

RESOLUTION NO.89- 55

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES
APPROVING AN APPLICATION FOR FUNDING
FROM THE 1989 GENERAL ALLOCATION OF THE STATE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Whereas, on March 20, 1989, the City of El Paso de Robles held a public meeting to solicit public input on the community's needs and project options which could be addressed through the Community Development Block Grant (CDBG) program; and

Whereas, based on the discussion at this meeting and the Council Study Session of March 27, 1989, the City has prepared an application for CDBG funds for land acquisition and off-site improvements for a rental housing development benefiting eligible low income elderly and handicapped households; and

Whereas, the City's adopted Housing Element has identified a need to provide for and maintain an adequate supply of affordable, safe and healthful housing for all people and has set a goal of providing 40 additional units of senior housing; and

Whereas, on May 2, 1989, the City Council did hold a duly notice public hearing on said housing development proposal and grant application.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Paso Robles, California, as follows:

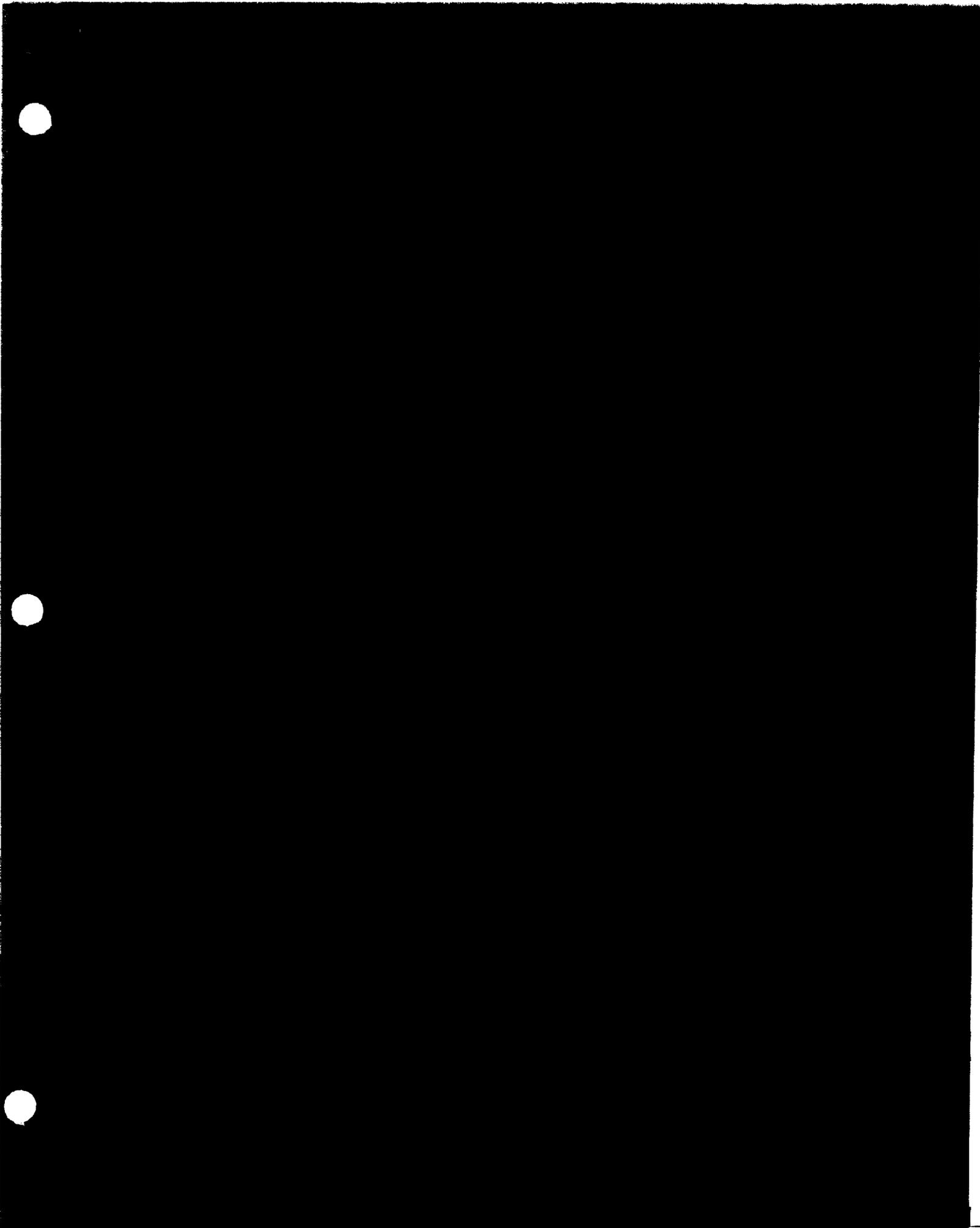
SECTION 1.

The City Council has reviewed and hereby approves an application for

LOS ROBLES TERRACE - Land Acquisition and	
Off-Site Improvements	- \$462,000
General Administration	- \$ 37,000

SECTION 2.

The City Council has reviewed the citizen participation plan for compliance with federal statute and has determined that this plan was followed for the development of this application.



DRAFT

City of Paso Robles
1989 CDBG Application

NEEDS STATEMENT

1. BRIEFLY DESCRIBE AND DOCUMENT THE SERIOUS AND BASIC HOUSING NEEDS.

In the City of El Paso de Robles the most serious and basic housing needs are for the preservation of existing affordable units and for the development of new units affordable to very low-income households. In particular there is a need for new units to house very low-income elderly and/or disabled households.

From the 1980 Census:

- o 21% or 1,144 of Paso Robles households are elderly; and
- o 41% of Paso Robles residents are low-income;

From the 1988 Household Survey:

- o 38% of the City's substandard units are occupied by low-income seniors;
- o 23% of the City's substandard units are occupied by low-income disabled households; and
- o 40% of the substandard units are occupied by low-income renters, 86% of whom are overpaying for housing.

From the 1989 Vacancy Survey:

- o Very few one-bedroom or studio apartments become available on the rental market;
- o There is a *minimum* of a three year waiting list for any subsidized senior rental unit in the city; and
- o The sole development in Paso Robles designated for low-income senior housing (44 units, 3-5 year waiting list) is eligible next year for repayment and potential conversion by the owner to market-rate housing.

DRAFT

bedroom units. Six one-bedroom and two studios were listed during that four month period. Four of these units rented immediately; the remaining units were advertised together continually during the survey period suggesting the units were highly undesirable. In fact at the end of the period the ad for the units appeared with an "Under New Ownership and Management" heading. For additional detail, see Exhibit EX.

In addition, four local private management firms were contacted about their experience with one-bedroom and studio rentals in Paso Robles. Their responses were as follows: "There just aren't any one-bedroom or studio apartments available: they just haven't been building them" (Creston Management Co. which manages FmHA projects). "Our three one-bedroom units [\$365/mo.] were always rented right away" (Estrella Property Management). "We have only a few one-bedroom and studio apartments [\$300-\$400/mo.]; the last two vacancies we had rented in less than a week" (Realty World). "It rents without any problem as soon as we list it" (The Property Shop which has only one one-bedroom apartment on its listings).

The need is further documented by examination of the demand placed on existing subsidized rental units in Paso Robles and vicinity. Hacienda del Norte is a HUD 221(d)(4), 44-unit senior housing development in Paso Robles. The project has 40-50 people on its waiting list, with seniors waiting 3-5 years to move in. This project is eligible for prepayment or "opt-out" in 1990. The current owner has previously put the property up for sale.

Riverview Apartments, a FmHA Section 515 rental development, has 16 one-bedroom units. According to their manager, there has not been an one-bedroom unit vacancy in over three years.

With their 18 one-bedroom units reserved for in-house transfers, the Paso Robles Housing Authority has been unable to house new seniors at their public housing development since 1980.

Because of the scarcity of affordable and suitable housing, low-income seniors are forced to make desperate choices. Many will end their years in deteriorating mobile home parks, living in "mobile homes" which are in fact small travel trailers. Others will skimp on food to pay the high cost of substandard housing.

Recognizing the urgency of this need, in 1985 the community demonstrated strong support by approving an Article 34 referendum for 75 units of senior/disabled housing. Before the Housing Authority could submit any applications however, federal programs

DRAFT

To achieve this goal, Paso Robles implemented two surveys from February through March 1988: a Housing Conditions Survey, and a door-to-door Household Survey. In February 1988 the City of Paso Robles contracted with Peoples' Self-Help Housing Corporation to undertake a citywide Housing Conditions Survey. The purpose of the study was to identify and document the number and geographic concentration of substandard, deteriorating housing units within the City.

The results of the Housing Conditions Survey indicate the presence of 1,188 substandard, deteriorated residential housing units in the City. 30 of these homes are dilapidated and appear to require major reconstruction. These 1,188 deteriorated units represent 19.5% of the City's total residential housing stock. 85% of these substandard units are single-family dwellings and 15% are multifamily.

In order to obtain more detailed housing and population data concerning the occupants of Paso Robles' deteriorated housing stock, a door-to-door survey was conducted during March 1988 by Peoples' Self-Help Housing Corporation. From a universe of 1,188 homes identified as needing rehabilitation in the Housing Conditions Survey (19.5% of total residential housing stock), a 50% sample size of 594 substandard dwellings was used. From this sample size 297 responses were obtained for a 50% response rate.

Based upon the results of these surveys, the City concluded that local sponsorship of a housing rehabilitation program is critically needed to improve the living conditions of low-income households, and to prevent the permanent loss of a large portion of Paso Robles' affordable housing stock. The City subsequently applied for 1988 CDBG funding to rehabilitate 25 units of low-income housing. The program was funded and is now in the process of implementation.

2. BRIEFLY DESCRIBE AND DOCUMENT THE SERIOUS AND BASIC ECONOMIC DEVELOPMENT NEEDS.

The substandard housing conditions previously described are indicative of the general physical decline of many of Paso Robles older neighborhoods. This includes many of the City's commercial and industrial areas, particularly downtown and along the Spring Street corridor.

DRAFT

A twenty-five member Project Area Committee, representing a cross-section of the community, is working on goals, policies and programs to recommend to the City Council. These goals, policies and programs will help focus on realistic priorities and guide both new development and redevelopment. On a City-wide scale, updates to existing and outmoded Master Plans are being prepared; the annual Capital Improvement Program is being utilized to recommend priorities for use of General Fund and other available monies.

DRAFT

City of Paso Robles
1989 CDBG Application

PROGRAM NARRATIVE

1. DESCRIBE THE PROPOSED PROGRAM, INCLUDING WHICH IDENTIFIED NEED(S) ARE ADDRESSED AND WHY THE PROGRAM WAS SELECTED.

Selected as part of an ongoing strategy to meet the City's housing, community, and economic development needs, the proposed program consists of land acquisition and off-site improvements to assist the development of 40 units of HUD Section 202/8 elderly/handicapped rental housing in Paso Robles.

A. ACTIVITY SELECTION

There are several reasons why assisting the development of a HUD 202/8 project in Paso Robles was selected for the CDBG program:

1. The housing targets the very low-income elderly/handicapped, the City's largest special needs group.
2. The project cannot be built without a contribution of outside funds, such as CDBG funds, to offset project costs in excess of HUD's maximum loan amount.
3. Long-term housing affordability is assured through non-profit sponsorship, Section 8 contracts, and a HUD 202 40-year loan.
4. The project complements and carries out other City land use and housing policies and programs.
5. Development by Peoples' Self-Help Housing Corp. (PSHHC), an experienced local non-profit housing developer, assures that residents' and the community's needs will be high priorities in project design, development, and operation.

The City of Paso Robles has actively involved City residents in determining the direction of City housing policy. The City's recently formed Citizen's Housing Advisory Committee, the staff of the City's Community Development Department and Redevelopment Agency, and Peoples' Self-Help Housing Corporation (PSHHC), the City's CDBG application consultant, advised the City Council on the selection of an appropriate CDBG activity. Development of the senior/disabled housing has widespread support in the community (Exhibit ____).



Terrace, will provide decent, safe, long-term affordable rental housing opportunities for the population most affected by the scarcity and high cost of decent rental housing.

D. PREVENTION OF PROBLEM RECURRENCE

Loan conditions and the regulatory agreement of the HUD 202 program guarantee that the 40-unit development will be restricted to very low-income occupants for a period of not less than 40 years.

E. AFFORDABILITY AND FINANCIAL FEASIBILITY

Because of the Section 8 rent subsidy, the HUD 202 program is the only assisted housing program which ensures affordability to very low-income households, especially those receiving Social Security/SSI incomes. The Section 8 rent subsidy is guaranteed for the full term of the HUD mortgage and HUD requires the project borrower to operate the project as very low-income housing for the full 40 years.

While the HUD 202/8 program clearly meets the desired long-term affordability goal, PSHHC cannot build Los Robles Terrace without CDBG funds. There is a significant financial gap between HUD's maximum mortgage and total project costs.

HUD will lend 100% of the eligible project development costs up to their maximum loan amount. Although HUD committed \$2,406,100 in loan authority for Los Robles Terrace, project income, based on maximum Fair Market Rents (FMR), will only amortize a loan of \$1,909,800. Net project annual income, based on HUD's maximum FMR's, is estimated to be \$190,746. At the 9-1/4% interest rate, this income will amortize the \$1,909,800 loan amount. A detailed breakdown of project income and expenses appears in Exhibit ____, page 2.

Los Robles Terrace development costs total \$2,375,625, leaving a financial gap of \$465,825 between the maximum HUD mortgage and project costs. This gap will be met by a combination of CDBG, City, and private funds. All funds needed to develop the project are fully committed except for the CDBG funds. The development budget (HUD Form 92013) was prepared by Don Phillips Housing Consultants and the PSHHC, and reviewed by HUD's Housing Development Division (See Exhibits ____ and ____).

**F. IMPACT ON CITY-WIDE HOUSING NEEDS**

The opportunity to utilize HUD's financing to develop Los Robles Terrace will allow the City to partially meet its urgent need for affordable housing, as was documented in the needs discussion in this application. The second urgent need identified in the needs section--the need for preservation of existing affordable housing--is presently being addressed by a CDBG-funded housing rehabilitation program in the early stages of implementation.

Los Robles Terrace represents the first progress since 1984 which the City will have made toward its Fair Share Allocation Plan goal of 695 new housing units affordable to very low-income households.

G. FURTHERANCE OF STATE OBJECTIVES

The HUD 202/8 rental housing development will further the following state objectives:

1. To complement local actions which increase housing opportunities for existing and future households in the targeted income group.

The participation of the City in development of 40 units of HUD subsidized housing for seniors will assure affordability to the lowest target income group for a period of not less than 40 years. This development will satisfy an implementation activity of Goal #1 of the City Housing Element (Exhibit ____). The development is possible under current zoning (30 unit per acre) due to a 25% density bonus Paso Robles will provide to assist the low-income housing development.

2. To promote the utilization of land consistent with comprehensive local or area-wide development planning which maintains or promotes the location of jobs, services, and housing within a reasonable commute radius.

The development site is an in-fill parcel well-located near commercial services, schools and parks. Located within the designated Redevelopment Area, it conforms with City development policies, land use policy, and existing zoning.

DRAFT

A twenty-five member Project Area Committee, representing a cross-section of the community, is working on goals, policies and programs to recommend to the City Council. These goals, policies and programs will help focus on realistic priorities and guide both new development and redevelopment. On a City-wide scale, updates to existing and outmoded Master Plans are being prepared; the annual Capital Improvement Program is utilized to recommend priorities for use of General Fund and other available monies.

3. DESCRIBE LOCAL LAND USE POLICIES AND OTHER LOCAL ACTIVITIES THAT COULD POSITIVELY OR ADVERSELY AFFECT THE PROGRAM.

Local Government Policies and Programs

As described in the activity description, the project site is in a high-density, multifamily housing land use and zoning category. The Los Robles Terrace project plans already submitted to the City are consistent with the land use and zoning. The plans have also been reviewed and found consistent with City development policies, tree preservation ordinance, etc. Standard City conditions related to payment of water, sewer, bridge, and other fees will apply to this project. There are no current limitations on water and sewer service that would affect the development of this site. Los Robles Terrace enjoys exceptional community support; the City is unaware of any private, neighborhood, or community actions which would negatively affect the development.

The City of Paso Robles has a host of housing objectives, policies and programs which facilitate production and preservation of affordable housing opportunities. Extracts of these from the City's 1988 Housing Element are included under Exhibit 8 of this application. The program which most directly relates to the proposed CDBG land acquisition and off-site improvement activity is the City's objective of developing affordable senior housing (ref. Exhibit 8).

Formation of the City's Redevelopment Agency also plays an important role in promoting the production and preservation of affordable housing in Paso Robles. Pursuant to California Government Code, 20% of Agency tax increment funds will be re-invested in affordable housing activities. The City has committed \$77,000 to the Agency and Peoples' Self-Help Housing Corporation to assist with construction of Los Robles Terrace.



ACTIVITY DESCRIPTION

9. DETAILED ACTIVITY DESCRIPTION

Introduction

Under the proposed CDBG program, the City of Paso Robles will grant to Los Robles Terrace, Inc., a single asset non-profit subsidiary of Peoples' Self-Help Housing Corporation, Community Development Block Grant funds for land acquisition and off-site improvements for a HUD 202/Section 8 financed senior/ disabled housing development. The result will be a 40-unit building limited to occupancy by and affordable to very low-income senior and disabled households. Financing commitments assure affordability for a minimum of 40 years.

PROJECT AND SITE DESCRIPTION

Los Robles Terrace will consist of a three-story residential building with ten studio units and 30 one-bedroom units. A laundry, office, and community room with kitchen are included. The owner will install an elevator to ensure full accessibility for the elderly and disabled. Four units will be modified for physically handicapped. The building exterior reflects Spanish and Mission motifs which blend into overall community design guidelines. A private outdoor patio and garden area is complemented by the large existing oak and sycamore trees which will be preserved. Design plans may be found in Exhibit ____.

The site is zoned R-4, high density multifamily residential. Development plans for Los Robles Terrace have been reviewed by the Planning Department and Architectural Review Committee, and meet all zoning and land use requirements.

Situated at the intersection of 30th and Spring Streets, the property is in an established mixed-use residential/commercial neighborhood. Nearby are other apartments/condominiums, mobile home parks, small offices, and supportive services such as a market, restaurants, bowling alley, laundromat, etc. Photographs of the site and neighborhood are included in Exhibit ____.

SECTION 3.

The City Manager is hereby authorized and directed to act on the City's behalf in all matters pertaining to these applications.

PASSED AND ADOPTED by the City Council of the City Council of the City of Paso Robles, this 2nd day of May 1989, on the following vote:

AYES: Dolan, Conway Reneau and Martin

NOES: Russell

ABSENT: None



Steve Martin, Mayor

ATTEST:



Jerry Bankston, City Clerk

DRAFT

Terrace, Inc., and PSHHC staff will be responsible for actual development of Los Robles Terrace.

SITE ACQUISITION

The first part of the CDBG program activity is the acquisition of the project site by Los Robles Terrace, Inc.

Site Control

In anticipation of the FY 88 HUD 202 funding cycle, Peoples' Self-Help Housing Corporation negotiated an option to purchase the 1.1 acre Los Robles Terrace site in May, 1988. A copy of this option agreement is included as Exhibit _____. The option agreement, as amended, provides up to _____ months to exercise the option (to January 28, 1990) allowing ample time for the drawdown of CDBG funds. PSHHC has been making regular option payments to the owner (\$12,000 to date) and will continue to make these payments until the option is exercised. The California Department of Housing and Community Development has reimbursed PSHHC for these option payments through a predevelopment loan. Upon approval of the CDBG award, and prior to close of escrow, PSHHC will pay off the predevelopment loan and assign the option agreement to Los Robles Terrace, Inc. Los Robles Terrace, Inc. will then purchase the property from the current owners. An agreement between PSHHC and Los Robles Terrace, Inc. to assign the option agreement and otherwise cooperate in the senior housing development is included as Exhibit _____.

Title Report

A preliminary title report, dated _____, appears as Exhibit _____. No easements, restrictions, covenants, conditions, or other exceptions affect title to the property which would conflict with delivery of clear title to the property to Los Robles Terrace, Inc.

Acquisition Price

The purchase price for the senior housing site is \$303,000, or \$7,575 per unit. The purchase price is supported by HUD's completed site appraisal, Exhibit _____. HUD prepared their appraisal to evaluate project feasibility and loan security. Their appraisal is based on the value of the site with utilities to the property line since HUD will not pay for public improvement costs. HUD's appraised value of \$386,500 conforms with PSHHC's purchase price (\$303,000)

ACTIVITY DESCRIPTION



City of Paso Robles
1989 CDBG Application

facilities. A complete breakdown of and cost estimate for the off-site improvements are located in Exhibit 31. The cost estimate was prepared by the project civil engineer, Rick Ambrose, and reviewed by the architect, City, and a local engineering contractor.

PSHHC has already completed preliminary engineering for the site improvements, including the boundary and topographic surveys and soils report, at a cost of over \$11,000. The City will grant CDBG funds to Los Robles Terrace, Inc. to carry out the final design, bidding, and construction of the off-site improvements. Los Robles Terrace, Inc. will contract with an architecture/engineering firm for final design, bidding, inspection, and contract administration of the off-site improvements. PSHHC will provide technical assistance to Los Robles Terrace, Inc. and the architecture/engineering firm is carrying out these activities in conformance with CDBG guidelines.

Following completion of the plans, specifications, and bid documents, the construction project will go out to public bid during April, 1990. All CDBG and City requirements for public works projects, including payment of federal and state prevailing wage rates, bonding, insurance, and equal opportunity provisions will apply.

After the senior housing site is purchased, construction of the off-site improvements will begin. Construction should begin by May, 1990, take approximately 60 days and be completed by August, 1990. This will enable on-site construction of the senior housing to begin with all off-site improvements completed.

The project engineer will be responsible for construction staking, inspections, monitoring for prevailing wage compliance, and administration of the construction contract. See Exhibit 40 for a complete project schedule.

LEVERAGE SUMMARY

The following other sources of assistance have been committed for Los Robles Terrace:

Mortgage, Construction Financing, and Subsidy

HUD 202 Loan Commitment (Exhibit ____)	\$(2,406,100)
Maximum Loan Amount (Exhibit ____)	1,909,800

HUD Section 8 Housing Assistance	
Payments Contract Authority (Exhibit ____)	236,100
City of Paso Robles Redevelopment Agency	77,000
Church/Community Groups (Exhibit ____)	325

DRAFT

ACTIVITY DESCRIPTION

City of Paso Robles
1989 CDBG Application

PSHHC will act as technical assistant to LRT, Inc., providing assistance with escrow proceedings, HUD loan processing, loan closings, CDBG program reporting and recordkeeping, coordination of off-sites design and construction, outreach and marketing to local seniors, and other related real estate, finance, and technical aspects of the project which are PSHHC's area of expertise. These professional services will be reimbursed through administrative funds budgeted in the CDBG program activity. A PSHHC letter of intent to provide services, cost estimate, and statement of qualifications are included in Exhibit _____.

The City of Paso Robles as recipient of CDBG funds shall grant said funds to Los Robles Terrace, Inc., a private non-profit organization, for property acquisition, off-site improvements, and related expenses associated with CDBG program implementation.

The City of El Paso de Robles will be responsible for general administration of the Community Development Block Grant. General administrative activities will include performance of an environmental assessment and satisfaction of all special conditions attached to the Grant Agreement; proper financial management including regular fiscal reporting, timely submittal of cash advance requests, and scheduling of audits; attendance at State-sponsored Grant Management workshops; preparation and submittal of regular performance reports to HCD; development of a 1990 CDBG application; and compliance with all sections of the CDBG Grants Management Manual and related state and federal regulations associated with the grant program. The City expects to contract out for audit services, preparation of a 1990 CDBG application and technical assistance with general administration of its Community Development Block Grant. PSHHC, which is currently providing CDBG assistance to the City and other local jurisdictions, is a potential provider of the latter two services. A letter from PSHHC indicating interest in contracting is attached with this application. Before entering into any contract, however, the City will follow the appropriate CDBG procurement procedures required by the state.

POTENTIAL ENVIRONMENTAL PROBLEMS

No significant environmental problems are anticipated as part of this activity. After the CDBG grant is approved, the City will conduct an initial environmental assessment of the CDBG activities under both CEQA and NEPA. This assessment should result in the recommendation of a negative declaration under CEQA and finding of no significant impact under NEPA for the project. City staff have already completed the CEQA review of the HUD 202 project and is recommending a negative declaration.

RESOLUTION NO.89- 55

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES
APPROVING AN APPLICATION FOR FUNDING
FROM THE 1989 GENERAL ALLOCATION OF THE STATE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Whereas, on March 20, 1989, the City of El Paso de Robles held a public meeting to solicit public input on the community's needs and project options which could be addressed through the Community Development Block Grant (CDBG) program; and

Whereas, based on the discussion at this meeting and the Council Study Session of March 27, 1989, the City has prepared an application for CDBG funds for land acquisition and off-site improvements for a rental housing development benefiting eligible low income elderly and handicapped households; and

Whereas, the City's adopted Housing Element has identified a need to provide for and maintain an adequate supply of affordable, safe and healthful housing for all people and has set a goal of providing 40 additional units of senior housing; and

Whereas, on May 2, 1989, the City Council did hold a duly notice public hearing on said housing development proposal and grant application.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Paso Robles, California, as follows:

SECTION 1.

The City Council has reviewed and hereby approves an application for

LOS ROBLES TERRACE - Land Acquisition and	
Off-Site Improvements	- \$462,000
General Administration	- \$ 37,000

SECTION 2.

The City Council has reviewed the citizen participation plan for compliance with federal statute and has determined that this plan was followed for the development of this application.

SECTION 3.

The City Manager is hereby authorized and directed to act on the City's behalf in all matters pertaining to these applications.

PASSED AND ADOPTED by the City Council of the City Council of the City of Paso Robles, this 2nd day of May 1989, on the following vote:

AYES: Dolan, Conway Reneau and Martin

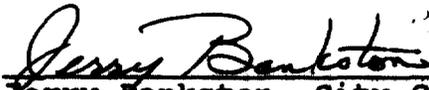
NOES: Russell

ABSENT: None



Steve Martin, Mayor

ATTEST:

Jerry Bankston, City Clerk

NOTICE IS HEREBY GIVEN that the City of El Paso de Robles will hold a Public Hearing on May 2, 1989, at 7 p.m., in the Council Chambers at City Hall, 1030 Spring Street, Paso Robles, CA, to authorize submittal of a City application to the State Department of Housing and Community Development 1989 Small Cities Community Development Block Grant Program. Under the State Small Cities CDBG Program, eligible cities and counties may apply for a maximum grant of up to \$500,000 to undertake activities which meet at least one of three broad objectives: benefiting low-income households; aiding in the prevention or elimination of slums and blight; or meeting other urgent community needs. Examples of activities which can be undertaken in a CDBG Program include: housing rehabilitation; acquisition of land or site improvements for new affordable housing; development of public facilities and public services; and economic development.

The State of California expects a federal allocation of approximately \$19 million this year for distribution to eligible cities and counties who score highest under a competitive application rating and ranking process.

The City of Paso Robles plans to submit an application for CDBG funds in support of a rental housing development benefiting eligible elderly and handicapped households.

The State has issued its Request for Proposals with a deadline for application submittal of May 8, 1989.

All interested persons are encouraged to attend and provide input at the hearing at which submittal of the City's application for 1989 Community Development Block Grant funds is scheduled to be authorized. Written comments are also encouraged and should be submitted to Mr. Robert Lata at the Community Development Department, 1030 Spring Street, P.O. Box 307, Paso Robles, California, 93447-0307. A public information file including a copy of the State's CDBG regulations and Request for Proposals will be made available for review at the City Community Development Department.



R.A. Lata
Community Development Director

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City of El Paso de Robles will hold a Public Meeting on March 20, 1989 at 11:00 a.m. at the Senior Center, 940 Park Street, Paso Robles, CA, to discuss potential activities for a city application to the 1989 Small Cities Community Development Block Grant (CDBG) program. The meeting will be chaired by the Housing Subcommittee of the Redevelopment Agency's Project Area Committee.

Under the State Small Cities CDBG Program, eligible Cities and Counties may apply for a maximum grant of \$500,000 to undertake activities which meet at least one of three broad objectives: benefitting low-income households; aiding in the prevention or elimination of slums and blight; or meeting other urgent community needs. Examples of activities which can be undertaken in a CDBG Program include: housing rehabilitation; acquisition of land or site improvement for new affordable housing; development of public facilities, such as water, sewer, and drainage facilities; community facilities and public services; and economic development.

The State of California expects a federal allocation of approximately \$14.4 million this year for distribution to eligible cities and counties who score highest under a competitive application rating and ranking process.

The City of Paso Robles is presently exploring the feasibility of using CDBG funds to purchase the land and to perform certain off-site improvements required for the development of a HUD 202 Senior Housing Project of 40 units, proposed for the corner of 30th and Spring Streets, Paso Robles.

The deadline for application submittal is May 8, 1989.

All interested persons are encouraged to attend the meeting and provide input on potential activities for the 1989 application. Written comments are also encouraged and should be submitted to Mr. Robert Lata at the Community Development Department, 1030 Spring Street, P.O. Box 307, Paso Robles, California, 93447-0307. A public information file including a copy of the State's program regulations and Request for Proposals will be made available for review at the City Community Development Department.



R.A. Lata
Community Development Director

*Bob Lata
Sue*

RECEIVED
APR 10 1989
COMMUNITY
DEVELOPMENT

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of San Luis Obispo

ss.

PUBLIC NOTICE

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City of Paso Robles will hold a Public Meeting on March 29, 1989 at 11:00 a.m. at the Senior Center, 909 Park Street, Paso Robles, CA, to discuss potential activities for a city application to the 1989 Small Cities Community Development Block Grant (CDBG) program. The meeting will be chaired by the Housing Subcommittee of the Intercommunity Agency's Project Area Committee.

Under the State Small Cities CDBG Program, eligible Cities and Counties may apply for a maximum grant of \$500,000 to undertake activities which meet at least one of three broad objectives: benefiting low-income households; aiding in the provision or elimination of slums and blight; or meeting other urgent community needs. Examples of activities which can be undertaken in a CDBG Program include: housing rehabilitation; acquisition of land or site improvement for new affordable housing; development of public facilities, such as water, sewer, and drainage facilities; community facilities and public services; and economic development.

The State of California expects a federal allocation of approximately

\$14.4 million this year for distribution to eligible cities and counties who score highest under a competitive application rating and ranking process.

The City of Paso Robles is presently exploring the feasibility of using CDBG funds to purchase the land and to perform certain off-site improvements required for the development of a 1500 1st Junior Housing Project of 60 units, proposed for the corner of 25th and Spring Streets, Paso Robles.

The deadline for application submittal is May 1, 1989.

All interested persons are encouraged to attend the meeting and provide input on potential activities for the 1989 application. Written comments are also encouraged and should be submitted to Mr. Robert Lata at the Community Development Department, 1200 Spring Street, P.O. Box 267, Paso Robles, California, 93427. A public information file including a copy of the State's program regulations and Request for Proposals will be made available for review at the City Community Development Department.

/s/ R. A. Lata
Community Development Director

Pub: Thur Mar 9
THE DAILY PRESS
Legal No. 1260

BEN REDDICK

....., of said county, being first duly sworn, deposes and says: That I am the publisher of The Daily Press, a newspaper printed and published daily, Saturdays and Sundays excepted, at Paso Robles, in the County of San Luis Obispo, State of California; that the notice, of which a true copy is hereto attached, was published in the above-named newspaper on the following dates, to wit:

March 9th

that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by decree entered in the Superior Court of San Luis Obispo County, State of California, on June 30, 1952, under the provisions of Chapter 1, Division 7, Title 1 of the Government Code of the State of California. Court decree No. 19174

Ben Reddick
Signature

Subscribed and sworn to before me this ... 9th ... day of ... March ... 19... 89..

Dorothy D Reddick
Notary Public



**CITY OF PASO ROBLES
1989 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

PUBLIC PARTICIPATION PLAN

It is the intent of the City of Paso Robles to provide residents the opportunity to participate in the development of the City's 1989 Community Development Block Grant Program. The City particularly encourages the participation of low and moderate income persons who are residents of areas in which CDBG funds are proposed to be used. To facilitate public participation, there will be a minimum of one public meeting and one public hearing prior to the submission of any application. Through public notices, written comment will be encouraged. In addition, there will be a public information file available for citizen inspection at City Hall.

1. Citizen Participation File: The file will include all public notices, written comments and responses, and copies of State regulations pertinent to the application. If the program is funded, performance reports will also be included in the file. The location of this file will be included in all public notices.
2. Assistance to Representative Groups: The City or its designated representative will provide upon request technical assistance regarding development of proposals to groups representing low and moderate income persons. Such assistance will consist of providing information about the amount of funds available, eligible activities, competitive rating factors, and time frames for applications to the extent that the information is available to City staff.
3. Written Comment: Public comment, including written comment, will be encouraged. All written comments will be responded to in writing and copies of this correspondence will be kept in the Public Participation File.
4. Public Meetings and Hearings:
 - a. Public Notice: All public meetings and hearings held as part of the 1989 CDBG program will be advertised, at a minimum, in the legal section of the local newspaper, either the DAILY PRESS or the COUNTRY NEWS.
 - b. Public Meetings: At least one public meeting will be held during the program design and application preparation phase for the City's 1989 CDBG program. Persons or groups who have expressed interest in the program will be notified. The initial public meeting will include the provision of information about CDBG funds available, national objectives, competitive rating factors and application time frames.

A public meeting will be held by the City to consider any proposed amendments to the City's 1989 CDBG program which would constitute changes in policies, standards, or criteria, or reallocation of more than 10 percent of the total program budget.

A public meeting will be held by the City to consider the annual grantee performance report as required by Section 7110 of Title 25 of the California Government Code.

- c. Public Hearings: At least one public hearing will be held by the City Council to approve and authorize submittal to the State of California the completed 1989 CDBG application.