

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development

Urgent _____ Routine X

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

BOARD AGENDA # 9:30 a.m.

AGENDA DATE: March 27, 2001

4/5 Vote Required YES _____ NO X

SUBJECT:

APPROVAL OF THE 2001 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - SEWER COLLECTION AND TRANSFER SYSTEM - SHACKELFORD NEIGHBORHOOD

STAFF RECOMMENDATION:

1. CONDUCT THE PUBLIC HEARING.
2. APPROVE THE \$500,000 APPLICATION REGARDING SEWER COLLECTION AND TRANSFER SYSTEM - SHACKELFORD NEIGHBORHOOD (\$462,910), ACTIVITY DELIVERY (\$35,000), AND GENERAL ADMINISTRATION (\$2,090).
3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SIGN THE STATEMENT OF ASSURANCES.
4. APPROVE THE COMMITMENT OF PERSONNEL AND IN-KIND SERVICES NOT TO EXCEED \$5,000.

(Continued on page 2)

FISCAL IMPACT:

There will be a \$5,000 impact relative to the provision of 'in-kind' personnel services during the grant period.

BOARD ACTION AS FOLLOWS:

No. 2001-235

On motion of Supervisor Mayfield, Seconded by Supervisor Blom
and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Caruso

1) _____ Approved as recommended

2) _____ Denied

3) X Approved as amended

Motion:

AMENDED ITEM TO ALLOCATE \$500,000 TO THE SHACKELFORD NEIGHBORHOOD SEWER COLLECTION AND TRANSFER SYSTEM PROJECT FROM THE STANISLAUS COUNTY ROAD FUND IF THE COUNTY IS AWARDED THE 2001 CDBG

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy

File No.

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**STAFF
RECOM-
MENDATION
CONTINUED:**

5. ACCEPT AND DIRECT THE COMMITMENT OF \$1,000,000 IN REDEVELOPMENT AGENCY FUNDS FOR SEWER CONSTRUCTION.
6. APPROVE THE COMMITMENT OF \$75,000 OF PROGRAM INCOME FOR SEWER LATERAL CONNECTIONS.
7. REPAY CDBG FUNDS IN THE EVENT THAT THE ACTIVITY IS DETERMINED TO BE INELIGIBLE.
8. AUTHORIZE THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO ACT ON COUNTY'S BEHALF IN ALL MATTERS PERTAINING TO THIS APPLICATION, INCLUDING SUBMITTAL OF THE APPLICATION, EXECUTION OF THE GRANT AGREEMENT, DRAWDOWN OF FUNDS, SUBMITTAL OF AMENDMENT REQUESTS AND EXECUTION OF GRANT AMENDMENT DOCUMENTS. ADDITIONALLY, THE DIRECTOR SHALL BE THE PARTY RESPONSIBLE FOR GRANT ADMINISTRATION.
9. AUTHORIZE THE AUDITOR-CONTROLLER TO ESTABLISH THE NECESSARY BUDGET INDEX AND APPROPRIATIONS.

DISCUSSION:

This project, to construct a municipal sewer collection and transfer system, responds to the Board of Supervisor's priority of providing safe, healthy communities by eliminating the reliance on individual septic systems. Additionally, with Stanislaus County, the State CDBG Program sponsoring construction, and the City of Modesto ready to accept and provide sewer service, the Board priority of multi-jurisdictional cooperation is achieved.

A public hearing was held by the Board of Supervisors on February 27th for authorization to proceed with the preparation of the 2001 Community Development Block Grant application and to determine its activity. The result of that public hearing directed staff to prepare a \$500,000 application identifying the construction of a sewer collection and transfer system in the Shackelford Neighborhood.

Requirements of the second public hearing, as per state guidelines, are to discuss the following:

- An explanation of the State Community Development Block Grant Program.

Stanislaus County is a non-entitlement county. This status is due to its unincorporated population number which is less than 200,000. This means that the County must compete for grant funds through the State Department of Housing and Community Development (HCD) rather than apply for them directly through the federal Department of Housing and Urban Development.

**DISCUSSION
CONTINUED:**

- Solicit input from the public.

The public hearing process is designed to receive either oral or written comments. The public hearing is an opportunity for attendees to ask questions and suggest possible uses (projects) for CDBG funds. These comments are made part of the project file in the Department of Planning and Community Development.

- Funding availability.

Stanislaus County can competitively apply for a maximum of \$870,000. However, a grant application can be no greater than \$500,000 from either of the two funding categories (General and Economic Development) established by HCD. The remaining \$70,000 is divided equally for the opportunity to apply for Planning and Technical Assistance Grants from each of the two funding categories.

- Potential activities.

Activities eligible for use of CDBG funds are housing rehabilitation, community facilities, public services, public works, housing acquisition, and new housing construction.

- Citizen involvement.

The opportunity for citizen participation is required and encouraged throughout the application process, as well as during activity implementation should the grant application be awarded. In addition, performance hearings are held annually, and the public is again encouraged to participate. For information regarding the CDBG program and any grants presently being administered, interested persons can contact the Grants Administrator in the Planning and Community Development office.

A team of Shackelford Neighborhood residents have conducted an income and interest survey regarding the potential sewer project. The data collected by them on behalf of the County has been incorporated with the grant application.

- National objectives.

An application must meet a national objective. The national objectives are: (1) the activity shall principally benefit Target Income Group households (80% or less of the median income of Stanislaus County). The median income for a family of four is \$43,900. Therefore, a household of four earning \$35,100 or less would qualify for program participation; (2) the activity will aid in the prevention or elimination of slums or blight; and, (3) the activity will eliminate a serious threat to the health or welfare of the community which are of recent origin.

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**DISCUSSION
CONTINUED:**

The activity proposed in the 2001 CDBG application will principally benefit the Target Income Group.

- Displacement minimization.

It is not the intent of the program to relocate any owner or occupant during the performance of an activity relative to housing. Facilities necessary for the daily operations of a household will be kept operational at all times or inoperable for short periods of time only. If any facilities will be shut off overnight, temporary accommodations will be made.

In the event that temporary relocation is necessary, assistance is available to occupants regarding rent and moving expenses. Program funds will be used for this purpose.

- Assessments.

If any assessments result from a CDBG-funded project, they will not have to be repaid by the Lowest Target Income Group (LTIG - household earning 50% or less of the County median income).

- Technical assistance.

A jurisdiction can provide technical assistance to groups representative of persons of low and moderate income that request assistance in developing proposals in accordance with the State CDBG procedures. Such assistance need not include providing funds to such groups. The applicant may determine the level and type of such assistance.

- Proposed activity description.

The activity proposed in the application is to construct a sewer collection and transfer system in the Shackelford Neighborhood, generally bounded by Crows Landing Road on the west, Hatch Road on the south, Main Street on the east and Pecos Avenue on the north.

The engineer's estimate to construct the project is \$1,962,910. The sources of funds for this cost estimate is CDBG (\$500,000); County (\$500,000); and, Redevelopment (\$1,000,000). Construction of this activity will take place during calendar year 2002.

Individual sewer laterals are also proposed. A recommendation is made herein to commit \$75,000 for this purpose. Construction of this activity will commence following completion of the Collection and Transfer system and be completed on or before grant expiration.

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**DISCUSSION
CONTINUED:**

This project will ultimately be serviced by the City of Modesto. As in the Bret Harte Sewer Project, an Agreement will be prepared between the County and the City describing the responsibilities of each jurisdiction regarding the Shackelford Project. The Engineering and Transportation Department of the City of Modesto has provided a letter encouraging the grant application, as well as outlining their general requirements.

The activity (construction of sewer collection and transfer system) will be performed during calendar year 2002, and the construction of individual sewer laterals will commence thereafter. All activities shall be concluded on or before the date of grant expiration.

**POLICY
ISSUES:**

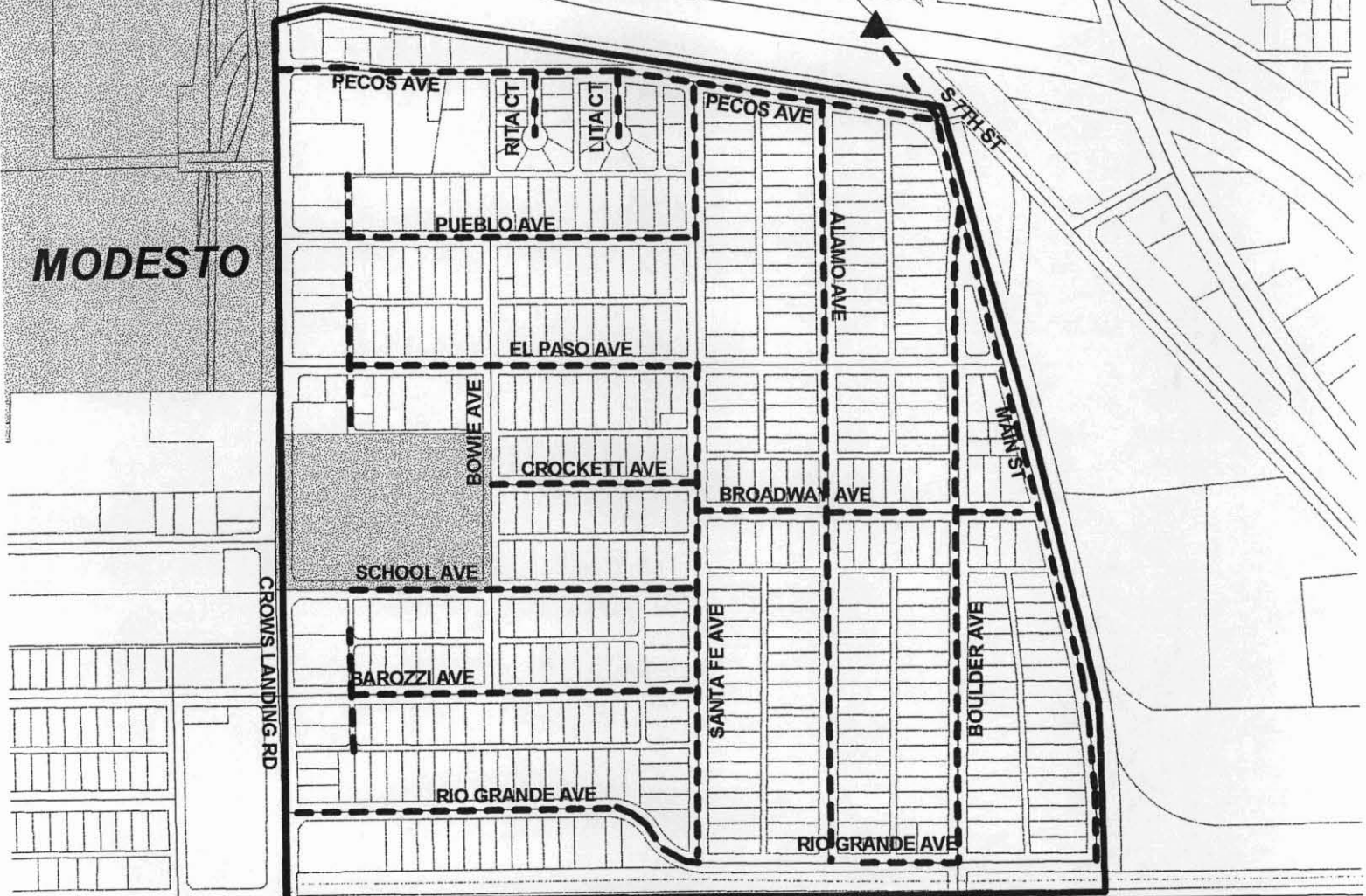
It is the policy of the Board to comply with guidelines established for programs in which Stanislaus County participates. This public hearing satisfies a component of the guidelines set forth as part of the State Community Development Block Grant Program. The Housing Element of the Stanislaus County General Plan has established a policy to provide assistance to improve community infrastructure in residential areas. Additionally, the Stanislaus County Redevelopment Agency has established infrastructure improvements as a goal in residential areas to eliminate blighting conditions and to reduce costs so that housing will be more affordable for existing residents and first time home buyers.

**STAFFING
IMPACT:**

This activity will be undertaken by current staff.

SHACKELFORD SEWER

MODESTO



CROWS LANDING RD

----- PROPOSED SEWER LINES (6", 8", & 10")
————— PROJECT AREA