

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda date: 2/7/11
Reviewed by: BP

SUBJECT: 2011-2012 Community Development Block Grant (CDBG) City-County Agreement

FROM: Ann Chaney, Community Development Director

STAFF RECOMMENDATION

That the City Council:

1. Approve the use of FY 2011-12 Community Development Block Grant (CDBG) funds, projected to be in the amount of \$90,000 (\$83,400 jurisdictional improvements + \$6,600 general administration), for the following projects:
 - Meals on Wheels program - \$15,000
 - Alameda County HMIS (Homeless Management Information System) - \$1,473
 - 2-1-1 Call Program for Housing, Health, and Human Services - \$5,000
 - Senior Center Repairs - \$ 34,264
 - Curb Ramps - \$ 34,263

2. Reallocate \$63,772 previously approved by the City Council in 2010 from the Senior Center Expansion project, to the Senior Center Repair project. This was part of last year's CDBG allocation.

DISCUSSION

The Alameda County Housing and Community Development Department is the lead agency in administering federal Community Development Block Grant (CDBG) funds. The City of Albany is eligible to use these funds within census tracts that meet specified income levels and for specific projects that will benefit low and moderate-income households.

According to County officials, the exact amount of CDBG funding to be allocated through this federal program to Alameda County for 2011-12 is not yet known. For planning purposes, the County recommends that Albany, and the other Urban County areas, base our applications on a lesser amount than last year's funding. Funding has been declining slightly for the past several years.

Examples of past projects funded through Albany's CDBG allocation include:

- continuing support to the Meals on Wheels program for seniors
- continuing support to 2-1-1 Program
- continuing support to Alameda County HMIS (Homeless Management Information System)

- Ocean View Park restrooms
- Teen Center upgrade
- Accessible curb ramps – citywide

As noted on the attached 2010-11 CDBG Program Allocation, Albany’s total CDBG allocation was projected at \$131,985. Of this amount:

- \$94,039 (71%) was assigned to “Jurisdictional Improvements” (i.e., eligible locally-designated projects);
- \$31,346 (24%) was assigned to the Housing Rehabilitation program, managed by Alameda County (Minor Home Repair and Rehabilitation); and
- \$6,600 (5 %) was designated for general administration.

For the past several years, Albany used its general administration funds toward the City’s share of the Countywide HMIS program and the Dial 2-1-1 program. It is recommended that these administrative funds, totaling \$6,600, again be used again for such programs.

DISCUSSION

A requirement for using CDBG funds, with very few exceptions, is that at least 51% of the recipients must have an income that meets the definition of very low or low (50% to 80% of the countywide median income). In Albany, as the median income for the community continues to rise, meeting this requirement has become increasingly difficult. Programs that benefit disabled persons or seniors usually have no difficulty meeting these income limits.

Another stipulation of this program is that no more than 20% of CDBG funds can be applied toward social services. The intent of this funding is that the major portion be used for capital projects. The County has determined that federal law is being met, as long as the “Urban County”, overall, does not exceed the 20%. The Urban County includes County unincorporated areas and five cities, of which Albany is one.

Staff is proposing that the funding available for FY 2011-12 be allocated to five programs:

1. **Meals on Wheels - \$15,000**
Ongoing program that helps pay staff costs for Meals on Wheels program coordination; program provides hot meals to eligible homebound seniors.
2. **Alameda County HMIS (Homeless Management Information System) - \$1,473**
Program provides services and collects information on Alameda County’s homeless in order to better serve this population.
3. **2-1-1 Program - \$5,000**
Program provides a free, accessible, three digit telephone number enabling anyone to access the vital community services that they need. Targets the most at-risk populations including older adults, people with disabilities, caregivers, and non-English speakers.

4. **Senior Center Repairs - \$34,264**

Needed repairs at the Senior Center at 846 Masonic include roof repair and/or replacement of the HVAC system. These repairs are much needed and staff will make every effort to ensure the repairs are compatible with the expansion plans. The \$2.2 million Senior Center Expansion project has been postponed as grant funds and other sources of funding are not available at this time.

5. **Curb Ramps - \$34,263**

Although CDBG funds were used to install 69 curb ramps citywide in late 2009, some intersection corners still lack a curb ramp, or the ramp that exists is extremely substandard. These monies will be used to install six to seven ramps where needed.

ANALYSIS

Albany's 2010-11 CDBG allocation, approved by the City Council in 2010, included \$63,772 toward the planning and construction of the Senior Center Expansion project. However, because of the urgency of the needed roof and heater repairs/replacement to the existing Center, it is recommended that the \$63,772 (from 2010-11 allocation) be reallocated to Senior Center Repairs. Staff contacted the Alameda County staff to confirm that the repair project was eligible for use of CDBG funds, and that funds could be reallocated. County staff confirmed this.

SUSTAINABILITY IMPACT

Albany's use of CDBG funds assists low and very low income persons in a variety of ways. They are used to provide hot meals to homebound persons, provide curb ramps for the disabled, support systems that provide information (2-1-1) to lower income persons and collect data on the homeless to better serve this at-risk population (HMIS), and provide a safe and comfortable place for seniors to gather. These programs are compatible with values of sustainability.

FINANCIAL IMPACT

The proposed use of CDBG funds will result in a direct savings to the General Fund of \$15,000 in FY 2011-12, by offsetting the City's cost of the Meals on Wheels program. Funds for the HMIS and 2-1-1 programs further Albany's goals to assist homeless and at-risk populations. Lastly, the use of CDBG funds for Senior Center repairs would also result in a direct savings to the General Fund, and would benefit Albany's senior population.

Attachments

2010-11 Community Development Block Grant Program Allocation