

RESOLUTION NO. 1875

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
APPROVING FISCAL YEAR 1987/1988 FINAL AND CLOSING
GRANTEE PERFORMANCE REPORTS PURSUANT TO THE
REQUIREMENTS OF THE COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

WHEREAS, the City of Soledad has received funding from the State of California, Department of Housing and Community Development ("HCD") in accordance with the Small Cities Community Development Block Grant Program ("CDBG") for the following grants:

- HCD-83-EDBG-017 Valley Harvest Inn - (\$230,400/Exhibit "A")
- HCD-83-STBG-105 Housing Rehabilitation - (\$200,000/Exhibit "B")

WHEREAS, pursuant to the regulations governing the administration of the CDBG program, the City has prepared a final and closing reports, entitled the Grantee Performance Report ("GPR"), providing the City Council and the Soledad Community with a status update on the implementation and completion of grant funded projects; and,

WHEREAS, on September 13, 1988, after publishing notice of hearing, as required by law and CDBG program regulations, the City Council convened a public hearing and provided interested persons, and organizations the opportunity to comment on the final grantee performance reports and closing of the subject grants; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLEDAD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the final Grantee Performance Reports attached herewith as Exhibits "A" & "B" and made a part hereof by reference are approved as follows:

- HCD-83-EDBG-017 Valley Harvest Inn - (\$230,400/Exhibit "A")
- HCD-83-STBG-105 Housing Rehabilitation - (\$200,000/Exhibit "B")

Section 2. That the subject grants are deemed closed and any funds remaining are to be returned to the State of California:

Section 3. That the City Manager is authorized to transmit this Resolution to the California Department of Housing and Community Development.

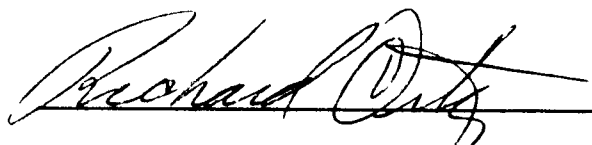
Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 13th day of September, 1988, by the following vote:

AYES, and in favor thereof, Councilmembers: Campos, Ledesma, Untalon, Mayor Pro Tem Slagle, Mayor Ortiz

NOES, Councilmembers: None

ABSENT, Councilmembers: None


MAYOR OF THE CITY OF SOLEDAD

ATTEST:

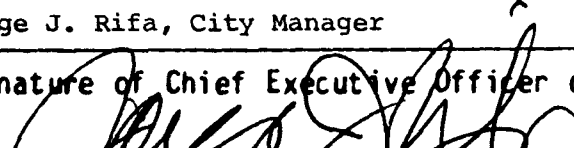

CITY CLERK OF THE CITY OF SOLEDAD

STATE CDBG PROGRAM
COVER SHEET
GRANTEE PERFORMANCE REPORT

03

1. Name of Grantee City of Soledad	2. Address of Grantee P. O. Box 156/647 Front Street Soledad, CA 93960
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3. The grantee's authorized official representative certifies that:
- a. To the best of its knowledge and belief, the data in this report was true and correct as of the date of the report in Item 6.
 - b. The records described in Chapter III of the Grant Management Manual are being maintained and will be made available upon request.

4. Typed Name and Title of Chief Executive Officer or Designee Jorge J. Rifa, City Manager	
5. Signature of Chief Executive Officer or Designee 	6. Date 9-9-88

"A"

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STATE COBG PROGRAM
PART I - GRANT PERFORMANCE

Annual
 Final

1. NAME OF GRANTEE City of Soledad		2. PERIOD COVERED BY REPORT FY 1987/1988		3. DATE OF MOST RECENT AMENDMENT <u>1-4-85</u>		4. GRANT AGREEMENT NUMBER 83-EDBG-017	
5. ACTIVITIES		6. ACTIONS ACCOMPLISHED (Quantified Breakdown)		7. TOTAL BUDGET	8. FUNDS EXPENDED	9. FUNDS OBLIGATED (Include Expended)	10. UNOBLIGATED (Unexpended Fund)
A) Loan		A) \$200,000 Loan to C. Ed Trout to construct Best Western Inn and Restaurant - Land Acquired - Motel and Restaurant opened - Jobs on line		\$ 200,000	\$ 200,000	\$ 200,000	
B) Economic Development Strategy		B) Completed		\$ 15,000	\$ 15,000	\$ 15,000	
C) Administration		C) Project Implementation Accomplished		\$ 15,400	\$ 15,400	\$ 15,400	
11. TOTAL (Do not include program income in columns 7-10)				\$ 230,400	\$ 230,000	\$ 230,400	
12. CONTRACTOR: Not Applicable		13. PROGRAM INCOME: Indicate dollar amount received to date and source. \$ <u>Not Applicable</u>			14. Other sources of funds available for this project: \$ <u>n/a</u> Total expenditures of other sources of funds for this project: \$ <u>n/a</u>		

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STATE GOING PROGRAM
PART II - PROGRAM BENEFIT

1. NAME OF GRANTEE City of Soledad	2. DATE PROGRAM YEAR BEGAN November, 1984	3. DATE OF THIS REPORT September 9, 1988	4. GRANT AGREEMENT NUMBER 83-EDBG-017
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DIRECT BENEFIT ACTIVITIES		7. Percent of Total Beneficiaries who are:							
5. NAME OF ACTIVITY	6. TOTAL NUMBER OF BENEFICIARIES	TOTAL IN TARGETED INCOME GROUP <u>1</u> /	LOWEST INCOME GROUP <u>2</u> /	Black ³ /	American Indian or Alaskan ³ /	Hispanic ³ /	Asian or Pacific Islander ³ /	Handicapped ³ /	Female Heads of Household
NOT APPLICABLE TO THIS GRANT - ECONOMIC DEVELOPMENT ACTIVITY									

8. Source of information for items 6 and 7.

1/Targeted Income Group includes Lowest Income Group and is 80% of the latest HUD estimated or adjusted area median family income.
2/Lowest Targeted Income Group is 50% of the latest estimated area median family income.
3/For definitions of these terms see the instructions for part VII.

STATE CDBG PROGRAM
PART III - PROBLEMS ENCOUNTERED

1. NAME OF GRANTEE City of Soledad	2. CONTRACTOR Not Applicable	3. GRANT AGREEMENT NUMBER 83-EDBG-017
4. PROBLEMS ENCOUNTERED <p>Project completed on schedule. Economic Development Strategy had been delayed primarily because of the City's postponement of the study. Postponement of the study stemmed from a desire to have the Los Coched Industrial Park Public Improvements completed. It was the Staff's sense that with these improvements and development physically in place, the strategy would be more specific as to direction and implementation.</p> <p>Draft Economic Development Strategy was completed.</p>		5. REMEDIAL ACTIONS Study Completed

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STATE COBG PROGRAM

PART IV - PROGRESS IN ECONOMIC DEVELOPMENT ACTIVITY

1. NAME OF GRANTEE City of Soledad	3. ACTIVITY NAME Loan
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2. GRANT NUMBER
83-EDBG-017

4. COMPONENT ACTIVITIES Land Acquisition Equipment Purchase	5. ACTIONS ACCOMPLISHED (Quantitative Breakdown) Land acquired, all fixtures and equipment purchased.
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6. PERMANENT JOBS	NUMBER	NUMBER TARGETED INCOME
a. Created	34.4	26.85
b. Retained		

7. OTHER FUNDS LEVERAGED BY ACTIVITY		
SOURCE	AMOUNT	NATURE OF OTHER COMMITMENTS
a. Private Funds		
Provident Savings and Loan	\$ 1,837.073	Disbursed and spent
E & M Berti	400,000	Disbursed and Spent
C. E. Trout	391,377	Disbursed and Spent
b. Public Funds		

8. PROBLEMS ENCOUNTERED
None (Major)
- All project construction activity completed. Motel is open.
- Economic Development Study was completed.

COBG/05-3.11

PART V
SUMMARY OF GRANTEE EQUAL OPPORTUNITY EFFORTS

1. NAME OF GRANTEE City of Soledad	2. CONTACT PERSON PHONE NUMBER Jorge J. Rifa 408/678-3963
3. PERIOD COVERED BY THIS REPORT FY 1987/1988	4. GRANT AGREEMENT NUMBER 83-EDBG-017
5. PROVISION OF SERVICES, FACILITIES, AND IMPROVEMENTS N/A	
6. PROVISION OF EMPLOYMENT OPPORTUNITIES Grant designed to promote employment opportunities in the hotel/motel service industry for local area residents. Recruitment undertaken locally, and through EDD regional office and County PIC. Jobs on line and positions are filled.	
7. USE OF SMALL, MINORITY, WOMEN, AND LOCAL CONTRACTORS Refer to Part VI of this report.	
8. FAIR HOUSING ACTIVITIES Although not applicable to this grant, the City's fair housing activities are included in the City's 1985 Housing Element approved by State HCD.	

PART VI - USE OF SMALL, MINORITY, WOMEN, AND LOCAL CONTRACTORS

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1. NAME OF GRANTEE City of Soledad	2. CONTACT PERSON Jorge J. Rifa	PHONE NUMBER 408/678-3963	3. GRANT NUMBER 83-EDBG-017	4. PERIOD COVERED BY THIS REPORT FY 1987/1988	
5. ITEM PROCURED	6. \$ AMOUNT	7. NAME OF FIRM OWNED IN WHOLE OR SUBSTANTIAL PART BY:			
		MINORITY GROUP MEMBERS	WOMEN	RESIDENTS OF JURISDICTION	NAME OF SMALL BUSINESS
PLEASE REFER TO	ATTACHMENT I				

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PART VI - USE OF SMALL, MINORITY, WOMEN AND LOCAL CONTRACTORS

1. NAME OF GRANTEE 2. CONTACT PERSON 3. GRANT NUMBER 4. PERIOD COVERED BY THIS REPORT
 City of Soledad Jorge Rifa (408) 678-3963 87-FDRG-017 Oct. 1, 1984 - March 30, 1986

5. ITEM PROCURED 6. DOLLAR AMOUNT 7.(A) NAME OF FIRM 7.(B) OWNERSHIP
 MINORITY WOMEN SOLEDAD SMALL
 GROUP RESIDENTS BUSINESS

Plumbing	\$1,600	Allen's Plumbing and Heating				XXX
Miscellaneous Construction	\$20,368	Allison Construction				XXX
Carpentry- Finish	\$2,000	Art Dizon Carpentry				XXX
Insulation/Weatherstripping	\$18,000	Cozy Insulation				XXX
Heating & Air Conditioning	\$28,361	Doyle's Heating				XXX
Carpentry- Finish	\$15,438	Felix Trinidad	XXX			XXX
Painting	\$500	Gene Bisi Painting			XXX	XXX
Roofing	\$24,531	Gonzales Roofing	XXX	XXX		XXX
Cement Work	\$78,688	Himes Concrete				XXX
Counters, Plastic Laminate	\$34,200	J. Greco Cabinet & Furniture				XXX
Electrical- Rough & Finish	\$117,645	J. M. Electric				XXX
Carpentry- Rough	\$11,000	Jim Noghera Construction	XXX			XXX
Texturing	\$4,000	Lew Jones Texturing				XXX
Lathing & Plastering	\$53,969	M & O Plastering	XXX			XXX
Plumbing	\$114,130	M. Lopez Plumbing	XXX		XXX	XXX
Electrical- Fixtures	\$1,056	Mission Valley Electric			XXX	XXX
Painting	\$26,134	Ozark Painting				XXX
Welding	\$32,940	PFC Welding				XXX
Miscellaneous Construction	\$6,481	Piini Construction	XXX	XXX	XXX	XXX
Electrical	\$7,378	Piini Electric	XXX	XXX	XXX	XXX
Roofing	\$3,000	Ray Garcia Roofer	XXX		XXX	XXX
Furniture Finishing	\$1,000	Scott Piini Furniture Service			XXX	XXX
Cabinets	\$6,165	Soledad Cabinets			XXX	XXX
Hardware and Lumber	\$18,973	Soledad Hardware and Lumber			XXX	XXX
Excavation	\$31,406	Swift TerLonic	XXX			XXX
Insulation	\$2,552	T & F Insulation				XXX
Frames and Doors	\$22,113	The Door Store				XXX
Drywall	\$69,739	Western States Drywall				XXX
TOTAL	\$753,367		9	3	9	28

PART VII - GRANTEE EQUAL EMPLOYMENT OPPORTUNITY PERFORMANCE

1. NAME OF GRANTEE City of Soledad	2. CONTACT PERSON Jorge J. Rifa	PHONE NUMBER 408/678-3963	3. GRANT NUMBER 83-EDBG-017	4. PERIOD COVERED BY THIS PROJECT FY 1987/1988								
5. TOTAL % IN GRANTEE JURISDICTION WHO ARE: BLACK <u>1%</u> HISPANIC <u>82%</u> ASIAN/PACIFIC ISLANDER <u>6%</u> AMERICAN INDIAN/ALASKAN NATIVE <u>0%</u>												
6. DEPARTMENT NAME	TOTAL EMPLOYEES		BLACK		HISPANIC		ASIAN/PACIFIC ISLANDER		AMERICAN INDIAN/ALASKAN NATIVE		HANDICAPPED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
7. TOTAL PERMANENT EMPLOYEES WORKING FULL-TIME	17	6	1	0	13	5	1	0				
8. PERMANENT FULL-TIME EMPLOYEES HIRED DURING GRANT PERIOD	3	1			3	1						
9. PERMANENT FULL-TIME EMPLOYEES PROMOTED DURING GRANT PERIOD	0	0	0	0	0	0						
10. TARGETED INCOME GROUP RESIDENTS OF THE LOCAL JURISDICTION HIRED DURING GRANT PERIOD	3	0			3	0						

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Instructions: Items 1, 2, 3 and 4 to be completed at a date specified by the grantee but no more than one year after receiving funds through the city's Community Development Block Grant.

1. JOB RETENTION INFORMATION FOR ECONOMIC DEVELOPMENT ACTIVITIES

Indicate current positions in your firm that were retained as a result of any economic development activity funded with the grantee's Community Development Block Grant from the Department. (Attach additional sheets as needed.)

Job Title	# of Jobs		Rate of Pay	Reason Job Retained
	F/I	P/I		
1.				
2.				
3.				
4.				
5.				
6.				

Total _____

2. JOB CREATION INFORMATION FOR ECONOMIC DEVELOPMENT ACTIVITIES

List each job that was created as a result of any economic development activity funded by the grantee's Community Development Block Grant from the Department. (Attach additional sheets as necessary.)

Job Title	# of Jobs		Rate of Pay	Reason Job Retained
	F/I	P/I		
1 Front Desk	3	4	\$4.50/hr	
2 Waitress		15	\$3.35/hr	
3 Hostess		5	\$4.00/hr	
4 Maid	3	5	\$3.75/hr	
5 Cook	4	1	\$4.50/hr	
6. Maintenance	2		\$3.75/hr	

Total **19 32

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PART VIII - EMPLOYMENT REPORT (CONT.)

Job Title	# of Jobs		Rate of Pay	Reason Job Retained
	F/T	P/T		
7. Head Cook	1	0	\$ 650/mo.	
8. Dishwasher	1	2	\$ 4.50/hr	
9. Restaurant Manager	1	0	\$ 6.50/hr	
10. Head Maid	1		\$ 5.00/hr	
11. Manager	1		\$2,333/mo.	
<u>TOTAL</u>	**	19	32	

3. TRAINING AND RECRUITMENT EFFORTS

Describe briefly any special training, recruitment or placement effort your firm has used and any problems you have had that prevented you from meeting the job creation and retention goals included in your memorandum of agreement with the city/county.

Goals have been met.

Positions created and filled

Recruitment performed through local EDD, PIC/JTPA, High School, City Hall, and Local paper.

Date of Report September 9, 1986

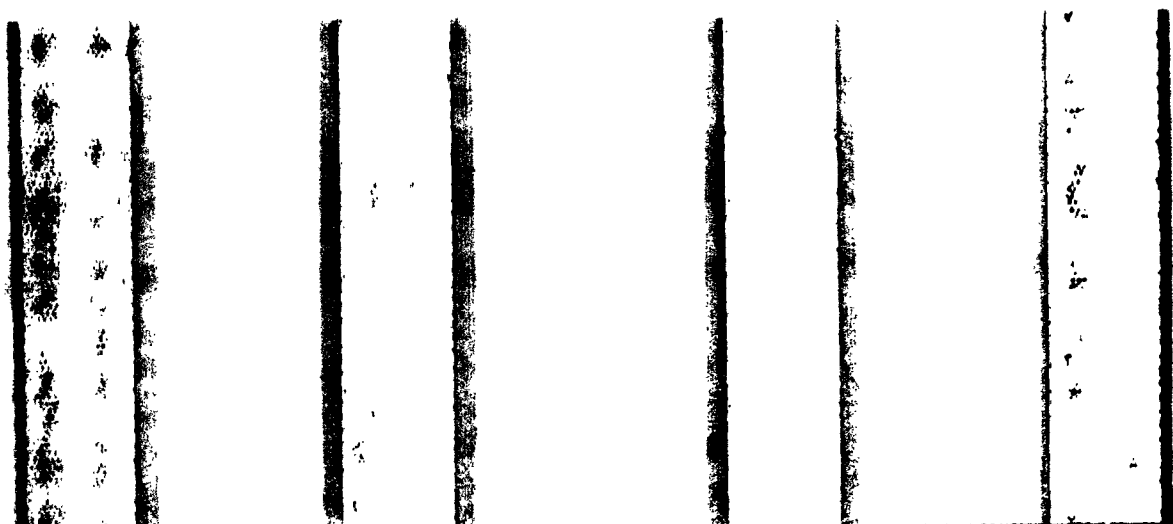
Date of GPR September 9, 1988

STATE COBG PROGRAM
PART IX - REGULATORY COMPLIANCE

1. Name of Grantee CITY OF SOLEDAD	2. Grant Agreement Number 83-EDBG-017
3. Davis-Bacon and Other State and Federal Labor Laws .. \$200,000 loan used for land purchase and equipment; Davis-Bacon not applicable.	
4. NEPA/CEQA and Other Environmental Laws NEPA/CEQA compliance was fulfilled at project onset.	

COBG/05-3.20

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5. State Relocation Act and California Relocation Assistance and Real Property Acquisition Guidelines (include number of households displaced and what efforts were taken to minimize displacement).

NOT APPLICABLE.

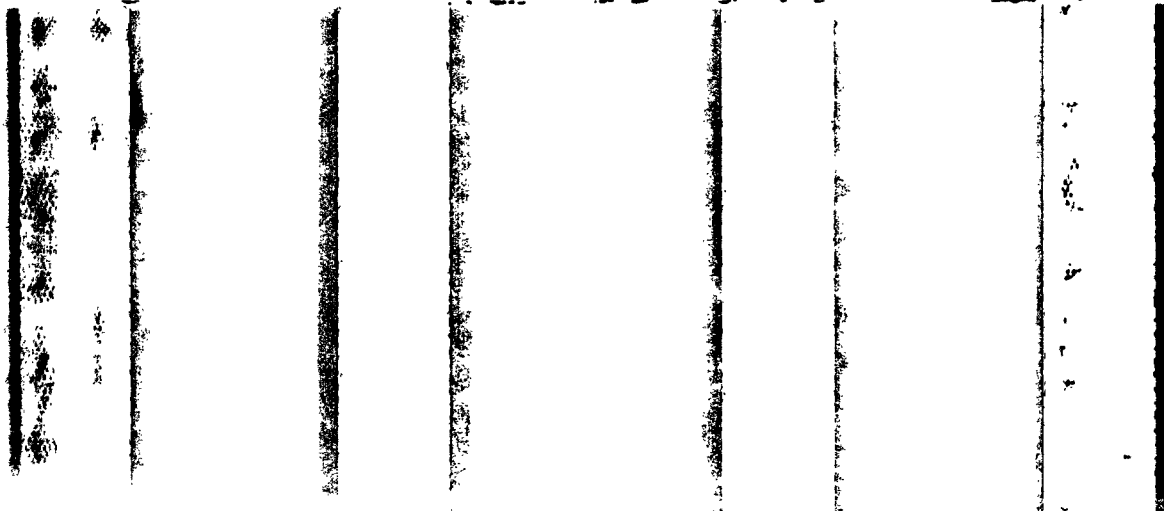
No displacement of households took place.

6. Other Laws

NOT APPLICABLE

CD8G/05-3.21

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STATE CDBG PROGRAM
PART I - GRANT PERFORMANCE

Annual
 Final

1. NAME OF GRANTEE City of Soledad		2. PERIOD COVERED BY REPORT July 1, 1987 - June 30, 1988		3. DATE OF MOST RECENT AMENDMENT <u>11-30-85</u>		4. GRANT AGREEMENT NUMBER 83-STBG-105					
5. ACTIVITIES		6. ACTIONS ACCOMPLISHED (Quantified Breakdown)		7. TOTAL BUDGET		8. FUNDS EXPENDED		9. FUNDS OBLIGATED (Include Expended)		10. UNOBLIGATED (Unexpended Fund)	
1. Housing Rehabilitation		* \$140,000 drawdown received on 6/22/87. * First loan made on 7/21/87. * Six projects totaling \$141,104 funded prior to 12/30/87.		\$ 183,000		\$ 160,752				\$ 22,248	
2. Administration		* Administration of program		\$ 17,000		\$ 11,020				\$ 5,980	
11. TOTAL (Do not include program income in columns 7-10)				\$ 200,000		\$ 171,772		\$		\$ 28,228	
12. CONTRACTOR: N/A		13. PROGRAM INCOME. Indicate dollar amount received to date and source. <u>\$ 2,449</u> Interest on Account				14. Other sources of funds available for this project: <u>\$ 91,000</u> Total expenditures of other sources of funds for this project: \$ _____					

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STATE HOME PROGRAM
PART II - PROGRAM BENEFIT

1. NAME OF GRANTEE City of Soledad	2. DATE PROGRAM YEAR BEGAN	3. DATE OF THIS REPORT September 9, 1988	4. GRANT AGREEMENT NUMBER 83-STBG-105
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DIRECT BENEFIT ACTIVITIES		7. Percent of Total Beneficiaries who are:							
5. NAME OF ACTIVITY	6. TOTAL NUMBER OF BENEFICIARIES	TOTAL IN TARGETED INCOME GROUP <u>1/</u>	LOWEST INCOME GROUP <u>2/</u>	Black <u>3/</u>	American Indian or Alaskan <u>3/</u>	Hispanic <u>3/</u>	Asian or Pacific Islander <u>3/</u>	Handicapped <u>3/</u>	Female Heads of Household
Housing Rehabilitation	6	6 (100%)	5 (83%)			5 (83%)		1 (17%)	2 (34%)

8. Source of information for items 6 and 7. Rehabilitation Project Files

1/Targeted Income Group includes Lowest Income Group and is 80% of the latest HUD estimated or adjusted area median family income.
2/Lowest Targeted Income Group is 50% of the latest estimated area median family income.
3/For definitions of these terms see the instructions for part VII.

STATE CDBG PROGRAM
PART III - PROBLEMS ENCOUNTERED

1. NAME OF GRANTEE City of Soledad	2. CONTRACTOR N/A	3. GRANT AGREEMENT NUMBER 83-STBG-105
4. PROBLEMS ENCOUNTERED A. Unexpected additional work required for several buildings due to termites, poor original construction, age, water damage, etc. This caused numerous delays on several projects as extra work amendments were processed. B. Bank processing of change orders fairly slow. C. Two homeowners dissatisfied with work by contractor. City Staff had to mediate and help resolve disputes. D. Contractor was slow in performing work causing concern with homeowner. E. Unseasonal rain set back a project significantly causing rain damage.		5. REMEDIAL ACTIONS A.) Much of the extra work could not have been avoided. However, getting a pest control inspection up front as part of the application could have pointed out potential problem areas. Take more time on initial rehabilitation inspections. B.) Talked with branch manager. C.) Helped two parties to get together and resolve disputes. Involved building inspector as needed in inspections and/or corrections. D.) Talked with contractors E.) Help smooth the process of getting project back on track.

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PART V
SUMMARY OF GRANTEE EQUAL OPPORTUNITY EFFORTS

1. NAME OF GRANTEE City of Soledad	2. CONTACT PERSON PHONE NUMBER Keith Woodcock 408/678-3963
3. PERIOD COVERED BY THIS REPORT July 1, 1987 - June 30, 1988	4. GRANT AGREEMENT NUMBER 83-STBG-105
5. PROVISION OF SERVICES, FACILITIES, AND IMPROVEMENTS * Assisted applicants in filling out forms and gathering documents. * Provided technical assistance to contractors. * Provided management of projects including problem resolution and mediation.	
6. PROVISION OF EMPLOYMENT OPPORTUNITIES None	
7. USE OF SMALL, MINORITY, WOMEN, AND LOCAL CONTRACTORS * Four contractors were involved, two of which were hispanic who did four of the six projects.	
8. FAIR HOUSING ACTIVITIES All loans were made to targeted population. City has HCD approved Housing Element. A goal of the City is to provide affordable housing opportunities.	

PART VI - USE OF SMALL, MINORITY, WOMEN, AND LOCAL CONTRACTORS

1. NAME OF GRANTEE City of Soledad	2. CONTACT PERSON Keith Woodcock	PHONE NUMBER 408/678-3963	3. GRANT NUMBER 83-STBG-105	4. PERIOD COVERED BY THIS REPORT July 1, 1987 - June 30, 1988	
5. ITEM PROCURED	6. \$ AMOUNT	7. NAME OF FIRM OWNED IN WHOLE OR SUBSTANTIAL PART BY:			NAME OF SMALL BUSINESS
		MINORITY GROUP MEMBERS	WOMEN	RESIDENTS OF JURISDICTION	
Housing Rehab	\$ 27,814	Hispanic		Yes	Paul Carrillo Construction
Housing Rehab	22,575	Hispanic		Yes	Paul Carrillo Construction
Housing Rehab	21,795	Hispanic		Yes	Paul Carrillo Construction
Housing Rehab	19,834	Hispanic		No	Aguila Construction
TOTAL:	\$ 92,018				

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CDBG/05-3.13

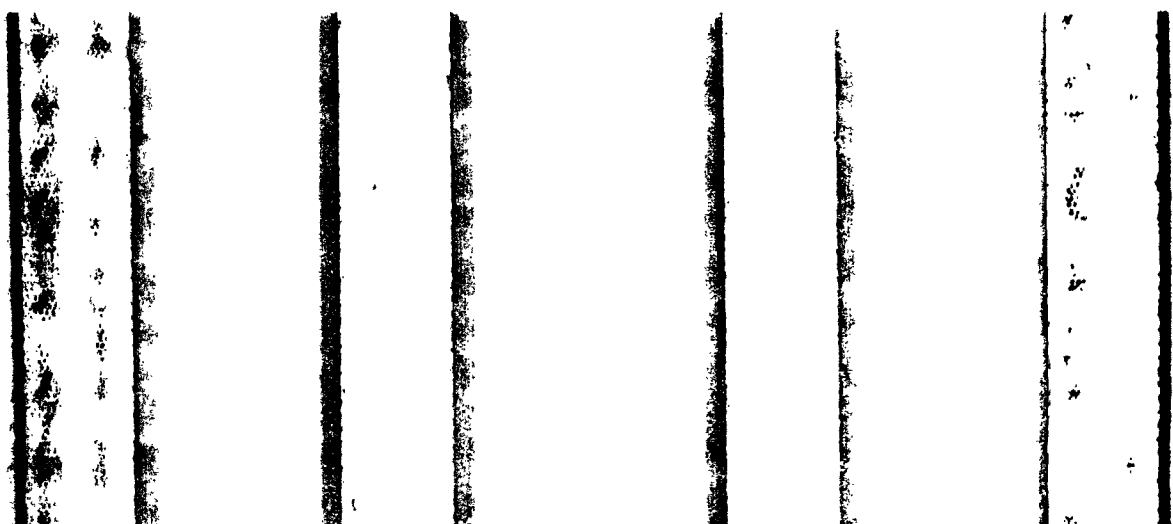
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STATE CDBG PROGRAM
PART IX - REGULATORY COMPLIANCE

1. Name of Grantee City of Soledad	2. Grant Agreement Number 83-STBG-105
3. Davis-Bacon and Other State and Federal Labor Laws N/A	
4. NEPA/CEQA and Other Environmental Laws NEPA/CEQA Compliance completed.	

CDBG/05-3.20

III-A-26



5. State Relocation Act and California Relocation Assistance and Real Property Acquisition Guidelines (include number of households displaced and what efforts were taken to minimize displacement).

No real property is to be purchased and no households are to be displaced.

6. Other Laws

N/A

CDBG/05-3.21

III-A-27

