

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: WORKFORCE HOUSING GRANT: CONFIRMATION OF PROJECTS
DATE: AUGUST 16, 2005

Needs: For the City Council to determine a prioritized list of eligible projects to be accomplished or assisted with Workforce Housing (WFH) Grant funds.

- Facts:
1. On June 30, 2005, the State Department of Housing and Community Development (HCD) awarded the City \$258,634 in WFH Grant funds. A copy of the grant award letter is attached.
 2. The City had qualified for this grant, which is funded via Proposition 46 (2002), as a reward for:
 - a. Having an HCD-approved Housing Element;
 - b. Having submitted an annual Housing Element Progress Report to HCD by October 31, 2004;
 - c. Having given "final land use approval" and issued a building permit, in Calendar Year 2004, to a housing project reserved for low income households. The qualifying housing project was Canyon Creek Apartments (Peoples Self-Help Housing Corp.'s 68 unit low income apartments at 400 Oak Hill Road). "Final land use approval" consisted of Planning Division's determination that the building plans were in substantial conformance with the conditions of approval for PD 98016.
 3. WFH funds may be used for such projects as:
 - Construction of a cultural center;
 - Library development;
 - Street improvements for safety, such as lights, curbs and gutters;
 - Upgrades to existing infrastructure such as water/sewer upgrades;
 - Park improvements, construction and rehabilitation;
 - Accommodations for ADA compliance; and/or
 - Assisting low income housing.
 4. On March 1, 2005, as part of the grant application process, by minute action, the City Council adopted a prioritized list of four projects. At that time, it was anticipated that the grant would be \$135,000.
 5. Projects to be funded and/or assisted with WFH funds must be completed by June 30, 2008 (three years from the date of grant award) or the City may lose its award of WFH funds. Additionally, the City must demonstrate commitment to use the WFH funds by June 30, 2006.
 6. HCD is currently preparing the grant agreement. This would be an appropriate time for Council to either reconfirm the list of projects approved on March 1 or revise the list. Options will be discussed in the Analysis section of this report.

Analysis and
Conclusion:

The 4 projects identified by the Council on March 1, in prioritized order, were:

1. LED-Lighted Crosswalk at 34 th and Spring Streets.....	\$70,000
2. LED-Lighted Crosswalk at 17 th and Spring Streets.....	\$70,000
3. Curbs, gutters, sidewalk adjacent to Fairgrounds Parking Lot.....	\$295,000
4. Paving, curbs, gutters, sidewalk (one side) on Vine St, between Marion Avenue and 36 th Street	\$365,000

Projects do not need to be fully-accomplished with WFH funds. The City may use supplementary funds (e.g. CDBG, General Funds, etc.)

LED-Lighted Crosswalks

The City has already allocated \$75,000 in CDBG funds for the LED-Lighted Crosswalk at 34th and Spring Streets. The intersection of 17th and Spring Streets is eligible for using CDBG funds.

The Police Chief is interested in installing LED-Lighted Crosswalks in several locations on the East Side of the City, where CDBG funds cannot be used. A preliminary list of such locations would be:

- Creston Road at Daniel Lewis Middle School/Ivy Lane;
- Creston Road at Winifred Pifer School/Lana Street;
- Creston Road at Virginia Peterson School/Meadowlark Road;
- Nicklaus Road at Pat Butler School;
- Creston Road at Ferro Lane;
- Creston Road at Bolen Drive.

Additionally, City staff is receiving verbal reports from other cities that they are satisfied with recent generations of wireless LED-lighted crosswalks, which cost substantially less to install than the hard-wired systems. A subsequent report on the wireless option will be presented to the Council in September.

Oak Park Senior Housing

A project that the Council may wish to consider adding to the list is the installation of curbs, gutters, sidewalks, and a street light on the 28th Street frontage of the approved 40 unit Oak Park Senior Housing Project. The Paso Robles Nonprofit Housing Corp. does not have any funds budgeted for the off-site improvements. This project, estimated to cost \$167,000, has been added to the attached list of projects for Option A. It is suggested, however, that its listing be subject to issuance of a building permit by December 31, 2005, so that any further delays in this project do not jeopardize the ability to use WFH funds.

Options

- A. Revise the list of projects to add off-site improvements for the Oak Park Senior Housing Project as first priority and to make a single project description for LED-lighted crosswalks (at a total of \$140,000) to be placed in locations to be confirmed by the City Council at a future date.
- B. Reconfirm that the list of projects and relative priorities identified by the Council on March 1 is the desired schedule.

The project costs need not match the WFH Grant amount. The City could spend less on a project than the estimated cost, and remaining WFH funds could be allocated to assist other projects. What would be important is that identified projects progress towards construction, so that a commitment to use the WFH funds can be demonstrated by June 30, 2006. HCD has advised that

“demonstration of commitment” may take several forms, such as budgeting a project, executing a contract for design or construction, or actually drawing down the funds.

WFH funds are generally disbursed on a reimbursement basis. The City may request advance funds only if it uses them within 90 days.

Policy

Reference: State laws and regulations governing the WFH Program

Fiscal Impact: WFH funds would either accomplish, or supplement funding for, projects that supplement projects that would otherwise be carried out with General Funds.

Options:

- a. Via minute action, adopt the following list of eligible projects, and their relative priorities, to be accomplished or assisted with up to \$258,634 in WFH funds
 - 1. Install curbs, gutters, sidewalk, street light on 28th Street, in front of Oak Park Senior Housing Project\$167,000
 - 2. Install LED-lighted crosswalks at several locations\$140,000
 - 3. Install curbs, gutters, sidewalk adjacent to Fairgrounds Parking Lot\$295,000
 - 4. Install paving, curbs, gutters, sidewalk (one side) on Vine Street, between Marion Avenue and 36th Street\$365,000

- b. Via minute action, adopt the following list of eligible projects, and their relative priorities, to be accomplished or assisted with up to \$258,634 in WFH funds
 - 1. Install LED-lighted crosswalk at 34th and Spring Streets..... \$70,000
 - 2. Install LED-lighted crosswalk at 17th and Spring Streets..... \$70,000
 - 3. Install curbs, gutters, sidewalk adjacent to Fairgrounds Parking Lot\$295,000
 - 4. Install paving, curbs, gutters, sidewalk (one side) on Vine Street, between Marion Avenue and 36th Street\$365,000

- c. Amend, modify or reject the foregoing option.

Prepared By:

Ed Gallagher
Housing Programs Manager

Attachments:

- 1. Grant Award Letter from HCD dated June 30, 2005
- 2. Option A List of Proposed Projects for WFH Funding or Assistance
- 3. Option B List of Proposed Projects for WFH Funding or Assistance

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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RECEIVED
CITY MANAGER

JUL 18 2005

CITY OF PASO ROBLES

June 30, 2005

Mr. James App, City Manager
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Dear Mr. App:

The Department is pleased to announce the City of Paso Robles as a recipient of a Workforce Housing Reward Grant Program (WFH Program) award. Funding for the WFH Program is available pursuant to the Housing and Emergency Shelter Trust Fund Act of 2002 (Proposition 46). The goal of the WFH Program is to encourage new housing affordable to lower-income households and to reward local governments for approving housing projects affordable to lower-income households and the workforce. The WFH Program reflects the Department's commitment to work in partnership with local governments to address California's critical housing and community development needs.

As you know, all local government applicants who approved new affordable housing units and are in compliance with State housing element law, are awarded WFH Program grant funds for use in any local capital improvement projects. Your City's application indicated that the City of Paso Robles met the program requirements and has implemented the objective of the WFH Program, approving new housing affordable to lower-income households. The WFH Program recognizes and reinforces the critical linkages between housing and jobs, housing and the economy, and housing and vital, livable communities.

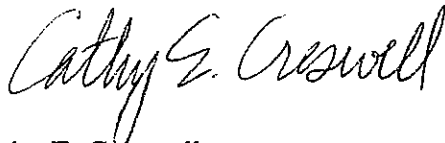
This letter constitutes a conditional commitment of grant funds in the amount of \$241,767. This amount is less than applied for because total requests exceeded the amount available. Pursuant to Section 50544(d) of the Health and Safety Code, if application requests exceed the available funding amount, the per unit incentives must be prorated. The program was oversubscribed by \$15.1 million; therefore the grant amounts for all applications have been adjusted.

Given California's critical housing shortage, the WFH Program also rewards local governments who are on track to meet their Regional Housing Needs Allocation (RHNA) goals. We are pleased to award the City of Paso Robles \$16,867 in RHNA bonus grant funds for its significant efforts to meet its overall housing needs.

City of Paso Robles
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Staff will be contacting you shortly to initiate the process of preparing the Standard Agreement for fund distribution. Please note no funds may be expended, nor any costs incurred, until a contract is fully executed. Again, congratulations for meeting the program goals of the WFH Program. For further information concerning this award, please contact Robert Smith at rosmith@hcd.ca.gov or (916) 445-7412.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell". The signature is written in black ink and is positioned above the printed name and title.

Cathy E. Creswell
Deputy Director

**WORKFORCE HOUSING GRANT
PROPOSED PROJECTS**

OPTION A

#	Project Description	Location	Community Benefit	Cost Components	Cost	Total Cost	Revenue Components	Amount	Total Revenue
1	Install curbs, gutters, sidewalk, and a street light on one side.	28th Street between Park Street and the Railroad	This section of 28th Street is the frontage for the approved 40 unit Oak Park (low income) Senior Housing Project. The budget for that project does not presently include funds to install street improvements. (Engineering plans are already completed.)	Bid Costs	2,000		WFH Grant	167,000	
				Construction	150,000		General Funds		
				Contingency	15,000	167,000	Other Funds		167,000
2	Install in-roadway (LED-lighted) signalized crosswalk system	Several locations in the City on either arterial or collector streets, giving priority to school crossings. City Council to determine priorities.	Signalized crosswalks would greatly enhance the safety of school children that need to cross arterial and collector streets to get to school.	Engineering Plans	12,000		WFH Grant	140,000	
				Bid Costs	2,000		CDBG Funds	75,000	
				Construction	51,000		General Funds		
				Contingency	5,000	70,000	Other Funds		215,000
3	Install PCC sidewalks adjacent to Fairgrounds Parking Lot	West side of Riverside Avenue between 21st and 24th Streets	The Fairgrounds are used on a year-round basis. Pedestrians presently do not have a paved sidewalk to access crosswalks. This situation is an impediment to accessibility by the physically disabled.	Engineering Plans	15,000		WFH Grant	135,500	
				Bid Costs	5,000		General Funds	159,500	
				Construction	250,000		Other Funds		295,000
				Contingency	25,000	295,000			
4	Install AC paving, curbs, gutters, sidewalk on one side	Vine Street between Marion Avenue and 36th Street	Vine Street is a collector street that is unimproved north of Marion Avenue. Georgia Brown Elementary School abuts the east side of Vine Street in this location. Paving the Street would provide improved vehicular and pedestrian access to this school.	Engineering Plans	30,000		WFH Grant	135,500	
				Bid Costs	5,000		General Funds	229,500	
				Construction	300,000		Other Funds		365,000
				Contingency	30,000	365,000			

NOTES:

- Installation of curbs, gutters, sidewalk, and street light on 28th Street is subject to issuance of a building permit for Oak Park Senior Housing by December 31, 2005.
- \$140,000 for in road-way (LED-lighted) signalized crosswalk systems is intended to accomplish as many signals as possible with said allotment. Actual amounts spent per location may vary with type of system (hard-wired vs wireless) and physical conditions at each location.

**WORKFORCE HOUSING GRANT
PROPOSED PROJECTS**

OPTION A

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**WORKFORCE HOUSING GRANT
PROPOSED PROJECTS**

OPTION B
(March 1, 2005 List)

#	Project Description	Location	Community Benefit	Cost Components	Cost	Total Cost	Revenue Components	Amount	Total Revenue
1	Install in-roadway signalized crosswalk system	Across Spring Street at 34th Street	Spring Street is an arterial street that divides a neighborhood served by an elementary school. The signalized crosswalk would greatly enhance the safety of school children that need to cross Spring Street to get to school.	Engineering Plans	12,000		WFH Grant	21,780	
				Bid Costs	2,000		CDBG Funds	48,220	
				Construction	51,000		General Funds		
				Contingency	5,000	70,000	Other Funds		70,000
2	Install in-roadway signalized crosswalk system	Across Spring Street at 17th Street	Spring Street is an arterial street that divides a neighborhood served by an elementary school. The signalized crosswalk would greatly enhance the safety of school children that need to cross Spring Street to get to school.	Engineering Plans	12,000		WFH Grant	21,780	
				Bid Costs	2,000		CDBG Funds	48,220	
				Construction	51,000		General Funds		
				Contingency	5,000	70,000	Other Funds		70,000
3	Install PCC sidewalks adjacent to Fairgrounds Parking Lot	West side of Riverside Avenue between 21st and 24th Streets	The Fairgrounds are used on a year-round basis. Pedestrians presently do not have a paved sidewalk to access crosswalks. This situation is an impediment to accessibility by the physically disabled.	Engineering Plans	15,000		WFH Grant	135,500	
				Bid Costs	5,000		General Funds	159,500	
				Construction	250,000		Other Funds		295,000
				Contingency	25,000	295,000			
4	Install AC paving, curbs, gutters, sidewalk on one side	Vine Street between Marion Avenue and 36th Street	Vine Street is a collector street that is unimproved north of Marion Avenue. Georgia Brown Elementary School abuts the east side of Vine Street in this location. Paving the Street would provide improved vehicular and pedestrian access to this school.	Engineering Plans	30,000		WFH Grant	135,500	
				Bid Costs	5,000		General Funds	229,500	
				Construction	300,000		Other Funds		365,000
				Contingency	30,000	365,000			