

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

Agenda date: 3/5/12  
Reviewed by: BP

**SUBJECT:** 2012-2013 Community Development Block Grant (CDBG) City-County Agreement

**FROM:** Jeff Bond, Community Development Director  
Ann Chaney, Community Development Consultant

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**STAFF RECOMMENDATION**

That the City Council approve the use of FY 2012-13 Community Development Block Grant (CDBG) funds, projected to be in the amount of \$73,088 (\$66,488 + \$6,600) jurisdictional improvements + \$6,600 general administration), for the following projects:

- Meals on Wheels program - \$16,000
- Congregate Senior Meal program - \$3,000 (new CDBG program)
- Alameda County HMIS (Homeless Management Information System) - \$1,473
- 2-1-1 Call Program for Housing, Health, and Human Services - \$5,000
- Curb Ramps (Citywide) - \$47,615

**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 City's projected allocation is based on information released from the Department of Housing and Urban Development (HUD) in December 2011. Although this amount may be subject to change, the County recommends that Albany, and the other Urban County areas, base our applications on this amount for planning purposes. Funding has been declining for the past several years, and this year's projected allocation is about \$17,000 (19%) less than Albany's 2011-12 allocation.

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

- Support to the Meals on Wheels program for seniors, 2-1-1 Program, and Alameda County HMIS (Homeless Management Information System)
- Accessible curb ramps (city-wide; Pierce Street project)
- Senior Center repairs and expansion project
- Teen Center upgrade and Ocean View Park restrooms

As noted on the attached 2012-13 CDBG Projected Allocation, Albany's total CDBG allocation is projected at \$95,250. Of this amount:

- \$66,488 (70%) is assigned to "Jurisdictional Improvements" (i.e., eligible locally-designated projects);
- \$22,163 (23%) is assigned to the Housing Rehabilitation program, managed by Alameda County (Minor Home Repair and Rehabilitation); and
- \$6,600 (7%) is designated for general administration, which Albany has typically applied to projects and programs.

Housing counseling services (e.g., housing/tenant/landlord rights), are administered through the County's CDBG allocation. These services, totaling \$89,250, are currently provided by ECHO housing and available to all Albany residents and landlords, as well as other Urban County areas.

## **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 2012-13 be allocated to five programs:

1. **Meals on Wheels - \$16,000**  
Ongoing program that helps pay staff costs for Meals on Wheels program coordination; program provides hot meals to eligible homebound seniors. Staff recommends that CDBG funding to this program be increased from \$15,000 to \$16,000 to help offset staffing costs.
2. **Congregate Senior Meals - \$3,000 (new program)**  
Program provides one meal per day, five days a week, to an average of 32 seniors. Meals are served at the Senior Center. Staff recommends that CDBG funds be used to support program staffing that was previously lost due to budget cuts.
3. **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.

4. **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. Program targets the most at-risk populations including older adults, people with disabilities, caregivers, and non-English speakers.

5. **Curb Ramps (citywide) - \$47,615**

Although CDBG funds have been used to install numerous curb ramps citywide in the past several years, some intersection corners still lack a curb ramp, or the ramp that exists is extremely substandard. These monies will be used to install ramps where needed.

**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 seniors and 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 \$16,000 in FY 2012-13, by offsetting the City's cost of the Meals on Wheels program. CDBG funds will enable the City to reinstate the prior level of service provided through the Congregate Senior Meal program. Funds for the HMIS and 2-1-1 programs further Albany's goals to assist homeless and at-risk populations. Use of CDBG funds for curb ramps benefit disabled persons and seniors, and will help offset the use of Measure F monies.

**Attachment**

Projected 2012-13 Community Development Block Grant (CDBG) Allocation