

**Presentations for the
June 15, 2020
City Council Meeting**

COUNCIL MEETING
06-15-2020
 Received Before Meeting **7**

**CBDG FY20-21
Annual Action Plan
&
FY20-25
Consolidated Plan
City Council**

June 15, 2020

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RECOMMENDATIONS

Staff and Finance Committee recommend that City Council Adopt/Endorse:

- **2020-2025 Consolidated Plan** – strategic plan assessing affordable housing and community needs
- **2020-2021 Action Plan** – identifies specific programs to be funded
- **Proposed Funding Allocations** – specific funding for each program
- **Authorize the City Manager to File and Execute** - applicable 2020-2021 CDBG application and 2020-2021 Action Plan for CDBG funds.



Community Development Block Grant Program (CBDG)

- Annually from the U.S. Department of Housing and Urban Development (HUD)
- Grants intended to improve the physical, economic, and social conditions
- All activities in Palo Alto must benefit very low-income persons.
- HUD requirements include:
 - Five-year **Consolidated Plan** - Identified needs, strategies to meet needs, and sets goals
 - **Annual Action Plan** – Specific projects to be funded



CONSOLIDATED PLAN PROCESS



GOALS: DRAFT CONSOLIDATED PLAN 2020-25

Goal Name	Goal Description
Affordable Housing	Assist in the creation and preservation of affordable housing for low-income and special needs households.
Homelessness	Support activities to prevent and end homelessness.
Community Services and Public Improvements	Provide community services and public improvements to benefit low-income and special needs households
Fair Housing	Promote fair housing choice by funding fair housing organizations to provide fair housing services.
Economic Development	Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs.



ALLOCATION AMOUNT SOURCES FOR CDBG ORIGINAL ENTITLEMENT:

CDBG ENTITLEMENT	\$501,355
PRIOR YEAR RESOURCES	\$213,167
ESTIMATED PROGRAM INCOME	\$136,049
TOTAL	\$850,571

USES:

AGENCY - PROGRAM NAME	FY 2020 FUNDING REQUEST	FINANCE COMMITTEE RECOMMENDATION	CITY COUNCIL RECOMMENDATION
Palo Alto Housing - SRO Resident Support	\$50,697	\$29,931	
Catholic Charities - Ombudsman	\$10,000	\$9,345	
LifeMoves - Opportunity Center	\$46,575	\$29,932	
YWCA - Domestic Violence Services	\$10,000	\$5,000	
SVILC - Housing and Emergency Services	\$28,826	\$11,232	
Public Service Total	\$146,098	\$85,440	Not to Exceed \$85,440
Project Sentinel - Fair Housing Services	\$33,698	\$37,480	
City of Palo Alto - CDBG Administration	\$90,000	\$90,000	
Planning & Administration Total	\$123,698	\$127,480	Not to Exceed \$127,480
Downtown Streets - Workforce Development	\$336,400	\$236,000	
Economic Development Total	\$336,400	\$236,000	
Habitat for Humanity - Minor Home Repair	\$100,000	\$0	
Palo Alto Housing - Alma Place	\$149,950	\$149,950	
Rehab Total	\$ 249,950	\$ 149,950	
GRAND TOTAL	\$856,146	\$598,870	

ALLOCATION AMOUNT SOURCES FOR CDBG CORONAVIRUS (CV) GRANT

CDBG CORONAVIRUS (CV) GRANT	\$294,909
REMAINING CDBG FY2020-21 ENTITLEMENT GRANT	\$251,701
TOTAL	\$546,610

USES:

AGENCY - PROGRAM NAME	FY 2020 FUNDING REQUEST	FINANCE COMMITTEE RECOMMENDATION	CITY COUNCIL RECOMMENDATION
LifeMoves - Opportunity Center	\$294,000	\$294,000	
YWCA - Domestic Violence Services	\$10,000	\$10,000	
SVILC - Housing and Emergency Services	\$75,000	\$75,000	
<i>Rent Relief Total</i>	\$379,000	\$379,000	
Downtown Streets – Food Closet Program	\$100,000	\$100,000	
<i>Food Assistance Total</i>	\$100,000	\$100,000	
May View Community Health	\$75,000	\$ 67,610	
<i>COVID Testing & PPE Total</i>	\$ 75,000	\$ 67,610	
GRAND TOTAL	\$554,000	\$546,610	

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COUNCIL MEETING

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LEASES WITH PAUSD FOR CUBBERLEY AND EXTENDED CHILD CARE SITES

JUNE 15, 2020

www.cityofpaloalto.org

Staff recommends that City Council authorize the City Manager to execute the Lease Agreements between Palo Alto Unified School District and the City of Palo Alto for the Cubberley and Extended Day Care premises.



BACKGROUND AND PROCESS

Original lease between City and PAUSD

- Began January 1990 for entire 35 acres
- Amended multiple times
- Included a Covenant Not to Develop
- Required PAUSD to provide space at schools for child care

Current lease between City and PAUSD

- \$5.4M annual base rent for 27 acres of Cubberley
- City covers all maintenance and utilities
- \$1.9M additional annually to Cubberley Infrastructure Fund
- \$708k/yr additional annually for 12 extended day care sites
- Expired December 2019



BACKGROUND AND PROCESS

Lease negotiations

- City and PAUSD began discussing a new lease last year
- On October 7, 2019, City Council directed staff to negotiate an agreement with PAUSD to continue leasing Cubberley for an additional five years, including term sheet with milestones for future development
- Lease revisited and renegotiated during public health emergency
 - City fiscal distress
 - PAUSD space needs

CUBBERLEY LEASE

CUBBERLEY LEASED AREA

Indoor

- Gym A and B
- G5 and G8
- Pavilion
- Theater
- FOPAL (Q)
- S Building
- JMZ (Auditorium)
- Maintenance*

Outdoor

- Fields
- Track

Common Areas

- Parking area
- Walkways
- Restrooms
- Boiler room (BR)



LEASE TERMS

Lease term and rent

- July 1, 2020 to December 31, 2024
- \$208,333 per month (\$2.5M annually)
- \$13,790 for JMZ
- \$5,650 for S building



Maintenance and utilities

- City maintains and repairs entire property
- PAUSD to reimburse share of maintenance
- City pays for utilities

CUBBERLEY TENANTS

Moving to City portion:

- Avenidas
- Imagination School
- PA Humane Society (tentative)

Included in City's lease with PAUSD:

- Children's Preschool
- Friends of the PA Library
- HeartFit for Life
- Minority TV

Offer to lease directly with PAUSD

- Silicon Valley Karate

Terminated own lease

- Genius Kids

Not yet relocated

- Community for Christ Church



CUBBERLEY RENTERS

Offer to rent directly from PAUSD

- M Rooms
- G6 (dance studio)
- ~20 different renters

Staff working with other renters to find space



Current Uses

- City Facilities
- Long Term Tenants
- Rental Rooms



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EXTENDED CHILD CARE SITES LEASE

EXTENDED CHILD CARE SITES LEASE

Lease term and rent

- July 1, 2020 to June 30, 2022
- \$58,973 per month (\$707,676 annually)
- Minor maintenance and utilities

Located at twelve elementary schools

- 11 operated by Palo Alto Community Child Care
- 1 operated by Kid's Choice (Nixon Elementary)





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COUNCIL MEETING
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Item #10: Initial Framework and Plan to Address Systemic Racism

CMR# 11441

June 15, 2020

www.cityofpaloalto.org



JUNE 8 CITY COUNCIL SUMMARY

- City Council unanimously passed a resolution affirming that Black Lives Matter
- City Council directed staff to:
 - a. Return with a framework to review, report on, and improve our police policies and practices focused on accountability and eliminating any potential incidents of racism or discrimination;*
 - b. Report on possible improvements to police hiring practices;*
 - c. Begin a diversity and inclusion initiative throughout the City*



INITIAL PROPOSED FRAMEWORK & ACTION PLAN

- The framework includes suggested elements and dimensions to gain input from the City Council and guide next steps
- Some items, such as police use of force, are relatively discrete and can be more immediate
- Others will require examination of current conditions, community engagement, goal-setting, and implementation



TRANSPARENCY AND ACCOUNTABILITY

- Importance of demonstrating this is not a one-off effort; acting with urgency while making lasting change
- City Council would regularly review progress in several areas:
 - Police use of force
 - Community engagement and understanding
 - Use Boards and Commissions as springboards for other engagement, e.g. Human Relations and Art Commissions
 - City organizational policies and decision-making
 - Community services and programs
- Gaining initial feedback from the Council on areas for refinement



POLICE USE OF FORCE & '8 CAN'T WAIT' REVIEW

- Framework includes an immediate review of current police policies including use of force
- Potential review could include convening an expanded advisory group
 - Members of Police Chief's Community Advisory Group (CAG)
 - Liaison(s) from the Human Relations Commission
 - Other stakeholders
- Other opportunities for consideration could be:
 - Proceed with immediate actions and report to Council
 - Host community conversations and a series of community engagement opportunities



OTHER ELEMENTS OF FRAMEWORK

- **Community Engagement and Communications**
 - Thoughtful dialogue through small group sessions, larger listening sessions, and facilitated conversations
- **City Organizational Policies and Decision-Making**
 - Careful review of City practices and procedures, including ethics, hiring/promotion practices, and training
- **Community Services and Programs**
 - Human Services focusing on vulnerable community members
 - Community Services including fees and programs and access to facilities, spaces, and resources
 - Housing/Community Environment including affordable housing and multi-family housing development



STAGES OF INITIAL FRAMEWORK

Four stages applied to each element:

- 1) **Review** existing polices, procedures, documentation and practices (including emerging best practices) and identify areas of improvement.
- 2) **Engage** various stakeholders thorough facilitated discussions to refine potential improvements and solicit additional feedback.
- 3) **Report** out on the results of the first two stages and include recommendations to a City Council *Ad Hoc* committee or City Council.
- 4) **Take action** to implement the improvements and evaluate impacts on outcomes on an ongoing basis.



RECOMMENDATION & COUNCIL FEEDBACK

Recommendation: City Council discuss and provide direction to staff on a proposed initial framework and workplan to address police use of force and citywide issues related to race and equity.

Areas for Further Feedback:

- Whether to convene an advisory group, or set an August study session to review police policies and prospective changes
- Involvement of the City's boards and commissions in next steps
- Elements of the Initial Framework; emphasis/priority of proposed or other elements



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