



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Economic Development Director

SUBJECT: Adopt Resolution No. 2023-55 Authorizing the City Manager to Apply for, Accept and Execute All Related Documents for Grant Funds in an Amount of Twenty-Nine Million Five Hundred Thousand (\$29,500,000) Dollars from the State’s Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area Authorizing the Execution of a Public Safety CFD Deferral Agreement, Partnership Agreement and All Other Required Documents

STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2022-65 authorizing the City Manager or his designee to apply for, accept and execute all related documents for grant funds in an amount of twenty-nine million five hundred thousand (\$29,500,000) dollars from the State’s Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area.

BACKGROUND:

On March 8, 2023 (updated July 12, 2023), the TCC Program issued a Notice of Funding Availability (NOFA) for Round 5 of the TCC Implementation Grant (see Attachment 2). The Implementation Grant, which is awarded to three separate entities over the course of a grant cycle, provides \$29.5 million to each awardee to fund neighborhood-level proposals with multiple, integrated projects that empower communities, reduce GHG emissions and achieve other community benefits. The TCC Implementation funding prioritizes California’s most “disadvantaged communities”, which are neighborhoods ranked in the top 10 percent (10%) of CalEnviroScreen.

The City of Coachella, in close partnership with community-based organizations and stakeholders, is proposing to submit the “Coachella Prospera” proposal and application to advance the vision and recommendations outlined in the community plan. The Coachella Prospera initiative proposed multiple projects to be implemented in a five-square mile area in the selected areas of the City (please refer to Project Area Map in Attachment 3), and each project and plan was led by a

partnering organization in support of a shared vision of climate resiliency memorialized in the Partnership Agreement (Attachment 4). In addition, the affordable housing developer has requested to enter into CFD Conditional Loan Commitment (Attachment 5) in order to prepay the Special Assessments for the Property where the affordable housing will be built (on Sixth Street between Date Avenue and Tripoli Avenue).



Project Partners

The project partners include:

1. City of Coachella (Lead Agency)
2. Chelsea Investment Corporation;
3. Pacific Southwest Community Development Corporation
4. GRID Alternatives Inland Empire;
5. Southern California Mountains Foundation (Urban Youth Conservation Corps);
6. Bound Corporation;
7. Center for Employment Training;
8. The LEAP Institute;
9. Alianza Coachella Valley;
10. Desert Recreation District;
11. Kounkuey Design Initiative, and the
12. University of California Regents (UC Riverside).

Projects and Transformative Plans

Equitable Housing

Chelsea Investment Corporation + Pacific Southwest Community Development Corp. + The LEAP Institute

- Building mixed-use, affordable housing project with 53 apartments for Seniors
- Building commercial store fronts on lower level (5,158 sq. ft.)
- Building a community center (1,290 sq. ft.)
- New Zero-Emission Vehicle Rideshare w/The LEAP Institute

Transit and Rail Access

City of Coachella + Bound Corporation

- Enhancing Transit Hub with Prefabricated Restrooms (City)
- 75 eBikes
- 75 eScooters
- Reduced Fare Vouchers for eBikes and eScooters within Project Area

Car Sharing and Mobility Enhancement

LEAP Institute/Green Raiteros

- Rideshare Program with 15 Teslas

Solar Installation and Energy Efficiency

GRID Alternatives Inland Empire

- Rooftop solar for new multi-family site
- Rooftop solar for 155 existing single-family housing in Project Area

Health and Well-Being

Desert Recreation District + City of Coachella

- Wellness Hub Program at Bagdouma Park Community Center
- Playground Equipment at Tot Lot on Avenue 53/Calle Empalme
- Outdoor Fitness Court at Bagdouma Park
- Dateland Park Rehabilitation of Skate Area Elements
- Capital Improvements to Community Center at Bagdouma Park
- Pre-Fab Bathrooms at Sierra Vista Park

Urban Greening and Green Infrastructure

City of Coachella

- Tree planting in project area (approx. 300 trees)
- Tree planting in new affordable housing area
- Tree planting at Park Site on Shady Lane and Ninth Street (70)
- Tree planting at Transit Hub (6)
- Tree planting at Fifth Street Paseo from Transit Hub (27)
- Tree planting at Bicycle Path between Ave 52 and Ave 53 (56)
- Tree planting at New Senior Housing Site (40)
- Tree planting at Sixth Street from Date Avenue to Palm Avenue (15)
- Tree planting at Grapefruit Blvd. from 9th Street to Avenue 52 (72) west side only
- Tree planting at Avenue 53 Tot Lot (6)
- Tree planting at Sierra Vista Park (8)

Active Transportation

City of Coachella

- Missing link sidewalk on Grapefruit Blvd. between 9th Street and Avenue 52
- Wayfinding signage
- Bicycle repair kiosks

Climate Resilience/Adaptation Plan

City of Coachella

- Top climate change risks: extreme heat, poor air quality, flooding from heavier precipitation, longer droughts

Displacement Avoidance Plan

Kounkuey Design Initiatives

- Production of affordable housing
- Preservation of affordable housing
- Neighborhood stabilization and wealth building
- Protections for small businesses

Workforce Development Plan

Center for Employment Training (Lead) + Urban Youth Conservation Corps + GRID

Alternatives

- Green jobs/career training
- Youth training, ages 18-26
- Apprenticeship opportunities will be offered at CVUSD High Schools + College of the Desert

Indicator Tracking + Data Collection Plan: UC Riverside will serve as the Evaluation Partner

Community Engagement Plan: Alianza Coachella Valley

DISCUSSION/ANALYSIS:

The Coachella Prospera Initiative aims for transformational change in the Project Area, which includes building the organizational capacity of critical community leaders and organizations to ensure this work sustains well after the TCC grant period ends. In many projects, the Coachella Prospera Initiative will fund staff and administrative support to project partners, and fund critical programming that improves the quality of life in the Project Area.

ALTERNATIVES:

1. Adopt Resolution No. 2023-55 Authorizing the City Manager to Apply for, Accept and Execute All Related Documents for Grant Funds in an Amount of Twenty-Nine Million Five Hundred Thousand (\$29,500,000) Dollars from the State's Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area Authorizing the Execution of a Public Safety CFD Deferral Agreement, Partnership Agreement and All Other Required Documents
2. Not Adopt Resolution No. 2023-55

FISCAL IMPACT:

The SGC Grant funds will be deposited in the California Department of Conservation Fund (2139), CAO Administration (02111), Project (TBD), State Grant Miscellaneous (46229). This same fund will be used to issue advance payments. Advance payments can be up to 25 percent of the total grant award, which can be provided in one payment or spread across a series of smaller installments and is to be determined in the Grant Agreement. The Strategic Growth Council will be invoiced every two months, which would allow for a regular replenishing of any advanced payments.

The detailed distribution of the \$29.5M grant award is summarized in Attachment 4. In general, action on this item will have a positive fiscal impact to the General Fund due to the added capacity to City staff and Coachella residents through the projects that it sponsors.

ATTACHMENTS:

1. Resolution No. 2023-55
2. TCC Round 5 NOFA
3. Project Area Map
4. Partnership Agreement
5. CFD Deferral Conditional Loan Commitment