

Closeout of Community  
Development Block  
Grant (CDBG) Award  
20-CDBG-12043

Code Enforcement Program



# Award Details

- ▶ Activity: Code Enforcement Program
- ▶ Type: Public Services
- ▶ Timeline: Three-year period from April 20, 2021 to April 19, 2024
- ▶ National Objective: Low-Moderate Area (City-wide)
- ▶ Total program funds available: \$447,749
  - ▶ \$216,749 in grant award from 2020 CDBG program
  - ▶ \$231,000 in Program Income (funds from repayment of prior loans to the City)
- ▶ Total program funds expended: \$437,146.07
- ▶ Expenditure Breakdown:
  - ▶ \$335,684.28 for staff time in support of Code Enforcement Program activities
  - ▶ \$72,169.79 for training, supplies, and equipment
  - ▶ \$29,292.00 for General Administration of the CDBG program
  - ▶ \$10,602.93 was unspent and will be disencumbered

# Original Scope

- ▶ The intent of the grant was to fund the strategic development and implementation of a Code Enforcement program to benefit the predominantly low-moderate income community with an emphasis on proactive inspections regarding rental housing
- ▶ Prior to the grant award, Code Enforcement was handled within the Community Development Department, without any dedicated staff person.
- ▶ The grant funds allowed the City to transition an Assistant Planner to a Code Enforcement Officer

# Revised Scope

- ▶ In 2022, the Code Enforcement program was moved from Community Development to the Police Department
- ▶ In 2023, an additional Code Enforcement Officer was hired
- ▶ The grant scope of work was revised to include targeting blight and deterioration that can be detected and accessed without entering residences, hotels and motels that serve long-term tenants (over 30 days), and commercial structures that are located in primarily residential areas or that include residential units

# Achievements

- ▶ Code Enforcement activity in the City increased by 207% compared to the three years prior to the grant
- ▶ The closure rate for cases increased from 29.6% to 54.6%
- ▶ All outstanding cases from 2021 and 2022 were also closed
- ▶ Code Enforcement Officers ensured that Code Enforcement protocols and policies were in line with state and federal requirements by updating templates, code enforcement municipal code, judicial process and administrative regulations
- ▶ Both Officers obtained the Certified Code Enforcement Officer certification through the California Association of Code Enforcement Officers
- ▶ One Officer also achieved the necessary certifications in building, plumbing, and electrical to become a Certified Building Inspector, and became a Certified Stormwater Inspector

# Achievements

- ▶ Code Enforcement has tackled longstanding issues in both residential and commercial zones:
  - ▶ In our commercial downtown district, Code Enforcement prompted a property owner with a large, broken shop window to get the glass replaced and remove the plywood covering, thus improving the beauty of a street that attracts many tourists
  - ▶ In a residential neighborhood, a particular property had continuous complaints over several years of criminal/drug activity, visual blight, and unsafe conditions. There was 30 cubic yards of trash in the yard and dilapidated sheds where criminals were illegally modifying the structures in a way that could have been dangerous for the entire neighborhood. Code Enforcement worked with the property owner to gradually clean up the trash, and remove the ability for criminal activity to take place
  - ▶ Code Enforcement assisted a mother and her ten-month-old baby who were unable to convince the apartment property management to deal with a seriously dangerous mold issue in their unit. Code Enforcement motivated the property management to move the mother and child to another unit as they remediated the mold issue

# Community Benefit

- ▶ The Code Enforcement Program benefitted all residents within City limits by improving the safety and beauty of the City
- ▶ The population within City limits is over 50% low-moderate income per CDBG income limits, which meets the CDBG criteria for Low-Moderate Income Area (LMA) National Objective

# Is there Future CDBG Funding for Code Enforcement?

- ▶ City staff requested an extension of the grant in 2023, when expense projections indicated less than full grant expenditure and the 2023 CDBG Notice of Funding (NOFA) was delayed, but the request was denied by HCD.
- ▶ At the present time, Code Enforcement is not allowed as a standalone activity under the CDBG program, meaning that the City cannot submit a Public Services application for a Code Enforcement program under the upcoming 2024 CDBG NOFA or as a Program Income-only application.
- ▶ In order to apply for Code Enforcement funds under the upcoming CDBG NOFA, the City may apply for a Housing Program application including Housing Rehabilitation and Code Enforcement.
  - ▶ The intent of this requirement is to ensure that there is funding available to bring low-moderate income housing up to code when code compliance issues are found. Concurrent rehabilitation funding and Code Enforcement funding could support the proactive, residential-focused code enforcement vision from the original application.