

CITY COUNCIL OF PARLIER SPECIAL MEETING

This meeting of the City of Parlier City Council is live streamed and may be accessed at
<https://www.youtube.com/channel/UCIs3ylcM9NWQGLdwpBCmoAQ>

DATE: THURSDAY, FEBRUARY 15, 2023
TIME: 5:30 PM
PLACE: Parlier City Hall
1100 E. Parlier Avenue
Parlier, CA 93648

CALL TO ORDER/WELCOME:

Roll Call: Mayor Alma M. Beltran, Mayor Pro tem Sabrina Rodriguez, Council member Juanita "Janie" Molina, Council member Diego Garza, Council member Cathryn "Kathy" Solorio, City Clerk Dorothy Garza and Treasurer Michelle Lopez.

FLAG SALUTE: Mayor Alma M. Beltran

PUBLIC COMMENT ON CLOSED SESSION

THIS PORTION OF THE MEETING IS RESERVED FOR PERSONS DESIRING TO ADDRESS THE COUNCIL ON AN ITEM WHICH IS TO BE CONSIDERED DURING CLOSED SESSION. SPEAKERS SHALL LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

CLOSED SESSION:

1. Potential Litigation Pursuant to Government Code Section 54956.9
One (1) Case.

REGULAR BUSINESS:

2. **SUBJECT:** Adoption of Resolution No. 2024-07 authorizing the grant application, acceptance, and grant agreement execution for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program.

RECOMMENDATION: Staff recommends that the City Council adopt **Resolution No. 2024-07** authorizing the City of Parlier to apply for grant funding through the RAISE grant program to finance the construction of a new bicycle trail along Manning Avenue from Parlier to Reedley. Adopting this resolution will allow the City to apply for and receive funding from

the US Department of Transportation and will authorize the City Manager, or their designee, to execute all grant agreements and any amendments on behalf of the City of Parlier.

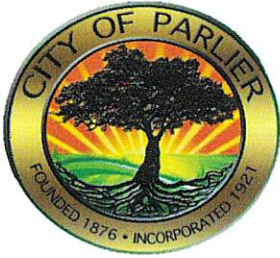
3. **SUBJECT:** Adoption of Resolution No. 2024-08 authorizing the Submittal of an application to the California Department of Housing and Community Development for funding under the CalHome Investment Partnerships Program; and if selected the execution of necessary documents.

RECOMMENATION: Staff recommends the City Council adopt **Resolution No. 2024-08** authorizing the Submittal of an application to the California Department of Housing and Community Development for funding under the CalHome Program; and if selected, the execution of necessary documents.

ADJOURNMENT

ADA NOTICE

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 646-3545 ext. 227. Notification 48 hours prior to the meeting will enable the city to make arrangements to ensure accessibility to this meeting.



AGENDA ITEM: 02
MEETING DATE: 2/15/2024
DEPARTMENT: Administration/Engineering

REPORT TO CITY COUNCIL

SUBJECT: Adoption of Resolution No. 2024-_____ authorizing the grant application, acceptance, and grant agreement execution for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program.

RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 2024-_____ authorizing the City of Parlier to apply for grant funding through the RAISE grant program to finance the construction of a new bicycle trail along Manning Avenue from Parlier to Reedley. Adopting this resolution will allow the City to apply for and receive funding from the US Department of Transportation and will authorize the City Manager, or their designee, to execute all grant agreements and any amendments on behalf of the City of Parlier.

BACKGROUND: The Infrastructure Investment and Jobs Act appropriated \$1.5 billion annually from FY 2022 – FY 2026 for the Rebuilding American Infrastructure with Sustainability And Equity (RAISE) grant program for nationwide projects. The goal of the RAISE program is to fund eligible surface transportation projects that will have a significant local or regional impact that advance the U.S. Department of Transportation's (Department) priorities of safety, equity, climate and sustainability, and workforce development, job quality, and wealth creation. The Department seeks to award projects that address environmental justice, particularly for communities that have experienced decades of underinvestment and are most impacted by climate change, pollution, and environmental hazards. Recipients of RAISE grant awards will not receive a lump-sum cash disbursement, instead RAISE funds will reimburse recipients only after a grant agreement has been executed, allowable expenses incurred, and valid requests for reimbursement are submitted.

FISCAL IMPACT: The estimated cost to build the proposed bicycle trail is estimated to be approximately \$9 million. The RAISE grant guidelines allow rural disadvantaged communities to request for a 0% local share cost. Therefore, the City of Parlier is eligible to request for funding for 100% of the total project cost.

Prepared by: A&M Consulting Engineers

Approved by: Javier Andrade

Approved by: David Cerda, Interim City Manager

Attachments:

- Resolution

TYPE OF ITEM:	COUNCIL ACTION:	APPROVED	DENIED	NO ACTION
<input type="checkbox"/> Consent		<input type="checkbox"/> Public Hearing		
<input type="checkbox"/> Info Item		<input type="checkbox"/> Matter Initiated by a Council Member		
<input type="checkbox"/> Action Item		<input type="checkbox"/> Other		
<input type="checkbox"/> Department Report		<input type="checkbox"/> Continued to: _____		
<input type="checkbox"/> Redevelopment Agency				



AGENDA ITEM: _____

MEETING DATE: 2/15/2024

DEPARTMENT: Administration/Engineering

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Prepared by: A&M Consulting Engineers

Approved by: Javier Andrade

Approved by: David Cerda, Acting City Manager

Attachments:

- Resolution

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<input type="checkbox"/> Redevelopment Agency				

RESOLUTION NO. 2024-____

**A RESOLUTION OF THE CITY OF PARLIER
AUTHORIZING THE APPLICATION FOR GRANT FUNDS TO THE
REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY
AND EQUITY (RAISE) DISCRETIONARY PROGRAM
FROM THE U.S. DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Infrastructure Investment and Jobs Act (Bipartisan Infrastructure Law) appropriated \$1.5 billion annually from FY 2022 – FY 2026 for the Rebuilding American Infrastructure with Sustainability And Equity (RAISE) grant program for nationwide projects; and

WHEREAS, half of the RAISE program funding will go to projects in rural areas; and

WHEREAS, the list of eligible applicants includes political subdivisions of government, which in California that includes any city, city and county, county, special district, or public agency; and

WHEREAS, the goal of the RAISE program is to fund eligible surface transportation projects that will have a significant local or regional impact that advance the U.S. Department of Transportation's (Department) priorities of safety, equity, climate and sustainability, and workforce development, job quality, and wealth creation; and

WHEREAS, the Department seeks to fund projects that reduce greenhouse gas emissions in the transportation sector, incorporate evidence-based climate resilience measures and features, and avoid adverse environmental impacts to our natural resources and to disadvantaged communities; and

WHEREAS, the Department seeks to award projects that address environmental justice, particularly for communities that have experienced decades of underinvestment and are most impacted by climate change, pollution, and environmental hazards; and

WHEREAS, the Federal share of the costs of an eligible project that receives funding from the RAISE grant program shall not exceed 80 percent unless the project is located in a rural area, a historically disadvantaged community (HDC), or an area of persistent poverty (APP); and

WHEREAS, applicants selected for grant awards will be announced on the RAISE program website on or around June 27, 2024, grant recipients will be required to enter into an agreement with the Department before eligible costs can begin being incurred; and

WHEREAS, recipients of RAISE grant awards will not receive a lump-sum cash disbursement, instead RAISE funds will reimburse recipients only after a grant agreement has been executed, allowable expenses incurred, and valid requests for reimbursement are submitted; and

WHEREAS, the eligible projects for RAISE grants include surface transportation capital projects as well as planning grants for the planning, preparation, or design of eligible surface transportation capital projects; and

WHEREAS, the Notice Of Funding Opportunity (NOFO) was announced on November 30, 2023 and established the grant application submittal deadline of February 28, 2024; and

WHEREAS, the City of Parlier intends to submit a grant application for capital funds for the construction of a regional multi-use pedestrian and bicycle trail parallel to the Manning Avenue corridor; and

NOW, THEREFORE, BE IT RESOLVED as follows:

We, the City Council of the City of Parlier:

1. Approve and support the filing of funding application(s) for the RAISE grant program as administered by U.S. Department of Transportation; and
2. Appoints the City Manager, or their designee, as an agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, and payment reimbursement requests for the RAISE grant program, subject to prior approval as to form by the City Attorney's Office.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Parlier held on the _____ day of February, 2024, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dorothy Garza, City Clerk

Alma M. Beltran, Mayor



AGENDA ITEM:

03

MEETING DATE:

2/15/24

DEPARTMENT:

Administration/Community
Development

REPORT TO CITY COUNCIL

SUBJECT: Adoption of Resolution No. 2024-____ authorizing the Submittal of an application to the California Department of Housing and Community Development for funding under the CalHOME Investment Partnerships Program; and if selected, the execution of necessary documents.

RECOMMENDATION: City staff recommends the City Council adopt Resolution No. ____ authorizing the Submittal of an application to the California Department of Housing and Community Development for funding under the CalHOME Program; and if selected, the execution of necessary documents.

BACKGROUND: The California Department of Housing and Community Development (HCD or Department) is pleased to announce the release of this Homeownership Super Notice of Funding Availability (HOSN or Super NOFA) for approximately \$170 million, which may be augmented based on the availability of funds.

CalHome Program (CalHome) supports Homeownership programs aimed at lower and very low-income households, and in the case of a disaster, households at or below moderate income, and operated by private nonprofit and local government agencies, to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize use of existing homes

First-Time Homebuyer Mortgage Assistance (including the purchase of homes with ADUs or JADUs) (commencing with Guidelines §402) for Loans to Households at or below 80 percent of Area Median Income (AMI). Homebuyer Education (Guidelines §402.2) will be reimbursed in the form of a Grant from the Department to the Recipient in an amount not to exceed \$250 per assisted unit. Maximum appraised home values at time of purchase or upon completion of acquisition/Rehabilitation work shall not exceed the most recent median sales price, by county, posted at the California Association of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if prices have significantly changed, Recipients may request Department approval to use different limits based on a local calculation of median values. Financial assistance provided to qualified individual homeowners for Mortgage Assistance shall be in the form of deferred payment Loans, repayable upon the sale or transfer of the homes, when the home ceases to be owner-occupied, or upon the Loan maturity date, whichever occurs first (HSC § 50650.3

(c)(1)). The Loan shall be up to a 30-year term with the following exception: when USDA, Rural Housing Service (RHS) 502 Mortgage Loans are in first lien position the term shall be the term of the 502 Mortgage (30-38 years) (Guidelines §301). The interest rate is set by the Recipient at up to 3 percent simple interest per annum (Guidelines §301(d)). Borrowers shall occupy units as their principal place of residence for the term of the Loan (Guidelines §203(d)). If the Borrower will occupy an ADU or JADU, then residents of the single-family residence shall not be considered as part of the Household receiving program funding (Guidelines §203). Recipients shall comply with the Homeowner/Homebuyer Loan-to-Value Limits for Mortgage Assistance program Loans defined in Guidelines §302.

Owner-Occupied Rehabilitation Assistance (including repair, full reconstruction, or the addition of an ADU or JADU) (Guidelines §403) for Loans to Households at or below 80 percent of AMI. All assisted units shall have After-Rehabilitation Values at or below the current local median sales price of a single-family home. Recipients may use the most recent median sales price, by county, posted at the California Association of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if there is a significant price discrepancy, Recipients may request Department approval to use different limits based on a local calculation of median values. Manufactured Housing is also eligible, including replacement of a manufactured home not on a permanent foundation in the case where it has been determined by the Recipient it is infeasible to rehabilitate the home, whether located in a Mobile home Park or elsewhere (Guidelines §403.2). Financial assistance provided to qualified individual homeowners for Owner Occupied Rehabilitation shall be in the form of deferred payment Loans, repayable upon the sale or transfer of the homes, when the home ceases to be owner-occupied, or upon the Loan maturity date, whichever occurs first (HSC §50650.3(c)(1)). The Loan shall be up to a 30-year term (Guidelines §301). The interest rate is set by the Recipient up to 3 percent simple interest per annum (Guidelines §301). Borrowers must occupy units as their principal place of residence for the term of the Loan (Guidelines §203). If the Borrower will occupy an ADU or JADU, then residents of the single-family residence shall not be considered as part of the Household receiving funding (Guidelines §203). Recipients shall comply with the Homeowner/Homebuyer loan-to-value limits for Owner-Occupied Rehabilitation program Loans defined in Guidelines §302. Financial assistance provided to individual Households to rehabilitate, repair, or replace Manufactured Housing located in a Mobile home Park and not permanently affixed to a foundation shall be in the form of a secured forgivable Loan, which shall also be made in a manner consistent with the Guidelines and applicable Statutes (HSC §50650.3(c) and Guidelines §403.2). The Loan shall be due and payable in 20 years, with 10 percent of the original principal to be forgiven annually for each additional year beyond the 10th year that the home is owned and continuously occupied by the Borrower (HSC §50650.3 (c)). Pursuant to HSC

§50650.3(c), not more than 10 percent of the funds available in a given fiscal year shall be used for financial assistance in the form of secured forgivable Loans.

Funds in support of an ADU/JADU Program shall be used for:

- Construction, reconstruction, repair, conversion, or Rehabilitation
- Structural modifications to the existing home necessary to accommodate an ADU or a JADU • Building permits and other related government fees, including all fees necessary to build and occupy the ADU/JADU
- Consulting services which are directly related to construction, such as appraisal, architectural, or engineering services
- Non-recurring Loan costs
- CalHome Activity Delivery Fees

FISCAL IMPACT: No Fiscal Impact

Prepared by:

Approved by:

Approved by:

Attachments:

- Resolution

TYPE OF ITEM:	COUNCIL ACTION:	APPROVED	DENIED	NO ACTION
<input type="checkbox"/> Consent		<input type="checkbox"/> Public Hearing		
<input type="checkbox"/> Info Item		<input type="checkbox"/> Matter Initiated by a Council Member		
<input checked="" type="checkbox"/> Action Item		<input type="checkbox"/> Other		
<input type="checkbox"/> Department Report		<input type="checkbox"/> Continued to: _____		
<input type="checkbox"/> Redevelopment Agency				

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER HEREBY AUTHORIZES THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM.

WHEREAS, City of Parlier wishes to apply for and receive an allocation of funds through the Cal-Home Program; and

WHEREAS, the City of Parlier a political subdivision of the State of California wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the California Department of Housing and Community Development hereinafter referred to as "HCD" has issued a Notice of Funding Availability ("NOFA") on January 6, 2023, for the CalHome program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "statute"), Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the statute and the CalHome Regulations adopted by HCD in April 2004; and

WHEREAS, The California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of Funding Availability ("NOFA") on January 6, 2023 for the CalHome program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "statute"). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the Regulations adopted by HCD in April 2004; and

WHEREAS, The City of Parlier wishes to submit an application to obtain from HCD an allocation of CalHome of California funds in the amount of \$5,000,000.00.

IT IS NOW THEREFORE RESOLVED THAT:

1. The City of Parlier shall submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on January 6, 2023 which will request a funding allocation for the following activities \$2,000,000 in Mortgage Assistance, \$1,000,000 in ADU, \$2,000,000 in Owner Occupied Rehabilitation.
2. If the application for funding is approved, the City of Parlier hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations cited above. The application in full is incorporated as part

of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. City of Parlier acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

3. The City of Parlier authorizes the Assistant City Manager to execute in the name of the City of Parlier the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

PASSED AND ADOPTED THIS 15TH Day of February 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

The undersigned Dorothy Garza, City Clerk of the City of Parlier there before named does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Governing Board adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

Dorothy Garza, City Clerk

Mayor Alma M. Beltran