ITEM NO. 12

STAFF REPORT

CITY OF OCEANSIDE

DATE: February 20, 2008

TO: Honorable Mayor and City Councilmembers

FROM: Neighborhood Services Department

SUBJECT: **APPROVAL TO ALLOCATE FY 2007-08 COMMUNITY DEVELOPMENT BLOCK GRANT CONTINGENCY FUNDS IN THE AMOUNT OF $50,000 FOR DEVELOPMENT OF A PRESCHOOL AND $10,000 FOR ACQUISITION OF GRAFFITI CAMERAS; AND, APPROVAL TO AMEND THE 2007-08 ACTION PLAN ACCORDINGLY**

SYNOPSIS

Staff recommends that the City Council allocate $50,000 of FY 2007-08 Community Development Block Grant (CDBG) contingency funds to Camp Fire USA – San Diego Council for development of a preschool in the Crown Heights neighborhood; allocate $10,000 of FY 2007-08 CDBG contingency funds to the Code Enforcement Division for the acquisition and installation of up to ten graffiti cameras; authorize the Neighborhood Services Director to sign the necessary agreements; and, amend the 2007-08 Action Plan to add the two new activities.

BACKGROUND

Preschool

Educational Enrichment Systems has for many years operated a preschool and child development center on the campus of Oceanside High School. In addition to providing on-campus childcare for some students, the center has been the primary daycare and preschool program for families in the Crown Heights neighborhood. Educational Enrichment Systems currently provides full- or part-day care for over 200 children each week.

The Oceanside Unified School District informed Educational Enrichment Systems in 2007 that the high school needed the preschool site for expansion of campus facilities and that the preschool and child development center would have to move by the end of the 2007-08 academic year. Educational Enrichment Systems subsequently identified a site in Vista where they plan to open a similar preschool and child development center by late 2008. This leaves, however, a significant gap in services for residents of the Crown Heights neighborhood. The closest preschools or daycare centers serving very low- and low-income families are at the Joe Balderrama Recreation Center in the Eastside neighborhood and at *Casa de Niños* across from the MiraCosta College Community Learning Center on Mission Avenue; both of these programs are at capacity. The City has been working with Educational Enrichment Systems to identify alternate sites in Oceanside; no suitable sites have been found.

MAAC – San Diego operated a HeadStart preschool and daycare program at the Americanization School in Crown Heights for two years. Due to other demands on the facility and space needs for the preschool, MAAC moved to the Camp Fire USA center and subsequently out of the neighborhood. Some improvements were made to the Camp Fire building at that time, but not to the extent of meeting all State and local requirements for preschools.

Camp Fire USA has been serving residents of the Crown Heights neighborhood for over fifty years with after school and summer programs for children and youth. Camp Fire USA opened the Brooks Street facility in 1957; this building and the Americanization school are the only community facilities in Crown Heights.

Graffiti Cameras

Graffiti is a blight in any neighborhood, whether the "tagging" is gang-related or the work of an individual "tagger." The Code Enforcement Division is responsible for abating graffiti on private property in the City including commercial sites. Code Enforcement officers have identified specific sites in the City that are prone to graffiti and that require repetitive action by property owners or City crews. Graffiti cameras have been used by many jurisdictions to reduce the incidence of graffiti.

ANALYSIS

Preschool

The closing of the Educational Enrichment Systems preschool and daycare programs at Oceanside High School will leave a significant gap in services for families in the Crown Heights neighborhood. The majority of families are very low- or low-income. Most of the households speak Spanish at home; early exposure of their children to English instruction is important to enable them to be "ready to learn" when entering kindergarten. The City has been unable to identify suitable sites and/or providers that could fill this gap in services. The draft Crown Heights Neighborhood Revitalization Strategy Area (NRSA) plan identifies daycare and preschool programs as essential for families in the neighborhood and important components for positive youth development.

Camp Fire USA proposes to open a preschool at their existing facility at 402 Brooks Street in the Crown Heights neighborhood. Initial review of the facility indicates that the center could be licensed for up to 30 children ages three to five. The facility is in need of improvements to meet State of California Department of Social Services Title XXII licensing requirements. The City Council allocated $66,489 of FY 2007-08 CDBG funds for exterior improvements at the site including grading and paving for a new parking area, construction of a trash enclosure and expansion of the playground area. In order to meet licensing requirements, the building needs a fire alarm system, new tables and chairs suitable for preschool-age children, improvements to the restrooms, a shade structure for the playground area and installation of artificial turf in the playground. Padded artificial turf underneath play structures meets licensing requirements.

Thirty children have already been pre-registered for the preschool program with the expectation that full enrollment and a waiting list will be in place prior to opening. Since the center will continue to provide after school programs for neighborhood children and youth, the preschool will operate only until 3p.m.; some extended care will be available to 6p.m. Camp Fire USA has been in discussion with North County Community Services (NCCS), which operates the preschool and day care program at the Joe Balderrama Recreation Center, to have NCCS prepare and deliver the noon (hot) meal to the Camp Fire Center.

Graffiti Cameras

The Code Enforcement Division proposes to acquire and install up to ten graffiti cameras at locations that have been identified as prone to graffiti. If graffiti is then discovered at one of those sites, Code Enforcement officers will review the record for identification of those responsible. Such information will be turned over to the Oceanside Police Department for further review and, whenever possible, identification and prosecution of the offenders.

Congress has reduced the appropriation for the CDBG program each year for the past five years, resulting in less funding available for public services or capital projects. In order to maximize the impact of CDBG funding for local projects, the City will fund no more than fifty percent of the budget for a capital project proposed by a community-based organization, with the remainder to be provided by the applicant agency. This will limit funding to Camp Fire USA to no more than $50,000. Funding will also be limited to projects that are able to complete work within one year from allocation of funds.

The proposed new activities meet basic CDBG eligibility requirements; the proposed Camp Fire USA preschool in Crown Heights will serve very low- and low-income families and the proposed graffiti cameras will reduce spot blight on property in the City. The projects can be completed within one year.

The FY 2007-08 Action Plan of the five-year Consolidated Plan for Housing and Community Development was approved by the City Council on May 9, 2007, and submitted to the HUD Los Angeles Field Office on May 11, 2007. Any additional activities and projects for the 2007-08 Program Year that are approved by the City Council are likewise submitted to the Los Angeles Field Office as substantial amendments to the annual Action Plan. The City's Public Participation Plan requires a public hearing for any substantial amendment to the Action Plan.

FISCAL IMPACT

As of January 1, 2008, the CDBG Contingency Fund (237.607900.5377) has $287,613 available for allocation to eligible activities. Allocation of contingency funds to capital improvement projects does not impact the fifteen percent cap on public services under the CDBG program. Allocation of $50,000 to Camp Fire USA for development of a preschool (237.705133.5374) and $10,000 for acquisition of up to ten graffiti cameras (237.295080.5393) will reduce the contingency funds by $60,000. The City intends to carry forward at least $200,000 of CDBG contingency funds to FY 2008-09.

COMMISSION OR COMMITTEE REPORT

The FY 2007-08 CDBG Application Review Committee completed its work and submitted recommendations to the City Council in March 2007. Neither the committee nor any commission reviews mid-year allocations of CDBG funds.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

CITY ATTORNEY'S ANALYSIS

The City Council is authorized to hold a public hearing in this matter. Consideration of this matter should be based on the testimony and evidence presented at the hearing. After conducting the hearing, the Council shall adopt, modify or deny the recommendations contained in this report.

RECOMMENDATION

Staff recommends that the City Council Allocate $50,000 of FY 2007-08 Community Development Block Grant (CDBG) contingency funds to Camp Fire USA – San Diego Council for development of a preschool in the Crown Heights neighborhood; allocate $10,000 of FY 2007-08 CDBG contingency funds to the Code Enforcement Division for the acquisition and installation of up to ten graffiti cameras; authorize the Neighborhood Services Director to sign the necessary agreements; and, amend the 2007-08 Action Plan to add the two new activities.

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Attachment: Camp Fire USA Preschool Project Summary and Budget

PART 2 - APPLICATION SUMMARY FORM

Name of Organization CAMP FIRE USA – San Diego & Imperial Counties Council

Mailing Address PO Box. 3275 – 3101 Balboa Drive, San Diego, CA. 92163

Contact Person Katie Zolezzi – Executive Director Telephone 619-291-8985

Fax 619-291-8988 E-Mail kzolezzi-campfire@sbcglobal.net

Project Name The Little Stars Preschool and Child Development Center

Project Address 402 Brooks Street, Oceanside, CA. 92054

Project Manager Jona Newcomb – Program Director

Project Category: ___ Public Services _X_ Capital __ Economic Development

Brief Summary of Project:
CAMP FIRE USA-SDI proposes to create a new Preschool Program for children ages 3 years to 5 years old to benefit the youngest children in our predominantly Hispanic neighborhood known as "Crown Heights." In order to qualify with the State of California as a Title 22 Licensed Preschool, we must make modifications to our building and outdoor areas to be in compliance with their regulations. We also plan to become "accredited" with the National Association for the Education of Young Children (NAEYC) and they also require modifications for the health and safety of the children who will be enrolled in this program.

Total Project Cost: $100,000.00 **Grant funds requested:** $58,200.00

Which National Objective does your project meet? (check one)

X____ Low/Moderate Income Clientele _____ Housing / Transitional Housing

_____ Low/Moderate Income Area Benefit _____ Homeless Shelter or Services

Which Local Objective does your project address? CDO: # 19, # 26, # 27, # 28

What positive outcome(s) will result from this program? Research on Preschool Education has proven that when children start school ready to learn the end results create a successful foundation for future success in school and in life.

How many **unduplicated Oceanside** clients do you expect to serve by this project?

40-60 **Children** in the Preschool-School Age program and 40-60 **Adults**

Has your agency previously received Oceanside CDBG or ESG funds? Yes __X__ No __

If yes, please identify year, total awarded and name(s) projects in the past three years

Year	Amount	Project/Activity Funded
2006-07	$ 66,489	Capitol Improvements to NoCaBa Property for After School Pgm.
2005-06		
2004-05		

2008-2009 A. PROJECT BUDGET

Organization: **CAMP FIRE USA – San Diego & Imperial Counties Council**

Project Name: **The Little Stars Preschool and Child Development Center**

CPD Funds Requested: $ 58,200.00 **Project Budget:** $ 100,000.00

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for project:

a. Funding requested from the City	$ 58,200.00
b. Other federal funds (if any)	
c. State or local government funds	
d. Donations and contributions	
e. Fees or memberships	
f. In-kind contributions / Volunteer time	
g. Other funding **Additional Grants/Foundations**	41,800.00
h. **TOTAL PROJECT FUNDING** (project budget)	$ 100,000.00

2. Uses of **funds requested** for the project: (1.a.)

a. Wages and salaries – Project Manager	$
b. Personnel benefits	$
c. Materials and supplies	
d. Program expenses and evaluation	
e. Rent and utilities	
f. Insurance	
g. Indirect costs – Application and Licensing Fees	$ 1200.00
h. Shade Structure on Playground	$ 2000.00
i. Security Gate on the Front Door	$ 3500.00
j. Fire Alarm and Emergency System	$ 15,000.00
k. Additional toilet installed (preschool size)	$ 1,500.00
l. Synthetic Turf – Padding under play structure	$ 35,000.00
m. **TOTAL REQUESTED FUNDING** (same as 1.a.)	$ 58,200.00

3. Percentage of project budget represented by requested funding 58 %