

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 26, 2008**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 26, 2008, commencing at 7:03 a.m.

Present: Mayor Pro Tempore Hansen, Council Member Hitchcock, Council Member Johnson, and Council Member Katzakian

Absent: Mayor Mounce

Also Present: City Manager King, Deputy City Attorney Magdich, and City Clerk Johl

B. Topic(s)

B-1 Presentation Regarding Residential Paint Up - Fix Up Program (CD)

City Manager King provided a brief introduction of the proposed paint up - fix up program.

Community Improvement Manager Joseph Wood provided a PowerPoint presentation regarding the proposed paint up - fix up program. Specific topics of discussion included funding through redevelopment, common tool of redevelopment agencies, draft program guidelines, grants up to \$10,000, low- and moderate-income requirements, matching requirements, eligible properties, eligible repairs, Building and Housing Code requirements, application process, program criteria, and draft program guidelines.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated matching requirements are common for participants of this type of a program. He stated suggested levels may be no matching requirement for very low income, 20% matching requirement for all others in the project area, and 50% matching requirements for all those outside the project area. Mr. King stated much of this is a policy call for the Council as the low-income housing set aside can be spent anywhere in the City or targeted in a specific project area alone.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated the project area is not further separated or prioritized as currently there is no specific focus area within the project area.

In response to Council Member Hitchcock, Mr. King stated the matching element was designed to have some sliding scale levels and there are various ways the match and distribution can be set up. He stated he anticipates the total funding level for the program will be \$100,000 annually.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated the funding for the fencing program that was previously done came from Community Development Block Grant (CDBG) funds for targeted areas.

In response to Council Member Johnson, Mr. Wood stated it is not recommended that CDBG funding be utilized or combined for home improvement or rehabilitation projects because it may trigger federal lead paint related regulations, extensive paperwork, and testing requirements.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated there were only a few jurisdictions that give preference to code enforcement cited areas.

In response to Council Member Johnson, Mr. Wood stated that, if code enforcement citation

areas were given preference, the repairs would have to be such that the actual violations were completely eliminated.

In response to Council Member Johnson, Eileen St. Yves stated the Lodi Improvement Committee did not delve into the code enforcement issue in too much detail. She stated sometimes the property owner does have a desire to improve the property but does not have the means to do so financially or physically.

In response to Council Member Hitchcock, Mr. Wood stated that, after the application is reviewed, staff would develop a scope of work based on a site visit to address all building and safety issues.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated a roof can be fixed for \$10,000. He stated they will not be using a band aid approach but rather looking at significant improvements, which are generally those over 100 square feet.

In response to Mayor Pro Tempore Hansen, Mr. King stated the Police Department is implementing some code enforcement efforts and monitoring foreclosed properties and asking that the watering and other landscaping be maintained. Deputy City Attorney Magdich stated State legislation is also providing additional enforcement tools for unkempt foreclosed properties.

In response to Council Member Hitchcock, Mr. Wood stated whether or not to give priority to properties specifically located in the project area will be a policy consideration for the Council.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated self repairs are discouraged because it is much more difficult to hold a property owner to certain standards than it is a contractor. Mr. King stated in some cases the homeowner is not the best person to do the home improvements and the same problems may not arise with an experienced contractor.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated the contractors will need to go through a qualification process and they will be checked to ensure they perform reputable work.

In response to Mayor Pro Tempore Hansen, Mr. Wood stated that, if a match is required, the match will be paid up front. He confirmed that low income would likely not have any match.

In response to Council Member Hitchcock, Mr. King stated that, while we do not want to oversell the program, we also want to ensure that people know about the program, which will likely be an ongoing annual program.

Eileen St. Yves spoke in favor of the program and stated she would like to see the program focus on the very low-income range to assist those who need the program the most.

C. Comments by Public on Non-Agenda Items - None

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:56 a.m.

ATTEST:

Randi Johl
City Clerk