



**STAFF REPORT**  
**2/10/2020**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Adopt Resolution No. 2020-14 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 \$4,000,000 Million for the Affordable Housing Apartment Project on Sixth Street and Cesar Chavez Street in the City of Coachella

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**STAFF RECOMMENDATION:**

Adopt Resolution No. 2020-14 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 \$4,000,000 million for the affordable housing apartment project on Sixth Street and Cesar Chavez Street 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.

Other state funding programs have required joint applications between the City and developer, and the City submitted successful joint applications for Affordable Housing and Sustainable Communities funds (for the apartments on Sixth Street and Cesar Chavez Street). Joint applicants are typically required to accept joint liability, but the City and joint applicant may enter into a side agreement that establishes project responsibilities and indemnifies the City. Joint applications also demonstrate the City's commitment to advancing affordable housing locally.

**DISCUSSION/ANALYSIS:**

In order to score and compete competitively, the funding proposal will request \$3,500,000 (or no more than \$4 million) in IIG grant QIP (Qualifying Infill Project) funds to construct capital improvements that are integral components of the Pueblo Viejo Villas Apartments project. The proposed scope of work will include:

- ❖ Streetscape improvements along Sixth Street between Cesar Chavez Street and Date Avenue
- ❖ Open space elements: landscaping and shading for the Public Plaza near the Etherea Art Park
- ❖ Transit linkage to the transportation hub from Cesar Chavez Street to Fourth Street
- ❖ Facilities to support pedestrian and bicycle transit on Fifth Street
- ❖ Install drainage: underground storm water retention chamber system
- ❖ Utility improvements: electrical power provisions and transformers for the site

**SCOPE OF WORK**

<b>5TH STREET AND TRANSIT HUB LOOP SCOPE</b>	
Transit Hub Loop Connecting Cesar Chavez Street to Fourth Street	\$ 746,220.00
5th Street Pedestrian and Bicycle Paseo	\$ 335,000.00
<b>6TH STREET IMPROVEMENTS</b>	
6th Street Streetscape Improvements (between Date Ave. & Cesar Chavez St.)	\$ 1,300,000.00
Public Plaza Landscaping and Shade Structure	\$ 180,000.00
<b>UNDERGROUND STORM WATER RETENTION CHAMBER SYSTEM</b>	
Underground Storm Water Retention Chamber System	\$ 438,780.00
<b>ELECTRICAL</b>	
Power Provision + Transformers for Site	\$ 500,000.00
<b>TOTAL GRANT REQUEST</b>	<b>\$ 3,500,000.00</b>

**ALTERNATIVES:**

1. Adopt Resolution No. 2020-14 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 \$4,000,000 Million for the Affordable Housing Apartment Project on Sixth Street and Cesar Chavez Street in the City of Coachella
2. Not Adopt Resolution No. 2020-14 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 \$4,000,000 Million for the Affordable Housing Apartment Project on Sixth Street and Cesar Chavez Street 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):**

1. Resolution No. 2020-14
2. IIG FY 2019-20 Funding Round Notice of Funding Availability