

**CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM**

Meeting Date: October 23, 2007

Request to Fund Projects

Prepared by: *Deanna Hamelin*

Request. Staff has completed its review of all applications received under the Sustainable Communities Grant and Loan Program. Staff now requests Authority approval of funding and disbursement for the projects listed at Exhibit I of the Funding Resolutions, and Authority approval for Staff to finalize award terms and conditions and to notify all Applicants of the Authority's final funding decision pursuant to requirements of the Regulations.

Background. In 2006 the Legislature passed Senate Bill 1341 (Committee on Environmental Safety and Toxic Materials), which increased the total potential program funding by \$2.5 million (to \$7.5 million) and extended the operation of the program to January 1, 2012. A funding round was noticed on April 23, 2007 with an application deadline of July 16, 2007.

Award Process

An amount of \$2.5 million is currently available for the program. The Authority received a total of 68 applications for grant and loan funding totaling \$22,550,505. Attachment A to the Staff Summary provides a listing of applicants, types of projects, amounts of funding requests and scores. All applications were reviewed as part of an extensive process per the requirements of the Regulations which included an evaluation of how the project:

1. promotes sustainable development objectives;
2. promotes economic development within economically distressed communities;
3. incorporates creative approaches; and
4. is likely to have its outcomes implemented.

Each application was preliminarily reviewed by a 4-person advisory panel consisting of an Authority staff person, an STO staff person and two outside reviewers. There were six separate panels, each reviewing 11 or 12 applications. All applications that received a minimum preliminary score of 70% from their respective advisory panels were submitted to the Executive Director. The Executive Director, with assistance from staff, reviewed the forwarded applications and panel evaluations for consistency and compliance with the criteria and other conditions of the Regulations, finalized scores, and determined which Projects to recommend to the Authority for approval, pursuant to the Regulations. As required by the Regulations, preliminary notification indicating the Executive Director's recommendation to the Authority was sent by FAX to all applicants by October 15, 2007.

Proposed Awards

Of the applications received, staff recommends funding a total of seven projects. These seven projects are all grant awards – the recommendation does not include funding any loan awards.

Awardee	Grant	Total	Project Description	Score
City of Fort Bragg	\$350,000	\$350,000	Development of former mill site	141
City of Los Angeles	\$350,000	\$350,000	Cornfield/Arroyo Seco Plan Update	138
City of Willits	\$323,512	\$323,512	Implementing Water Plan	138
County of Alameda	\$350,000	\$350,000	Oil Property Acquisition/Clean-up	136
City of San Diego	\$350,000	\$350,000	Plan for Barrio Logan	135
City of Livingston	\$350,000	\$350,000	Court Theater Rehabilitation	134
City of Compton	\$350,000	\$350,000	Brickyard Development Plan	133
Totals	<u>\$2,423,512</u>	<u>\$2,423,512</u>		

Staff Recommendation. Staff recommends approval of:

- Grant funding to the recommended Projects in the recommended amounts, both as listed above and in Exhibit I of the attached funding resolutions, subject to the *Conditions of Funding* in Exhibit I;
- Authorizing Staff to notify all Applicants of the Authority’s final funding decision pursuant to requirements of the Regulations; and
- Disbursing funds to awardees subject to the requirements of the SCGL Regulations and grant agreements.

Attachment A

Applicant Pool

**SUSTAINABLE COMMUNITIES
GRANT AND LOAN PROGRAM
Applications Scores**

Applicant Name	Type of Project	Loan Request	Grant Request	Total Request	Scores
1 Fort Bragg	Plan	\$149,957	\$350,000	\$499,957	141
2 Los Angeles (City)	Plan	\$0	\$350,000	\$350,000	138
3 Willits	Project	\$0	\$350,000	\$350,000	138
4 Alameda County	Project	\$0	\$350,000	\$350,000	136
5 San Diego	Plan	\$150,000	\$350,000	\$500,000	135
6 Livingston	Project	\$0	\$350,000	\$350,000	134
7 Compton	Plan	\$150,000	\$350,000	\$500,000	133
8 Newark	Plan	\$0	\$350,000	\$350,000	132
9 South Gate	Plan	\$0	\$330,000	\$330,000	131
10 San Jose	Plan	\$0	\$350,000	\$350,000	130
11 Los Angeles (County)	Plan	\$0	\$150,000	\$150,000	128
12 Tulare	Project	\$0	\$326,400	\$326,400	125
13 Gonzales	Plan	\$0	\$337,500	\$337,500	124
14 Kingsburg	Plan	\$150,000	\$298,800	\$448,800	124
15 Martinez	Study	\$0	\$200,000	\$200,000	124
16 Santa Rosa	Plan	\$0	\$350,000	\$350,000	124
17 Arvin	Plan	\$0	\$350,000	\$350,000	123
18 Delano	Project	\$150,000	\$350,000	\$500,000	123
19 Lindsay	Project	\$150,000	\$350,000	\$500,000	123
20 McFarland	Plan	\$0	\$350,000	\$350,000	123
21 Salinas	Project	\$150,000	\$350,000	\$500,000	123
22 West Hollywood	Program	\$0	\$350,000	\$350,000	123
23 Gardena	Plan	\$150,000	\$350,000	\$500,000	122
24 Sacramento (County)	Plan	\$0	\$250,000	\$250,000	122
25 Merced	Project	\$0	\$350,000	\$350,000	121
26 San Buenaventura	Study	\$0	\$350,000	\$350,000	121
27 Chula Vista	Plan	\$0	\$350,000	\$350,000	119
28 San Bernadino (City)	Program	\$0	\$350,000	\$350,000	119
29 Claremont	Program	\$0	\$300,000	\$300,000	118
30 San Francisco	Plan	\$0	\$350,000	\$350,000	117
31 Citrus Heights	Plan	\$0	\$350,000	\$350,000	115
32 Lompoc	Project	\$0	\$250,000	\$250,000	115
33 Long Beach	Plan	\$0	\$348,000	\$348,000	114
34 Berkeley	Study	\$0	\$350,000	\$350,000	111
35 Vista	Project	\$0	\$336,973	\$336,973	111
36 Calaveras	Plan	\$0	\$350,000	\$350,000	110
37 Trinity	Plan	\$0	\$350,000	\$350,000	109
38 Shasta Lake	Study	\$0	\$300,000	\$300,000	108
39 El Paso Robles	Plan	\$150,000	\$350,000	\$500,000	106
40 Reedley	Project	\$150,000	\$350,000	\$500,000	106

Applicant Pool

Attachment A

SUSTAINABLE COMMUNITIES
GRANT AND LOAN PROGRAM
Applications Scores

Applicant Name	Type of Project	Loan Request	Grant Request	Total Request	Scores
41 Kern	Plan	\$0	\$126,500	\$126,500	104
42 Seaside	Program	\$0	\$152,000	\$152,000	102
43 San Bernadino (County)	Plan	\$0	\$295,000	\$295,000	101
44 Chico	Project	\$0	\$66,725	\$66,725	99
45 Twenty Nine Palms	Plan	\$0	\$317,000	\$317,000	99
46 Davis	Program	\$0	\$338,600	\$338,600	98
47 Lancaster	Plan	\$0	\$347,400	\$347,400	98
48 Commerce	Program	\$0	\$216,450	\$216,450	94
49 Duarte	Program	\$0	\$350,000	\$350,000	93
50 Live Oak	Project	\$0	\$200,000	\$200,000	93
51 Rio Dell	Plan	\$0	\$100,000	\$100,000	91
52 Ontario	Project	\$150,000	\$350,000	\$500,000	90
53 Placentia	Plan	\$0	\$200,000	\$200,000	87
54 Irwindale	Program	\$0	\$299,700	\$299,700	85
55 Oroville	Plan	\$0	\$350,000	\$350,000	85
56 Redondo Beach	Project	\$0	\$324,000	\$324,000	85
57 Santa Ana	Plan	\$0	\$282,950	\$282,950	84
58 Rancho Cucamonga	Plan	\$0	\$40,000	\$40,000	74
59 Amador	Project	\$0	\$350,000	\$350,000	72
60 Blythe	Plan	\$26,550	\$350,000	\$376,550	65
61 Rio Vista	Project	\$150,000	\$350,000	\$500,000	63

Applications listed below were not scored for the reasons indicated.

62 Placer	Program	\$0	\$350,000	\$350,000	second tier
63 La Verne	Plan	\$0	\$350,000	\$350,000	second tier
64 Sausalito	Plan	\$0	\$40,000	\$40,000	second tier
65 San Gabriel	Plan	\$0	\$350,000	\$350,000	second tier
66 Artesia	Project	\$0	\$350,000	\$350,000	second tier
67 Huntington Beach	Project	\$0	\$300,000	\$300,000	second tier
68 Sacramento (City)	Project	\$0	\$350,000	\$350,000	second tier

TOTALS

\$1,826,507 \$20,723,998 \$22,550,505

A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF FORT BRAGG
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of Fort Bragg’s Project for funding; and

WHEREAS, approval of a grant for the City of Fort Bragg (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of Fort Bragg’s Project is eligible for financing and hereby approves a grant described in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF FORT BRAGG

FORT BRAGG

APPLICANT INFORMATION

APPLICANT: City of Fort Bragg

PROJECT INFORMATION

PROJECT NAME: SUSTAINABLE COMMUNITY SPECIFIC PLAN FOR THE GEORGIA-PACIFIC MILL SITE

PROJECT LOCATION: 500 acres within the City of Fort Bragg

PROJECT DESCRIPTION: Develop a specific plan for revitalization of a 425-acre former Georgia-Pacific lumber mill site.

The City of Fort Bragg is seeking planning funds to create a specific plan for the redevelopment, and revitalization of a 425-acre former Georgia-Pacific lumber mill site. The site is bordered on the west by the Pacific Ocean, on the north by McKerricher State Park (Glass Beach) and on the east by a mix of low-income residential and commercial areas and Highway One. The property was used for the storage and processing of timber for over 100 years. The mill was permanently closed in 2002 and resulted in the loss of over a thousand jobs.

Currently, the abandoned mill site is subject to a clean-up order by the Department of Toxics and Substance Control (DTSC) and a site investigation is in process to determine the types and extent of soil and groundwater contamination. The mill site represents an opportunity for Fort Bragg to revitalize and redevelop residential, commercial, environmental and economic growth around “the only significant undeveloped piece of property within the City limits.” The mill site represents the City’s future for the development of affordable housing, mixed-use projects, and retail and commercial development.

SCGL funds will be used to assist the City in a five phase planning process to revitalize the former mill site.

Phase I: Understanding the Specific Plan Area - this includes refining the scope of work, preparing land use and design materials, and preparing an economic and market analysis;

Phase II: Refining the Vision for the Mill Site – includes a conceptual land use plan, vision, economic development strategy, community involvement workshops, and fiscal impact analysis;

Phase III: Completing and Implementing the Plan – includes the preparation of the final specific land use plan, and City Council public hearings;

Phase IV: Program Environmental Impact Report (EIR) – includes preparation of a draft and final EIR and;

Phase V: Post Specific Planning – includes implementing General Plan amendments and local coastal program amendment, and a Mill Pond restoration plan.

ACHIEVING SUSTAINABLE DEVELOPMENT

The resulting strategies developed from Fort Bragg’s specific plan will include:

- *Economic development strategies* that provide principles and concepts for re-zoning vacant industrial land parcels for job-generating commercial uses, and affordable residential housing.
- *Transit Strategies* that reduce reliance on private vehicles through the development of a commuter Class One bicycle lane through the center of the mill site, development of the coastal trail connecting Fort Bragg to the north coast, and the development of a pedestrian-friendly connection from downtown to the coast.
- *Pollution control strategies* that ensure that the mill site contamination is cleaned up to levels that accommodate future land uses, installation of a storm water management system to reduce run-off, and restoration of the Mill Pond to a natural drainage system.

DISTINGUISHING STRENGTHS

For a small community, this project represents a comprehensive planning strategy for smart and sustainable growth and development with strong infill, land use, transportation, and housing themes. This project has broad applicability to other small cities that are economically dependent on a single large industrial employer and the challenges that it faces when that employer closes its operations.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- Preparation of a land use plan and community involvement framework and materials;
- An Environmental Impact Report (EIR);
- Amendments to the General Plan and other technical review documents; and
- Community outreach and marketing efforts.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$149,957	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$499,957</u>	<u>\$350,000</u>

USES OF FUNDS		
Preparation of land use plan Strategic Action Plan/ General Plan Revisions	\$319,852	\$319,852 ^(a)
EIR	164,105	30,148
Supplies and other costs	<u>16,000</u>	<u>0</u>
Total	<u>\$499,957</u>	<u>\$350,000</u>

^(a) No specific costs cut identified at this time. The City asserts that it can proceed with the project without the loan funding.

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of funds from other sources necessary to complete the Project.
- Planning consultant(s) must show experience in planning, urban design, and infill development acceptable to Staff.
- Other conditions, as appropriate, identified by staff prior to, or after, funds disbursement.

**A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF LOS ANGELES
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM**

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of Los Angeles’s Project for funding; and

WHEREAS, approval of a grant for the City of Los Angeles (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of Los Angeles’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF LOS ANGELES

LOS ANGELES

APPLICANT INFORMATION

APPLICANT: City of Los Angeles

PROJECT INFORMATION

PROJECT NAME: CORNFIELD/ARROYO SECO SPECIFIC PLAN

PROJECT LOCATION: Cornfields/Arroyo Seco

PROJECT DESCRIPTION: Sustainability enhancements to the Cornfields/Arroyo Seco Specific Plan

The City of Los Angeles is seeking planning funds to create sustainability enhancements to a 400 acre area, located north of downtown Los Angeles, that includes a new State Historic Park, two light-rail stations, a significant industrial neighborhood, a public housing project, the Los Angeles River and the I-5 freeway. The proposed enhancements include development of river-related restoration opportunities to promote best land practices and uses, development of a multi-modal standard for the plan area encouraging innovative parking strategies and an eco-business development and job assessment to identify potential business, job, and educational opportunities.

ACHIEVING SUSTAINABLE DEVELOPMENT

The end result will be a specific plan that will include:

- *Pollution reduction strategies* that will reduce storm water runoff contamination to the Los Angeles river, reduction of transportation related pollution, and promoting green businesses.
- *Transit strategies* that promote alternative transportation options such as public transportation, pedestrian and bicycle-friendly areas, multi-modal parking to allow for greater access and mobility, and providing affordable housing at higher densities.
- *Economic Development strategies* that will address promoting more businesses within the area, which will in turn increase the number of jobs in the area, helping to alleviate some of the strain of high poverty and unemployment of area residents. Also being addressed is the balance of affordable housing related to the number of jobs available.

DISTINGUISHING STRENGTHS

For an established community with limited resources, this project represents a comprehensive planning strategy for sustainable growth and development with strong high density land use, transportation, pollution reduction and economic revitalization themes. The standards and enhancements used in this project can be used as a model for other high poverty, urbanized areas that are experiencing underutilized infrastructure, pollution, and transportation issues.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- Assessment and analysis – Analysis of development of river-related restoration opportunities, conducting a green roofs assessment of existing buildings, establishing a storm water management standard, development of a multi-modal standard for the plan area, and eco-business development and job assessment.
- Program promotion and marketing.
- Meetings.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$ 0	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$350,000</u>	<u>\$350,000</u>
USES OF FUNDS		
Personnel – hiring of a Professional Student Worker	\$ 25,000	\$ 25,000
Contractual – Assessment and Analysis	300,000	300,000
Program promotion	15,000	15,000
Meetings	<u>10,000</u>	<u>10,000</u>
Total	<u>\$350,000</u>	<u>\$350,000</u>

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the project.
- Other conditions, as appropriate, identified by Staff prior to, or after funds disbursement.

A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF WILLITS
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of Willits’s Project for funding; and

WHEREAS, approval of a grant for the City of Willits (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of Willits’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF WILLITS

WILLITS

APPLICANT INFORMATION

APPLICANT: City of Willits

PROJECT INFORMATION

PROJECT NAME: WILLITS WORKS ON WATER (W³) PROJECT

PROJECT LOCATION: City of Willits

PROJECT DESCRIPTION: Implement aspects of a water study plan to address and solve water shortages.

The City of Willits, population 5,073, is seeking planning funds to identify and implement aspects of a water study plan to solve water shortage issues. The City of Willits owns and operates the public water system and supplies potable water to residential, commercial, industrial and institutional customers within the City limits. Due to recent changes in hydrology and water use, the existing water infrastructure is insufficient to meet future demand.

The City plans to approach water issues with the Ahwahnee Water Principles, which provide a practical blueprint for sustainable land use practices that can improve the reliability and quality of water resources.

SCGL planning funds will be used to assist the City with the following four main project components: Rainwater harvesting demonstrations; demonstration of pond and bioswale run-off control on public land; a feasibility study and closed-system demonstration of greywater recovery; and community education and civic promotion strategies to promote water recovery.

ACHIEVING SUSTAINABLE DEVELOPMENT

The resulting strategies developed from Willits' water study planning approach should set a good framework for dealing with water shortages and implementing sustainable land-use practices via the Ahwahnee Water Principles. The reduction of pollution by preventing water runoff through rainwater collection systems, bioswales and ponds, will help with the promotion of infill development, economic development, and higher density land use. Once the water issue is resolved new development will be allowed.

DISTINGUISHING STRENGTHS

The Willits W³ Project represents a strategic, community based effort to address and solve a serious water shortage problem that many communities are dealing with. With the help of its partners, the City plans to develop a model and templates that will be available for other communities with similar water issues to use. The City will be working with a professional

videographer to document the planning and implementation of this project, and this film will be available to serve as a valuable guide for other communities.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- The establishment and hiring of a Water Conservation Coordinator (50% grant funded).
- The hiring of a Systems Development Contractor to carry out the design and construction of the proposed public demonstration sites.
- The hiring of a Greywater Consultant to conduct a Feasibility Study to assess soil types, water tables, and existing systems.
- Community outreach and marketing efforts, including travel and office supplies.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$ 0	\$ 0
Grant	<u>350,000</u>	<u>323,512</u>
Total	<u>\$350,000</u>	<u>\$323,512</u>
 USES OF FUNDS		
Personnel	\$193,079	\$166,591 ^(a)
Greywater Consultant/ Systems Development Contractor	125,000	125,000
Program Promotion/ Other Expenditures	<u>31,921</u>	<u>31,921</u>
Total	<u>\$350,000</u>	<u>\$323,512</u>

^(a) The City’s request to fund a portion of the Community Development Director position is an ineligible cost because it is an existing position. This personnel cost and fringe benefits will continue to be covered by the City.

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant’s participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the Project.
- The City will utilize an RFP process to select a qualified Consultant.
- Other conditions, as appropriate, identified by staff prior to, or after, funds disbursement.

A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE COUNTY OF ALAMEDA
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the County of Alameda’s Project for funding; and

WHEREAS, approval of a grant for the County of Alameda (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the County of Alameda’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
COUNTY OF ALAMEDA

ALAMEDA COUNTY

APPLICANT INFORMATION

APPLICANT: County of Alameda
CO-APPLICANT: Hayward Area Recreation and Park District (HARD)

PROJECT INFORMATION

PROJECT NAME: HOLLAND OIL PROPERTY PROJECT
LAND ACQUISITION AND PARK DEVELOPMENT

PROJECT LOCATION: Ashland Area of San Leandro

PROJECT DESCRIPTION: Acquire, clean-up, and develop a park from a 2.47 acre parcel of land previously used by Holland Oil Company.

On behalf of the Hayward Area Recreation and Park District (HARD) the County of Alameda is seeking funds to help with the acquisition, Brownfield clean-up and development of the 2.47-acre Holland oil property to help fulfill the community's need for open park space. With the acquisition of this property, HARD will be able to connect 1.65 acres of land to existing recreational spaces, including Ashland Little League Field, Edendale Park, and the grounds of Edendale Middle School which total 11.25 acres and will become the new community park that will offer a broad range of recreational opportunities for the residents of the Ashland district. The creation of the park, gymnastic center, and the planned business and affordable development on the property will create new economic development with new jobs, which will enhance the neighborhood's economic competitiveness. The remainder of the Holland Oil property will be purchased and developed by the Alameda County Redevelopment Agency.

ACHIEVING SUSTAINABLE DEVELOPMENT

The Holland Oil Property Project will assist the park district to further sustainable development goals by:

- Reducing toxins and pollutants in the site stemming from its prior use as a bulk oil/gasoline storage facility. Once the clean-up is complete, the most polluted portion of the property will be turned into the first "green space" along the East 14th Street thoroughfare and the lesser contaminated land will be developed for commercial uses and affordable housing.
- Promoting economic growth in an older area that suffers from lack of economic development by creating a park, business and housing development that will undoubtedly create new jobs and increase revenue.

- Planning and developing an efficient, higher density use of land where the needs of the residents of the community and the agency officials were taken into account.

DISTINGUISHING STRENGTHS

The Project represents a model for communities that face diminishing funds for recreation projects and demonstrates how to effectively plan, raise funds, and collaborate with other agencies to see a project to fruition. This project has applicability to economically depressed communities that have a contaminated, abandoned, and blight-ridden parcel of land to show how to turn it into a recreational area where the neighborhood children and adults can enjoy the outdoors.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- Acquisition of land cost estimate; and
- Clean-up cost estimate.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$ 0	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$350,000</u>	<u>\$350,000</u>
USES OF FUNDS		
Acquisition of land	\$200,000	\$ 200,000
Clean-up costs	<u>150,000</u>	<u>150,000</u>
Total	<u>\$350,000</u>	<u>\$350,000</u>

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the project.
- The City will conduct an RFP process for the clean-up of the Project Area.
- Other conditions, as appropriate, identified by Staff prior to, or after, funds disbursement.

A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF SAN DIEGO
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of San Diego’s Project for funding; and

WHEREAS, approval of a grant for the City of San Diego (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of San Diego’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF SAN DIEGO

SAN DIEGO

APPLICANT INFORMATION

APPLICANT: City of San Diego

PROJECT INFORMATION

PROJECT NAME: **BARRIO LOGAN COMMUNITY PLAN AND ZONING PROGRAM UPDATE**

PROJECT LOCATION: Barrio Logan – Community Plan Area

PROJECT DESCRIPTION: Create a planning and zoning update in Barrio Logan, including transportation and infill plans.

The City of San Diego is seeking planning funds to conduct a comprehensive planning and zoning update in the community of Barrio Logan, located south of the downtown area. The specific plan will address the challenges and issues facing the community that include land use incompatibilities, significant air-borne and water-borne pollution and transportation deficiencies.

The revised Barrio Logan Community Plan will offer policy direction in the areas of urban form, neighborhood character, historic preservation, public facilities, and equitable development while keeping the needs of its residents at the forefront.

ACHIEVING SUSTAINABLE DEVELOPMENT

The resulting strategies developed from Barrio Logan's Community specific plan will reduce pollution hazards and the degradation of the environment by eliminating co-location hazards from incompatible land uses. A residential/industrial co-location and buffer study will be prepared to identify opportunities for employment uses and areas within Barrio Logan that are appropriate for locating workforce-housing opportunities while balancing the need to create a buffer between industrial and residential uses. The analysis will produce strategies which minimize land use conflicts.

DISTINGUISHING STRENGTHS

For an established community with limited resources, this project represents a comprehensive planning strategy for sustainable growth and development with strong land use, transportation, community input, and economic revitalization themes. The project has broad applicability to similarly sized, resource-constrained communities in the state of facing significant land use issues and conflicts.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- Hiring of technical experts to identify, assess, and complete the updated community plan document, planned district ordinance regulations, local coastal program policies, and environmental impact report.
- Associated studies including traffic, urban design, economic and fiscal analysis, public facilities, and environmental studies prepared by the team of Consultants.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$ 150,000	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$ 500,000</u>	<u>\$350,000</u>
 USES OF FUNDS		
Hiring of technical experts for the assessment & completion of specific plan, regulations, EIR and associated studies	\$350,000	\$350,000 ^(a)
Total	<u>150,000</u>	<u>0</u>
	<u>\$350,000</u>	<u>\$350,000</u>

- ^(a) The City asserts that it has obtained additional funding sources and can proceed with the project without the loan funding.

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the project.
- Planning consultant(s) must show experience in planning, urban design and infill development acceptable to Staff.
- Other conditions, as appropriate, identified by Staff prior to, or after, funds disbursement.

**A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF LIVINGSTON
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM**

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of Livingston’s Project for funding; and

WHEREAS, approval of a grant for the City of Livingston (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of Livingston’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF LIVINGSTON

LIVINGSTON

APPLICANT INFORMATION

APPLICANT: City of Livingston

PROJECT INFORMATION

PROJECT NAME: LIVINGSTON COURT THEATER PROJECT

PROJECT LOCATION: Downtown/620 Main Street

PROJECT DESCRIPTION: Rehabilitation of the Court Theater, a vacant building in the commercial district.

The City of Livingston, located in the San Joaquin Valley, is seeking ~~planning~~ funds to rehabilitate and renovate the Court Theater, a vacant building located along Main Street in the City's downtown commercial district. The Court Theater was originally designed and built in 1946 and served as the City's entertainment focal point until its closure in 1977. At present time, the abandoned building has deteriorated and fallen into a state of disrepair.

The main objective of the project is to convert the existing 1946 movie theater into a multi-use Dinner Theater and Performing Arts Center of approximately 8,000 square feet, and flanked by two-story commercial buildings totaling approximately 12,000 square feet. The renovation will include the movie theater and seating along with a stage for live theater performances. The commercial buildings will feature office space that will be available to local private and public service agencies centralizing essential services for the residents of Livingston and surrounding communities. The SCGL funds will be used to assist the City in paying for a ~~partner-portion~~ of the construction and renovation of this historical building.

ACHIEVING SUSTAINABLE DEVELOPMENT

The resulting strategies from Livingston's restoration of the Court Theater will promote economic development by establishing shopping, office space, services, and entertainment venues that are in close proximity to housing. Thus, creating a revitalized area that will become the economic anchor of downtown Livingston. The project serves as an ideal example of infill development because it entails creating new development on vacant lots, renovation of underutilized buildings, and the rehabilitation of historic buildings for new uses. Livingston is located within the Merced County Enterprise Zone, which makes it attractive to businesses that are looking for incentives to start a business there. The main bus line also has a stop directly in front of the Court Theater, which makes it convenient for residents and visitors to use public transportation to get to the theater.

DISTINGUISHING STRENGTHS

This project is applicable to any Central Valley community that suffers from economic hardship and is plagued by blight created by abandoned or underutilized buildings. The project puts to use a structure that has been inoperable for 30 years. The building has steadily deteriorated since its closure in 1977. This project would put an end to blight and restore a local treasure, reviving a significant piece of Livingston's history.

While the project itself constitutes infill development, it will also promote infill development in an area of town that has declined in recent decades. Rather than building outward, new businesses will have incentive to establish themselves at the town's center, near a thriving entertainment and commercial hub.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes paying a portion of the construction and renovation of the Court Theater building.

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$ 0	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$350,000</u>	<u>\$350,000</u>
 USES OF FUNDS		
Construction and Renovation	\$350,000	\$350,000
Total	<u>\$350,000</u>	<u>\$350,000</u>

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the project.
- Other conditions, as appropriate, identified by Staff prior to, or after, funds disbursement.

**A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
THE CITY OF COMPTON
UNDER THE SUSTAINABLE COMMUNITIES GRANT AND LOAN PROGRAM**

October 23, 2007

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations published to implement and make specific the statutory provisions of the Sustainable Communities Grant and Loan (“SCGL”) Program;

WHEREAS, the statutory provisions of the SCGL Program authorize grant and loan funding for developing and implementing policies, programs and projects that reduce pollution hazards and the degradation of the environment, assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty, and/or promote Infill Development;

WHEREAS, the Authority solicited applications for the SCGL Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, the Executive Director of the Authority has determined to recommend the City of Compton’s Project for funding; and

WHEREAS, approval of a grant for the City of Compton (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the grant described in Exhibit I of this resolution for the City of Compton’s Project is eligible for financing and hereby approves the grant listed in Exhibit I in the amount specified for the Project described in the Applicant’s SCGL Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as said officers shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Agenda Item — 4.D.1.

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Authority Fund not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee in Section 1 any and all documents necessary to complete the transfer of funds.

Section 5. Nothing in this resolution shall be construed to require the Authority to obtain any additional funding, even if more grants are approved than there is available funding.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever.

Section 7. The Executive Director of the Authority is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT I
CITY OF COMPTON

COMPTON

APPLICANT INFORMATION

APPLICANT: City of Compton

PROJECT INFORMATION

PROJECT NAME: **BRICKYARD SITE TRANSIT-ORIENTED SPECIFIC PLAN**

PROJECT LOCATION: Compton – Brickyard Site

PROJECT DESCRIPTION: Transit-oriented infill development plan for the Brickyard Site Area.

The City of Compton is seeking planning funds for developing opportunities for revitalization, as well as economic, and transit oriented development for a 105-acre project area known as the Brickyard Site. The project area is located on the northwest corner of Compton between Rosecrans Avenue on the south, and 135th Street on the north.

Currently, the Brickyard Site is zoned for heavy manufacturing, but is surrounded primarily by residential and commercial uses. The Brickyard Site is part of the City's consolidated Redevelopment Project Area and exhibits signs of physical and economic blight characterized by underutilization, high vacancy rates, business closures, and inadequate and outdated infrastructure.

The City has partnered with the University of Southern California Center for Economic Development to conduct the Smart Growth Code and Zoning Audit and prepare the Transit-Oriented Specific Plan. The Center is currently preparing the update to the City's General Plan and developed the Smart Growth Code and Zoning Audit Tool for U.S. EPA in partnership with the Smart Growth Leadership Institute, a project of Smart Growth America. Blodgett/Baylosis Associates Inc. (BBA) will perform the Environmental Impact Report (EIR) for the specific plan.

SCGL funds will be used for development of a Smart Growth Code and Zoning Audit, the creation of a Transit-Oriented Specific Plan and an Environmental Impact Report (EIR).

ACHIEVING SUSTAINABLE DEVELOPMENT

The end result will be a specific plan that will include:

- *Infill Development strategies* by providing affordable housing through live/work units, commercial, and light industrial uses will diversify the economic base and provide the necessary jobs-housing balance.
- *Economic Development strategies* that will bring mixed use development to the project area thus stimulating economic growth through retail, commercial, industrial, and recreational venues; and

- *Transit-Oriented strategies* that reduce reliance on private vehicles by providing transit, bike lanes, and increased pedestrian connectivity within this higher density development thereby reducing pollutants in the air; and
- *Energy efficiency strategies* that incorporate smart growth measures which include green energy, green building, and water conservation techniques to minimize environmental impact.

DISTINGUISHING STRENGTHS

This project represents a comprehensive planning strategy for sustainable growth and development with strong land-use, transportation, and economic revitalization themes. Though the idea of mixed-use developments is not a new, the specific plan in an existing, high poverty urban area that reinforces a jobs-housing balance, transit-oriented development, energy efficiency, and green building is certainly applicable and transferable to other urban communities.

SOURCES AND USES OF SCGL FUNDS

The specific use of SCGL funds includes:

- Smart Growth Code and Zoning Audit, Specific Plan and EIR.
- Phase I Environmental Assessment

SOURCE OF FUNDS	FUNDING REQUEST	FUNDING RECOMMENDATION
Loan	\$150,000	\$ 0
Grant	<u>350,000</u>	<u>350,000</u>
Total	<u>\$500,000</u>	<u>\$350,000</u>
USES OF FUNDS		
Smart Growth Code & Zoning Audit and Specific Plan and EIR	\$300,000	\$300,000
Phase I Environmental Assessment	50,000	50,000
Pre-Development Loan Pool	<u>150,000</u>	<u>0^(a)</u>
Total	<u>\$500,000</u>	<u>\$350,000</u>

^(a) No specific costs cut identified at this time. The City asserts that it can proceed with the project without the loan funding.

CONDITIONS OF FUNDING

- Resolution of governing board authorizing the Applicant's participation in the SCGL Program.
- Confirming documentation acceptable to Staff of proof of any funds from other sources necessary to complete the project.
- Planning consultant(s) must show experience in planning, urban design and infill development acceptable to Staff.
- Other conditions, as appropriate, identified by Staff prior to, or after, funds disbursement.