



City of Culver City

Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851

Staff Report

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Item #: C-9.

CC - CONSENT ITEM: Approval of a Soft Story Retrofit Program Sub Application for \$465,000 in Grant Funds through the Federal Emergency Management Agency.

Meeting Date: June 10, 2024

Contact Person/Dept.: Tim Koutsouros/ Planning and Development Department

Phone Number: (310) 253-5802

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/06/2024)

Department Approval: Mark Muenzer, Planning and Development Director (06/03/2024)

RECOMMENDATION

Staff recommends the City Council approve a Soft Story Retrofit Program Sub application for \$465,000 in grant funds from the Federal Emergency Management Agency (FEMA).

BACKGROUND

On October 24, 2022, the City Council unanimously passed a motion directing staff to apply for a FEMA grant to incentivize property owner compliance with the Soft Story Retrofit Ordinance. On January 19, 2024, FEMA released a Hazard Mitigation Grant notice of funding opportunity, DR 4750. Staff identified this as a potential funding opportunity and on March 4, 2024, the California Governor's Office of Emergency Services (Cal OES) determined the Soft Story Retrofit Program is eligible to apply.

Cal OES representatives indicated that the available project fund amount is \$8,000,000 and will be awarded to multiple sub applicants throughout California.

DISCUSSION

There are approximately 400 soft story buildings in the City. Grants from the City to each soft story building owner in an amount of \$15,000 would result in a direct program cost of \$6,000,000. There is

a low probability FEMA will award an individual project over half of the total available statewide grant funding.

One of FEMA's sub application evaluation criteria is whether the project protects a socially vulnerable community. 21 soft story buildings are located west of Interstate-405 and are identified within a hazard and socially vulnerable zone in accordance with Cal OES's Hazard Exposure and Social Vulnerability Map (Attachment).

A strategy for a competitive sub application is to focus on a pilot program providing funding for the 21 buildings located within hazardous and socially vulnerable zones and expand the program if more funding opportunities become available. As a result, staff is recommending the City submit a grant application in the amount of \$465,000.

Grants from the City to each eligible pilot program building owner in the amount of \$15,000, plus administrative costs, result in a pilot program cost of \$465,000. There is a mandatory local match in the amount of 25% of the grant funds so the City's pilot program General Fund contribution amount would be \$116,250, and the potential FEMA contribution amount would be \$348,750.

FISCAL ANALYSIS

If a grant is awarded to the City, the City would be responsible for a mandatory local match in the amount of 25% of the grant funds. If the grant is fully funded at \$465,000, the City's pilot program General Fund contribution amount is \$116,250, and the potential FEMA contribution amount is \$348,750. The General Fund expenditure is dependent on the award date and is anticipated in the calendar year 2026 or 2027. If FEMA awards the grant, staff will return to City Council to request acceptance of the grant and allocation of the required match from the General Fund.

ATTACHMENTS

1. Soft Story Map and Hazard Exposure and Social Vulnerability Map

MOTIONS

That the City Council:

1. Approve a FEMA sub application for grant funds in the amount of \$465,000 through FEMA;
2. Authorize the City Attorney to review/prepare the necessary documents; and
3. Authorize the City Manager to execute such documents on behalf of the City.