



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## MINUTES OF THE REGULAR MEETING PASO ROBLES CITY COUNCIL JANUARY 16, 1996

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

Presented by Councilmember Martin

The City Council of the City of El Paso de Robles, meeting in regular session at 7:30 p.m. on the above date, in the City Hall/Library Conference Room was called to order by Mayor Walter Macklin.

**ROLL CALL VOTE:** Councilmember Chris Iversen  
Councilmember Steve Martin  
Councilmember Duane Picanco  
Mayor Pro Tem Jim Heggarty  
Mayor Walt Macklin

### PUBLIC COMMENTS

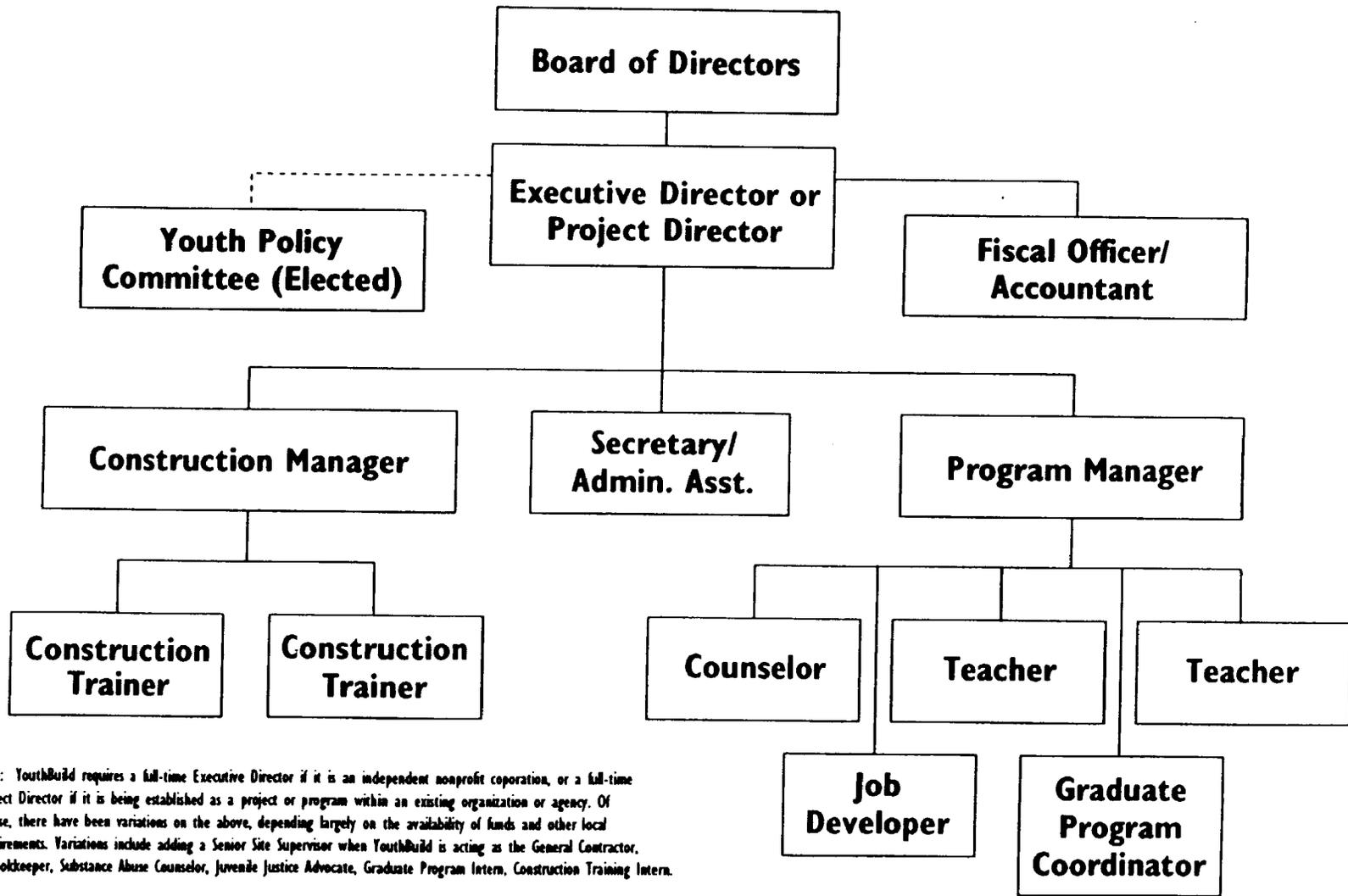
None

### PRESENTATIONS & CELEBRATIONS

1. **Recognition of Planning Commissioner**  
Former Planning Commissioner, Peter Dakin, to be recognized for his dedicated service and valued contribution since March of 1993. Mr. Dakin was not present to accept.

2. **YouthBuild Program**  
Tina Metzger, Project Manager, explained program objectives and funding assistance needs and requests City support. This is a one year program for youths and funding may be applied for the following year. An organizational chart was distributed to Council, (attachment A). Richard Benitas elaborated on the qualifications of participants., one being that they must be a resident in Paso Robles.

RIMC Code:  
Date: 01/16/96  
File Plan/GE Cat.:  
Subject: Agenda  
Location:  
Retention: 5 years  
Other:



Note: YouthBuild requires a full-time Executive Director if it is an independent nonprofit corporation, or a full-time Project Director if it is being established as a project or program within an existing organization or agency. Of course, there have been variations on the above, depending largely on the availability of funds and other local requirements. Variations include adding a Senior Site Supervisor when YouthBuild is acting as the General Contractor, a Bookkeeper, Substance Abuse Counselor, Juvenile Justice Advocate, Graduate Program Intern, Construction Training Intern.

4-12

F. Strong & Associates  
P.O. Box 3621  
Paso Robles, CA 93447-3621  
phone/FAX (805) 238-5400

January 16, 1996

TO THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES:

Street Abandonment 95003

Applicant: Fred Strong for Michelle Busi and Dr. Eugene Sollman

Request to hold in indefinite abeyance an item scheduled for January 16, 1996

An escrow has been opened for the purchase of the Busi and Sollman properties for the purpose of developing a multi-plex theater. This, in the opinion of the City's staff, may constitute a more "fitting" project for a street abandonment. We do not concede that position.

The existing project [implementation of the general plan, Redevelopment Implementation Plan and implementation of a mitigation in its EIR] remains but can be delayed, in the public interest, in light of these other developments.

By not withdrawing the application we may allow a more rapid processing of the action requested on behalf of the appropriate party at a later date. Additionally, until all matters concerning the purchase of the properties are concluded it is my obligation to protect the best interests of my clients.

After consultation with the property owners, and with their consent and concurrence, I am requesting this action of stopping the processing of the present application without withdrawing it.



RECEIVED

JAN 17 1996  
COMMUNITY  
DEVELOPMENT

ATTACHMENT C  
RICH HAS A  
REVISION

WORKING DRAFT

TO: Rich Ramirez, City Manager  
FROM: Ed Gallagher, Housing Programs Manager   
SUBJECT: Proposed Paseo del Rey Tax Credit Project on Meat Plant Property  
DATE: January 16, 1996

As you may be aware, an application for a Federal Tax Credit apartment project on the former Meat Plant Property (to be named Paseo del Rey) has been filed with the California Tax Credit Allocation Committee (TCAC). The developer is the Encinas Group, headed by Bill Encinas of San Diego. In December, he requested that second reading of the rezone ordinance be given for this property.

No application for a development plan has yet been filed with the City by the developer. However, TCAC has requested that the City evaluate the tax credit application and respond no later than January 31. The tax credit application contains a project description, with schematic maps and detailed financial statements about the project and the developers. TCAC has provided an evaluation form in which they request that the City review the zoning, surrounding land uses, status of permits and other approvals, need for the type of housing proposed, whether the project will enhance the neighborhood, and an opinion as to whether the project's development and land costs are reasonable.

I have conducted a brief review of the proposed project and have the following concerns, which I believe indicate that the project will have significant impacts on the neighborhood and the City as a whole. I propose that the evaluation sent to TCAC contain the responses indicated following the discussion of each concern.

1. Overconcentration of Low and Very Low Income Households: IRS regulations for federal tax credits require that the project be 100% affordable to households earning 60 percent or less of the County's Median Income. (The threshold for very low income is 50% of median.) 120 units are proposed, of which 24 will have 2 bedrooms, 72 will have 3 bedrooms and 24 will have 4 bedrooms.

Oak Park public housing is available for rental by households earning 80% of the median income; it has 148 units of which 18 have 1 bedroom, 88 have 2 bedrooms, 40 have 3 bedrooms and 2 have 4 bedrooms. Therefore, Paseo del Rey, with its larger units could have as many residents as Oak Park. Further, the Paseo del Rey residents can technically have less income than Oak Park Residents. Such low income households generally have higher needs for supportive services such as day care and

after-school programs and police substations, which at Oak Park, are provided/funded by the City.

Policy 1.6 of the Housing Element states that "housing designated for occupancy by moderate, low and very low income households should be dispersed throughout the community and not concentrated in any area". The Paseo del Rey project is in conflict with this policy.

The City's evaluation of the project will indicate that, although the General Plan has designated the site for multi-family housing, the combination of the proposed number of units and 100% affordability to households earning 60% or less of the median income is in conflict with General Plan policies that call for dispersal of housing by particular income groups.

2. Zero Property Tax: The developer proposes to have a non-profit subsidiary of the Housing Authority of the County of Kern (HACK) as a partner in this project. This will enable property taxes to be waived. Therefore, the City will not get any property taxes to help off-set the impacts to services. This is exacerbated by the fact that the site is located within the Redevelopment Project Area.

The City's evaluation of the project will indicate that, based on the City's experience with Oak Park, Paseo del Rey will create the need for a substantial amount of additional services, but will not offer any property tax to off-set those needs.

3. Disincentive to Maintenance: IRS regulations provide that tax credits be given for only 15 years but that affordability restrictions remain in place for 55 years. The original investors, therefore, can be expected to sell out after 15 years, leaving HACK's subsidiary as the sole owner. Rents cannot be raised to cover maintenance needs that will increase with the project's age. HACK's subsidiary is remotely located (in Bakersfield). According to Jeanette Duncan, First Interstate Bank (who is a lender for this project) has required HACK to hire a private property management firm supposedly because HACK has a poor record of management.

The City's evaluation of the project will indicate that the disincentives to maintenance will likely cause the project to have long-term impacts to the neighborhood, rather than enhancing it.

4. South River Road Improvements: The application is supposed to list all project costs, including land, construction and off-site improvement costs. No costs were entered for South River Road improvements. When Ditas and I met with Bill Encinas in

early December, he seemed to project an air of confidence that he could convince the Council to reduce the street width and to contribute financial assistance (e.g. redevelopment funds) for these improvements.

The City's evaluation of the project will indicate that the developer has not budgeted for South River Road improvements and that the development costs, therefore, do not appear to be reasonable.

5. Proposed Project Schedule: The application indicates that environmental documents (e.g. a negative declaration) are "not applicable"; that the development plan application would be approved within 5 months (by August, 1996); and that the first units would be ready for occupancy by February, 1997.

According to Jeanette Duncan, either TCAC or the IRS requires that 10% of the total project costs (which, without South River Road Improvements are projected to exceed \$11 million) must be spent no later than December 31, 1996 if tax credits are awarded in 1996. Awarding of tax credits for Paseo del Rey would likely place the City in a position to receive a lot of pressure to expedite this project at each phase.

Regardless of how the application was filled out, environmental review is required and may take more than 6 months, particularly to prepare a traffic study. Additionally, it appears that there will be some grading in the river, which may require a permit from the Army Corps of Engineers, triggering wetlands and endangered species studies. The environmental document, therefore, could easily take a year.

The City's evaluation of the project will indicate that the schedule appears to be unreasonable, based on environmental concerns, the City's experience with plan checking major residential projects, and the time necessary for design and approval of South River Road improvements.

The above constitute the major concerns pertinent to responding to TCAC's request for an evaluation. The project, as proposed, appears to have major impacts to the neighborhood and the City and I plan to conclude my evaluation with a recommendation that the awarding of tax credits for such a project would be inappropriate.

cc Bob Lata

ED\WPDATA\HOUSING\PROJECTS\ENCINAS\APPLIC.MMO

November 30, 1995

The Honorable Tim Leslie  
Senator 1st District  
1200 Melody Lane, Suite 110  
Roseville CA 95678

Dear Senator Leslie:

The Desert/Mountain Division, League of California Cities, at its November General Membership Meeting passed a resolution opposing State regulation and interference in local government recreational and latchkey programs.

In doing so, the Division expressed the belief that public agency programs should be exempted from state regulations for a variety of reasons. While California Health and Safety Code Sections 1596.80 et. seq. was needed to regulate private providers of child day care facilities, it should not be applied to public youth recreation and latchkey programs which are properly the responsibility of locally elected officials.

A copy of the resolution is being forwarded to you, and we request your support by carrying this Legislation to end this unnecessary, costly and inappropriate oversight of local programming policies and decisions.

Cordially yours,

*Judith A. Crommie*

Judith A. Crommie, President  
Desert/Mountain Division  
Mayor, City of Adelanto

cc: All California State Legislators  
All Divisions of the California League of Cities  
All Counties in California  
Dwight Stenbakken, Legislative Director, League of California  
Cities

*League of California Cities*

*ATTACHMENT D*  
*Walt - suggest we*  
*as a City endorse this - we*  
*could have Oak Park shut*  
*down if state interferes!!*  
*JH*

*Next agenda*

A RESOLUTION OF THE DESERT MOUNTAIN DIVISION,  
LEAGUE OF CALIFORNIA CITIES OPPOSING STATE REGULATION  
AND INTERFERENCE IN LOCAL GOVERNMENT RECREATIONAL AND  
LATCHKEY PROGRAMS

WHEREAS, each community in California must assess and address its own unique needs for youth recreational and latchkey programming; and,

WHEREAS, each community must weigh the totality of its resources and its identified needs and make decisions which best serve its citizens and provide for the health and safety of its children; and,

WHEREAS, the elected councilmembers in cities and the elected supervisors in counties are the proper level of decision-makers to address the special needs of their constituents and to establish local programs to address these needs; and,

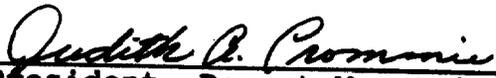
WHEREAS, programs created by local governments to address latchkey and youth recreational needs are and should be the responsibility of local elected decision-makers, and are operated by professional staff and subject to personnel systems which include selection, screening, discipline and training, and are funded and insured by local budgets; and,

WHEREAS, California Health and Safety Code Sections 1596.80 et. seq., which is needed to regulate private providers of child day care facilities, should not be applied to public youth recreation and latchkey programs, which are properly the responsibility of locally elected officials.

NOW, THEREFORE, BE IT RESOLVED that the Desert Mountain Division of the California League of Cities calls upon the California Legislature and its honorable members to amend Health and Safety Code Section 1596.80 in order to clearly exclude the recreation and latchkey programs of local governments from state oversight as day care facilities; and,

BE IT FURTHER RESOLVED that this resolution be forwarded to all divisions of the California League of Cities and all counties in California with a request for support in ending this unnecessary, costly and inappropriate oversight of local programming policies and decisions.

ADOPTED this 17th day of November, 1995.

  
\_\_\_\_\_  
President, Desert Mountain Division  
California League of Cities

ATTACHMENT E

# San Luis Obispo Council of Governments



Regional Transportation Planning Agency  
Metropolitan Planning Organization  
Congestion Management Agency

Arroyo Grande  
Atascadero  
Grover Beach  
Morro Bay  
Paso Robles  
Pismo Beach  
San Luis Obispo  
San Luis Obispo County

June:

January 4, 1996

Rich Ramirez  
City Manager  
City of Paso Robles  
1000 Spring St.  
Paso Robles, CA 93446

~~As per the Council:~~ Sent out  
copy of this letter. Bob Lita will  
be formally rep. the City at the staff  
level. Copy to Mike Caplan.  
id

Subject: Special February Workshop on City/County Issues.

Dear Rich:

The details for this Special Workshop have been determined by the SLOCOG Executive Committee and the final arrangements are being made for this session. Each jurisdiction's administration is being asked to poll their respective governing board members and provide the SLOCOG staff with a "group RSVP" that includes elected officials and staff they plan to have attend the meeting (please call Sue Hall - 781-4219 prior to January 26th). The cost has been established at \$15 per person and includes lunch.

The attached preliminary schedule describes the agenda for the meeting. The meeting time, location, and planned speakers are as follows:

**DATE:** Saturday, February 3rd. Coffee and socials at 8:30 am, Workshop to commence at 9:00am and is scheduled to 4:00pm.

**LOCATION:** Embassy Suites, San Luis Obispo.

**INVITEES/ATTENDEES.**

All members of the Board of Supervisors and city councils (including their key staff on these issues) and also the chairperson and manager of Special Districts (excluding cemetery districts).

**MEETING FRAMEWORK:**

Informal "participatory workshop" beginning with a keynote speaker (Bob Bratman) followed by two morning panel discussions addressing LAFCO and Development within Sphere of Influence Areas, and Property and Sales Tax Negotiation issues. All jurisdiction representatives and their staff will be given "assigned" seating among the tables with the intention of providing a mix of city, county and district representation to maximize dialogue between participants from the jurisdictions.

A Facilitator will be utilized to assist the participants in identifying issues, problems, and opportunities during the afternoon workgroup sessions.

6-19

**MEETING FOCUS.**

Three distinct areas were directed to be discussed at the workshop. The Committee established a meeting goal to: better identify and understand everyone's issues and concerns.

**WORKSHOP DISCUSSION AREAS, SPEAKERS, AND BACKGROUND MATERIALS**

The following lists the planned discussion areas, speakers, and background materials.

Keynote Speaker: Mr Bob Braitman

Focus: Roles of LAFCO and general broad overview of city, county, special district development issues, conflicts, and opportunities as they affect each other and LAFCO.

Development in Sphere of Influence Areas / LAFCO

Discuss major political and planning issues, including legal requirements and conflict areas.

a. Panel discussion:

LAFCO Deputy Director Paul Hood.

City Planning Directors (SLO City -Arnold Jonas, Paso Robles - Bob Lata, Arroyo Grande - Doreen Liberto-Blank),

County Planning Director - Alex Hinds.

Property and Sales Tax Negotiation.

a. Introductory Speaker: Jerry Sibbach, County Auditor.

b. Panel Discussion:

Mr. Ken Hampian (SLO, Asst City Mngr) presents brief report on the "Evaluation of Property Tax Policy and How it Impacts Cities.

Mr. Lee Williams (SLO Co Asst CAO) presents County position.

Mr. Michael Multari (Crawford, Multari & Starr) summarizes major findings and conclusions in his study, Fiscal Impacts of Development in SLO County.

**FACILITATOR**

Mr. John Jostes, the Principal Mediator with Interface and Dudek, Inc (Santa Barbara) has been selected to facilitate the workshop.

We are looking forward to an interesting and meaningful dialogue on these issues. We hope that your entire governing board will be able to participate. If you have any questions regarding the workshop please feel free to call me at 781-4219. Thank you for your interest and coordinating your agency's response to the RSVP.

Sincerely;

  
Ronald L. De Carli  
Executive Director

c. SLOCOG Board Members  
City Managers  
County Administrator

**PUBLIC HEARINGS**

**3. Neo-Traditional Development Code Option**

Mayor Macklin announced it was the time and place for the continued public hearing to consider adopting Neo-Traditional Development Standards Code option as part of the Zoning Code.

Mayor Macklin opened the public hearing. There being no comments either written or oral, it was moved by Councilmember Picanco, seconded by Councilmember Heggarty and passed unanimously to Continue the public hearing to February 20, 1996.

**4. Street Abandonment 95003 (Busi & Sollman)**

Mayor Macklin announced it was the time and place for public hearing on Street Abandonment 95003 to consider abandoning a portion of 11th Street located between Railroad and Pine Streets. Correspondence was received from Fred Strong (attachment B) requesting to hold this item in indefinite abeyance.

Mayor Macklin opened the public hearing. There being no comments, either written or oral, the public hearing was closed.

It was moved by Councilmember Martin, seconded by Councilmember Iversen, to table this item indefinitely. Motion passed by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin  
NOES: None  
ABSENT: None

**5. Siting Element & Summary Plan Relating to IWMA**

Mayor Macklin announced it was the time and place for public hearing on the Siting Element to consider the Summary Plan prepared by the Integrated Waste Management Authority (IWMA) to determine landfill capacities within the County of San Luis Obispo.

Mayor Macklin opened the public hearing. There being no comments either written or oral, it was moved by Councilmember Heggarty, seconded by Councilmember Picanco, and passed unanimously to continue this item to February 6, 1996.

**6. Community Development Block Grant & Home Investment**

Mayor Macklin announced it was the time and place for public hearing on the CDBG. Ed Gallagher reviewed proposals for various City sponsored project/activities to be funded by the CDBG and Home Investment Partnership Act for 1996.

Mayor Macklin opened the public hearing.

Jeanette Duncan, People's Self Help Housing, indicated that due to confusion, Council is not seeing the needs that resulted from the workshop held last month. She further indicated that the seismic study be expanded.

There being no further comments, either written or oral, the public hearing was closed.

It was moved by Councilmember Picanco, seconded by Councilmember Heggarty, to Allocate amount for Low Income Housing Assistance to units which meet the State's definition of low income housing. Motion passed by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin  
NOES: None

ABSENT: None

**CONSENT CALENDAR**

The **Consent Calendar** was approved upon motion by Councilmember Iversen, seconded by Councilmember Heggarty, together with the recommendations and findings as set forth therein, waiving the reading of resolutions and ordinances in full, with the exception of Items 9 and 10 which were pulled for discussion. Motion passed by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin  
NOES: None  
ABSENT: None

Those items approved are as follows:

7. **Approve City Council Minutes of January 4, 1996 and December 18, 1995** (R. Ramirez, City Clerk)
8. **Approve Pre-Check Register** (M. Compton, Dir. Of Admin. Svcs.)

Those items pulled for discussion are as follows:

9. **Adopt Resolution No. 96-06, Authorizing the Police Department to Participate in a Multi Agency DUI Enforcement/Education Grant.** (J. Nelson, Chief of Police)

Mayor Macklin pulled this item to question if the purpose of the grant is to pay for overtime. Chief Nelson indicated that the grant money will be used for time officers spend on enforcement efforts.

It was moved by Mayor Macklin, seconded by Councilmember Picanco, and passed unanimously to approve the above resolution.

10. **Adopt Resolution No. 96-xxxx, Approving the Energy Service Contract & Facility Ground Lease with IES, Inc. & Society for Energy Efficiency.** (J. McCarthy, Dir. of Public Works)

Rich Ramirez pulled this item so that the City Attorney may make changes to the lease.

It was moved by Councilmember Martin, seconded by Councilmember Picanco, and passed unanimously to continue this time to a future date.

**CITY MANAGER**

Rich Ramirez distributed a working draft to the proposed Paseo del Rey Tax Credit Project on the Meat Plant property, (see attachment C). Mr. Ramirez indicated that a letter will be sent expressing the City's concerns with a low income housing project in that particular area, concerns of long term maintenance, and site improvements. Upon request of Council, a copy of the letter will be given to Councilmembers before it is mailed.

**WRITTEN COMMUNICATION**

Walt Macklin received a resolution from the City of Adelanto passing a resolution opposing State regulation and interference in local government recreational and latchkey programs. He asked that this be placed on the next agenda, February 6, 1996, (attachment D).

Walt Macklin referred to correspondence received from SLOCOG (attachment E), regarding a workshop addressing LAFCO and development within Sphere of Influence areas, and property and sales tax negotiation issues. With all of the City Councilmembers showing interest in attending, they will adjourn to this workshop on Saturday, February 3, 1996 at 8:30 am to 4:00 pm at the Embassy Suites in San Luis Obispo.

**ADVISORY BODY COMMUNICATION**

**11. Receive & File Minutes of Pioneer Museum Board's December 14, 1995 meeting.**

It was moved by Councilmember Iversen, seconded by Mayor Macklin, to receive and file the minutes.

**AD HOC COUNCIL BUSINESS**

**12. Standard Office Lease ~ Carnegie Library (C. Iversen)**

Councilmember Iversen requests this item be continued to revise the lease so it is more workable.

Virginia Petersen, Historical Society, commented that the Society is pleased to see that the City has modified the lease. They request as special permit to enter the library to move some furniture and take inventory of what is there.

The City Attorney indicated the revised lease needed additional attention. The City Attorney also asked if they had insurance that would list the City as an additional insured, Ms. Petersen indicating yes. A liability insurance policy will be submitted to the City before entering the building.

It was moved by Councilmember Martin, seconded by Councilmember Picanco, and passed unanimously to issue a permit to the Historical Society so they may enter the building, and that the Historical Society provide a copy of liability insurance to the City. They may also put the utilities in their name.

It was moved by Councilmember Martin, seconded by Councilmember Iversen, and passed unanimously to continue this item to the next meeting of February 6, 1996.

**ADJOURNMENT**

The meeting was adjourned at 9:10 pm to the workshop in San Luis Obispo on February 3, 1996. (See details under Written Communication)

**NO CLOSED SESSION**

Respectfully submitted,



Richard J. Ramirez, Cty Manager/Clerk

(Minutes approved 02/06/96)



YOUTHBUILD PROGRAM, PASO ROBLES, CALIFORNIA

OVERVIEW OF THE YOUTHBUILD PROGRAM

YouthBuild was authorized as "YouthBuild (HOPE for Youth)" on October 28, 1992 under the Housing and Community Development Act of 1992. The purpose of the program is to provide disadvantaged young adults with education, employment, and leadership skills and expand the supply of affordable housing by building and rehabilitating housing for low-income and homeless persons. It provides both on-site construction work experience and off-site academic and job skills training for high school dropouts (age 18-24) in low-income communities. The purposes of the YouthBuild program are (1) to provide economically disadvantaged young adults with opportunities to obtain education. Employment skills and meaningful on site-work experience as a service to their communities and a means to achieve self-sufficiency; (2) To foster the development of leadership skills and commitment to community; and (3) To expand the supply of permanent affordable housing for homeless and very low-income persons by providing planning grants for program design and implementations grants for carrying out a Youthbuild Program.

Objectives:

The Youthbuild program is design to help disadvantaged young adults who have dropped out of high school to obtain the education and employment skills necessary to achieve economic self-sufficiency and (2) develop leadership skills and a commitment to community development in low-income communities. Grants funds can be used to fund eligible education and support services and activities, as defined by the Act, composed of basic skills instruction and remedial education employment skills and leadership development and counseling and other support services. Another important objective of the YouthBuild program is to expand the supply of permanent affordable housing for homeless persons and members of low and very low-income families. Giving disadvantaged young adults meaningful on-site training experiences in housing construction and rehabilitation enables them to provide a service to their communities by helping to meet the housing needs of homeless and low-income families. An additional purpose of the program is to give, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, job training, employment, contracting and other economic opportunities to low-income persons and business concerns.

**Eligible Participants:**

All participants in a YouthBuild program must be very low-income high school dropouts between the ages of 18 and 24, inclusive at the time of enrollment. Up to 25 percent of participants may be above very low-income or high school graduates (or equivalent), but must have educational needs that justify their participation in the program.

**Resources from Other Federal, State, Local or Private Entities:**

Applicants are strongly encouraged to use existing housing and homeless assistance programs administered by HUD or other Federal, State, local or private housing programs as part of their YouthBuild programs. The selection process provides for applicants to receive points where grant applications contain evidence of commitments from Federal, state, local, or private sources to provide resources to carry out YouthBuild activities.

**Grant Periods:**

Funds awarded for an implementation grant should be used within 30 months of the effective date of the implementation grant agreement.

**Implementation Applications:**

Housing Program Priority Points: 10 priority points will be assigned to all implementation applications that contain evidence that housing funds from other Federal, state, local, or private sources are available to cover the following housing activities for the proposed YouthBuild Program: acquisition, architectural and engineering fees, construction, and rehabilitation.

**Program Components:**

A YouthBuild implementation program uses comprehensive and multi-disciplinary approaches designed to prepare young adults who have dropped out of high school for educational and employment opportunities by employing them as construction trainees on work sites for housing designated for homeless persons and low and very low-income families. YouthBuild programs must contain these components:

(a) Educational and Job Training Services, including:

(1) services and activities designed to meet the basic educational needs of participants. For example a YouthBuild program may include basic skills instruction and remedial education bilingual education for individuals with limited English proficiency, secondary educational services and activities designed to lead to the attainment of a high school diploma or its equivalency (GED) or counseling and assistance in attaining post-secondary education and required financial aid;

(2) Vocational classroom courses geared to construction terminology and concepts; and

(3) Strategies to coordinate with local trade unions and apprenticeship programs where possible.

(b) Leadership Training Counseling and Other Support Activities including:

(1) Activities designed to develop employment and leadership skills, including support for youth councils;

(2) Counseling services to assist trainees in personal, health, housing, child care, family or legal problems and/or referral services to appropriate social service resources;

(3) Support services and stipends necessary to enable individuals to participate in the program and, for a period not to exceed 12 months after completion of training, to assist participants through continued support services;

(4) Job development and placement activities and post-graduation follow up assistance; and

(5) Pre-employment training plan aimed at developing job seeking skills.

(c) Other Activities: a local program may be designed to include other, special activities such as:

(1) Entrepreneurial training and courses in small business development;

(2) Assistance to correct learning disabilities; or

(3) Drivers' education courses.

(d) On-site training, through actual housing rehabilitation and/or construction work. This component must include:

(1) Access to housing sites where construction/rehabilitation work is being carried out;

(2) Work site training plan or a closely supervised construction site;

(3) Construction or rehabilitation plan and timetable; and

(4) Approaches to work site safety.

(e) The YouthBuild implementation program must be structured so that 50 percent of each full-time participant's time is spent in educational services and activities and 50 percent is spent in on-site training.

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## INTRODUCTION

### WHAT IS THE YOUTHBUILD PROGRAM, AND WHERE DOES IT FIT?

The YouthBuild Program is a comprehensive youth and community development program.

YouthBuild simultaneously addresses several core issues facing low income communities: education, housing, jobs, and leadership development. It uniquely addresses the status of unemployed young men, and young women, who have dropped out of school and have no apparent path to a productive future. It allows them to simultaneously serve their communities and build their own future.

The YouthBuild program has been carefully designed by community activists with the input of young people in several neighborhoods over 14 years. Young people of many racial and ethnic groups have participated and benefitted. It is appealing to groups in rural as well as urban neighborhoods.

Because a comprehensive approach is called for, the YouthBuild program has gradually and inevitably become a number of things at once:

- It is a community service program, in which young people get to build housing for homeless and other low income people, providing the most valuable and visible commodity for their hard-pressed communities: affordable housing.
- It is an alternative school, in which young people attend a YouthBuild school full-time on alternate weeks, studying for their high school equivalency diplomas and for college entrance with teachers chosen by themselves through a curriculum especially geared for their interests.
- It is a job training and pre-apprenticeship program, in which young people get close supervision and training in construction skills full-time on alternative weeks, from qualified instructors who are usually union journeymen, and then get placed in construction-related jobs or apprenticeships.
- It is a leadership development program, in which young people share in the governance of their own program through an elected policy committee and participate actively in community affairs through other committees, learning the values and the life-long commitment needed by effective and ethical community leaders.

- 
- It is a youth development program, in which young people participate in personal counseling, peer support groups, and life planning processes which assist them in healing from past hurts, overcoming negative habits and attitudes, and pursuing achievable goals which will establish a productive life, sustaining themselves and their immediate families.
  - It is a long-term mini-community, in which young people make new friends committed to a positive lifestyle, pursue cultural and recreational activities together, and can continue to participate for years through a Graduates' Program and a National YouthBuild Leaders' Network.
  - It is a community development program, in which community based organizations obtain the resources to tackle several key community issues at once, strengthening their capacity to build and manage housing for their residents, educate and inspire their youth, create leadership for the future, and generally take responsibility for their neighborhoods.

It is not accurate to define YouthBuild as any of its particular parts. It must be understood as a comprehensive whole. It fits in many places, and overlaps with everything else related to tackling poverty and engaging low income young people as productive members and potential leaders of a democratic society.

Dorothy Stoneman  
President

February, 1993