



STAFF REPORT
6/23/2021

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer
Celina Jimenez, Grants Manager

SUBJECT: Adopt Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project's Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella

STAFF RECOMMENDATION:

Adopt Resolution No. 2021-41 authorizing the City Manager to execute grant documents and submit a joint application with Pacific Southwest Community Development Corporation, the Project's Managing General Partner, for funding under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a not-to-exceed amount of \$4,500,000 million for the affordable housing apartment project on Tripoli Avenue in the City of Coachella.

BACKGROUND:

The California Department of Housing and Community Development (HCD) announced availability of funding for the Infill Infrastructure Grant (IIG) Program. Grant funds can be used for "capital improvement projects" to facilitate the development of a qualifying infill project or area such as: water, sewer, or other utility improvements; streets, roads, transit; project site preparation; and sidewalk or streetscape improvement related to the affordable housing development project. The City of Coachella will be applying for IIG grant funds with Pacific Southwest Community Development Corporation (Pacific Southwest CDC) Submitting a joint application demonstrates the City's commitment to advancing affordable housing locally.

DISCUSSION/ANALYSIS:

In order to score and compete competitively, the funding proposal will request \$4,300,000 (or no more than \$4.3 million) in IIG grant QIP (Qualifying Infill Project) funds to construct capital improvements that are integral components of the Tripoli Avenue Apartments project. The proposed scope of work will include:

IIG Grant Scope of Work Detail

IIG GRANT SCOPE OF WORK	TOTAL
City of Coachella	
4 th Street Community Plaza	\$680,000
9th Street Public Park (Located 0.4 miles from project adjacent to public art walk)	\$810,000
City of Coachella Subtotal	\$1,490,000
Chelsea Investment Corporation (Pacific Southwest CDC)	
Street Improvements West side of Tripoli (between 6th Street and Bagdad, including electrical underground)	\$910,000
Street Improvements North Side of Bagdad (Between Tripoli and Cesar Chavez, including Bagdad Crosswalk at Cesar Chavez and electrical underground)	\$640,000
Onsite Stormwater Retention	\$400,000
Street Improvements for 6th Street Phase II, including sidewalks, landscaping and lighting on south side of 6th between Cesar Chavez and Palm as well as intersection improvements at 6th and Cesar Chavez.	\$1,060,000
Pacific Southwest CDC Subtotal	\$3,010,000
Total Request	\$4,500,000

ALTERNATIVES:

1. Adopt Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project’s Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella.

2. Not Adopt Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project’s Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella.

FISCAL IMPACT:

There are no direct fiscal impacts for being a joint applicant for IIG funds. However, as a joint applicant, the City may share responsibility for completing some aspects of the project such as off-site street improvements. Staff will evaluate the requirements and risks, and if needed, enter into side agreements with project sponsors to clarify responsibilities and mitigate risk to the City.

ATTACHMENT(S):

Resolution No. 2021-41