

REQUEST FOR PROPOSALS AND NOTICE OF PUBLIC WORKSHOPS

REQUEST FOR PROPOSALS AND PUBLIC NEEDS WORKSHOPS FOR THE URBAN COUNTY OF SAN LUIS OBISPO - 2009 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS ACT (HOME), AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI), AND THE EMERGENCY SHELTER GRANTS (ESG) PROGRAMS

The County of San Luis Obispo and the cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles and San Luis Obispo are inviting interested persons to attend public workshops for discussion of housing and community development needs that could be addressed through CDBG, HOME, ADDI and ESG funding. The purposes for the workshops are to receive input on the needs and provide the public with information about the programs and solicit information on the appropriate use of the funds. The County will compile this information and present it to the Board of Supervisors on December 9, 2008 at a public hearing.

CDBG funds can be used for housing, economic development, public services and facilities that benefit low-income families (and meet other requirements of the program). HOME and ADDI funds are only for affordable housing for low-income families. ESG funds are used for homeless shelters or domestic violence shelters. SHP funds are used for a variety of homeless services for persons.

The five participating cities and the county have been designated by the federal Department of Housing and Urban Development (HUD) as an "urban county" eligible to receive annual, formula-based grants of CDBG, HOME, ADDI and ESG funds directly from HUD. In the past, the county and its cities have applied for these funds through the state, competing with many other cities and counties for grant awards.

HUD has not notified the Urban County of the funding levels for the 2009-funding year starting July 1, 2009. The Urban County will use the 2008 allocation funding amounts as an estimate for 2009. The 2008 funding amounts were as follows: \$2,059,120 in CDBG funds, \$1,295,238 in HOME funds, \$9,294 in ADDI funds, and \$92,073 in ESG funds. Accurate funding levels will be announced by HUD at a future date.

The public workshops will be held at the following dates, times and locations:

North County Workshop – 7:00 P.M. Tues., September 30, 2008, Atascadero City Hall, 6907 El Camino Real, Atascadero
South County Workshop – 7:00 P.M. Wed. October 8, 2009, Grover Beach City Hall, 154 S. 8th Street, Grover Beach
San Luis Obispo Workshop - 7:00 P.M., Thurs., October 9, 2008, City/County Library, Community Room, 995 Palm Street, San Luis Obispo

Any individual, group or organization wishing to apply for CDBG, HOME, ADDI or ESG funding must submit an application to the county or applicable city, using the official application. Applications can be mailed to: Tony Navarro, Planner III, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, CA. 93408 or hand delivered to Tony Navarro at 1035 Palm Street, Room 370, San Luis Obispo, CA. faxed to (805) 781-5624, or E-mailed to tnavarro@co.slo.ca.us. Applications will be accepted until close of business **October 14, 2008**. **Hard copies of the original application must be PHYSICALLY received by 5:00 P.M. on October 14, 2008. Postmarks are not acceptable.** To obtain an application, go to the following website: www.sloplanning.org. Questions may be directed to Tony Navarro, Planner III, (805) 781-5787.

The tentative period for review of proposals, funding decisions and availability of funds is as follows:

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| • Needs Workshops: | September to October 2008 |
| • Proposals due: | October 14, 2008 |
| • City Council hearings on draft funding recommendations: | October through December 2008 |
| • Public hearing by county: | December 9, 2008 |
| • Publish Urban County draft funding recommendations: | December 2008 |
| • Public workshops on draft funding recommendations: | January 2009 |
| • City public hearings to approve funding recommendations: | February 2009 |
| • Public hearing by county to approve 2009 Action Plan: | March or April 2009 |
| • Edit Plan, transmit to HUD: | April - May 2009 |
| • Plan due date at HUD: | May 15, 2009 |

REQUEST FOR PROPOSALS AND NOTICE OF PUBLIC WORKSHOPS TO INVITE PUBLIC INPUT FOR THE PROPOSED 2009 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS ACT (HOME), AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI), AND THE EMERGENCY SHELTER GRANT FUND (ESG) PROGRAMS FOR THE URBAN COUNTY OF SAN LUIS OBISPO

The Urban County of San Luis Obispo is requesting proposals and comments regarding the use of Community Development Block Grant (CDBG) funds, HOME Investment Partnerships Act (HOME) funds, American Dream Downpayment Initiative (ADDI), and the Emergency Shelter Grant (ESG) fund programs within the cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles, San Luis Obispo and the unincorporated areas of the County. These cities and the County have been designated by the federal Department of Housing and Urban Development (HUD) as an "urban county" eligible to receive annual, formula-based grants of CDBG, HOME, ADDI, and ESG funds directly from HUD. HUD has not notified the Urban County of the funding levels for 2009. The Urban County will use the 2008 allocation funding amounts as an estimate for 2009. The 2008 funding amounts were as follow: \$2,059,120 in CDBG funds, \$1,295,238 in HOME funds, \$9,294 in ADDI funds, and \$92,073 in ESG funds.

The resulting estimate of allocations of 2009 CDBG funds are shown below for each participating jurisdiction of the Urban County:

Arroyo Grande	\$107,967	San Luis Obispo	\$643,311
Atascadero	\$183,934	Special Urban Projects Fund	\$113,525
Grover Beach	\$121,092	Unincorporated county	\$643,311
Paso Robles	\$299,152		

CDBG funds may be used for a variety of community development activities as long as the activity meets at least one of the three national objectives and is an eligible activity as per the CDBG regulations. The three national objectives are as follows:

1. Benefit primarily to families with incomes below 80 percent of area median; or
2. Aid in the prevention or elimination of slums or blight; or
3. Address urgent needs that pose a serious, immediate threat to the public health or welfare.

Each year HUD publishes income limits, adjusted by family size, for families with incomes below 80 percent of area median or below 50 percent of median. The income limits for 2008 in the San Luis Obispo County area are the following:

Persons in Family	1	2	3	4	5	6	7	8
Low-Income: ($<80\% \times$ median)	\$37,520	\$42,880	\$48,240	\$53,600	\$57,920	\$62,160	\$66,480	\$70,720
Very Low-Income: ($<50\% \times$ median)	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,850	\$41,550	\$44,200

CDBG-eligible activities include: acquisition of real property, affordable housing activities, construction or rehabilitation of public facilities and improvements, clearance and demolition of buildings, provision of certain types of public services, relocation payments and assistance, removal of architectural barriers, housing rehabilitation, historic preservation, code enforcement, commercial or industrial rehabilitation, special economic development activities, planning studies and grant administration. In addition to meeting one of the national objectives listed above, at least 70 percent of total 2009 CDBG funding must be approved for activities that benefit low-income families, and the overall CDBG program should not exclude benefit to very low-income families.

HOME funds may be used only for affordable housing related activities that benefit low-income families. There is a local funding match requirement equal to 25 percent of the HOME funds. Numerous other program requirements apply, as described in the HOME regulations, copies of which are available from the County Planning and Building Dept.

Any individual, group or organization wishing to apply for CDBG, HOME, ADDI or ESG funding must submit an application to the county or applicable city, using the official proposal forms. **Applications will be accepted until close of business October 14, 2008. Hard copies of the original application must be PHYSICALLY received by 5:00 P.M. on October 14, 2008. Postmarks are not acceptable.** To obtain an application, go to the following website: www.sloplanning.org. Please direct your questions to Tony Navarro, Planner III, (805) 781-5787, or to one of the following contact persons at the participating jurisdictions.

- Jim Bergman, Community Development Dept., City of Arroyo Grande, 214 E. Branch St., Arroyo Grande, CA 93421, (805) 473-5420
- Valerie Humphrey, Public Works Dept., City of Atascadero, 69807 El Camino Real, Atascadero, CA 93422-4299, (805) 470-3486
- Janet Reese, Community Development Dept., City of Grover Beach, 154 S. 8 St., Grover Beach, CA 93433, (805) 473-4520
- Ed Gallagher, Community Development Dept., City of Paso Robles, 1000 Spring St., CA 93446, (805) 237-3970
- Michael Codron, Community Development Dept., City of San Luis Obispo, 919 Palm St., CA 93401, (805) 781-7175
- Tony Navarro, Dept. of Planning and Building, 1035 Palm Street, Rm. 370, San Luis Obispo, CA 93408, (805) 781-5787

Criteria that will be used to evaluate the proposals prior to funding decisions by the cities and the county include the following:

1. Consistency with federal regulations and laws
2. Community support (for example, approval of project by a city council)
3. Seriousness of community development need proposed to be addressed by project
4. Degree to which project benefits low-income and very low-income families or persons
5. Feasibility of the project to be completed as budgeted and by December 31, 2007
6. Cost effectiveness of funds requested and leveraging of other funds
7. Organization's experience or knowledge regarding CDBG or HOME requirements

The following criteria, in addition to those listed above, will be used only to evaluate proposals for funding under the "Special Urban Projects Fund" allocation of CDBG funds, pursuant to the cooperative agreements between the county and each of the participating cities:

1. Degree of benefit to more than a single jurisdiction.
2. Need by the project for more funding than is available through the other allocations.
3. The project provides direct benefit to most needy groups such as very low-income and/or handicapped persons, at-risk youths (gang prevention, etc).

The project schedule required as part of any CDBG or HOME proposal should describe realistic milestones leading to completion of activities for which funding is requested by December 31, 2010. This is necessary to enable the county to maintain expenditure and activity performance at levels acceptable to HUD. This, in turn, will prevent potential future actions by HUD to "de-obligate" unspent CDBG or HOME funds or apply measures to correct slow performance of activities.

The cooperative agreements with the cities give them a high degree of authority over funding decisions regarding their allocations of CDBG funds. Where appropriate, some jurisdictions may consider "sharing" their allocations to support activities located in other jurisdictions, perhaps contingent upon some form of future compensation. Unless a city's recommendations to the county regarding which projects to fund (with its allocation of CDBG funds) is clearly in conflict with CDBG regulations, the county will approve those recommendations. The Urban County will conduct one or more public workshops for public discussion of the draft 2009 One-Year Action Plan of the Consolidated Plan, which will include the projects for which each jurisdiction proposes to authorize CDBG funding.

The public workshops will be held at the following locations, dates and times:

- North County Workshop – 7:00 P.M. Tues., September 30, 2008, Atascadero City Hall, 6907 El Camino Real, Atascadero
- South County Workshop – 7:00 P.M. Wed. October 8, 2009, Grover Beach City Hall, 154 S. 8th Street, Grover Beach
- San Luis Obispo Workshop - 7:00 P.M., Thurs., October 9, 2008, City/County Library, Community Room, 995 Palm Street, San Luis Obispo

You are invited to attend these workshops to provide input into plan development. If you cannot attend one of the workshops and would like to include your comments as part of the process, please send all written comments to Tony Navarro, Planner III, Department of Planning and Building, County Government Center, San Luis Obispo, Ca. 93408 or e-mail comments to tnavarro@co.slo.ca.us. For more information, call (805) 781-5787. If you have questions or need additional information about the funding programs, or about the citizen participation process, please contact Mr. Navarro.