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**Redevelopment  
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## **Staff Report**

ITEM NO. 4

**To: Lemoore City Council**

**From: Brooke Austin, Housing Specialist and  
Judy Holwell, Redevelopment Project Manager**

**Date: February 28, 2008**

**Subject: Public Hearing - Proposed CDBG 2008-2009  
General Allocation Grant Application for  
Public Improvements in support of Housing  
New Construction for Tammy Lane Extension**

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### **Discussion:**

Pacific West Communities, Inc. proposes to develop Montgomery Crossing Apartments, a 57-unit housing community located on the east side of 19<sup>th</sup> Avenue, north of 19<sup>th</sup> Avenue Park. The City has determined that it needs approximately 1 acre of additional storm drainage capacity at the Park from this site due to the future 19<sup>th</sup> Avenue Interchange project. Furthermore, approximately 1.12 additional acres will be required to construct Tammy Lane connecting it to 19<sup>th</sup> Avenue, allowing ingress and egress to the project site from Tammy Lane. This is necessary because the frontage on 19<sup>th</sup> Avenue is not sufficient to allow for two new drive approaches. In addition, the Tammy Lane extension will allow for enhanced police visibility and traffic accessibility to the expanded Park.

In an effort to reduce the costs associated with the construction of Tammy Lane, including the curbs, gutters and sidewalks, staff proposes applying for Community Development Block Grant General Allocation funds in the amount of \$1,000,000 for Public Improvements in support of Housing New Construction.

In addition to the construction of Tammy Lane, these grant funds will be used to support additional infrastructure needed for the project, such as the relocation of power poles, installation of street lights and a flashing crosswalk, the extension of sanitary sewer and water distribution lines and improvements to storm drainage. A successful application will contribute to the overall affordability of the units by providing grant funds for these project costs.

### **Budget Impact:**

Local leverage of \$14,430 of in-kind labor contributed to general administration improves the application scoring and the chances that it will be funded. This leverage of labor will already be paid to City staff from the General Fund.

**Recommendation:**

At the conclusion of the public hearing, the City Council is requested to adopt the resolution, which authorizes the City to submit an application to the State CDBG program requesting up to \$1,000,000 in 2008-2009 funds from the General Allocation component and contribute \$14,430 of in-kind staff labor as local leverage.