

# MONTEREY COUNTY BOARD OF SUPERVISORS

<b>MEETING:</b> May 17, 2011 – SET MATTER		<b>AGENDA NO.:</b> S-2
<b>SUBJECT:</b>	<ul style="list-style-type: none"><li>a. Conduct a public hearing and approve a resolution that authorizes the submittal of an application to the California Department of Housing and Community Development for a CDBG PTA Grant in the amount of \$140,000 to fund the preparation of (i) a County-wide economic development strategy, (ii) a feasibility study for a motor sport industrial park, and (iii) a feasibility study for a renovation of Genesis House;</li><li>b. Approve a local match for the PTA grant application of \$2,100;</li><li>c. Authorize the Director of the Redevelopment and Housing Office to make minor modifications to the PTA grant application as necessary to comply with State requirements, sign the grant application submittal documents as well as any contracts, amendments and other documents related to the application and grant funds; and</li><li>d. Endorse a modification to the preliminary funding program for the Camphora Farm Labor Camp related to future CDBG funding.</li></ul>	
<b>DEPARTMENT:</b>	Redevelopment and Housing Office	

## **RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a. Conduct a public hearing and approve a resolution that authorizes the submittal of an application to the California Department of Housing and Community Development for a CDBG PTA Grant in the amount of \$140,000 to fund the preparation of (i) a County-wide economic development strategy, (ii) a feasibility study for a motor sport industrial park, and (iii) a feasibility study for a renovation of Genesis House;
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- c. Authorize the Director of the Redevelopment and Housing Office to make minor modifications to the PTA grant application as necessary to comply with State requirements, sign the grant application submittal documents as well as any contracts, amendments and other documents related to the application and grant funds; and
- d. Endorse a modification to the preliminary funding program for Camphora farm Labor Camp related to future CDBG funding.

## **SUMMARY:**

The County is eligible to apply to the State for Community Development Block Grant (CDBG) Planning and Technical Assistance (PTA) Grant funding for up to \$140,000. The recommendation includes authorizing the submittal of a PTA grant application for three programs/projects and approves a local match in the amount of \$2,100. The recommendation also includes endorsement of a modification to the preliminary funding program for the Camphora Farm Labor Camp to replace the existing Redevelopment housing funding with a potential future CDBG grant.

## **DISCUSSION:**

The State Department of Housing and Community Development (HCD) administers the State CDBG Program. HCD has recently changed the way it runs this Program by deciding to issue a single NOFA for PTA Grants and a single NOFA for the general Grants. PTA Grants provide funding for feasibility analyses for projects or programs and the General Grants provide funding to carry out approved projects. The PTA NOFA and the General NOFA cover both the General Allocation and the Economic Development Allocations. The General Allocation portion is aimed at affordable housing activities and the Economic Development Allocation portion is aimed at job creation for low and moderate income people. The State has released a single PTA NOFA for both the General Allocation and the Economic Development Allocation. This year's PTA NOFA allows the County to apply for up to three projects or programs

totaling up to \$140,000. The work conducted with PTA funding is intended to be at a feasibility level leading to projects or programs that will benefit low and moderate income people. The recommended PTA grant application includes three project/programs consisting of: (i) funding for a component of an economic development strategy for the entire County; (ii) a feasibility study for a potential motor sport industrial park associated with the Laguna Seca Race Track; and (iii) assistance to Community Human Services (CHS), a non-profit organization, to evaluate options for renovating their Genesis House facility in Seaside. A more detailed description of the three studies is included in Attachment 1.

The Redevelopment and Housing Office (RHO) prepares an Annual Housing Report (AHR) each year that sets forth comprehensive strategies and funding approaches for affordable housing related activities. The 2010 and 2011 AHRs included funding strategies and priorities related to improving conditions at existing substandard farm labor camps, including the Camphora facility located near Soledad. On June 8, 2010, the Redevelopment Agency (Agency) approved a short term loan to South County Housing, a non-profit housing developer, in the amount of \$300,000 to assist with the acquisition of the property with the goal of redeveloping the existing facility to address the current substandard conditions. Redevelopment funding was approved based on the intended inclusion of transitional housing in the project that would benefit the Boronda Redevelopment Project Area. The project has since evolved and the transitional housing is no longer being incorporated. The project now consists of replacing the existing 44 units with new units. The previous funding program must be modified to replace the RDA funding with another funding source. It is recommended that the County apply for a General CDBG Grant on behalf of the project in early 2012. It is expected that the project may be eligible for between \$500,000 and \$800,000 of funding depending on available funding included in the State NOFA due out in January. The recommendation includes an endorsement of this approach to allow South County Housing to move forward with an overall project funding program.

#### **OTHER AGENCY INVOLVEMENT:**

On April 13, 2011, the Housing Advisory Committee (HAC) conducted the required Design Phase CDBG Hearing to solicit proposals for the entire CDBG Program including the PTA Program. There was no public input. Also, on April 13, 2011 the HAC recommended approval of the feasibility study for the Genesis House component of the PTA Grant application. This report was prepared by the Redevelopment and Housing Office as part of the transition effort involved with the new Economic Opportunity Department. The Board Economic Development Subcommittee has previously endorsed the concept of preparing the Economic Development Strategy.

#### **FINANCING:**

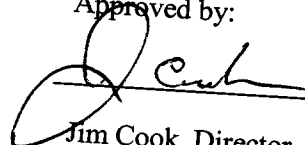
The recommended grant requires a 2% local match (\$2,800). The source of the match includes \$700 from CHS, \$700 from Fund 13, Unit 8199, Community Development Reuse, and \$1,400 from Fund 001, Unit 8154 Parks Department Administration. The total funding amount contained in the grant is \$140,000. The grant and the match funding will cover administration and costs associated with preparing the strategy and feasibility studies. Sufficient funding is available in the Fund/Budget Units indicated above. The grant, if it is awarded, will be budgeted in Fund 13, Unit 8200.

Prepared by:



Marti Noel, Assistant Director, RHO

Approved by:



Jim Cook, Director, RHO

Date: 5/5/11

Attachments: Resolution and Attachment 1 (Program/Project Summary); the CDBG PTA Grant Application on file with Clerk of the Board.

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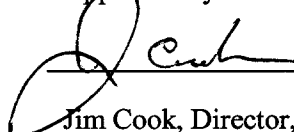
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