

REPORT TO THE CITY COUNCIL

DATE ISSUED: January 14, 2008

REPORT NO: CCR 08-001

ATTENTION: Council President and City Council
For the Agenda of February 26, 2008

SUBJECT: Grant Application Authorization –HUD Lead Hazard Program (Citywide)

000868

REQUESTED ACTION:

Authorization for the Housing Commission to submit applications to the Department of Housing and Urban Development's (HUD) Lead Hazard Program on behalf of the City of San Diego.

STAFF RECOMMENDATION:

(1) Authorize staff to submit applications in response to HUD's 2008 Notice of Funding Availability (NOFA) for the Lead-Based Paint Hazard Control and Lead Hazard Reduction Demonstration Grant Programs; (2) Authorize the Interim President/CEO to execute all necessary documents with HUD, participating non-profit organizations and City Departments to implement the grant(s); and (3) Authorize the Housing Commission Board to approve future grant applications for HUD's Lead Hazard Control Programs, amend the Housing Commission budget as needed should these applications be approved and to authorize the President/CEO to execute all required documents as long as the applications do not propose significant changes to the Lead Hazard Control Program of the City of San Diego.

SUMMARY:

In 2002, the City of San Diego began implementation of the Lead Safe Neighborhoods Program (LSNP). This partnership marshaled resources from various City and County agencies and departments as well as non-profit and community-based organizations to maximize lead hazard abatement resources and improve effectiveness. As a partner in the LSNP, the Housing Commission applied for and received \$1.8 million in Lead Hazard Control Grant funding which resulted in 167 residential units being made lead-safe.

The Lead Safe San Diego Program (LSSD) was created in 2005 by the Housing Commission, the City of San Diego's Lead Safe Neighborhoods Program and the Environmental Health Coalition to help continue the success of the 2002 grant. LSSD on behalf of the City of San Diego applied for and received \$7 million from two HUD Lead Hazard Control grants. These three-year grants will remediate over 550 residences by their completion in November of 2008. This grant funding has become an integral part of the Housing Commission's Housing Rehabilitation Programs by providing funding for San Diegans city-wide to help defray the high costs of lead remediation that would otherwise jeopardize the rehabilitation of their homes. After nearly five years of experience in administering these grants, the Commission has built the infrastructure necessary to assure the success of the program.

The proposed 2008 funding would allow the Commission to maintain current staffing and production levels. The funding would pay for lead remediation of approximately 550 housing units citywide over

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the three-year grant period. Failure to apply for and receive these grants would lead to the elimination of five staff position and would severely impact program production. Without the lead grant funding to defray the high costs of the required lead work, many rehabilitation projects will not be feasible. Successful award of only one of the grants would reduce staff by three positions and still have a substantial impact on program production.

FISCAL CONSIDERATIONS:

The Lead-Based Paint Hazard Control Grant Program renewal would provide up to \$3 million in federal funding and the Lead Hazard Reduction Demonstration Grant Program renewal would provide an additional \$4 million. The provisional staff required to support these grants is already in place and would be carried over from the 2005 program with direct personnel costs being covered by the grants.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On June 7, 2002 and June 11, 2002, the Housing Commission and Housing Authority respectively (HCR02-046) approved the application for a HUD Lead-Based Paint Hazard Control Grant which was awarded \$1,889,755 for a targeted area in Council District 8.

On May 6, 2005, and May 24, 2005, the Housing Commission and Housing Authority respectively (HCR-05-032) approved the applications for two HUD Lead Hazard Grants of \$7 million which were successfully awarded for a citywide program.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The response to the Lead Safe San Diego program has been extremely positive since 2002 with over 700 owners and tenants participating in the program citywide. The awareness level of lead hazards has increased as a result of the partnership created by these efforts and thus the demand for services to remediate lead hazards has increased.

KEY STAKEHOLDERS & PROJECTED IMPACTS

Owner-occupants or tenants citywide earning less than 80% of Area Median Income (\$56,150 for a family of four) who have resident or frequently visiting children under six years of age and live in housing built before 1978 would be the beneficiaries.

Respectfully submitted,



Cissy Fisher
Housing Finance & Development Director

Approved by,



Carrol Vaughan
Interim President & Chief Executive Officer

Attachments: Proposed Budgets for Lead Based Paint Hazard Control and Lead Hazard Reduction Demonstration Grant Programs.

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ATTACHMENT

SUMMARY OF PROPOSED BUDGET

HUD LEAD-BASED PAINT HAZARD CONTROL GRANT PROGRAM (FY 09-11)

LINE ITEM	BUDGET
Salaries and Benefits	
Personnel	\$571,896
Fringe	\$171,086
Travel & Transportation	
Travel	\$3,000
Transportation	\$3,153
Office Supplies	\$1,800
Non-Consumables	\$3,850
Contracts/Sub-Grantees	
Enrollment & Education	\$90,000
Testing/Risk Assessment	\$106,250
Clearance Testing	\$56,250
O & M Plans	\$33,750
Labor & Materials	\$1,631,250
Lead Training	\$3,000
Other Direct	
Postage	\$780
Environmental Review	\$5,000
Relocation	\$232,000
Blood Testing	\$3,500
Staff Certification	\$1,500
Indirect	\$81,935
	\$3,000,000

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ATTACHMENT

SUMMARY OF PROPOSED BUDGET

HUD LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAM (FY 09-11)

LINE ITEM	BUDGET
Salaries and Benefits	
Personnel	\$494,645
Fringe	\$150,852
Travel & Transportation	
Travel	\$3,000
Transportation	\$3,880
Office Supplies	\$1,800
Non-Consumables	\$3,850
Contracts/Sub-Grantees	
Enrollment & Education	\$120,000
Testing/Risk Assessment	\$148,750
Clearance Testing	\$75,000
O & M Plans	\$28,125
Labor & Materials	\$2,600,000
Other Direct	
Postage	\$690
Environmental Review	\$5,000
Relocation	\$175,000
Staff Certification	\$1,500
Indirect	\$187,908
	\$4,000,000

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REQUEST FOR CITY COUNCIL ACTION
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE ONLY)

TO: CITY ATTORNEY

2. FROM (ORIGINATING DEPARTMENT):
San Diego Housing Commission

3. DATE: 332
06/10

4. SUBJECT: GRANT APPLICATION AUTHORIZATION - HUD LEAD HAZARD CONTROL PROGRAM

5. PRIMARY CONTACT (NAME, PHONE, & MAIL STA.)
Rick Vincent (619)578-7518 MS#49N

6. SECONDARY CONTACT (NAME, PHONE, & MAIL STA.)
Lyle Knudson (619)578-7521 MS#49N

7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND					9. ADDITIONAL INFORMATION / ESTIMATED COST:
DEPT.					Costs for City Attorney review to be charged to OUSA 318
ORGANIZATION					
OBJECT ACCOUNT					
JOB ORDER					
C.I.P. NUMBER					
AMOUNT					

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	CISSY FISHER, DIRECTOR, HF&D	<i>Cissy Fisher</i>	4/5/08	8	DEPUTY CHIEF	BILL ANDERSON	2-1-08
2	CARROL VAUGHAN INTERIM PRES/CEO	<i>Carrol Vaughan</i>	4/18/08	9	COO		
3				10	CITY ATTORNEY	ALEX SACHS	5/27/08
4				11	ORIG. DEPT		
5				DOCKET COORD: _____ COUNCIL LIAISON _____			
6				<input checked="" type="checkbox"/> COUNCIL PRESIDENT <i>ave</i> <input type="checkbox"/> SPOB <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION COUNCIL DATE: 6/10/08			
7				REFER TO: _____			

11. PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

(1) AUTHORIZE STAFF TO SUBMIT APPLICATIONS IN RESPONSE TO HUD'S 2008 NOTICE OF FUNDING AVAILABILITY (NOFA) FOR THE LEAD-BASED PAINT HAZARD CONTROL AND LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAMS; (2) AUTHORIZE THE INTERIM PRESIDENT/CEO TO AMEND THE HOUSING COMMISSION BUDGET, AS NEEDED, TO INCLUDE THE FUNDING, IF AWARDED; (3) AUTHORIZE THE INTERIM PRESIDENT/CEO TO EXECUTE ALL NECESSARY DOCUMENTS WITH HUD, PARTICIPATING NON-PROFIT ORGANIZATIONS AND CITY DEPARTMENTS TO IMPLEMENT THE GRANT(S); AND (4) AUTHORIZE THE HOUSING COMMISSION BOARD TO APPROVE FUTURE GRANT APPLICATIONS FOR HUD'S LEAD HAZARD CONTROL PROGRAMS, AMEND THE HOUSING COMMISSION BUDGET AS NEEDED SHOULD THESE APPLICATIONS BE APPROVED AND TO AUTHORIZE THE PRESIDENT/CEO TO EXECUTE ALL REQUIRED DOCUMENTS AS LONG AS THE APPLICATIONS DO NOT PROPOSE SIGNIFICANT CHANGES TO THE LEAD HAZARD CONTROL PROGRAM OF THE CITY OF SAN DIEGO.

11A. STAFF RECOMMENDATIONS: 1) AUTHORIZE THE HOUSING COMMISSION TO SUBMIT APPLICATIONS IN RESPONSE TO HUD'S 2008 NOTICE OF FUNDING AVAILABILITY (NOFA) FOR THE LEAD-BASED PAINT HAZARD CONTROL AND LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAM; 2) APPROVE A FY 2009 BUDGET AMENDMENT OF UP TO \$7 MILLION TO INCLUDE THE FUNDING, IF AWARDED; 3) AUTHORIZE THE PRESIDENT & CEO TO EXECUTE ALL NECESSARY DOCUMENTS WITH HUD AND PARTICIPATING NON-PROFIT ORGANIZATIONS AND CITY DEPARTMENTS TO IMPLEMENT THE GRANT(S).

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): CITYWIDE

COMMUNITY AREA(S): ALL

ENVIRONMENTAL IMPACT: THE ACTIVITY FUNDED BY THIS GRANT IS EXEMPT FROM REVIEW UNDER CEQA PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES AND EXEMPT FROM REVIEW UNDER NEPA PURSUANT TO 24 CFR 58, SECTION 58.34(A)(12).

HOUSING IMPACT: IF \$7 MILLION IS AWARDED, LEAD-BASED PAINT HAZARDS WILL BE ELIMINATED IN APPROXIMATELY 552 RESIDENTIAL OWNER AND TENANT-OCCUPIED HOUSING UNITS.

OTHER ISSUES:

000876

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION TO AUTHORIZE THE SAN DIEGO HOUSING COMMISSION, ON BEHALF OF THE CITY, TO SUBMIT APPLICATIONS IN RESPONSE TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT'S (HUD) 2008 NOTICE OF FUNDING AVAILABILITY FOR THE LEAD-BASED PAINT HAZARD CONTROL AND LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAMS AND TO AUTHORIZE THE HOUSING COMMISSION'S PRESIDENT & CHIEF EXECUTIVE OFFICER TO EXECUTE ALL NECESSARY DOCUMENTS WITH HUD AND PARTICIPATING NON-PROFIT ORGANIZATIONS AND CITY DEPARTMENTS TO IMPLEMENT THE GRANTS.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) publishes a Notice of Funding Availability (NOFA) for the Lead-Based Paint Hazard Control and Lead Hazard Reduction Demonstration Grant Programs for the Federal Fiscal Year (FFY) 2008;

WHEREAS, the San Diego Housing Commission seeks to apply for approximately \$3 million in funding from the Lead-Based Paint Hazard Control Program and \$4 million in funding from the Lead Hazard Reduction Demonstration Grant Program to be implemented citywide in the City of San Diego on older residences likely to contain lead-based paint and occupied by low-income households with children; NOW, THEREFORE,

BE IT RESOLVED, that the San Diego Housing Commission, on behalf of the City, is authorized to submit applications to HUD for the FFY 2008 Lead Hazard Reduction Demonstration Grant and the Lead-Based Paint Hazard Control Grant Programs;

BE IT FURTHER RESOLVED, that the Council does hereby find that the application for this grant is exempt from review under the California Environmental Quality Act (CEQA)

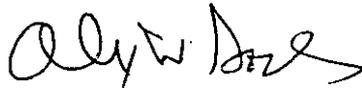
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pursuant to Section 15061(b)(3) and from further review under the National Environmental Quality Act (NEPA) pursuant to 24 CFR 58.34(a)(12). If awarded, the lead-paint abatement activities funded under the grant will be conducted fully within the requirements of state and federal environmental laws, rules and regulations.

BE IT FURTHER RESOLVED, that the Council authorizes the Housing Commission's President and Chief Executive Officer, on behalf of the City, to execute all necessary documents and contracts with HUD and participating non-profit organizations and City Department to implement the grant(s).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Alex W. Sachs
Deputy City Attorney

AWS:mm
05/27/08
Or.Dept: San Diego Housing Comm.
R-2008-660
MMS#5879
Companion: HA 2008-23

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I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor