Infrastructure Element guides contiguous development through the identification of three expansion phases. The third phase includes Urban Reserve designations that define future growth areas if initial phases are built out. (See the Growth Management and Infrastructure Element for details.)• In response to the City's dual goals of preserving agricultural land/open space and supporting employment in the agriculture industry, the City will continue to implement an agricultural conservation program that requires a mitigation fee to protect and conserve agricultural lands. The fee is assessed for acreage converted from agricultural to urban use, and used for conservation easements, fee title acquisition, research, education, and capital improvement projects that benefit agriculture. (Program details and priority areas are described in the Conservation Element, Policy C-P7.)• Notably, all conservation areas are outside the City's current Sphere of Influence and future growth areas as delineated in the current Land Use Element and therefore would not affect any housing sites listed in the inventory herein.• The City will maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential or mixed uses. To ensure that developers are aware of all potential multifamily residential sites, the inventory will identify nonresidential land use designations that allow multifamily residential uses. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.• The City will provide one or more incentives for high density (20 units/acre or greater) housing on infill sites such as: credits for required parking stalls; fee waivers, reductions and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives will be in addition to those incentives available through the State density bonus laws. The City will engage regional multifamily developers and non-profit affordable housing providers annually to provide information on available incentives. <p>The City has adopted the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), a habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conservation of open space land.</p> <p>Objective: Increase rental property owner awareness of, and participation in, rental assistance programs. Expand the number of Housing Choice Vouchers available by 10 percent, with a target of 50 percent in moderate and high resource areas. [Source: Existing Program 1.7, revised]</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>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>
Program 1.7: Provide Rental Assistance	<p>The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called the Housing Choice Voucher Program). The City's support will include distribution of program information at the Community Development public counter and on the City website, distribution of program information to rental property owners as part of the City's code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, particularly targeting properties in moderate and high resource areas. Additionally, the City will work with the Housing Authority in pursuit of additional funding to expand the number of vouchers available in the county</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	<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>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 staff position, Neighborhood Services Manager (NSM), in the Community Development Department to focus on the implementation of housing and neighborhood improvement programs. Among the duties of the NSM are to:</p> <ul style="list-style-type: none">• Develop programs and plans to support and incentivize housing, especially affordable housing, by means of new construction, rehabilitation, or acquisition;• Implement neighborhood improvement programs on a citywide basis and develop neighborhood improvement strategies for the Eastside area;• Ensure compliance with federal and State laws and regulations and consistency with local objectives and community requirements;• Prepare a variety of reports on housing preservation and development, neighborhood improvement and code enforcement, and other related City activities; and• Manage programs for housing rehabilitation, first-time homebuyer, and code enforcement. <p>The Community Improvement Division (formerly Code Enforcement) is responsible for enforcing City codes and ordinances pertaining to neighborhood maintenance; the NSM is tasked with coordinating activities with the Community Improvement team and the Planning Division.</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>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: http://www.lodi.gov/940/Homelessness</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>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 future housing construction needs, encourage the development of 320 lower- 372 moderate-, and 1,383 above moderate-units on annexation sites in the planning period. [Source: Existing Program 1.9, revised]</p> <p>In 2022, the City approved an update to the Municipal Services Review (MSR) and Sphere of Influence (SOI). The boundaries of the 10-year horizon were expanded to include the Phase I areas in the south-east quadrant which is generally bound by East Kettleman Lane to the north, East Hogan Lane to the south, Central California Traction Company Railroad (CCTRR) to the east, and Golden State (Hwy 99) to the west. The boundaries of the 30-year horizon were expanded to include the Phase II areas in the south-east quadrant. The City has begun pursuing annexation of land within the expanded 10-year SOI area to serve the future needs of residents and conform with the 6th Cycle Regional Housing Needs Allocation (RHNA).</p> <p>The annexations shall be completed within the planning period and shall include the following remaining milestones:</p> <ul style="list-style-type: none">• Board of Supervisors approval of the Annexation and Tax Sharing Agreement(s), estimated in 2024.• City Council approval of the Annexation and Tax Sharing Agreement(s), estimated in 2024.• LAFCO annexation approval, estimated by 2026.• If LAFCO does not approve the annexations, the City shall continue to pursue approval through additional LAFCO hearings throughout the planning period.• In 2027, complete a mid-cycle review of progress toward annexations and revise RHNA calculations, potentially including rezoning additional sites (by 2028) if the annexations sites are found to be infeasible for development in the planning period.• Provide zoning in compliance with Government Code section 65583.2, subdivisions (h) and (i) on appropriate acreage within annexation sites included as lower income RHNA capacity, including a combined total of at least 16 acres within sites 109-112. Zoning will permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households, allow for at least 20 dwelling units per acre, at least 16 dwelling units per site, require a minimum density of 20 units per acre and up to 100 percent residential floor area in mixed use zones and require that residential uses occupy at least 50 percent of the total floor area of a mixed use project. <p>To encourage development in the Phase I area, the City will continue working with developers on a strategy to identify available parcels and annexation opportunities.</p> <p>The City will work to identify infrastructure needs within the City's Sphere of Influence and will work with local developers and non-profit affordable</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>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&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&E existing overhead Brighton-Bellota 230 kV transmission lines through PG&E Lockeford Substation and install a new overhead double-circuit 230 kV transmission line between PG&E Lockeford Substation and a new PG&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&E switching station. This project will address voltage and thermal overloads on PG&E's system, improve system reliability for PG&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>

Program 1.10: Provide Homebuyer Assistance	<p>Objective: 48 homebuyers: 8 very low-, 20 low-, and 20 moderate-income housing units. [Source: Existing Program 1.10, revised]</p> <p>The City will pursue funding to restart the first-time homebuyer down payment assistance program. The City will continue to participate with the Housing Authority in a countywide consortium for the issuance of mortgage revenue bonds or mortgage credit certificates to assist first-time homebuyers and shall work with the Housing Authority to ensure that programs target neighborhoods in need of community investment and revitalization, such as East Lodi. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's website. The City's Neighborhood Services Manager will annually contact real estate agents and mortgage lenders active in Lodi to identify opportunities for program participation.</p> <p>The City will partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, completing social media campaigns, and educational workshops. In coordination with San Joaquin Fair Housing, the City also will hold annual engagement events or advertising campaigns targeting the Eastside area.</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>The first-time homebuyer program was discontinued due to unfavorable market conditions and lack of CDBG funding available. The City actively pursues other affordable housing development opportunities with local social service providers and agencies. Additionally, the City actively looks to partner with the Housing Authority and other local affordable housing developers in locating suitable development sites, and will continue applying for affordable housing grants as they become available.</p> <p>HACJSJ 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>
Program 1.11: Multifamily Housing Development Standards and Design Requirements	<p>Objective: Increase awareness of the City's multifamily development standards and design guidelines; establish design standards for affordable multifamily developments that provide objectivity and approval certainty. [Source: Existing Program 1.11, revised]</p> <p>The City will distribute information related to multifamily development standards and design guidelines through the Community Development Department's link on the City's website, informational brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilders, realtors, and contractors associations. The City shall adopt objective design standards for affordable multifamily developments that ensure approval certainty. Finally, the City will increase height limits in the RMD zone to three stories to remove constraints to achieving maximum density in the zone.</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	<p>The City has been taking advantage of free technical assistance opportunites 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 flexibiliti in multifamilyh 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>
Program 1.12: Diversify and Expand the Housing Stock	<p>Objective: Diversify and expand the city's housing stock in higher resource areas with a goal of encouraging the development of 150 missing middle/multifamily units in higher resource areas in the planning period (action b); prioritize and apply for grant opportunities that are most feasible to obtain and best fit the City's needs, with a goal of obtaining \$2 million in grant funding to support affordable housing development for special needs households in the planning period; support non-profit organizations and housing developers in creating 40 housing units for special needs households during the planning period or at least five units annually. [Source: New Program]</p> <p>The City will work to diversify and expand the city's housing stock to accommodate the varied housing needs of different groups within areas of high opportunity, particularly in West Lodi, and western areas of North Lodi and South Lodi (higher resource areas). Under this Program, the City will:</p> <ul style="list-style-type: none"> a. Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types, such as "Missing Middle" housing, and sizes in higher resource areas, and recommend amendments, as necessary, to accommodate added housing capacity in high opportunity areas; b. Identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density higher resource residential areas, and amend the zoning code as needed to provide sufficient densities (10 to 20 units per acre) for these housing types and development standards appropriate to facilitate maximum densities in these areas; c. Identify potential sources of funding to support affordable housing developments that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, lowincome, and/or persons with disabilities by monitoring government websites and grant databases and utilizing regional resources, such as the Housing Authority of San Joaquin County; and d. Facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives, such as reduced development standards, or fee waivers 	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>The City has recently 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>

Program 1.13: Accessory Dwelling Unit (ADU) Strategy	<p>Objective: Promote the development of ADUs, particularly in higher resource areas, determine and implement strategy to promote ADUs for moderate and lower-income households, with a goal of encouraging the development of 30 ADUs by 2027 and 70 by 2032. [Source: New Program]</p> <p>The City will establish a strategy to encourage, promote, and incentivize ADU development, particularly in lowdensity higher resource areas. The strategy will include, but is not limited to, the following actions:</p> <p>a. Conduct four educational workshops, campaigns, or outreach events to inform and promote ADU development in the city to residents, with at least three targeted to residents and developers in higher resource areas, by December 2030; b. Contact at least four community or neighborhood organizations to host workshops and/or disseminate information and hold at least two workshops about ADUs with housing developers and/or real estate professionals, by December 2024; c. Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower income households, including but not limited to, promoting the use of Housing Choice Vouchers or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions; and d. Develop pre-approved ADU plans and a guidebook to help educate residents and streamline the ADU process. e. Submit the current ADU ordinance to HCD for review (2024) and update the Development Code within six months of findings of non-compliance with State law.</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>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>
Program 1.14: Single Room Occupancy Housing Types	<p>Objective: Remove constraints to SRO housing types with a goal of developing 40 extremely low-and very low-income SRO units in the planning period.</p> <p>The City will allow and encourage the development of single-room occupancy (SRO) developments, in compliance with State law. Under this Program, the City will:</p> <p>a. Engage the local development community to identify zones appropriate for SRO development; b. Complete an evaluation of the Development Code to identify constraints to the development of SROs and potential incentives to encourage development; c. Adopt amendments to the Development Code to allow SROs as an allowed use without a conditional use or other discretionary permit, in zones identified under action a; and d. Amend zoning regulations to include appropriate development standards that encourage</p>	For actions a and b: 2024, for actions c and d: 2025.	<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 by Spring 2025. 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>
Program 1.15: Zoning for Emergency Shelters	<p>Objective: Remove constraints to the development of emergency shelters with a goal of encouraging capacity to meet the annual point in time count survey. [Source: New Program]</p> <p>To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:</p> <p>a. In 2024, amend the Development Code to expand the definition of emergency shelter to include interim interventions, including, but not limited to navigation centers, bridge housing, and respite or recuperative care. b. In 2024, adopt parking standards for emergency shelters that require no more than is sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking than other residential or commercial uses within the same zone. c. In 2024, identify and evaluate candidate zones appropriate for emergency shelters in compliance with State law; complete a capacity analysis for each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. d. By 2026, amend the Development Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count.</p>	For actions a, b, and c: 2024, for actions d: by 2026.	<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>The City itself has has applied for funding from multiple grant sources, and was awarded approximately \$13.6M to date for emergency shelter site acquisition and development of the Lodi Access Center low barrier navigation center. In July 2022, the interim Lodi Access Center opened on the same site to provide emergency shelter and navigation services for up to 49 individuals within temporary facilities while development of the permanent shelter is phased. Since that time, clients have been connected to San Joaquin County Behavioral Health Services, assisted in gaining employment and permanent housing, and/or transitioned to other programs such as The Salvation Army Hope Harbor. Once completed, the Lodi Access Center is expected to serve up to 200 individuals per night in a 23,000 square foot facility, increasing total shelter bed capacity within the City of Lodi by over 150%. The Lodi Access Center will be a low-barrier, service-enriched shelter that will facilitate the linkage to needed resources to help individuals exit the cycle of homelessness. Onsite services include intensive case management, hygiene facilities, 24/7 staffing including security, and janitorial services. The Access Center will offer those in need the opportunity to regain safety and engage in supportive connections that allow them to move forward with rebuilding their lives, as well as develop pathways to permanent housing, income, healthcare, sobriety, and stability. To make sheltering more accessible, partners, pets, and possessions</p>

Program 1.16: City-owned Sites/Surplus Land Act	<p>Objective: 101 lower income units on City-owned sites in the planning period. [Source: New Program]</p> <p>The City maintain compliance with all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California Law throughout the planning period.</p> <p>The sites inventory identifies city-owned sites as capacity to meet the RHNA. These sites are summarized in Table 68. The City intends to make these four properties available through the Surplus Land Act process over the next two years. The City shall conduct studies of each site to determine the most efficient use for housing, including engagement with local affordable housing developers to determine site constraints and potential policies to meaningfully incentivize affordable housing development on these sites. The City shall proceed with the findings for housing development by 2026. The City anticipates two- years to enter into an Exclusive Negotiation Agreement (2026), and one-and-a-half additional years for land use entitlements and development agreements (2027-2028). In implementing this program, the City shall:</p> <ul style="list-style-type: none">• Engage local affordable housing developers immediately to identify opportunities and potential incentives.• Assess City-owned sites to determine the most efficient use for affordable housing development within the first year following adoption.• By 2026, implement an action plan to sell, or release an RFP to develop, City-owned land for affordable housing development based on the findings of the sites assessments and engagement with developers.• By 2026, adopt incentives for affordable housing on City-owned sites based on engagement with the development community.• Target Exclusive Negotiating Agreement in 2026• Target land use entitlements issuance in 2027 or 2028 and building permits in 2029• Through this program, encourage the development of 101 lower income units on City-owned sites in the planning period. <p>In 2027 the city will evaluate progress toward completion in the planning period, and in the event that any of these City-owned sites are found to be infeasible for development in the planning period, the City will identify and rezone other land suitable for development to meet lower income units to RHNA listed large sites.</p> <p>[Source: New Program]</p>	Various, see program details.	The City has begun the process of surplusng on the first city-owned site, and is awaiting state approval to move forward.
Program 1.17: Large Sites	<p>To facilitate the development affordable housing on existing large sites (10+ acres) identified in the sites inventory as lower-income capacity, including sites 107 to 112, the City shall:</p> <ul style="list-style-type: none">• By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 acres) on parcels of appropriate sizes (one to 10 acres) potentially including, but not limited to, expedited approval of lot splits or creation of new parcels to facilitate parceling at appropriate sites (one to ten acres), and fee waivers, reductions, or deferral;• Continue to require land dedications for affordable housing development as a condition of approval for residential subdivisions;• Engage local affordable housing builders immediately upon receiving land dedications; with a goal of competing land transfers in support of affordable housing development within six months of dedication; and• In 2027, complete a mid-cycle review of development activity related to large RHNA sites and revise RHNA calculations, potentially including rezoning additional sites (by 2029), if the sites are found to be infeasible for development in the planning period.	Adopt incentives by 2025; complete mid-cycle evaluation in 2027.	The City will continue this effort, particularly in relation to upcoming annexation efforts in the South Study Area.
Program 1.18: Ensure Consistency with General Plan	<p>Objective: Maintain consistency throughout the planning period.</p> <p>The City will annually evaluate the Housing Element, General Plan, and Development Code to identify and correct inconsistencies between the documents.</p>	Annually by April 1, adopt changes: within 6 months of identification of inconsistencies.	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.
Program 1.19: Non-Vacant Sites	<p>Objective: Facilitate the development of 213 units (161 lower, 47 moderate, and 5 above-moderate) on nonvacant sites in the planning period, including 75 units by 2028. [Source: New Program]</p> <p>The City shall complete a mid-term evaluation of development activity on non-vacant sites identified as capacity to meet the RHNA. If permitting trends are not meeting the objectives of this program, the City shall adopt additional incentives to encourage development on these sites or revise RHNA calculations, potentially including rezoning additional sites.</p>	Complete mid-cycle evaluation in 2027; adopt incentives or revise RHNA calculations in 2028.	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.

Program 2.1: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement	<p>Objective: Improvement of 150 units (including private investment to correct code violations) over the planning period of this Housing Element: 50 extremely low/very low-, 50 low-, and 50 moderateincome. [Source: Existing Program 2.2, revised]</p> <p>The City will continue to combine community improvement (formerly code enforcement) and housing rehabilitation assistance, targeted to the Eastside area. Community Improvement falls under the purview of the Community Development Department, while the Neighborhood Services Manager (NSM) is responsible for coordinating rehabilitation efforts. The NSM will promote its program through the Lodi Improvement Committee and Fairy Yard Mothers of Lodi, as well as by providing information at the Community Development Department's public counter and through a link to the program on the City's website. The NSM will work with the Improvement Committee and Fairy Yard Mothers to continue marketing the program to residents and property owners in the target areas.</p>	Current and ongoing, 2023-2031; Promote/market program annually, at minimum.	<p>The City combines the proactive efforts of code enforcement (now Community Improvement) and housing rehabilitation assistance to focus on the CDBG target area, which includes the eastside neighborhoods.</p> <p>The City has one full-time staff person working on graffiti abatement.</p> <p>Approximately 0.74 percent of 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. The data was pulled from 2022 and 2023 Substandard Housing Cases.</p> <p>In 2024, there were 24 code enforcement cases on the eastside for substandard/dangerous housing, of which 20 were brought into compliance and 4 cases remain open as the Community Improvement Officers continue to work with residents to bring into compliance.</p>
Program 2.2: Implement Property Maintenance and Management Standards	<p>Objective: Eliminate substandard building and property conditions. [Source: Existing Program 2.3]</p> <p>The City will continue to implement standards for private property maintenance (Chapter 15.30 of the Municipal Code) to (1) control or eliminate conditions that are detrimental to health, safety, and welfare; (2) preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and (3) protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.</p>	<p>Objective: Eliminate substandard building and property conditions. [Source: Existing Program 2.3]</p>	<p>The City continues to implement standards for private property maintenance. Moreover, the City's Graffiti Abatement Program continues to reduce blight by cleaning up tagged properties, with a focus on higher need areas. The year-round Program typically cleans up these sites within 24-48 hours, which decreases blight and discourages secondary tagging. The Program aids in preserving property values and maintenance of housing stock. During program year 2023-24, the Program removed over 1,699 instances of graffiti of which 1,353 were in the CDBG target area (low/mod census tract).</p> <p>In 2024, Community Improvement (Code Enforcement) implemented a proactive, as well as complaint driven approach, to further ensure compliance with applicable codes. Three Community Improvement Officers cover nine areas of the city, with officers rotating areas on a regular basis, enabling a fresh set of eyes and relationship-building with citizens city-wide. The proactive approach has been very successful, with a voluntary compliance rate of 98% before citations are issued.</p>
Program 2.3: Conduct a Housing Condition Survey	<p>Objective: Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. [Source: Existing Program 2.4]</p> <p>The City will conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. This program will be carried out in coordination with the updated Analysis of Impediments to Fair Housing Choice and 5-year Consolidated Plan.</p>	Complete survey and report to City Council by January 2025.	<p>The City has not yet conducted a stand-alone housing conditions survey, but instead monitors and tracks housing conditions through the proactive engagement of the Community Improvement team, a division of the Community Development Department. In addition, housing conditions are documented in the City's 2024 Analysis of Impediments to Fair Housing Choice and updated 6th Cycle Housing Element.</p>
Program 2.4: Preserve Affordable Rental Housing	<p>Objective: To preserve affordable rental housing units. [Source: Existing Program 2.5]</p> <p>There are currently no affordable units at risk of converting to market rate in Lodi. However, if in the future units become at risk, the City would coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner's representative) to discuss the owner's intentions to remain or opt out of the federal Housing Choice Voucher (Section 8) Program and future plans for the property. If the owner intends to convert the apartments to market-rate housing or sell the property, the City will seek to facilitate the acquisition of the property by a nonprofit or other entity to preserve the rental units as affordable housing. The City would not take part directly in negotiations regarding the property, but would apply for State or Federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City would request that the property owner provide evidence that it has complied with State and Federal regulations regarding notice to tenants and other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice requirements.</p>	Implement this program as necessary.	<p>The City does not currently have any affordable units at risk of converting to market rate. The City through its CDBG grant funds have also supported the continued rehabilitation of Creekside Apartments a senior affordable housing development owned by HACSJ to ensure it is maintained to standard and able to continue to remain affordable.</p>

Program 2.5: Target the Eastside Area for Use of Funds for Public Improvements	<p>Objective: Preserve and improve the Eastside area, with a goal of assisting in the rehabilitation of five extremely low- and five very low-income units; complete one improvement project each year; for detailed objectives: see descriptions of actions a-d. [Source: Existing Program 2.6, revised]</p> <p>The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities. The General Plan Land Use Diagram identifies the Eastside area for medium and high-density residential, acknowledging opportunities for redevelopment and reinvestment through density increases. Public investment is intended to stimulate private investment in order to preserve the character of the neighborhood and introduce new housing, while also improving streetscapes and connections to downtown. In addition, the City will continue the practice of including conditions in developer agreements of major projects to pay for rehabilitation of housing units. Funds can be specifically directed toward units for extremely low- and very low-income households and supportive housing providers, and will be negotiated on a case-by-case basis. Additionally, under this Program the City will:</p> <p>a. Provide \$55,000 in 2024 to support the construction of the Boys and Girls Club's Sunshade Project, with a goal of impacting 414 youths annually.</p> <p>b. Provide \$32,773 by 2025 to complete graffiti abatement programs to promote safer neighborhoods and increase resident pride. The programs will remove graffiti from public/private, residential, nonresidential, public facilities and improvements surfaces in the Eastside area with the goal of impacting 20,000 individuals.</p> <p>c. Provide \$225,000 in 2023 to complete improvements to park access at Hale Park. The project will include removing and replacing existing deteriorating chain link fencing and resurfacing existing sport courts, with a goal of benefitting 19,000 residents annually.</p> <p>d. Prioritize capital improvement projects, including new parks and amenities, in the Eastside area by budgeting for and implementing plans and strategies for the Eastern Area, prioritizing neighborhoods designated for low-income and mixed-income housing opportunities in the sites inventory; hold at least three workshops during the planning period in the Eastside area to develop infrastructure and</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.	The City continues to use its annual CDBG allocation for several public improvement projects. The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities.
Program 2.6: Replacement Unit Program	<p>Objective: Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development. [Source: New Program]</p> <p>The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:</p> <ul style="list-style-type: none">• currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and• was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, or• subject to any other form of rent or price control through a public entity's valid exercise of its police power, or• occupied by low or very low income households	Adopt policy in 2024.	The City's Housing Element Consultant Mintier Harnish, along with City Staff, are continuing work on drafting phased Development Code Amendments throughout the year.
Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements	<p>Objective: Reduce impact fees for multifamily projects based on actual project densities. Complete four offsite public facilities and/or service improvement projects in the Eastside area. [Source: Existing Program 3.1]</p> <p>The City will continue to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development and require that residential developers continue to provide on-site infrastructure to serve their projects. The City will continue to charge fees that reflect the actual cost of service provided to housing units anticipated by this Element. Prior to the issuance of building permits, the City will require evidence that the developer has paid the required school impact fees.</p> <p>The City will annually review fees to ensure they do not pose a constraint to development</p>	Annually review fees	<p>The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development, and requires that residential developers continue to provide on-site infrastructure to serve their projects.</p> <p>The City reviews its fee structure annually.</p>
Program 3.2: Ensure Adequate Public Services for Residential Development	<p>Objective: Provide public facilities and services meeting minimum City standards. [Source: Existing Program 3.2]</p> <p>The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community. The City will contact other public facility and service providers annually during the housing unit allocation process to ensure that these agencies can serve the increased number of housing units to be allocated.</p> <p>The City will establish specific procedures providing priority access to water and sewer infrastructure to developments with units affordable to lower income households as required by State law</p>	Annually during housing allocation process, 2023-2031; priority access to water and sewer; implement immediately; establish procedure in 2024.	The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community.

Program 3.3: Use of CDBG Funds	<p>The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods. (See Program 2.6 for implementation.) [Source Existing Program 3.3]</p>	See Program 2.6	<p>The City continues to use CDBG funds to upgrade public facilities and services in older neighborhoods. Refer to Program 2.6.</p> <p>In the upcoming 2025-26 program year, the City anticipates one public facility project and several community based organization facilities projects.</p>
Program 3.4: Support Transit Facilities and Transit-Oriented Development	<p>Objective: Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized. [Source: Existing Program 3.5, revised]</p> <p>To coordinate the availability of public transit as Lodi develops and to support transit-oriented development (TOD) on infill sites and properties with reuse potential, the City will:</p> <p>a. Ensure the continued construction of transit facilities, facilitate adequate transit service, and lower the cost of living within the community, with funding to be paid from traffic impact fees, state and federal funding sources, and "Measure K" sales tax funds;</p> <p>b. Promote development opportunities in mixed use zones through a link on the City's website, an information bulletin to be distributed to property owners within these zones, and with developers and business organizations in Lodi, and one or more meetings with business and community organizations to explain the benefits and implications of mixed use zoning designations for development opportunities;</p> <p>c. Adopt a Downtown Specific Plan that sites mixed use and high-density multifamily uses near transit facilities, and promotes transit-oriented development in Downtown Lodi; and</p> <p>d. Within the Downtown Specific Plan effort, update and modernize the 12-year-old Transit-Oriented Development Design Guidelines for the Downtown to include an examination of highest and best uses, through a balance of commercial and residential infill sites, to further encourage a vibrant walkable downtown with access to transit facilities.</p> <p>Through the Downtown Specific Plan and updated Transit Oriented Development Design Guidelines, develop TOD in Lodi's downtown, establishing a framework for infill development and public improvements, such as streets and</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>The Downtown Specific Plan effort is in full swing to study and address a plan for redevelopment of areas near the Downtown Transit Station. Although the plan is not yet drafted, City Staff has received a great amount of interest from the development community in consideration of sites for mixed-use, high density residential development.</p> <p>The City of Lodi and the San Joaquin Council of Governments (SJCOG), in partnership with San Joaquin Joint Powers Authority (SJJPA) and the San Joaquin Regional Rail Commission (SJRRC), secured \$450,000 for planning work to determine how to effectively connect a newly constructed Valley Rail train station in Lodi with the current train station that is located in downtown Lodi. The Valley Rail program must run trains along the "Sacramento subdivision" railroad tracks, which are located further west away from the existing downtown Lodi station, which receives trains running along the "Fresno subdivision" tracks. As such, the City of Lodi will soon have two train stations in service: the downtown Lodi station will be served by two daily San Joaquin trains, and the new Valley Rail Lodi station will eventually be served by seven new San Joaquin trains and three new ACE Rail trains each day. This planning grant will help identify the best way to create connectivity between both stations for riders and the community.</p>
Program 4.1: Promote Fair Housing Services	<p>services; increase participation of historically underrepresented residents in all City housing programs and community planning activities; collaborate with existing and new community stakeholders from all sectors and geographic areas to engage in the public participation process. [Source: Existing Program 4.1, revised]</p> <p>The City will promote equal housing opportunity for all persons in compliance with state and federal laws by continuing to provide funding for the operation of the City's Affirmatively Furthering Fair Housing Program. Under the program, the City provides information to the public on state and federal fair laws, provides referrals to County, State, and Federal agencies for investigation of fair housing complaints, and provides financial support to San Joaquin Fair Housing, which provides landlord-tenant mediation services.</p> <p>The City currently collaborates with San Joaquin Fair Housing (SJFH) to promote fair housing information and resources at an annual community event and promotes fair housing activities and resources by providing links through its website to nonprofit, County, State, and Federal agencies; providing fair housing information at the Community Development Department public counter; designating a point of contact in the department to handle fair housing inquiries; and distributing fair housing information at public locations in the city (such as the Lodi Public Library and the LOEL Senior Center).</p> <p>Under this Program the City will also:</p> <p>a. Update the City's website bi-annually to include fair housing rights and responsibilities for landlords and lenders and to list upcoming housing classes, workshops, and events hosted by the City and partner organizations;</p> <p>b. Distribute fair housing information through social media and public outreach campaigns, as well to the Access Center, LOEL Senior Center, and other local organizations annually and as events are scheduled;</p> <p>c. Provide annual informational seminars to area residential real estate agents, mortgage lenders, and property owners on fair housing laws and regulations, with a goal of providing trainings to at least 20 real estate agents and lenders and 20 property owners annually; and</p> <p>d. Review the City's outreach methods annually, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods, with a goal of conducting at least one citywide resident survey every three years to obtain feedback about City outreach methods on fair housing issues, prioritizing feedback from underrepresented residents.</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>The City completed its Analysis of Impediments to Fair Housing Choice in 2024, which was accepted by US Department of Housing's Office of Fair Housing and Equal Opportunity.</p> <p>San Joaquin Fair Housing (SJFH) provided fair housing assistance, including education, counseling, and mediation services to the residents of San Joaquin County. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing. SJFH helped mediate conflicts between tenants and landlords and provided educational opportunities. By educating both tenants and landlords, the program works to assist in the process of mitigating housing discrimination in Lodi and promoting fair housing opportunities regardless of a person's disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation.</p>

Program 4.2: Regulate Condominium Conversion	<p>Objective: Minimize the impact of displacement of very low-, low-, and moderate-income households and assure safety of converted units. [Source: Existing Program 4.2, revised to provide “first right of refusal”]</p> <p>The City will continue to regulate the conversion of rental housing to condominium or stock cooperative ownership to reduce the displacement of extremely low-, very low-, low-, and moderate-income households (see Title 15 of the Lodi Municipal Code). The regulations ensure that:</p> <ul style="list-style-type: none">• Residential condominium conversion projects are consistent with the Housing Element of the General Plan and State law;• Converted dwellings meet safety, quality, and appearance standards;• Purchasers of converted dwelling units are fully informed as to the physical condition of the structure and facilities;• Tenants are provided with notice of the conversion, relocation benefits, first right of refusal; and• The City maintains a supply of affordable housing.	Ongoing, 2023-2031 and as conversions come forward.	The City continues to regulate the conversion of rental housing to condominiums, although no conversions have occurred.
Program 4.3: Pursue Regional Solutions to Homeless Needs	<p>Objective: Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region; expand the shelter capacity within the Access Center by 200 beds. [Source: Existing Program 4.3, revised]</p> <p>The City will continue to support regional solutions to homelessness through its collaboration with the Salvation Army and funding and expansion of the Access Center, which provides extensive wraparound services in addition to overnight shelter, meals, and hygiene facilities. The City will participate in and support the Committee on Homelessness and will continue to fund a homeless liaison staff position. The City will also support San Joaquin County in implementing San Joaquin County Homelessness Strategic Plan and continue to have a City representative serve on the Board of the San Joaquin Continuum of Care (SJCoC) Shelter Committee and Strategic Planning Committee. The City will acquire and rehabilitate a former SRO on Main Street for purposes of transitional and supportive housing. It will consist of 40 units and provide continued case management to ensure residents path forward to self-sufficiency and permanent housing.</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>In an effort to continue to support regional solutions to homelessness through its collaboration with the Salvation Army, in 2015 the City formed a committee on homelessness, which is citywide and regional. This committee meets on a monthly basis to address both local and regional homeless issues. For more details of the LCOH efforts, see the webpage: http://www.lodi.gov/940/Homelessness.</p> <p>The City of Lodi adopted the San Joaquin County Homelessness Strategic Plan in November 2020, which continues to provide a blue print for how the City and County should address housing the unsheltered population.</p> <p>The City of Lodi received approval from City Council in October 2021 to purchase a site for development the Access Center and Emergency Shelter. On July 22, 2022, the City opened a temporary emergency shelter that has the capacity to house up to 49 unsheltered and provide services including, housing navigation, income advocacy, mental health and substance use treatment, job readiness training, etc. These services are similar to what will be provided at the permanent Access Center, once complete. The permanent Access Center is currently being constructed.</p> <p>Additionally, the City acquired a 40 unit SRO hotel and is near completion of rehabilitation to convert it into 40 units of transitional housing.</p>
Program 4.4: Educate the Public About Affordable Housing	<p>Objective: Provide information to the community about the benefits of affordable housing. [Source: Existing Program 4.4, revised simply to add "homeowners' associations" in second bullet]</p> <p>Affordable housing is seen negatively by many in the community; the perception is that affordable housing drives down property values, increases the demand for services, and facilitates criminal activity. The reality is that affordable housing helps police officers, firefighters, teachers, and other low- and moderate-wage workers live in Lodi. The City will:</p> <ul style="list-style-type: none">• Provide information on the City's website regarding housing in Lodi that discusses typical wages for various jobs that are held in the city and the housing costs that each earner can afford; and• In conjunction with the rollout of the Annual Action Plan, conduct an annual workshop on the issue of affordable housing, publicizing the events to neighborhood groups, homeowner's associations, community organizations, religious institutions, and others. Discuss affordable housing myths and the value that affordable housing can bring to a community, as well as important issues to consider.	Continue to provide a newsletter and conduct at least eight workshops during the Housing Element planning period.	<p>The City's Annual Action Plan, 5-year Consolidated Plan, and the City's Housing Element provide information concerning the City's efforts to promote affordable housing. These documents are available on the City's website.</p> <p>Annual Action Plan https://www.lodi.gov/183/Community-Development-Block-Grant-Progra</p> <p>Housing Element https://www.planlodi.com/housing-element</p> <p>Additionally, the Lodi Improvement Committee holds workshops with residents annually for the development of the City's Annual Action Plan.</p> <p>As the City looks to bring additional affordable housing opportunities to Lodi, City staff will continue to engage with the public on the benefits of affordable housing.</p>

Program 4.5: Incentivize Affordable Housing Development	<p>Objective: Facilitate the development of affordable housing opportunities in the city; incentivize the development of 200 very low- and 200 low-income housing units in the planning period. [Source: Existing Program 4.5, revised]</p> <p>To incentivize the development of affordable housing opportunities, the City will implement an Affordable Housing Incentives Program to encourage private housing developers and non-profit affordable housing providers to provide affordable housing. The program will incorporate streamlined review, regulatory incentives, revised fees (as possible), priority processing, and community engagement, including the following:</p> <ul style="list-style-type: none">• To the extent required for compliance with State law, adopt and apply streamlined permit processing for affordable housing developments in compliance with provisions under SB 35 and SB 330;• Provide regulatory incentives in support of affordable housing, potentially including additional density or FAR allowances; waived, reduced, or deferred fees; or additional concessions to development standards beyond those provided by State density bonus law;• To the extent possible, provide priority processing to developments that incorporate affordable units (minimum 20 percent); and• Make information regarding incentives and funding opportunities available at the Community Development Department's public counter and on the City website; provide information on incentives to developers and affordable housing providers annually. <p>Additionally, Program 1.2 calls for the exemption of affordable units from the growth management allocation process, which would eliminate the time and expense of the process.</p> <p>Further, as described in Program 1.5, the City will meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 months.</p>	Within one year of adoption of the Housing Element	<p>The City has a reduced fee schedule for high-density housing, and impact fees could be reduced further for projects affordable to lower-income households. In addition, City staff promotes infill higher-density projects which by-design have a greater affordability.</p> <p>The City completed an update of the Growth Management procedures in 2021 to streamline and facilitate the review and approval of growth allocations. Furthermore, the City is undergoing their 6th cycle Housing Element update which will provide updates to this topic.</p> <p>The City encourages use of State Density Bonus law to creatively enable development of affordable housing projects.</p> <p>The City has published free pre-approved ADU plans, along with a Guidebook and checklist, and is working towards developing Objective Design Standards for multifamily and "Missing Middle" housing.</p>
Program 4.6: Facilitate the Development of Project-Based Housing Choice Voucher (formerly Section 8) Units	<p>Objective: Increase the total of affordable and senior housing units in the city through new funding sources and coordination with local property owners; 20 senior units, 20 units for residents with a disability, and 40 lower-income units; inventory small older multifamily rental properties; work with local agencies to obtain funding to assist in the acquisition of two small rental properties. [Source: Existing Program 4.6, revised]</p> <p>The City will work with nonprofit developers to try to secure project-based Housing Choice Voucher funding in order to develop and expand the availability units affordable to lower-income families, seniors and residents with a disability in the city.</p> <p>Additionally, the City will collaborate with non-profit organizations and housing developers to generate a list of small older multifamily rental properties for potential acquisition/rehabilitation and deed restriction and pursue funding to support acquisition and/or rehabilitation.</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	<p>The City works with nonprofit developers to secure project-based or tenant based Housing Choice Vouchers (formerly Section 8).</p> <p>The City is working in collaboration with HACSJ on a 108 unit affordable housing project next to Salas Park. Its primary residents will be seniors and veterans. The City has allocated the land as an equity stake in the project and will support the HACSJ through entitlements and seeking grant resources to complete the project.</p> <p>The City is looking at further opportunities to collaborate in 2025 on grant applications for affordable housing.</p>

Program 4.7: Affirmatively Furthering Fair Housing	<p>Objective: See individual actions. [Source: New Program]</p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, genetic information and other protected characteristics identified by the California Fair Employment and Housing Act (Government Code Section 12900 et seq.), Government Code Section 65008, and any other State and Federal fair housing and planning law. The City shall continue to fund fair housing services which promote equal housing opportunity within the community.</p> <p>To effectively address the requirements of Government Code Sections 8899.50 and 65583, the City will coordinate with San Joaquin Fair Housing/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation.</p> <p>Under this Program, the City shall:</p> <p>a. Provide funding for San Joaquin Fair Housing (SJFH) to conduct fair housing testing, maintain the housing discrimination and tenant/landlord law hotline, investigate complaints, and complete outreach and education through public forums, with goals of providing \$100,000 during the planning period (including \$18,000 in 2023-2024) and assisting 1,000 households annually;</p> <p>b. Coordinate with SJFH to gather, analyze, and report data on fair housing complaints filed with the Fair Housing Council of Central California annually;</p> <p>c. Contract with SJFH to work with tenants and tenant advocates to identify violations of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination, with a goal of assisting 50 households annually;</p> <p>d. Annually review prior year performance regarding affirmatively furthering fair housing in the annual planning for the use of CDBG funds and identify funding support that addresses the removal of impediments or advancing specific fair housing goals;</p> <p>e. Provide \$25,000 in 2023-2024 to the Community Partnership for Families of San Joaquin (CPFSJ) to provide gang prevention and wraparound services for Lodi's at-risk youth and their families. This will include assessments, case management, group counseling, and a curriculum program with a goal of serving 600 low-income individuals and 30 youth from low-income neighborhoods;</p> <p>f. Provide \$125,000 in funding in 2024 to fund the rehabilitation of Crookside South Apartments, with a goal of assisting 100 households annually.</p>	See individual actions.	All of these items are progressing and will continue in 2025-2026.
Program 4.8: Place-based Strategies	<p>Objectives: For action a: develop a comprehensive, long-term community development strategy and/or program priority strategy for the Eastside area; for action b: prioritize services in neighborhoods with higher concentrations of low-income and minority residents; for action c: prepare a transit needs study and identify potential actions to increase access too transit linking Lodi to regional job centers; for action 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 work to improve place-based strategies to encourage community conservation and revitalization in the Eastside area. Under this Program, the City will:</p> <p>a. Prioritize public health, education, economic, and safety programs in the Eastside area in coordination with area public health entities (e.g., Adventist Health Lodi Memorial), Lodi GrapeLine, Lodi Unified School District, workforce development groups, and the Lodi Police Department. In coordination with these agencies, the City will develop a comprehensive, long-term community development strategy and/or program priority strategy for the Eastside area by January 2031;</p> <p>b. Identify addresses and compile mailing list and email addresses to focus outreach to neighborhoods with higher concentrations of low-income and minority residents to prioritize services in these areas by 2027;</p> <p>c. Prepare a study on transit needs for Lodi residents and identify actions to address those needs, focusing on the commuting needs of low-income residents. Work with Lodi GrapeLine to expand transit services that connect Lodi to other nearby cities, including Stockton, Sacramento, and the Bay Area; and</p> <p>d. Implement small-scale placemaking projects/events such as pedestrian improvements or parklets in the Eastside area.</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.	In 2024, the City adopted a new Environmental Justice Element in conjunction with the 6th Cycle Housing Element. Environmental justice is the response to the tendency of low-income and racial minority communities bearing a disproportionate burden of hazardous or degraded environments (e.g., freeways, landfills, hazardous waste facilities, poor working conditions) than the general population. Historically, this is due to a lack of meaningful opportunities for these communities to participate in the planning process, sometimes leading to discriminatory practices, such as redlining, that have segregated communities and pushed low-income and racial minority populations to areas with poor air quality, pollution, and other health hazards. Environmental justice policies and programs work to overcome these trends and undo the effects of discrimination in land use decisions.

Program 4.9: Encourage Development of Farmworker Housing	<p>Objective: Encourage the development of 50 affordable units for farmworkers. [Source: New Program]</p> <p>In conjunction with Program 1.5, the City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:</p> <ul style="list-style-type: none">• Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.• Coordinating and participating with regional organizations, including non-profit, academic and employers, to raise awareness, share and employ strategies, and identify or target new resources.• Coordinating annually with organizations that represent or serve farm workers.• Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.• Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.	Annually; adopt incentives by 2026.	<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 mid 2025.</p>
Program 4.10: Anti-Displacement Strategy	<p>Objective: Complete targeted engagement in 2024-2025; adopt Anti-Displacement Strategy in 2026; encourage the development of 100 lower income units (beyond the RHNA), with a target of 75 percent for seniors, residents with a disability, and farmworkers. [Source: New Program]</p> <p>In combination with programs included in this Housing Element, the City shall adopt a multi-pronged antidisplacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in the Eastside Area where lower income households exist in higher concentrations.</p> <p>The anti-displacement strategy may include, but is not limited to, the following potential efforts:</p> <p>Production: increase multifamily residential and mixed-use opportunities in throughout the city beyond capacity to meet the RHNA; allow duplexes, triplexes, and multiple JADUs in lower density high resource areas; adopt an inclusionary housing ordinance.</p> <p>Preservation: create partnerships with the Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; establish a rent control ordinance; restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.</p> <p>Protect Current Residents: ensure first right of return to existing residents; establish a just cause eviction policy; develop an engagement strategy to disseminate information on tenant protections and available resources.</p> <p>In developing the Strategy, the City shall discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of three events targeting the Eastside Area seniors, farmworkers, and residents</p>	Annually; adopt incentives by 2026.	<p>The City participated in the San Joaquin Council of Governments (SJCOC) Community, Diversity, and Displacement Study, which demonstrated increasing gentrification particularly in east Lodi adjacent to the downtown core. The resulting Housing Policy Toolkit suggested ways to increase housing production, preserve and protect affordable units.</p> <p>As part of the Downtown Specific Plan (in process), and Housing Element inventory sites, there has been a particular focus on increased multifamily unit development on vacant infill sites east of the downtown. As part of the GPEIR update, the Downtown Mixed Use (DMU) zoning designation will be expanded, and sites rezoned to encourage redevelopment of high density housing.</p> <p>Separately, free pre-approved ADU plans have enabled households on the eastside to affordably construct ADUs for either multi-generational living arrangements, or income producing rental units.</p>
Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes	<p>Objective: Increase energy efficiency in older homes, with a goal of providing rebates to qualified households for energy conservation/weatherization improvements. [Source: Existing Program 5.1, revised]</p> <p>The City will continue to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program, which began in 2020. The City will post and distribute information on currently available weatherization and energy conservation programs operated by the City, nonprofit organizations, and utility companies through the City's website and through social media outlets, the Community Development Department public counter, the Lodi Public Library, the LOEL Senior Center, and other public locations. The Conservation Element also promotes energy conservation and weatherization improvements to existing structures and public buildings</p>	Current and ongoing, 2023-2031; advertising campaigns twice annually.	<p>The City's electric utility, Lodi Electric Utility Department, offers energy conservation programs. A direct link to Lodi Electric's webpage is provided on the City's website. https://www.lodi.gov/909/Residential-Rebates</p>

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