CITY OF HAYWARD AGENDA

AGENDA DATE May 12,1998

AGENDA ITEM 6

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: **COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR FY 1998-99**

Recommendation:
The Citizens Advisory Commission (CAC) and staff present for City Council recommendations for the appropriation of the City's Community Development Block Grant (CDBG) funds for FY 1998-99. These allocations are recommended subject to the conditions set forth in Attachment B of this report.

Background:
Approximately $2,860,000 is available for funding eligible CDBG activities in Hayward during fiscal year (FY) 1998-1999. This is an increase of approximately of approximately $332,841 from FY 1997-98.

HUD FY 1998-1999 Entitlement Grant	$1,734,000
Program income and reprogrammed funds	1,126,000
Available CDBG funds for FY 1998-99	$2,860,000

Program income primarily consists of funds from housing rehabilitation loan repayments. Reprogrammed funds are monies that were allocated in prior fiscal years that were not spent by the subgrantees for which funds were appropriated. Since the City only reimburses actual costs, expended up to the contract limit, and the actual cost of construction and/or program activities may sometimes be lower than anticipated, reprogrammed funds are available in some program years.

CDBG program administration costs for FY 1998-1999 are estimated at $420,522 including funds for CDBG-target area economic development activities, HUD-required environmental reviews and fair labor standards construction wage monitoring. The balance of funds available for CDBG program activities is $2,439,478. The amount available for funding public services is $304,405 because of the formula used to calculate the HUD-required cap on the amount of CDBG funds

that can be spent on public services. This is less than the amount of funds available last year to fund public services and has led to difficult decisions on the part of staff and the Commission.

Attachment A is a chart that lists both CAC and staff recommendations. Attachment B includes a brief description of each agency, the project, and previous CDBG funding awarded to the agency and describes the final recommendations of CAC and staff with any recommended conditions for each project.

Discussion of CAC and Staff Recommendations

Staff Process

Twenty-one complete proposals for CDBG funds were submitted totaling $3,562,616. Staff conducted a site visit with each agency that had not applied previously for CDBG funds as well as site visits of projects that had not received funding recently or funding for the type of project. In reviewing the request for rehabilitation from Eden Youth Center, staff discussed with EYC staff the option of not funding rehabilitation work in FY 1998-99 in order to complete rehabilitation work that had been funded in the prior year. EYC staff concurred since the repairs, while needed, were not urgent.

Appeals of Staff Recommendations

Staff evaluated each proposal and made preliminary recommendations. There were four appeals:

- ECHO requested that the recommended amount of funds be increased to their 1996-97 allocation of $143,603, since the amount requested was reduced last year and their costs and the demand continues to increase. Their appeal was denied because the total amount of public service funds that the City has available to allocate has decreased from 1996-97 to 1998-1999.

- FESCO requested that staff change its recommendation not to fund the purchase of a two-bedroom one-bath house adjacent to the shelter. Their appeal was denied due to: (1) the parcel would have to be re-zoned residential office, which would create spot zoning in the area and (2) staff's evaluation that the purchase price of the house was in excess of sales of comparable properties on standard 5,000 sq.ft.. lots and this lot is significantly substandard at approximately 2,300 sq.ft.

- Eden I&R requested that the City provide funding for both the CHAIN Line and the Roving Housing Specialist. This request was denied because there is less money available under Public Services this year than in prior years. Additionally staff believes that there is an excellent chance that Eden I&R will be able to obtain a new contract in July 1998 to

provide 24-hour information and referral services funded with Department of Labor Welfare-to-Work funds allocated to the Alameda County Private Industry Council.

- Spectrum Community Services appealed staff's recommendation not to fund their proposed repair program for the elderly to install security devices, including burglar bars. Their appeal was denied because the City provides those repairs and others through its minor home repair program (MHR) to homeowners at a lower cost than that proposed by Spectrum. Although the City does not currently provide direct repair assistance to elderly tenants through the MHR, the City operates a rental inspection program to ensure that property owners/managers maintain those rental units up-to-code.

Citizens Advisory Commission Process
The Chair of the CAC appointed an Application Review Committee (ARC) to review each proposal and make recommendations to the Commission. After carefully reviewing each proposal, the ARC conducted interviews on Saturday, March 7, 1998 with each agency applying for funds. The ARC's recommendations were discussed by the entire Commission at its March 25th meeting and the CAC issued its preliminary recommendations.

Appeal of CAC Recommendations
One agency, Eden I&R, appealed the CAC's preliminary recommendation, saying that they really needed funds for the CHAIN program as well as the Roving Housing Specialist. The representative of Eden I&R noted that the $20,000 for the CHAIN Line was important in that it allowed the agency to use Hayward's investment in the CHAIN Line to market the project to other cities.

Final CAC Recommendations
At their regular meeting on April 22, 1998, the CAC discussed the appeal from Eden I&R and approved the CAC's preliminary recommendation to become final. (The vote was 8-0 with one abstention.) The CAC noted that Eden I&R could still use funding by the City of Hayward as a point in marketing agency services to other cities. Given the relatively small amount of funding available under Public Services, there was no other agency in the category which the CAC thought should have its funding reduced from the amounts in the preliminary recommendations. The CAC then approved a motion for their preliminary recommendations to become final recommendations. The staff concurs with the CAC in their recommendations to Council.

Agencies Recommended For CDBG and Social Services Funding
The following agencies were recommended for both CDBG and Social Services funding. In general, CDBG funds are used for housing-related activities (e.g. placement into permanent housing, landlord/tenant mediation services, housing counseling) and acquisition, construction,

rehabilitation of nonprofit community service facilities that serve lower income Hayward residents. Social Services funds are used for non-housing program operations such as emergency food, mentoring programs, childcare, other social support services and for the life skills counseling component of homeless programs. When an agency applies for CDBG and Social Services funding of the same program component, staff assigns the proposal to the most appropriate funding source. Below is a description of those agencies recommended for funding through CDBG and Social Services:

Bay Area Community Services

- CDBG: HEDCO House restroom and kitchen repairs
- Social Services: Counseling and support services for people with mental illness provided at HEDCO House

Community Resources for Independent Living (CRIL):

- CDBG: Housing services for the disabled
- Social Services: Non-housing related program operations

Hayward Unified School District

- CDBG: Portable facilities for the Latchkey Program
- Social Services: Child Development

La Familia

- CDBG: Purchase of Fuller Ave. Neighborhood Center
- Social Services: Counseling and social support services

SAVE/WINGS

- CDBG: Evening and weekend supervisor and a very limited amount of childcare
- Social Services: Children's counseling program

Response To Council Question Regarding ECHO

In 1995-1996, ECHO did an audit to test whether married persons were treated different from unmarried couples in applying for rental housing. Fifty percent of the sites tested in Hayward told the unmarried couple that the credit check fee was "per person" while telling the married couple that the credit check fee was "per couple." On this basis ECHO concluded that there was "significant discrimination" in Hayward. While 50% is significant, this is not the type of behavior most of us think about when we hear the term discrimination.

Next Steps

Allocations adopted by Council will be included in the City's Annual Plan and forwarded to HUD. This must be submitted to the Department of Housing and Urban Development by May 15, 1998.

Prepared by:

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Community Planning and Economic Development Administrator

Recommended by:

Sylvia Ehrenthal
Director of Community and
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Approved by:

Jesús Armas
City Manager

Attachments:
A. FY 1998-99 Chart of Funding Recommendations
B. FY 1998-99 CAC and Staff Recommendations and Conditions
Resolution

FY 1998-99 CDBG
FUNDING RECOMMENDATIONS

Name of Agency	Amount Requested	FY 1997-98 Allocation	Staff Recommendations	CAC Recommendations
I. OWNERSHIP HOUSING				
First Time Homebuyers Program	$ 200,000	0	$ 200,000	$ 200,000
SUBTOTAL	**$ 200,000**	**0**	**$ 200,000**	**$ 200,000**
II. HOUSING REHABILITATION				
Senior Minor Home Repair Program	$ 220,000	$ 214,000	$ 220,000	$ 220,000
Spectrum Community Services	93,755	0	0	0
Housing Conservation Loan Program	470,000	469,300	400,000	400,000
SUBTOTAL	**$ 783,755**	**$ 683,300**	**$ 620,000**	**$ 620,000**
III. NEIGHBORHOOD FACILITIES AND IMPROVEMENTS				
La Familia/Fuller Street Neighborhood Center	$ 260,000	$ 0	$ 260,000	$ 260,000
Eden Area YMCA	7,000	0	7,000	7,000
Eden Youth Center	150,000	52,100	5,000	5,000
Family Emergency Shelter Coalition (FESCO)	62,661	200,000	0	0
Hayward Community Gardens	66,473	12,686	15,000	15,000
Hayward Unified School District	225,450	112,450	112,225	112,225
Hedco House	15,500	11,000	15,500	15,500
Shelter Against Violent Environments	336,155	0	69,000	69,000
Walpert Association	31,360	0	31,360	31,360
SUBTOTAL	**$1,153,599**	**$ 388,236**	**$ 415,085**	**$ 415,085**
IV. PUBLIC SERVICES				
Community Resources for Independent Living	$ 35,000	$ 33,495	$ 33,495	$ 33,495
Eden Council for Hope and Opportunity	156,007	137,428	137,428	137,428

Name of Agency	Amount Requested	FY 1997-98 Allocation	Staff Recommendations	CAC Recommendations
Eden Information and Referral	79,741	56,897	23,000	23,000
Human Outreach Agency	40,000	38,524	38,524	38,524
Real McCoy's	40,000	0	0	0
Southern Alameda County Legal Aid Project	35,069	23,190	23,190	23,190
SAVE/WINGS	43,514	40,194	48,756	48,756
SUBTOTAL	**$ 425,262**	**$ 329,728**	**$ 304,393**	**$ 304,393**
V. ECONOMIC DEVELOPMENT				
Small Business Revolving Loan Program	$ 400,000	$ 0	$ 300,000	$ 300,000
SUBTOTAL	**$ 400,000**	**$ 0**	**$ 300,000**	**$ 300,000**
VI. COMMERCIAL REHABILITATION				
Facade Improvement Loan Program	$ 600,000	$ 485,000	$ 500,000	$ 500,000
SUBTOTAL	**$ 600,000**	**$ 485,000**	**$ 500,000**	**$ 500,000**
TOTAL	**$3,562,616**	**$1,886,264**	**$2,439,478**	**$2,439,478**

Total funds available: $2,860,000

APPLICANT: **BAY AREA COMMUNITY SERVICES (BACS) - HEDCO HOUSE**

PROJECT: **Upgrade Toilets, Purchase Commercial Dishwasher, and Install Air Conditioning**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$15,500**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$15,500**
CED RECOMMENDATION: **$15,500**

AGENCY DESCRIPTION

BACS' primary goal and responsibility is to offer appropriate, cost-effective alternatives to institutionalization that improve the quality of life for those served. HEDCO Creative Living Center provides day treatment services to adults with severe and persistent mental illness. Services include socialization, education, prevocational activities, crisis intervention, counseling, service coordination and treatment planning.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

The toilets at HEDCO House frequently back up and flood the restrooms and when this happens a service call from a plumber is required to restore them to service. A licensed plumber (Roto-Rooter) has determined that this is not due to toilet misuse or a problem with the cleanout drain from the building, and has recommended power-flush toilets be installed to remedy the problem. Additionally, the agency is requesting funds to purchase a commercial-grade dishwasher, and to install an air conditioning unit (the ductwork is already in place, for the heating system).

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

None for the past seven years. Previously awarded funding for purchase and rehabilitation of HEDCO House.

Explanation:

HEDCO House is the only community-based program in Hayward for the more than 9,500 residents with severe and persistent mental disabilities and psychiatric disorders. The proposed project will address health and safety issues at the site by preventing toilets from over-flowing and the programmatic disruptions these events cause. The dishwasher will sanitize the dishes used by clients thereby reducing the risk of accidental food contamination or poisoning. The air conditioner will improve the comfort level of the facility on hot days decreasing client agitation and low frustration thresholds caused by the heat.

APPLICANT: **CITY OF HAYWARD - DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT**

PROJECT: **Facade Improvement Loan Program**

CATEGORY OF NEED: **Commercial Rehabilitation**

AMOUNT REQUESTED: **$600,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$500,000**
CED RECOMMENDATION: **$500,000**

AGENCY DESCRIPTION

This program is operated by the City of Hayward.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

The Facade Improvement Loan Program was established to upgrade the facades of commercial buildings in the downtown redevelopment area. The program proposes to upgrade 25-30 buildings. A deferred payment loan will be provided to property owners in return for long-term property maintenance of the upgraded facades. It is expected that a small amount of funds will be used to correct acute code deficiencies.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Facade Improvements	$600,000	1997-98

Explanation:

The Facade Program supports City Council's priority to revitalize downtown Hayward. The demand for this program continues to grow, with a number of additional property owners in the downtown but outside the current focus area, wanting to participate.

Due to the fact that there is greater demand for CDBG funds than in previous years, staff re-examined the premises on which the amount of funds requested for the Facade Program was based on current experiences:

FACADE IMPROVEMENT LOAN PROGRAM Cont.

- that regardless of the demand, there are only so many buildings that can be done in a given program year; and
- that it is difficult to find, keep and keep on schedule enough architects, experienced in historic commercial facade redesign, to provide concept and working drawings in a timely fashion for approximately 20 buildings.

As a result, staff has reduced the funding request for FY 1998-99.

APPLICANT: **CITY OF HAYWARD - DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT**

PROJECT: **First Time Homebuyers Program**

CATEGORY OF NEED: **Ownership Housing**

AMOUNT REQUESTED: **$200,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$200,000**
CED RECOMMENDATION: **$200,000**

AGENCY DESCRIPTION

This program is operated by the City of Hayward.

SUMMARY OF PROJECT PROPOSED ACTIVITIES FOR FY 1998-99

The Homebuyer Assistance Program is a continuation of the deferred second mortgage program initiated in FY 1996-97 with CDBG funds. The Program will provide shared-appreciation second mortgages to five to seven eligible first-time homebuyers who are lower-income. The Program provides assistance to cover the difference between a homebuyer's maximum qualifying mortgage and the purchase price of a home, in addition to downpayment and closing costs assistance.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Homebuyer Assistance	$500,000	1996-97

Explanation:

City Council has established a goal of 70% owner-occupancy for the city. This program supports that goal by assisting lower-income Hayward residents become homebuyers since without this assistance -- which includes a deferred second mortgage, downpayment and closing costs assistance -- it would be very rare for someone in this income group to become a homeowner.

APPLICANT: **CITY OF HAYWARD - DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT**

PROJECT: **Housing Conservation Loan Program (HCLP)**

CATEGORY OF NEED: **Housing Rehabilitation**

AMOUNT REQUESTED: **$470,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$400,000**
CED RECOMMENDATION: **$400,000**

AGENCY DESCRIPTION

HCLP is a program operated by the City of Hayward. It provides city-wide property rehabilitation assistance to eligible owners of residential property, with priority given to owners in designated CDBG target areas. The objective of the program is to help upgrade the lower-income housing stock.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

The program objectives are to upgrade the lower-income housing stock and to increase the supply of decent, safe and affordable housing throughout the City. HCLP proposes to rehabilitate 20-30 single-family homes owned by lower-income households.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Housing Rehabilitation	$469,300	1997-98
Housing Rehabilitation	$469,300	1996-97
Housing Rehabilitation	$469,300	1995-96

Explanation:

Neighborhood preservation and improvement is a priority of City Council. This program improves the image of Hayward neighborhoods while preserving the housing stock.

This year, staff will be implementing a pilot program, working with local lenders to see if they will make home improvement loans to lower income Hayward homeowners who have some capacity to make some repayments. This should provide additional funds for the program so that fewer CDBG funds will be needed in FY 1998-99.

APPLICANT: **CITY OF HAYWARD - COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

PROJECT: **Minor Home Repair Program**

CATEGORY OF NEED: **Housing Rehabilitation**

AMOUNT REQUESTED: **$220,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$220,000**
CED RECOMMENDATION: **$220,000**

AGENCY DESCRIPTION

This program is operated by the City of Hayward.

SUMMARY OF PROJECT PROPOSED ACTIVITIES FOR FY 1998-99

The Minor Home Repair Program will provide repair services to lower-income households headed by elderly or disabled people. Service provided includes a complete home inspection, developing a scope of work, monitoring construction and processing payments. Grants for repairs will be provided to eligible homeowners. The program objectives are to upgrade the housing stock of lower-income owners and to increase the supply of decent, safe and affordable housing. The MHRP will provide grants to make approximately 100 minor home repairs. This request is for $220,000 to operate the program during FY 1998-99. Approximately $28,190 will be used for program administration.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
MHRP	$214,000	1997-98

Explanation:

The need for this program is very great, particularly among mobile home owners, who are often the most in need and the least able to obtain financial assistance in the private market. Through this program, seniors and people who are disabled are able to obtain repairs that improve the health of the household and the safety of the dwelling unit.

APPLICANT: **CITY OF HAYWARD - DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT**

PROJECT: **Small Business Revolving Loan Program**

CATEGORY OF NEED: **Economic Development**

AMOUNT REQUESTED: **$400,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$300,000**
CED RECOMMENDATION: **$300,000**

AGENCY DESCRIPTION

This program is operated by the City of Hayward.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

This program was designed to promote neighborhood revitalization, business expansion/ retention, and employment opportunities for Hayward residents. Since 1991 approximately thirteen loans from this fund have been made to business owners, the majority of whom are women or members of minority communities.

The City of Hayward Small Business Revolving Loan Program is requesting an appropriation of $400,000 to the Small Business Revolving Loan Fund to increase the number of loans to small businesses in Hayward.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Small Business Revolving Loan Fund	$260,000	1995-96
Small Business Revolving Loan Fund	$700,000	1989-90

Explanation:

The Small Business Revolving Loan Program provides access to capital for business expansion to promote the hiring of lower income Hayward residents. Approximately 50 permanent full-time jobs have been generated by this program. Loans are provided to credit-worthy businesses

that may not be eligible for bank loans or for full funding of their needs by bank loans -- due to the amount requested, the age of the business, the type of business and/or the high cost of capital.

As the balance in the Small Business Revolving Loan Program declines to approximately $100,000, additional funds for small business loans are requested from CDBG funds. Typically, requests have been for a multi-year allocation so that sufficient funds are available to do several large loans as well as a number of smaller loans. Staff has reviewed the current request for funding which was prepared without taking into account the need for the small business loan specialist to also underwrite loans for the Facade Improvement Program. As a result of that review, it was determined that $300,000, rather than $400,000 would be needed for the next two year period. First, because the specialist will need to spend time working with the Facade Program. Second, because the focus of the Loan Program for the next two years will be on assisting merchants in the downtown with loans between $10,000 and 50,000.

APPLICANT: **COMMUNITY RESOURCES FOR INDEPENDENT LIVING, INC. (CRIL)**

PROJECT: **Housing Counseling Services So That Persons with Disabilities Will Be Able to Live More Independently**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$35,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$33,495**
CED RECOMMENDATION: **$33,495**

AGENCY DESCRIPTION

CRIL is an independent living center serving the needs of disabled residents of Southern Alameda County. The agency's mission is to support, empower and teach skills to persons with disabilities so that they may more fully participate in community and daily life activities. CRIL's services include housing counseling, operation of a personal assistant registry, benefits counseling, independent living skills training, peer support, information and referral, and advocacy.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

CRIL is requesting CDBG funds to provide housing services to persons with disabilities who are Hayward residents or relocating to Hayward. The program will provide peer support, placement, homeless prevention, mediation, housing modification information, and information and referral. This project is designed to assist consumers in finding creative solutions to finding accessible and affordable housing.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Housing Counseling Services	$33,495	1997-98
Housing Counseling Services	$35,000	1996-97
Housing Counseling Services	$34,072	1995-96

COMMUNITY RESOURCES FOR INDEPENDENT LIVING, INC. (CRIL) Cont.

Explanation:

Citizens Advisory Commission

CRIL is one of two independent living centers in Alameda County; the other being located in Berkeley. The agency continuously analyzes the needs of the broad range of the disabled community it serves, its services, and its resources and is, therefore, able to offer a unique sensitivity to the special needs of this community in Hayward. For example, in light of the decreasing vacancy rate in Hayward, one of the areas that the agency is focusing on is in attempting to increase the supply of affordable housing to the disabled community by increasing the number of units that are accessible to the disabled. Toward that end, CRIL is providing more technical assistance to the Hayward community on housing modifications for accessibility. Unfortunately, due to the demand for funds within the Public Services category, staff is recommending that CRIL be funded at the same amount as last year.

CED Staff:

The CED staff concur with the Commission's recommendation.

APPLICANT: **EDEN AREA YMCA**

PROJECT: **Minor Kitchen Rehabilitation**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$7,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$7,000**
CED RECOMMENDATION: **$7,000**

AGENCY DESCRIPTION

The Eden Area YMCA has been serving residents of Hayward, Union City, Castro Valley, San Leandro, and San Lorenzo since 1954. The Eden Y currently provides a broad range of services such as child care and after-school programs, teen programs, fitness and youth sports, and summer day and overnight camp activities. Most of the Eden Y's participants are from low-and-moderate income families.

SUMMARY OF PROPOSED PROJECT FOR FY 1998-99

Renovation of the kitchen in the childcare wing.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Correction of health and safety problems	$74,000	1996-97
Provision of emergency lighting and fire and burglar alarm system	$47,200	1995-96
Removal of stage to increase gymnasium area	$38,550	1994-95

Explanation:

The YMCA has been awarded a grant from the California Department of Education to provide child-care for infants and toddlers. The existing kitchen is unsafe and in need of repair. Given the growing need for child-care as more and more families enter the workforce, this project is recommended for full funding.

APPLICANT: **EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)**

PROJECT: **Landlord-Tenant Counseling, Rental Assistance, and Fair Housing Programs**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$156,007**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$137,428**
CED RECOMMENDATION: **$137,428**

AGENCY DESCRIPTION

The Eden Council for Hope and Opportunity, or ECHO Housing, was founded in 1964 as a fair housing agency. Their services focus on ensuring equal access to housing, and intervention, mediation, and counseling services to prevent homelessness. ECHO assists approximately 7,000 low-to-moderate income households in Alameda County annually. Last year over 1,500 Hayward families and individuals were helped by ECHO's Fair Housing, Tenant-Landlord and Rental Assistance programs.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

ECHO proposes the following objectives:

Tenant/Landlord Counseling Program - Reach 20,000 persons, provide housing rights information to 1,500 households, provide mediation to 125 households, prevent 60 evictions, conduct 4 workshops, and conduct outreach through PSA's and radio/TV appearances.

Rental Assistance Program - Provide 650 families with screening for move-in or stay-in costs, provide information and referral and support counseling to 350 families, place or maintain 50 families in long-term affordable housing, follow-up on the 50 families placed, and provide collection of loans placed.

Fair Housing Program - Reach 20,000 persons through fair housing events, PSA's, flyers, and workshops, investigate 50 complaints, conciliate 20 investigated cases, and audit 20 Hayward properties.

EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO) Cont.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	FISCAL YEAR	AMOUNT
Housing Counseling	1997-98	$137,428
Housing Counseling	1996-97	$143,603
Housing Counseling	1995-96	$143,603

Explanation:

Given the City's relatively low vacancy rate, the impact of welfare-to-work on family income, ECHO provides services that are critical to the Hayward community. ECHO's outreach efforts continue to increase; as a result, more clients are being served.. The agency collaborates closely with other local agencies (such as Eden I & R, Legal Aid, and CRIL) to avoid duplication of services.

Due to the demand for funds within the Public Services category, however, staff is recommending that ECHO be funded at the same amount as FY 1997-98.

Condition:

That ECHO develop a fundraising plan to raise unrestricted funds from individual donors and organizations for use by the agency as a whole. The fundraising plan is to be developed no later than the first quarter of FY 1998-99 and implemented by the third quarter.

APPLICANT: **EDEN INFORMATION AND REFERRAL, INC. (Eden I & R)**

PROJECT: **CHAIN Line (Community Housing and Information Network, formerly called the Homeless Phone Line) and the Roving Housing Resource Program**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$79,741**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$23,000**
CED RECOMMENDATION: **$23,000**

AGENCY DESCRIPTION

Established in Hayward in 1976 to provide information and referral about available services to residents in the Hayward and Castro Valley Areas, Eden I&R's mission is to "link people with resources." Currently, the agency provides a wide range of information services which expand the capacity of service systems locally and statewide. In addition to providing these referrals directly to clients and/or service providers, Eden I&R also provides translation services for the State of California's statewide 9-1-1 system, and after-hours emergency phone service for the Alameda County Child Protection Division.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

Eden I & R's CHAIN Line is the only program of its kind that helps to meet the county-wide need for customized lists of low-cost housing, current shelter data, and comprehensive information about supportive social services. The CHAIN Line exists to link people with information so they do not fall into homelessness and to help those that are already homeless return to self-sufficiency. Currently, the CHAIN Line manages information on over 1,400 low-cost housing buildings in Alameda County, consisting of over 22,000 units.

Eden I & R also proposes to continue its innovative Roving Housing Resource Program (RHRP). In collaboration with local shelters and transitional housing programs, the roving housing resource specialist provides on-site housing and housing-related referrals to homeless and near-homeless shelter and transitional housing residents within the City of Hayward. Specific services are customized based upon the individual needs of shelter clients.

EDEN INFORMATION AND REFERRAL, INC. (CHAIN) Cont.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
RHRP/CHAIN	$56,897	1997-98
CHAIN Line	$20,000	1996-97
CHAIN Line	$20,000	1995-96

Explanation:

During discussions with Eden I & R during their appeal, agency staff presented additional information about the program, including the depth and degree of follow-up, that was not previously identified in discussions with the participating shelters. Additionally, City staff has become aware of new money from the Department of Labor that is available for information and referral services such as the Chain Line and would be very supportive of any application that Eden I & R may make to the Private Industry Council or the Social Services Agency for those funds.

In light of this, staff is recommending that no funds be provided for the Chain Line program and that $23,000 be provided to the Roving Housing Resource Specialist Program. This would enable the agency to fund the program during the first six months of the fiscal year while it seeks funding to continue the program for the remainder of the year.

APPLICANT: **EDEN YOUTH CENTER (EYC)**

PROJECT: **New Roof and Gutters on Wings B and D, Covered Walkways and Modular Classroom. Replace Windows in Classrooms 4 and 5.**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$150,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$5,000**
CED RECOMMENDATION: **$5,000**

AGENCY DESCRIPTION

The mission of the Eden Youth Center is to improve the quality of life for children, youth and families. EYC operates tutoring, mentoring, and child care programs and manages a large South Hayward campus to provide a low-cost cooperative setting for local youth-serving organizations. Two dozen programs are offered at the Center including counseling, special education, child care, pregnant teen support and employment/training.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

Provide a new roof and gutters on Wings B, D, covered walk-ways and modular classroom. Replace windows in classroom 4 and 5.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Asbestos tile removal	$ 52,000	1997-98
Heating system	$ 280,000	1996-97
Repair and Re-roof the Multi-purpose wing	$ 30,255	1995-96

Explanation:

A site visit by staff and discussions with the executive director indicated that the work to be done, while needed, is not of a critical nature. Only one of the two roofs is leaking and that leak is minor and could probably be patched in the short term. Funding for this item is recommended

in the amount of $5,000. Funding for repairs to the windows has been allocated through a previous City grant although the cost for work being done currently may be greater than anticipated and, therefore, may not cover those repairs. Similarly, that work, while clearly needed, is not critical. Therefore, staff is recommending that, given the demand for funds this year, the proposal be resubmitted next year.

APPLICANT: **FAMILY EMERGENCY SHELTER COALITION (FESCO)**

PROJECT: **FESCO Counseling & Education Center**

CATEGORY OF NEED: **Neighborhood Facilities and Improvement**

AMOUNT REQUESTED: **$62,661**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$0**
CED RECOMMENDATION: **$0**

AGENCY DESCRIPTION

Incorporated in 1986 by eighteen local churches, FESCO is a 24-bed, round-the-clock emergency shelter serving families of all configurations. In addition to basic shelter services, FESCO also provides case management, individual and family counseling, and assistance in finding affordable housing. Approximately 30% of the families FESCO serves report having become homeless in Hayward. Currently the agency is developing a transitional housing program for four families.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

FESCO proposes to acquire a two bedroom, one bath single family home on the property adjacent to their current shelter to serve as a site for their children's counseling program and as a space for group meetings and life skills training for parents in their transitional housing units and aftercare program. The purchase contract executed by FESCO was for $150,000. The total cost of opening the facility, including accessibility renovations is estimated to be $208,871.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Housing Counseling Services	$ 5,500	1994-95
Rehabilitation of four transitional housing units	$200,000	1997-98

Explanation:

City staff recognizes that FESCO's staff wants to acquire this house because there is a lack of space at the shelter to implement the children's counseling program and that the house could also

be used for other activities related to the transitional housing program. However, staff is not recommending funding for this project because of a number of concerns about this project:

(1) The entire property is 2,316 sq.ft. which is considerably smaller than the minimum lot size allowed for one unit in the RM (medium density) zoning district. The minimum lot size allowed is 5,000 sq. ft. The lot, therefore, is substandard and non-conforming. Should there be a fire or earthquake, etc. that destroys more than 51% of the value of the building, the property owner would not be allowed to rebuild.

(2) The appraisal seems high for two reasons:

- a review of information about sales over a 12 month period within one-half mile of the proposed acquisition showed that the average sales price was approximately $135,000 for 2 bedroom, 1 bath homes -- all of which were on larger lots than the proposed acquisition.

- it does not appear to take into account the substandard and non-conforming nature of the property.

The property has not been offered for sale to the public so it is difficult to accurately predict the market sales price. While it is true that sales prices of houses in Hayward have been rising, they do not appear to have been increasing significantly over the past three to four years for two bedrooms-one bath houses.

(3) Although this project provides more room for client services, it does not expand the numbers of clients served.

(4) The use proposed for this property is not an allowed use under the zoning ordinance. The property is zoned medium density (RM); office use is not an allowed use in this zoning district. It appears that the property would have to be re-zoned to Residential-Office (RO) in order to be used as a counseling office. In general, staff has not been supportive of requests that create "spot" zoning, such as a request to rezone a single piece of property to a different classification than the surrounding area.

APPLICANT: **HAYWARD COMMUNITY GARDENS (HCG)**

PROJECT: **Community Garden for Low- to Moderate-income Persons**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$66,473**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$15,000**
CED RECOMMENDATION: **$15,000**

AGENCY DESCRIPTION

Hayward Community Gardens is operated solely by volunteers, serving 105 low- to moderate-income families in Hayward by providing the land necessary for those families to grow their own fresh produce, thereby helping to improve diets and supplement food budgets. Currently, there are 212 individual garden plots. Members provide hand tools, as well as technical and physical assistance, to help maintain the garden site and the individual plots.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

HCG is requesting funding to continue the community gardens program, and to implement a partial rehabilitation of the gardens, including widening the PG&E access roads, demolition and removal of irregular (jagged, rusting) fencing, redefinition of the boundaries of individual garden plots where necessary, and installation of standardized, safe fencing.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Community Garden	$12,686	1997-98
Community Garden	$11,834	1996-97
Community Garden	$13,681	1995-96

Explanation:

Staff has been working with the Gardens to make improvements to the site to remove unsightly structures, clear pathways between plots, remove debris and to provide for safe and efficient access through the P.G. & E. rights-of way. Staff talked with the agency about planning to completely rehabilitate the Gardens by removing all structures, plowing the fields under, redefining plots, and setting strict guidelines for activities and structures on the site. However,

recent feedback from the garden members resulted in attempting to find another, more moderate approach; members will clean up their individual plots and the board of directors will work with P.G. & E. to widen access lanes for their trucks. In addition to normal operating funds, staff is recommending funds to assist the agency in providing garbage removal costs that will increase as a result of the agency's clean-up efforts. Therefore, the anticipated costs FY 1998-99 are lower than originally proposed.

APPLICANT: **HAYWARD UNIFIED SCHOOL DISTRICT (HUSD)**

PROJECT: **Hayward Unified Latchkey Program**

CATEGORY OF NEED: **Neighborhood Facilities and Improvement**

AMOUNT REQUESTED: **$224,450**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$112,225**
CED RECOMMENDATION: **$112,225**

AGENCY DESCRIPTION

HUSD's Child Development Programs have provided developmentally appropriate childcare and preschool and after-school programs for hundreds of Hayward children for twenty-seven years. Programs include School-Age Parenting and Infant Development, State Preschool, Children's Centers, and the Latchkey Program. The Latchkey program provides before and after school childcare to children from kindergarten through sixth grade.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

This request would fund the placement of four portables to house the Latchkey Programs at Longwood, Cherryland, Lorin Eden and Treeview elementary schools. The Latchkey Program provides before and after school care to children from kindergarten through sixth grade. Cherryland and Treeview schools do not have Latchkey services, although there is an apparent need for them; Lorin Eden's program has been displaced due to class-size reduction and the increase in that school's student population; Longwood's Latchkey program is scheduled to be displaced in the fall of 1998 for the same reasons.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Portable acquisition	$112,450	1997-98

Explanation:

The need for the latchkey programs continues to grow as more as more families enter the workforce, particularly in light of the welfare-to-work initiative. The Hayward Unified School District Child Development Program has provided families with quality before and after school child care for over twenty-five years. However, only two of the sites requested (Cherryland and Longwood) qualify for CDBG funds because a majority of the children they serve are lower-income. The School District has indicated that these two sites can each accommodate another portable as the District is reconfiguring existing portables to make more efficient use of existing space at these sites. Therefore, staff is recommending funding for these two portables.

APPLICANT: **HUMAN OUTREACH AGENCY (HOA)**

PROJECT: **Direct Client Services for Homeless Men**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$40,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$38,524**
CED RECOMMENDATION: **$38,524**

AGENCY DESCRIPTION

The Human Outreach Agency provides basic shelter services for up to eighteen men, for up to 90 days each. Basic services include safe and clean housing and hot meals. Support services offered include case management, assistance in budgeting, and assistance finding affordable, stable independent housing. Recently the agency has emphasized the development of vocational services to its clients.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

This funding is requested to enable HOA to provide direct services to 150 homeless men during FY 1998-99. Services provided will include case management, housing workshops and referrals, money management, substance abuse and HIV education, job referrals, job preparedness (videotaped mock interviews, grooming and appearance), resumé writing, and computer training. Human Outreach Agency is staffed 24 hours per day, three hundred sixty-five days per year.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Counseling services	$38,524	1997-98
Counseling Services	$40,255	1996-97
Counseling Services	$36,188	1995-96

Explanation:

HOA is the only shelter in Hayward devoted to serving homeless men. Under guidelines of the Community Housing and Shelter Services Program (CHASS), HOA is able to provide shelter to its clients for three months instead of the previous limit of one. The additional time has allowed the agency to work more closely and more in-depth with its clients. The result is that HOA is

having much greater success with stabilizing its clients in employment and housing. Many of the homeless men have been reunited with their families, gotten jobs, and/or received drug, alcohol and medical services. In fact, last year 50% left the program housed, employed, or both. Unfortunately, the requests for funding within this category are so great that this agency is being recommended for funding at the same level as last year.

CONDITION

That the agency provide twenty-four hour, on-site paid staffing.

APPLICANT: **LA FAMILIA**

PROJECT: **Fuller Street Neighborhood Center**

CATEGORY OF NEED: **Neighborhood Facilities and Improvement**

AMOUNT REQUESTED: **$260,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$260,000**
CED RECOMMENDATION: **$260,000**

AGENCY DESCRIPTION

In 1975 La Familia Counseling Service was founded, and since that time has provided social and mental health services to low-income Hayward residents, with a focus on Latino Spanish-speaking and bilingual (English-Spanish) people. These individuals may access the following services: outpatient mental health and social services, day treatment for children, language interpretation, ESL classes, Youth Prevention/Leadership programs, AIDS education, and case management for people with developmental disabilities, and those who are severely emotionally disturbed.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

La Familia proposes to purchase the property located at 22366-22408 Fuller Street, Hayward. The site would be used to provide social services with a special focus on the Burbank/South Garden and Northern Hayward neighborhoods. Services will include social services, recreation, education, mental health services to families and individuals, senior social support activities, and a youth leadership training program.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
La Familia/SSUC: partial re-roof and repair of Fuller Street site	$35,000	1996-97

Explanation:

The Esperanza Neighborhood Center has been vacant for more than two years and the Spanish Speaking Unity Council (SSUC) has agreed to sell the building to La Familia. The sale is pursuant to restrictions of the original funding sources that require the site to be used for the

LA FAMILIA Cont.

provision of social services. The immediate neighborhood will benefit by the renovation and occupation of this facility which has been vandalized periodically and is need of repair. The more general Burbank/South Garden neighborhoods will benefit by the addition of the much-needed services, outlined above, to those respective communities.

APPLICANT: **REAL MCCOY'S HOME FOR CHILDREN**

PROJECT: **Program Expansion**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$40,000**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$0**
CED RECOMMENDATION: **$0**

AGENCY DESCRIPTION

The Real McCoy's Home for Children is a six-bed, Community Care Licensed group home located in Hayward. Ambulatory girls and boys between the ages of five and seventeen are placed with the agency through Alameda County Social Services, and each child's length of stay is determined based on her/his individual circumstances. Currently there are five children residing at the group home; two of the children, siblings, have been in the program eight years. The Real McCoy's program emphasizes family preservation and reunification whenever appropriate and possible.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

This proposal indicated the agency was requesting funds to expand their current program by six beds at a site the agency would purchase in partnership with a non-profit housing development agency. However, when staff visited the site and interviewed the executive director, the agency's goal had changed. Currently the agency intends instead to work with intact homeless families and assist them into stable independent living situations, leading up to homeownership.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT

None.

Explanation:

During a site visit, Real McCoy's staff indicated that the focus of the agency had changed somewhat since the application's submittal and is now geared toward serving intact homeless families. The ultimate goal is to move the families from being homeless to being homeowners, within a relatively short time. The agency would purchase homes through HUD and sell them to the families. Profits made on the sale would be used to purchase additional homes and for

operating costs. Staff is very concerned about the viability of this program given the myriad of issues that must be resolved before a homeless family can become a homeowner. This requires intensive counseling to deal not only with the emotional and physical difficulties of being homeless, but also employment, education, credit counseling, etc. Additionally, staff believes that the concept needs to be more thoroughly developed with objectives and program activities that clearly demonstrate the agency's and the clients ability to succeed.

APPLICANT: **SHELTER AGAINST VIOLENT ENVIRONMENTS (SAVE)**

PROJECT: **WINGS Transitional Housing**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$43,514**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$48,756**
CED RECOMMENDATION: **$48,756**

AGENCY DESCRIPTION

SAVE provides shelter and support services to female survivors of domestic violence and their children. The agency also operates a separate 15-unit transitional housing program in Hayward (WINGS). The WINGS program is intended for women who have successfully completed programs like the SAVE shelter program, which emphasizes safe choices, self-sufficiency and responsible parenting. WINGS is located in the Harder-Tennyson area of Hayward, and provides low-cost housing in a clean and sober environment, as well as counseling and support services, for up to 18 months. Support services include counseling, housing placement assistance, budgeting workshops, parenting classes and childcare.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

SAVE is requesting funding to continue the provision of below market rate apartments and support services at WINGS transitional housing for lower- income female survivors of domestic violence and their children. Funds would be utilized to provide twenty-four hour staffing, case management, and child supervision. Thirty-five to 50 percent of WINGS residents are from Hayward; this request reflects 22% of the WINGS budget.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Housing and Program Support Services	$40,195	1997-98
Housing and Program Support Services	$42,000	1996-97
Housing and Program Support Services	$40,000	1995-96

SHELTER AGAINST VIOLENT ENVIRONMENTS (SAVE) Cont.

Explanation:

Since evening and weekend supervision started, the number of incidents at WINGS has been reduced considerably and there have been few, if any, complaints from the neighbors. However, WINGS has had a difficult time keeping evening and weekend employees. During this time, there have been a number of incidents at the property. Staff has reviewed WINGS staffing and the amount of funds provided by the City for 24 hour coverage. The amount of funds provided by the City did not cover the 24 hour staffing requirement and SAVE was struggling to try to come up with sufficient funds but was, for the most part, unable to do so. As a result, staff is recommending an increase in CDBG funds for this project since there appears to be no other source of funds available and current and past events at the site have shown the importance of 24 hour staffing.

CONDITION

That twenty-four hour, onsite staffing continues.

APPLICANT: **SHELTER AGAINST VIOLENT ENVIRONMENTS - WINGS**

PROJECT: **Mortgage Buydown and Building Security Improvements**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$336,155**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$69,000**
CED RECOMMENDATION: **$69,000**

AGENCY DESCRIPTION

SAVE provides shelter and support services to female survivors of domestic violence and their children. The agency also operates a separate 15-unit transitional housing program in Hayward (WINGS). The WINGS program is intended for women who have successfully completed a program like the SAVE shelter program, which emphasizes safe choices, self-sufficiency and responsible parenting. WINGS is located in the Harder-Tennyson area of Hayward, and provides low-cost housing in a clean and sober environment, as well as counseling and support services, for up to 18 months. Support services include counseling, housing placement assistance, budgeting workshops, parenting classes and childcare.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

SAVE proposes to improve building security at the WINGS site by repairing the front security gate at the facility, installing a surveillance camera and monitoring system, and increasing the height of the site's rear fence (to discourage trespassers). Other improvements include resurfacing the children's play area, security screen doors for the clients' apartments, and air conditioning for the childcare/therapy area. The biggest single expense in this request is a mortgage buydown ($267,229). The money previously allocated for the program's monthly mortgage payment would be redirected to pay for overnight staffing.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Housing and Program Support Services	$40,195	1997-98
Housing and Program Support Services	$42,000	1996-97
Housing and Program Support Services	$40,000	1995-96

SHELTER AGAINST VIOLENT ENVIRONMENTS - WINGS Cont.

Explanation:

Originally, staff believed that a grant or a no-interest loan could be made to SAVE that would pay off the WINGS' $267,229 first mortgage held by Citicorp. This would then enable the SAVE to have sufficient funds to pay a greater portion of staff costs at WINGS. However, when staff discussed this with HUD, staff learned of recent interpretations by attorneys at HUD Central Office that made this approach infeasible. Therefore, staff is recommending only the amount of funds required for the rehabilitation and that all security items be paid, prior to expending funds on other items such as the childrens' play area.

APPLICANT: **SOUTHERN ALAMEDA COUNTY LEGAL AID PROJECT**

PROJECT: **Provide Legal Representation and Advice to Indigent Persons in Landlord-tenant Cases.**

CATEGORY OF NEED: **Public Services**

AMOUNT REQUESTED: **$35,069**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$23,190**
CED RECOMMENDATION: **$23,190**

AGENCY DESCRIPTION

The Legal Aid Society of Alameda County was incorporated in 1957 to provide free legal representation and advice to very low income clients in Southern and Eastern Alameda County. This particular project serves exclusively residents of Hayward with housing-related problems, including eviction defense, tenants' rights counseling (including code enforcement, fair housing, and other issues), representation at administrative hearings before the Housing Authority and other agencies, homeowner counseling and assistance regarding foreclosure, conservation, and improvement. The agency provides guidance to, and coordination with, ECHO and other agencies to avoid duplication of services.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

The objective of the proposed program is to provide legal services (counseling, negotiations and representations) to eligible Hayward residents with housing problems. The focus will continue to be on tenants' rights and eviction defense. Occasionally, homeowners will be assisted in fighting foreclosures and related matters.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT	AMOUNT	FISCAL YEAR
Southern Alameda County Legal Aid Project	$23,190	1997-98
Southern Alameda County Legal Aid Project	$24,232	1996-97

SOUTHERN ALAMEDA COUNTY LEGAL AID PROJECT Cont.

Explanation:

Legal Aid provides services to clients who are among the poorest in the City of Hayward and the demand for these services is expected to grow in light of the City's low vacancy rate and the pressures of the welfare-to-work initiative. Due to the demand for funds within the Public Services category, however, staff is recommending that this agency be funded at the same amount as last year.

APPLICANT: **SPECTRUM COMMUNITY SERVICES**

PROJECT: **Senior Home Security Project**

CATEGORY OF NEED: **Housing Rehabilitation**

AMOUNT REQUESTED: **$93,755**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$0**
CED RECOMMENDATION: **$0**

AGENCY DESCRIPTION

Spectrum Community Services is a multi service agency serving very low income Alameda County residents. Spectrum currently operates an energy services division -- including weatherization, utility bill assistance, and energy conservation--a senior support services division, senior nutrition programs, senior employment programs, and a vocational skills training program.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

Spectrum proposes to identify low-income Hayward seniors who feel unsafe in their homes and install security measures, such as security doors, dead bolts, motion detector lights, window locks, fire extinguishers and smoke detectors as well as replace existing doors.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

No funding has been provided to this applicant in the past ten years.

Explanation:

Staff has a number of concerns with this proposal:

(1) Although Spectrum has operated the State-funded weatherization program for approximately 15 years, Spectrum has little or no experience installing security devices of the types described in their proposal.

(2) The City's Senior Minor Home Repair Program currently includes the installation of security measures, if needed, for all program clients in addition to other needed repairs.

SPECTRUM COMMUNITY SERVICES Cont.

(3) While there is a "gap" in the City's rehabilitation programs -- seniors who are tenants are not served by the Senior Minor Home Repair Program -- staff is concerned that this type of program would relieve landlords of their responsibility to provide such security devices as dead bolts and smoke alarms. This proposal, in effect, provides grants to landlords by installing security devices for free in rental units occupied by seniors. For nonprofit property managers, this free service may be a form of "double dipping" because their HUD management fee is supposed to cover such items. This program may relieve for-profit managers/owners of the responsibility of investing in their rental properties, if Spectrum provides these items for free.

(4) There are a number of small businesses in Hayward that currently provide the services that Spectrum proposes to provide. If the City were to provide funding for security devices, the City should evaluate the feasibility of utilizing existing Hayward businesses with track-records in this area rather than Spectrum.

(5) Staff appreciates the efforts that Spectrum is making on behalf of the Hayward community. However, no new information was provided during the agency's appeal which led staff to change its recommendation.

APPLICANT: **WALPERT ASSOCIATION FOR THE RETARDED**

PROJECT: **Upgrade Toilet Facilities (ADA access)**

CATEGORY OF NEED: **Neighborhood Facilities and Improvements**

AMOUNT REQUESTED: **$31,360**

CITIZENS ADVISORY COMMISSION RECOMMENDATION: **$31,360**
CED RECOMMENDATION: **$31,360**

AGENCY DESCRIPTION

Seventy-five developmentally disabled adults receive training, supervision and support at this site, during weekday business hours. The Walpert Association provides the site, and contracts for services with ARC (Association for Retarded Citizens). Clients and ARC's staff arrive each day to implement the daily routine which includes congregate meals (including preparation and cleanup), vocational training and support, janitorial services, yard work and other routine maintenance.

SUMMARY OF PROJECT PROPOSED FOR FY 1998-99

Walpert's existing toilet facilities require upgrading to comply with the Americans With Disabilities Act (ADA), and to meet current state regulations for access for persons with disabilities. There are four pairs of bathrooms, one pair in each of two workshops, one pair in the main building, and one pair in the recreation building. Walpert plans to upgrade all the bathrooms by the year 2000. They propose to use their own funds to upgrade the bathrooms in Workshop 1, and are requesting funds from the City to upgrade the bathrooms in the other workshop.

PREVIOUS CDBG FUNDING AWARDED TO APPLICANT

PROJECT

None.

Explanation:

The renovation at the Walpert Association will enable the Association for Retarded Citizens to bring the restrooms into compliance with the American with Disabilities Act and State regulations for access for persons with disabilities.

5/7/98

HAYWARD CITY COUNCIL JB

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING AN APPLICATION FOR FEDERAL ASSISTANCE UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 1998-99 (TWENTY-FOURTH YEAR)

WHEREAS, the Housing and Community Development Act of 1974 makes funds available to qualified cities for certain community development activities; and

WHEREAS, the City of Hayward is qualified to receive certain funds pursuant to said act; and

WHEREAS, the City Council has considered the Community Development Block Grant Program recommendations prepared by staff with the assistance of the Citizens Advisory Commission as well as public testimony thereon, a copy of which is attached hereto as Attachment "A" and hereby referred to for further particulars; and

WHEREAS, the Council has considered the environmental impact of the program and hereby finds and determines that the program is composed of projects that are categorically excluded from the National Environmental Protection Act or will be subject to later environmental review and finds and determines that the activities funded by the program are either not subject to the California Environmental Quality Act or will be subject to later environmental review.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby approves the aforesaid Community Development Block Grant Program, and authorizes the City Manager on behalf of the City of Hayward to execute and submit the required application and all implementing documents in connection therewith.

BE IT FURTHER RESOLVED that approval of the Community Development Block Grant Program funding is contingent upon the conditions set forth in Attachment "B," which is attached hereto and incorporated herein.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward