



CITY OF POMONA

COUNCIL REPORT

November 4, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Benita DeFrank, Neighborhood Services Director

SUBJECT: ADOPT A RESOLUTION ACCEPTING \$4,000,000 IN LEAD HAZARD REDUCTION GRANT FUNDS AND \$600,000 IN HEALTHY HOMES SUPPLEMENT; AMEND THE FY 2019-20 OPERATING BUDGET TO INCREASE REVENUE ESTIMATES AND APPROPRIATE \$4,000,000 IN FEDERAL FUNDS FOR THE LEAD HAZARD CONTROL PROGRAM AND \$600,000 FOR THE HEALTHY HOMES PROGRAM

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Adopt Resolution No. 2019-174 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ACCEPTING \$4,000,000 IN LEAD HAZARD REDUCTION GRANT FUNDS AND \$600,000 IN HEALTHY HOMES SUPPLEMENT; AMEND THE FY 2019-20 OPERATING BUDGET TO INCREASE REVENUE ESTIMATES AND APPROPRIATE \$4,000,000 IN FEDERAL FUNDS FOR THE LEAD HAZARD CONTROL PROGRAM AND \$600,000 FOR THE HEALTHY HOMES PROGRAM;

2. Amend the Professional Services Agreement with “Housing Programs” as Lead Consultant for the City’s various housing rehabilitation programs, by increasing funding by \$354,900;
3. Amend the Professional Services Agreement with Barr & Clark, Inc. for Lead Inspector and Risk Assessor Services, by increasing funding by \$170,720 and by extending the term of the Agreement by two additional one-year terms; and,
4. Authorize the City Manager or her designee to negotiate and execute all related documents to receive the grant funds and implement the funded activities; and to execute the amendments to the professional services agreements, subject to review by the City Attorney’s Office.

EXECUTIVE SUMMARY:

On September 30, 2019, the City of Pomona was notified by the Department of Housing and Urban Development (HUD) of an award in the amount of \$4,000,000 in Lead Hazard Reduction Grant funds and \$600,000 in Healthy Homes Supplement. This is the City's fifth round of funding for Lead Hazard Control since 2004 and the third for Healthy Homes Supplement. Under both of these programs over 500 housing units will be either tested, abated or stabilized from lead based paint or other unhealthy home based items.

FISCAL IMPACT: Adopting Resolution No. 2019-174 (Attachment No. 1) will increase the FY 2019-20 Operating Budget by \$4,600,000. Revenue will increase by \$4,600,000 and expenditures will increase by an equal amount over a 42-month period. Unspent appropriations will be carried over in future year's budgets until all grant/supplement funds are expensed.

PROGRAM	REVENUE ACCT. #	EXPENDITURE ACCT. #	APPROPRIATE
Lead Hazard Control	229-1791-40850-58706	229-1791-XXXXX-58706	\$4,000,000
Healthy Homes	229-1791-40850-58707	229-1791-XXXXX-58707	\$600,000

PREVIOUS RELATED ACTION:

The City Council awarded the following contracts to implement the 2016-2019 LEAC+HH Program to:

- 1) "Housing Programs", on February 25, 2019 to serve as the Lead Consultant for the City's various housing rehabilitation programs; and
- 2) Barr and Clark, Inc., on May 15, 2017 to serve as the Division's Lead Inspector/Risk Assessor.

DISCUSSION:

The City's Lead Hazard Reduction and Healthy Homes Program, known as the Lead Education Awareness Control and Healthy Homes Program (LEAC+HH), focuses on properties built prior to 1978 that may contain dangerous levels of lead based materials usually found in deteriorated paint. To qualify for the program, property occupants must be low and very low income with children aged six years and under, where lead poisoning can cause serious health issues. Lead based paint can be found on walls, cabinet surfaces, doors, window casings, eaves and overhangs. When deteriorated surfaces where lead based paint is found, the paint can be addressed either through abatement (complete removal or containment) or through stabilization (specialized clean up or removal of friction areas where lead dust are created).

The goal of the program is to make the home lead-safe, meaning that all lead based paint hazards in the home have been stabilized or abated and that the home has passed a lead clearance test by a certified inspector upon completion of the work. The average cost to make a home lead safe is \$15,260. Once the unit is cleared, or identified through testing as not containing lead based paint, it will be added to the Pomona Lead Safe Housing Registry.

Since 2004, the City has received \$9,339,920 from HUD for Lead Hazard Control and \$500,000 for Healthy Homes. To date, 1,043 housing units have been assessed for lead based paint hazards, lead hazards in 699 units have been removed or stabilized, creating lead-safe housing for 555 children under 6 years of age. From the Healthy Homes funding received, 88 housing units received intervention for heating and electrical repairs, removal of mold and tripping hazards, installation of water heaters, smoke alarms and carbon monoxide detectors.

LEAC+HH Round 5

For the fifth time in 15 years, HUD has awarded the City of Pomona \$4,000,000 in Lead Hazard Reduction Grant funds and \$600,000 in Healthy Homes Supplement funds to address certain housing related hazards over a 42-month period or 3½ years. Under this round of funding, 212 housing units will be tested for lead based paint hazards and lead hazards will be addressed either through paint removal or stabilization in 200 housing units. The LEAC Program pays for costs associated with lead testing, lead based paint stabilization and/or abatement, temporary relocation, and lead certification trainings.

From the Healthy Homes Supplement, 188 housing units that received LEAC assistance will receive free installation of carbon monoxide detectors, smoke alarms, ground fault circuit interrupters (GFCIs) in the kitchen and in bathrooms, hot water discharge lines and earthquake safety straps for water heaters. Other healthy homes intervention may be added following an inspection of the homes using the Healthy Homes Rating System (HHRS). HHRS is an inspection method that focuses on 29 identified hazards, which include mold, excessive heat and cold, asbestos, fire, trip and fall hazards, and entry by intruders. The average cost for healthy homes intervention is \$5,000 per unit.

Amendment of Professional Services Agreement

Under the 2016-2019 Lead Hazard Control and Healthy Homes Grant, the City Council approved Professional Services Agreements for the following:

1. February 25, 2019 “Housing Programs” received \$93,000 to serve as the Lead Consultant for the City’s various housing rehabilitation programs. The Lead Consultant oversees the work of lead remediation/abatement contractors, conducts HHRS inspections and prepares HHRS scopes of work. The term of the contract is from March 1, 2019 through February 28, 2022, with the option to extend for two additional one year terms; and,
2. On May 15, 2017 to Barr and Clark, Inc. for \$79,500 to serve as the Housing Division’s Lead Inspector/Risk Assessor. The Lead Inspector/Risk Assessor undertakes a comprehensive inspection and risk assessment of each residential unit to identify existing lead hazards, prepares work specifications indicating how lead in the housing unit will be addressed, and undertakes clearance testing to ensure that the unit is lead-safe. The term of the contract is from May 15, 2017 to May 14, 2020.

While the Agreements are still active, the 2016-2019 Lead Hazard Control and Healthy Homes Grant will end on October 30, 2019. Any funding remaining after this date will be

disencumbered by HUD. The continued implementation of the LEAC+ HH program requires that funding be added to the existing Agreements with “Housing Programs” and with Barr & Clark, Inc. In addition, the term of the Agreement with Barr & Clark, Inc. needs to be extended for two additional one year terms, similar to the term for the Lead Consultant.

Staff therefore recommends the following:

1. Amend the Professional Services Agreement with “Housing Programs” as Lead Consultant for the City’s various housing rehabilitation programs, by increasing funding by \$354,900. Of this amount, \$236,600 shall come from the 2019 Lead Hazard Control Grant; while \$118,300 shall come from Community Development Block Grant (CDBG) funds, which will be funded over a 3½ year period or \$33,800 annually. Funding for Year 1 has been included in the City’s Operating Budget for FY 2019-2020.
2. Amend the Professional Services Agreement with Barr & Clark, Inc. for Lead Inspector and Risk Assessor Services, by increasing funding by \$170,720 and by extending the term of the Agreement by two additional one-year terms. This amount shall be fully funded under the 2019 Lead Hazard Control Grant.

It is further recommended that the City Council authorize the City Manager to negotiate and execute all related documents to receive the grant funds and implement the funded activities; and to execute the amendments to the professional services agreements, subject to review by the City Attorney’s Office.

COUNCIL PRIORITIES & GOALS:

This item supports 2019-2020 City Council Priority 1 – Fiscal and Operational Responsibility and City Council Priority 3 – A Safe and Clean Pomona

Prepared by:

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Housing Grants Supervisor

ATTACHMENT:

Attachment No. 1 – Resolution No. 2019-174