

(R-82-1556)

RESOLUTION NUMBER R- 256016

Adopted on MAR 16 1982

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager be and he is hereby authorized and empowered to submit, for and on behalf of said City, changes to the 1982 CDBG Grant Application contained in Exhibit "A" to reflect a reduced allocation of \$11,401,195 to the United States Department of Housing and Urban Development (HUD), under Title I of the Housing and Community Development Act of 1974, as amended in 1978. Grant Application is on file in the office of the City Clerk as Document No. RR-254746; and upon approval of said changes by HUD, the City Manager is hereby authorized to execute said Grant Agreement and implement the projects contained therein.

APPROVED: John W. Witt, City Attorney

By Stuart H. Swett  
Stuart H. Swett  
Chief Deputy City Attorney

SHS:rc:666  
3/10/82  
Or.Dept:Block Grant Adm.  
Form r.none

1982 CDBG PROJECTS

Entitlement Reduction of \$1,488,000

ATTACHMENT A

01873  
R-256016

PROJECT	1982 FUNDING	MANAGER'S RECOMMENDATION	COMMITTEE RECOMMENDATION	COUNCIL RECOMMENDATION
1. <u>Marina Redevelopment (CCDC) Land Acquisition.</u>	\$ 2,640,000	\$ 2,640,000	\$2,640,000	\$ 2,640,000
2. <u>City Heights Streets and Alleys (Engineering &amp; Development Dept.)</u>	350,000	350,000	315,000	350,000
3. <u>Barrio Logan Streets and Alleys (Engineering &amp; Development Dept.)</u>	115,000	115,000	103,500	115,000
4. <u>Logan Heights Alley Improvements (Engineering &amp; Development Dept.)</u>	400,000	400,000	360,000	400,000
5. <u>Chollas Flood Control - Ph. II (Engineering &amp; Development Dept.)</u>	50,000	50,000	45,000	50,000
6. <u>Barrio Educational/Cultural Activity (Property Dept.)</u>	80,000	80,000	-0-	-0-

Annual repayment of a Section 108 loan guarantee given City by HUD. City was recently informed of increased interest payment that was to be deducted from entitlement. City staff has been working with CCDC since last committee meeting and has resolved the situation by utilizing CCDC funds. Further reduction of entitlement is no longer necessary.

Original request of \$700,000 was reduced to the present \$350,000 with formation of an assessment district to assist in recovering the balance. A further reduction in the funding level would mean a reduction in the number of alleys to be improved. Current bidding experience indicates that a 15% reduction would call for the deletion of at least two alleys from the projected program of eleven alleys.

Original request of \$229,000 reduced to \$115,000 with formation of an assessment district to assist in recovering the balance. A 15% reduction would call for the deletion of one or more alleys from the projected program of five alleys.

Original request of \$800,000 reduced to \$400,000 with formation of assessment district to assist in recovering the balance. A 15% reduction would delete two or three alleys from the projected program of eleven alleys.

This segment is a mid-stream project essential to the overall program and must be completed prior to proceeding with subsequent phases of the total flood channel.

The City is in the process of executing a tri-party agreement with the San Diego Community College District and the San Diego Unified School District for the purpose of financing consultant services for preparation of a master plan for a facility in the Barrio Logan/Harbor 101 area. Upon execution of this agreement City would advertise for proposals from interested consultants.

# CORRECTION

The foregoing document is  
rephotographed to insure legibility.

01.07.78 R-256016

1982 CDBG PROJECTS

Entitlement Reduction of \$1,488,000

PROJECT	1982 FUNDING	MANAGER'S RECOMMENDATION	COMMITTEE RECOMMENDATION	COUNCIL RECOMMENDATION	COMMENTS
1. <u>Marina Redevelopment (CCDC)</u> Land Acquisition.	\$ 2,640,000	\$ 2,640,000	\$ 2,640,000	\$ 2,640,000	Annual repayment of a Section 108 loan guarantee given City by HUD. City was recently informed of increased interest payment that was to be deducted from entitlement. City staff has been working with CCDC since last committee meeting and has resolved the situation by utilizing CCDC funds. Further reduction of entitlement is no longer necessary.
2. <u>City Heights Streets and Alleys (Engineering &amp; Development Dept.)</u> Complete remaining improvements originally identified.	350,000	350,000	315,000	350,000	Original request of \$700,000 was reduced to the present \$350,000 with formation of an assessment district to assist in recovering the balance. A further reduction in the funding level would mean a reduction in the number of alleys to be improved. Current bidding experience indicates that a 15% reduction would call for the deletion of at least two alleys from the projected program of eleven alleys.
3. <u>Barrio Logan Streets and Alleys (Engineering &amp; Development Dept.)</u> Complete remaining improvements originally identified.	115,000	115,000	103,500	115,000	Original request of \$229,000 reduced to \$115,000 with formation of an assessment district to assist in recovering the balance. A 15% reduction would call for the deletion of one or more alleys from the projected program of five alleys.
4. <u>Logan Heights Alley Improvements (Engineering &amp; Development Dept.)</u> Complete remaining identified improvements.	400,000	400,000	360,000	400,000	Original request of \$800,000 reduced to \$400,000 with formation of assessment district to assist in recovering the balance. A 15% reduction would delete two or three alleys from the projected program of eleven alleys.
5. <u>S. Chollas Flood Control - Ph. II (Engineering &amp; Development Dept.)</u> Complete work on channel between 40th Street and Imperial Avenue.	50,000	50,000	45,000	50,000	This segment is a mid-stream project essential to the overall program and must be completed prior to proceeding with subsequent phases of the total flood channel.
6. <u>Barrio Educational/Cultural Activity (Property Dept.)</u> Conduct environmental assessment, preliminary engineering and planning studies for facility.	80,000	80,000	-0-	-0-	The City is in the process of executing a tri-party agreement with the San Diego Community College District and the San Diego Unified School District for the purpose of financing consultant services for preparation of a master plan for a facility in the Barrio Logan/Harbor 101 area. Upon execution of this agreement City would advertise for proposals from interested consultants.

1982 CDBG PROJECTS

Entitlement Reduction of \$1,488,000

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PROJECT	1982 FUNDING	MANAGER'S RECOMMENDATION	COMMITTEE RECOMMENDATION	COUNCIL RECOMMENDATION	COMMENTS
6. Barrio Educational/Cultural Activity (cont.) (Property Dept.) Conduct environmental assessment, preliminary engineering and planning studies for facility.					(Continued). The requested \$80,000 is for environmental and preliminary engineering studies to be conducted subsequent to acceptance of the Master Plan study. A reduction or delay of the 1982 CDBG allocation is possible depending on the schedule for the consultant study which is unknown at this time.
7. San Diego Local Development Corp. (Urban League) Project provides technical assistance and loan packaging through local lending institutions for small businesses.	\$ 408,539	408,539	367,685	\$ 408,539	Original request of \$430,042 was reduced to \$408,539. Included in this amount is approximately \$17,000 for consultants to perform special auditing and monitoring functions. The actual project budget would be \$391,539. A further reduction of 15% would seriously impact the level of services that the Agency presently provides. As of January 31, 1982 the Agency has (1) completed twenty-nine (29) Loan Packages totaling over seven million dollars and another forty (40) in process. (2) Received approval on eighteen Packages totaling over six million dollars and affecting approximately 174 jobs.
8. Southeast Economic Development Corp. (SEDC) Corporation is responsible for conducting redevelopment activities in Southeast San Diego.	554,395	554,395	498,956	554,395	Original request of \$583,574 was reduced to \$554,395. This amount represents the Administrative Budget for the Corporation. Further reductions would eliminate the ability of the Corporation to employ additional staff to work on the development of Helix Heights and the Central/Imperial Project Area (formerly known as the Imperial Business Complex). Two priority projects.
9. Citizen Participation (Citizens Asst. & Info. Dept.) Provide transcription and translation services to community groups and City departments.	14,850	14,850	13,365	14,850	Current funding is a reduction of original request of \$29,700 and allows activity to continue through June 1982. At that time the Manager recommends discontinuance of this activity.
10. Mid City/College Area Economic Revitalization Study (Planning Dept./El Cajon Blvd. Business Assn.)	120,000	120,000	108,000	120,000	During initial CDBG hearings the study area for this project was expanded, but funding remained at the current level. Preliminary plans call for determination (continued)

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1982 FUNDING      PROJECT      1982 FUNDING      MANAGER'S RECOMMENDATION      COMMITTEE RECOMMENDATION      COUNCIL RECOMMENDATION      COMMENTS

10. (continued)  
Economic analysis and evaluation of available development programs and preparation recommendations.

11. 43rd and Oceanview Blvd. Improvements (Eng. & Dev. Dept.)  
Preserve a north/south route along 43rd St. in conjunction with the Fortune Homes Development

12. Imperial Business Complex-Ph. I (Southeast Economic Dev. Corp.)  
Development planning and land assembly for industrial/commercial complex bounded by I-805, Imperial Ave., Chollas Creek and 47th St.

13. Helix Heights (Southeast Economic Deve Corp.)  
Investigate existing and potential land use for 65+ acre site.

14. Chicano Community Health Center Bldg. (Chicano Health Center)  
Design and planning for future building renovation.

\$ 100,000

\$ 100,000

\$ 100,000

-0-

-0-

248,748

248,748

248,748

223,874

\$ 248,748

150,000

150,000

150,000

135,000

150,000

30,000

30,000

30,000

27,000

30,000

of target locations along Adams Ave., El Cajon Blvd., and University Ave. Any reduction in the current funding level would reduce the number of target locations that could be analyzed.

Original funding request of \$248,000 was reduced when it was determined that project could be completed in a phased manner. Funds allocated for the initial phase represents the cost estimate of anticipated land acquisition to connect 43rd Street with Oceanview Blvd. and Imperial Ave.

A high priority project of the Southeast Economic Development Corporation. A delay or reduction in funding could cause costly increases in the purchase price of surplus Caltrans land, which that Agency is, at this date, anxious to sell.

A high priority of the Southeast Economic Development Corporation Any delay or reduction in funding would inhibit the proposed development schedule of this site.

Original request of \$380,000 was reduced to \$30,000 for design work. This amount was the agency estimate in its proposal for consultant services for this purpose. Any reduction may reduce the scope of work that could be done.

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PROJECT

COMMENTS

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|--|--------|--------|--------|--------|---|
| 15. Copley YMCA Renovation<br>(Copley YMCA)<br>Re-roof building  | 25,000 | 25,000 | 22,500 | 25,000 | Original request of \$168,030 was reduced to \$25,000 to repair roof. Agency currently experiencing problems with roof which may have to be repaired immediately at the expense of other renovation activities.   |
| 16. Mid City Clinic Bldg. Renovation<br>(Mid City Community Clinic)<br>Complete basement renovation and lower access ramp.   | 35,000 | 35,000 | 31,500 | 35,000 | Original request of \$167,000 was reduced to \$35,000. City current advertising for bids on Phase I of renovation project. The current request is for Phase II (basement and Phase III (access ramps)). The 35,000 allocated would not fully cover either of the phases. Any reduction would further reduce the work that could be done.                                |
| 17. Southeast YMCA Bldg. Renovation<br>(Southeast YMCA)<br>Modification of interior design for better security and usage.    | 21,315 | 21,315 | 19,184 | 21,315 | Original request of \$44,985 was reduced to \$21,315. This reduction was made by agency with heavy reliance on volunteer services. Any further reduction would further reduce renovation work.  |
| 18. Housing Feasibility Study<br>(Chicano Federation)<br>Survey housing conditions in the Barrio, Sherman and Encanto areas. | 26,692 | 26,692 | 24,023 | 26,692 | Original request of \$152,000 was reduced to \$26,692. Any further reduction would severely limit scope of study.   |
| 19. Barrio Community Pool<br>(Barrio Station, Inc.)<br>Develop swimming pool in Barrio area.                                 | 40,000 | 40,000 | 36,000 | 40,000 | Original request of \$165,000 included land acquisition and construction. Approval was given for a maximum of \$40,000 providing for a dollar for dollar match up to the maximum. If maximum were achieved this would provide the agency with the estimated amount for purchase of the proposed site. Any reduction would require the agency to raise a larger portion. |

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COMMENTS

20. Inner City Self Help  
(San Diego Youth & Community Services, Inc.)

Neighborhood organization rehabilitation effort which provides tools and technical assistance.

25,000

-0-

22,500

\$ 22,500

Agency has received from the State Department of Housing and Community Development a three month phase out budget of \$5,000 rather than an anticipated \$39,000 annual budget. This leaves the City with a portion of the program that does not appear to be viable by itself. Additionally the total program appears to have been only marginally effective. The contract for the last year required rehabilitation work to be conducted on forty (40) homes. Thirty-two (32) homeowners were involved in the program but work was only performed on eighteen (18). Using the agency's formula for calculating savings to residents, a savings of \$10,900 was realized by the program participants. This relatively small amount of savings generated by the program as compared to the Program's total budget of \$49,000 is due not only to the few number of homes worked on, but also to the minor nature of the work being performed. It is therefore recommended that \$5,000 in 1981 CDBG contingencies be made available to the agency to match the State's allocation to assist in the three month phase out period.

21. Architectural Barrier Removal  
(Engineering & Dev. Dept.)

Remove barriers from public facilities which limit the mobility of elderly and handicapped

250,000

212,500

212,500

212,500

Project is ongoing with some funds remaining from previous years. Current reduction should not seriously impede project activity. Various activities are undertaken through projects such as ramps, guide strips, retrofit of bldgs., etc. Therefore it is difficult to estimate actual impact of further reduction. As an example however, each curb, ramp currently costs approximately \$400. Therefore the recommended funding reduction would eliminate 93 ramps.

22. Gaslamp Quarter  
(Planning & Engineering & Development Dept.)

Rehabilitation of buildings, public facility improvements and support of Gaslamp Quarter Assn.

287,300

220,300

220,300

220,300

Original request reduced by \$67,000. This represents cost associated with street and sidewalk improvements allocated by Planning/Property Department during initial CDBG hearings. Gaslamp staff now agrees that this allocation of funds is not necessary during 1982, and will not adversely affect the remainder of the project.

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23. <u>San Ysidro Blvd. Widening (Engineering &amp; Dev. Dept.)</u> Engineering design and right-of-way acquisition between I-805 and Border Village Road.	840,000	640,000	640,000	640,000	The environmental clearance and release of funds for this phase of the project is scheduled for March 1982. Appraisals for acquisition for right-of-way are completed. City is now ready to implement the acquisition phase. Any delays or reductions could increase cost of project.
24. <u>Low Income Housing Development &amp; Rehabilitation (Housing Commission)</u> Allocated funds are for housing rehabilitation, low income housing site improvements and planning and development activities.	3,975,000	3,145,743	3,461,772	3,202,820	Activity utilizes largest portion of CDBG funds. Housing Commission has indicated this reduction would result in a reduction of 40 units under Housing Rehabilitation, 60 units under the Moderate Rehabilitation Program, and would delay construction of 50 units due to lack of site improvements. Unaffected would be 1) Neighborhood Housing Services 2) Administrative and 3) Predevelopment planning.
25. <u>Social Services (Financial Management Dept.)</u> Funding of various social service activities in CDBG areas.	832,336	707,495	832,336	832,336	Currently receiving funding are Legal Services-\$300,000; San Ysidro Schools-\$130,291; Barrio Station \$241,840; Project Transition \$44,100; Mid-City Senior Enterprises-\$24,000. The Manager's Recommendation represents a fifteen percent (15%) reduction of the original allocation. This could result in a 15% reduction in all currently funded programs. Actual determinations will be made in late spring when the social service contracting process is brought before this Committee for discussion.
26. <u>Encanto Boys Club (Boys Club of San Diego)</u> Construct gymnasium facility at Encanto Boys Club site.	482,029	339,700	339,700	339,700	Appears feasible to fund project in two stages. Should progress be more rapid than anticipated the use of contingency funds would be considered. This approach would be preferable to reducing project.

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1982 CDBG PROJECT

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27. Environmental Analysis (Planning Dept.)	45,000	38,500	38,500	38,500	All CDBG funded projects require environmental reviews. City Planning Dept. has submitted a revised budget of \$38,500 replacing the \$45,000 estimate reported in previous report. The budget includes personnel at \$30,060 and non-personnel expense at \$8,500. The major expense is one full-time Environmental Analyst.
Funding to cover environmental review costs.					

28. Program Administration (Financial Management Dept.)	275,000	263,000	263,000	263,000	Current reduction is in non-personnel expenses, further reductions would affect overall administration of the program.
Program staffing and administration					

29. Contingencies (Financial Management Dept.)	467,991	424,418	400,000	400,000	Reserve to cover any variations between estimated and actual program costs. Allocation increased by the \$6500 reduction for environmental analysis work.
Program contingency reserve.					

TOTAL	\$12,889,195	\$11,401,195	\$11,401,195	\$11,401,195	
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R-256016

MAR 16 1982

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By June A. Blackwell, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-256016 Adopted MAR 16 1982