

TO: JAMES L. APP, CITY MANAGER
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: WORKFORCE HOUSING REWARD GRANT APPLICATION
DATE: MARCH 8, 2007

Needs: For the City Council to: (a) adopt a resolution authorizing the City Manager to apply for a State Workforce Housing Reward (WFHR) Grant; and (b) to give staff direction regarding the prioritization of eligible projects to be accomplished or assisted with WFHR funds.

Facts:

1. Under the umbrella of Proposition 46 (2002), the State of California, through the Department of Housing and Community Development (HCD), is offering non-competitive grants to qualifying jurisdictions under the Workforce Housing Reward (WFHR) Program.
2. By meeting the following criteria, a jurisdiction will, with a complete application, receive an amount of WFHR Funds based on a formula:
 - a. Have an HCD-approved Housing Element as of December 31, 2006;
 - b. Have submitted an annual Housing Element Progress Report to HCD by October 31, 2006;
 - c. Have given final land use approval in Calendar Year 2006 to new housing projects that are reserved for low income households. (Hence, this current allocation of WFHR funds is referred to as “2006” WFHR funds.)
3. The City completed items 2a and 2b, above, prior to the established deadlines. Under the State’s guidelines for the WFHR Program, only the 40 unit Oak Park Senior Housing Project, presently under construction at 801 – 28th Street, qualifies as having received “final land use approval” in 2006. The “final land use approval” consists of Planning Staff review and acceptance of the final construction plans as being in conformance with the development plan approved by the Planning Commission in April 2003.
4. WFHR funds are issued on the basis of a formula that incorporates income level (i.e., low and very low income) and the number of bedrooms in a qualifying project. Under the State’s criteria, the City is eligible to receive \$60,000 in WFHR funds for the Oak Park Senior Housing Project.
5. WFHR funds are a reward for developing workforce housing and do not need to be spent on developing additional workforce housing. WFHR funds, however, must 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; and/or
 - Accommodations for ADA compliance.

6. The deadline for filing an application for WFHR funds is March 21, 2007. The application must include a resolution of the City Council authorizing the application.
7. Projects to be funded and/or assisted with WFHR funds must be completed within 3 years (or the City may lose WFHR funds and/or have to refund any advanced WFHR funds).

Analysis and
Conclusion:

Two projects are suggested for the Council's consideration for use of 2006 WFHR Grant funds: (1) installation of sidewalks in Riverside Avenue at the Paso Robles Event Center (Fairgrounds) Parking Lot, and (2) installation of LED-lighted crosswalks at various locations in the City. Both projects were approved by the Council for 2004 WFHR funds. The City has installed two LED-lighted crosswalks in Scott Street, at Sherwood Park, using WFHR funds.

The estimated cost of constructing the sidewalks is \$190,000. This project can be accomplished with \$125,000 in 2004 WFHR funds, \$60,000 in 2006 WFHR funds, and \$5,000 in 2007 Community Development Block Grant (CDBG) funds.

The estimated cost of installing one LED-lighted crosswalk is \$35,000 - \$40,000. Depending on the location of a crosswalk, CDBG funds could be used to supplement WFHR funds.

Policy

Reference: State laws and regulations governing the WFHR Program; Housing Element

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

- Options:
- a. (1) Adopt Resolution No. 07-XXX authorizing the application for a Workforce Housing Reward (WFHR) Grant;
 - (2) By minute action, direct that 2006 WFHR funds be allocated to the Riverside Avenue Sidewalks Project.
 - b. (1) Adopt Resolution No. 07-XXX authorizing the application for a Workforce Housing Reward (WFHR) Grant;
 - (2) By minute action, direct that 2006 WFHR funds be allocated to the LED-Lighted Crosswalks Project.
 - c. Amend, modify or reject the foregoing option.

Prepared By:

Ed Gallagher
Housing Programs Manager

Attachment: Resolution Authorizing Execution of a Grant Agreement for WFHR Funds

ED\HOUSING\WORKFORCE HOUSING GRANT 2007\NEW GRANT CCR 030807

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
AUTHORIZING THE APPLICATION FOR A WORKFORCE HOUSING REWARD GRANT,
EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO, AND ANY
OTHER DOCUMENTS NECESSARY TO SECURE A WORKFORCE HOUSING REWARD GRANT
FROM THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
(WORKFORCE HOUSING REWARD GRANT)

WHEREAS, The State of California, Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability dated May 2006 (the "NOFA"), under its Workforce Housing Reward (WFH) Program; and

WHEREAS, the City of El Paso de Robles ("Applicant") desires to apply for a WFH grant and submit the Application Package released December 2006 by the Department for the WFH Program; and

WHEREAS, the Department is authorized to approve funding allocations for the WFH Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement;

NOW, THEREFORE, BE IT RESOLVED, by City Council of the City of El Paso de Robles that:

1. Applicant is hereby authorized and directed to apply for and submit to the Department the WFH Application Package released December 2006 for the 2006 Program Year. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (the "Standard Agreement"), and any and all other documents required or deemed necessary or appropriate to secure the WFH Grant from the Department, and all amendments thereto (collectively, the "WFH Grant Documents").
2. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in **Exhibit A** of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.
3. That the City Manager is authorized to execute in the name of Applicant the Application Package and the WFH Grant Documents as required by the Department for participation in the WFH Program.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of March, 2007, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST: I hereby attest and certify that the foregoing is a true and full copy of a resolution of the City Council of the City of El Paso de Robles adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

Deborah D. Robinson, Deputy City Clerk

Date