

STAFF REPORT**CITY OF OCEANSIDE**

DATE: May 20, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Neighborhood Services Department

SUBJECT: **SUBSTANTIAL AMENDMENT TO THE 2014–2015 ANNUAL ACTION PLAN**

SYNOPSIS

Staff recommends that the City Council approve a Substantial Amendment to the 2014–2015 Annual Action Plan, reallocating CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County Lesbian, Gay, Transgender, Bisexual, and Questioning (LGBTQ) Resource Center at La Mision; \$20,000 for ADA Improvements at Libby Lake Resource Center; authorize the City Manager to execute all related documents; and authorize the Neighborhood Services Director to execute agreements with the subrecipients.

BACKGROUND

The 2010–2015 Consolidated Plan is the means to satisfy the application requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other grant programs offered to local jurisdictions by the Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan's purpose is to detail how the City will expend CDBG and HOME funds and how the programs and activities benefit low- and moderate-income persons.

Each year the Consolidated Plan is updated through the preparation and adoption of an Annual Action Plan. The Action Plan includes a description of how CDBG funds will be allocated among proposed projects. If a project is not included in the Action Plan, CDBG funds may not be utilized for the project. The 2014–2015 Annual Action Plan was approved by City Council at the May 7, 2014, meeting and submitted and approved by HUD. Several projects have been identified as eligible for CDBG funding and a Substantial Amendment to the 2014–2015 Annual Action Plan has been prepared (Exhibit 1) for review following a 30 day comment period as required by the CDBG Citizen Participation regulations. The public review period began on Sunday, April 19, 2015 and concludes with the close of the public hearing on Wednesday, May 20, 2015.

ANALYSIS

Pursuant to the Citizen Participation process, a Substantial Amendment is required:

- a. To make a change in its allocation priorities or a change in its method of distributing funds;
- b. To carry out a new activity using funds covered under the Consolidated Plan; or
- c. To change the purpose, scope, location or beneficiary of an activity.

A Substantial Amendment has been prepared for the reallocation of CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County LGBTQ Resource Center at La Mision; and \$20,000 for ADA Improvements at Libby Lake Resource Center.

1. Affordable Housing Development

Staff has negotiated a Disposition and Development Agreement (DDA) with North County Solutions for Change (Solutions) to build a 32-unit affordable housing project which will be rented to very low- and low-income residents. The City will lease the land to Solutions through a long-term Ground Lease and will provide a local housing fund subsidy secured by Loan and Regulatory Agreements. Solutions will also reestablish a community garden on a City-owned parcel located on Nelms Street in the Eastside Neighborhood. It is anticipated that development entitlements will be completed in 2015. North County Solutions for Change provides housing and supportive services for homeless adults and children from North County communities. The overall goal for Solutions is to enable families to end the cycle of homelessness and become independent, self-sufficient members of the community.

The \$900,000 in CDBG dollars was allocated for single family rehab assistance. Due to the on going effects from the economic recession, the program has not been utilizing all available funds and staff recommends de-obligating the majority of the rehab dollars, keeping \$150,000 available for the 2015–2016 year, and shifting the \$900,000 to assist in the development of new affordable units.

2. Non-Profit Tenant Improvements

The North County LGBTQ Resource Center has been in operation since November 2011 at 510 North Coast Highway. Due to the expansion in services offered, their current facility no longer meets their needs and they are looking to increase their facility size to provide the LGBTQ community with more resources. They are interested in leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

The estimated cost for improvements is \$70,000 and funds are available in CDBG contingency for the project.

3. ADA Improvements

In September 2014, Vista Community Clinic initiated their expansion of a medical services project at Libby Lake Community Center and contracted ARCHITERRA to conduct an ADA/CBC Accessibility Survey of the Libby Lake Community Center. Results of the survey indicated that the current parking spaces were not striped within ADA compliance guidelines and the ramps and walkways are out of compliance with the current ADA guidelines. As a result, Neighborhood Services is working with the City Engineering Department to correct items that are not in compliance.

The City Engineering Department has estimated a total cost of \$20,000 to be used to move forward with the repairs and bring all ADA accessible spaces, walkways and ramps into compliance. Funds are available in CDBG contingency for the project.

FISCAL IMPACT

All expenditures must be for eligible activities and according to the budget approved by the City Council. CDBG funds are in Fund number 237. CDBG and HOME funds are drawn down only as reimbursement for expenditures. The proposed action will have no impact to the General Fund. This action will de-obligate CDBG funds (237) of \$900,000 from Rehab loans & grants (921476300237) and obligate them to North County Solutions for Change (821125714237). The proposed action will also transfer funds from the CDBG Contingency Fund to two projects; the CDBG Contingency Fund currently has \$438,553 available.

1. Transfer \$70,000 from CDBG Contingency (921790000237) to the LGBTQ Tenant Improvements (821143414237).
2. Transfer \$20,000 from CDBG Contingency (921790000237) to the Libby Lake ADA Improvements (821143514237).

Business Unit	Description	Debit	Credit
821125714237.4381.0001	NC Solutions Change		900,000.00
821143414237.4381.0001	LGBTQ Tenant Improve		70,000.00
821143514237.4381.0001	Libby Lake ADA Improve		20,000.00
821125714237.5395.0008	NC Solutions Change	900,000.00	
821143414237.5395.0008	LGBTQ Tenant Improve	70,000.00	
821143514237.5395.0008	Libby Lake ADA Improve	20,000.00	
921476300237.4381.0001	Rehab Lns & Grants CDC	900,000.00	
921476300237.5395.0008	Rehab Lns & Grants CDC		900,000.00
921790000237.4381.0001	Contingencies	70,000.00	
921790000237.4381.0001	Contingencies	20,000.00	
921790000237.5450	Contingencies		70,000.00
921790000237.5450	Contingencies		20,000.00

INSURANCE REQUIREMENTS

Does not apply.

COMMISSION OR COMMITTEE REPORT

Item presented to the Housing Commission at the April 28, 2015 meeting for discussion and approval. The Housing Commission recommended that the City Council approve staff's recommendation.

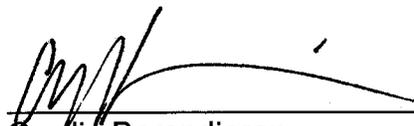
CITY ATTORNEY'S ANALYSIS

The City Council is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing.

RECOMMENDATION

Staff recommends that the City Council approve a Substantial Amendment to the 2014-2015 Annual Action Plan, reallocating CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County Lesbian, Gay, Transgender, Bisexual, and Questioning (LGBTQ) Resource Center at La Mision; \$20,000 for ADA Improvements at Libby Lake Resource Center; authorize the City Manager to execute all related documents; and authorize the Neighborhood Services Director to execute agreements with the subrecipients.

PREPARED BY:



Cecilia Barandiaran
Management Analyst

SUBMITTED BY:



Michelle Skaggs Lawrence
Interim City Manager

REVIEWED BY:

Margery M. Pierce, Neighborhood Services Director
Jane M. McPherson, Interim Financial Services Director



ATTACHMENT

Exhibit A – 2014-2015 CDBG Substantial Amendment

SUBSTANTIAL AMENDMENT to the 2014-2015 Annual Action Plan



INTRODUCTION

The Action Plan is the City's annual update of the five-year Consolidated Plan for Housing and Community Development. This five-year plan sets objectives, strategies and anticipated outcomes with benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works. The Action Plan satisfies the annual submission and application requirements for the Community Planning and Development (CPD) formula programs offered by the U.S. Department of Housing and Urban Development (HUD) to local jurisdictions. CPD programs in the City of Oceanside include the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year to report on how well the City met the goals and objectives of the Action Plan. The City Council must approve the five-year Consolidated Plan, the annual Action Plan, and the annual CAPER before the City can submit the documents to the HUD - Los Angeles Field Office.

Federal statutes for the Consolidated Plan set forth three basic goals (the "National Objectives"); HUD will evaluate the plan and the jurisdiction's performance under the plan based on how well the City addresses these goals. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. The three program goals are:

neighborhood revitalization areas. Ongoing lower levels of CDBG funding in PY 2014 will eliminate funding for most homeless-serving programs.

For a Suitable Living Environment, the City will look for projects and activities that support neighborhood revitalization, provide assistance to needy seniors, promote the development of positive personal assets in youth and reduce youth involvement in gangs and delinquent behavior. Positive youth development programs that reduce the level of gang activity will be a primary concern during 2010-2015. Ongoing lower levels of CDBG funding in PY 2014 do not provide for funding of emergency services.

For Expanded Economic Opportunity, the City will look for projects and activities that improve conditions and offer opportunity for the “working poor,” especially through job-training activities and expansion of childcare for low-income working families. The City will concentrate on neighborhood revitalization areas for economic development activities, including micro-enterprise projects.

The 2010–2015 Consolidated Plan is the means to satisfy the application requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other grant programs offered to local jurisdictions by the Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan’s purpose is to detail how the City will expend CDBG and HOME funds and how the programs and activities benefit low- and moderate-income persons.

Substantial Amendment

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leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

The estimated cost for improvements is \$70,000 and funds are available in CDBG contingency for the project.

3. ADA Improvements

In September 2014, Vista Community Clinic initiated their expansion of a medical services project at Libby Lake Community Center and contracted ARCHITERRA to conduct an ADA/CBC Accessibility Survey of the Libby Lake Community Center. Results of the survey indicated that the current parking spaces were not striped within ADA compliance guidelines and the ramps and walkways are out of compliance with the current ADA guidelines. As a result, Neighborhood Services is working with the City Engineering Department to correct the following items:

1. Sidewalks have running slopes beyond the required maximum of 5 percent;
2. Sidewalks have cross slopes beyond the required maximum of 2 percent;
3. sidewalk the vertical changes along accessible path are greater than; ¼ inch vertical and ½ inch with beveled edge 1:2;
4. Sidewalk at public walk way: the accessibility signs are missing;
5. Curb ramps are in general non-conformance with requirements;
6. Pedestrian ramp PR1, in general, is non-compliant with requirements; and
7. Accessible parking stalls are non-compliant due to dimensional requirements, paths to travel, loading areas, slopes, etc.

The City Engineering Department has estimated a total cost of \$20,000 to be used to move forward with the repairs and bring all ADA accessible spaces, walkways and ramps into compliance. Funds are available in CDBG contingency for the project.

Existing 2014-2015 Projects

1. Single-family Housing Rehabilitation Loans 570.202 14A
 - a. Objective: Provide low-interest loans to low-income homeowners to rehabilitate their homes
 - b. **Outcome Statement:** Create decent housing with improved / new affordability
 - c. **Outcome Measurement:** One rehab loan made and project completed
 - d. **PY 2014 CDBG funding for loans** (\$0 in PY 2013) **\$0**
(CDBG funds allocated for housing rehabilitation in prior years will be used for loans until all the funds have been utilized)
2. Manufactured Housing Rehabilitation Grants 570.202 14A
 - a. Objective: Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes, including minor home repair projects
 - b. **Outcome Statement:** Create decent housing with improved / new affordability

(includes contract for outside fair housing services provider)
PY 2014 CDBG Funding (\$161,045 in PY 2013) \$161,045

7. CHDO and CBDO Housing Development Activities 570.201(m) 12
- a. Objectives:
- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
 - Identify opportunities for acquisition / rehabilitation of rental units
- b. **Outcome Statement:** Create decent housing with improved / new affordability
- c. **Outcome Measurement:** Projects or units completed
- d. **HOME15% for CHDO Set-aside funds**
PY 2014 Funding (\$61,395 in PY 2013) \$64,809
8. Housing Development Activities other than CHDOs 570.201(m) 12
- a. Objectives:
- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
 - Identify opportunities for acquisition / rehabilitation and rental rehabilitation
- b. **Outcome Statement:** Create decent housing with improved/new affordability
- c. **Outcome Measurement:** Projects or units completed
- d. **Funding source and amount to be determined based on project**
9. HOME Program Administration CFR n/a 19A
- a. **Objective:** Planning and Administration of HOME Program
- b. **Outcome Statement:** n/a
- c. **Outcome Measurement:** n/a IDIS
- d. **PY 2014 Funding: HOME - 10% cap on administration \$43,206**
10. Acquisition and/or Rehabilitation of Transitional Housing 570.202 14G
- a. **Objective:** Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings for transitional housing programs
- b. **Outcome Statement:** Create decent housing with improved/new affordability
- c. **Outcome Measurement:** to be determined by specific projects
- d. **Funding source and amount to be determined based on project**
11. Homeless Services and Shelter CFR n/a 03T
- a. Objectives:
- Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
 - Assist organizations that provide emergency housing and supportive services for homeless and runaway youth

- Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities
 - Assist housing developers to develop affordable housing for low-income senior citizens
 - To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act
 - Assist organizations that provide programs and services to senior citizens that enable them to live independent lives
 - Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 600 seniors and 20 households receive services
- d. CDBG funding for activities:
- | | | |
|---|----------|-----------------|
| • Angel's Depot Senior Nutrition Program | \$0 | IDIS |
| • Senior Citizens Association Senior Nutrition | \$25,830 | IDIS |
| • Vista Community Clinic – Club 55 | \$7,500 | IDIS |
| PY 2014 CDBG Funding (\$33,330 in PY 2013) | | \$33,330 |

16. Youth Services

570.201(e) 05D

- a. Objective: Assist organizations that provide programs and services for youth ages 12-17 from low- and moderate-income families to develop positive personal assets, encourage academic achievement and reduce the risk of gang involvement and juvenile delinquency
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 250 youth involved in programs
- d. CDBG Funding for Activities:
- | | | |
|---|----------|-----------------|
| • North County Lifeline Youth Programs | \$13,580 | IDIS |
| • Parks & Recreation Teen START | \$18,600 | IDIS |
| • Vista Community Clinic Teen REACH | \$13,580 | IDIS |
| PY 2014 CDBG Funding (\$45,760 in PY 2013) | | \$45,760 |

17. Childcare Services

570.201(e) 05L

- a. Objectives
- Assist organizations that provide quality, affordable preschool and childcare programs for children from low-income families
 - Assist organizations that provide afterschool and summer programs for children ages 6-11 to develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 100 children from low-income families served
- d. CDBG funding for activities:
- | | | |
|---|----------|-----------------|
| • Parks & Recreation <i>For Kids Sake</i> afterschool | \$18,200 | IDIS |
| PY 2014 CDBG Funding (\$18,200 in PY 2013) | | \$18,200 |

22. Neighborhood Improvement Projects 570.202 14A
- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs and annual one-day volunteer-based Supporting Urban Neighborhoods (S.U.N.) project
 - b. **Outcome Statement:** Enhance suitable living environment through improved / new sustainability
 - c. **Outcome Measurement:** 25 properties improved
 - d. CDBG Funding for activities: none available in PY 2014
S.U.N. 2014 if held will use CDBG funds allocated in prior years
23. Capital Projects by Community-based Organizations 570.202 14G
- a. Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings
 - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
 - c. **Outcome Measurement:** Projects completed
 - d. CDBG funding for activities: None planned for PY 2014
PY 2014 CDBG Funding (\$0 in PY 2013) **\$0**
24. Development of Childcare Facilities 570.201(c) 03M
- a. Objective: Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers
 - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
 - c. **Outcome Measurement:** Complete and open second and third of four proposed and funded childcare / child development centers
 - d. CDBG funding for activities: None planned for PY 2014 **\$0**
25. City Capital Improvement Projects 570.201(c) 03
- a. Objectives:
 - Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens, youth, and families; neighborhood resource centers; and recreation facilities.
 - Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods
 - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
 - c. **Outcome Measurement:** Projects completed
 - d. CDBG funding for activities: None planned for PY 2014 **\$0**
Funds available from CDBG allocations in prior years for capital projects in the Crown Heights / Eastside NRSA
26. Neighborhood Revitalization Program Planning 570.205 20
- a. Objective: Planning and Administration of NRSA Programs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Oceanside, California**

Priority Need
High

Project Title
Affordable Housing Development – Weitzel St. Apartments

Description

The City has negotiated a Disposition and Development Agreement with North County Solutions for Change (Solutions) to build a 32-unit affordable housing project which will be rented to very low- and low-income residents. The City will lease the land to Solutions through a long-term Ground Lease and will provide a local housing fund subsidy secured by Loan and Regulatory Agreements. It is anticipated that development entitlements will be completed in 2015. North County Solutions for Change provides housing and supportive services for homeless adults and children from North County communities. The overall goal for Solutions is to end the cycle of homelessness and become independent, self-sufficient members of the community.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Corner of Weitzel Street and Civic Center Drive

Street Address: 414 / 416 Weitzel Street
City, State, Zipcode: Oceanside, CA 92054

Objective Number 7 Housing Development	Project ID 7 Housing Development	Funding Sources: CDBG \$900,000 ESG HOME \$326,608 HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$1,226,608
HUD Matrix Code 12 Construction of Housing	CDBG Citation §570.201(m)	
Type of Recipient LMH	CDBG National Objective Decent Housing	
Start Date (mm/dd/yyyy) 05/21/2015	Completion Date (mm/dd/yyyy) 06/30/2017	
Performance Indicator Units Developed	Annual Units	
Local ID	Units Upon Completion 32 units	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Oceanside, California**

Priority Need **High**

Project Title **Single Family Rehabilitation Loan Program**

Description **The City provides low- or no-interest loans to low-income homeowners to rehabilitate their homes. Borrowers must repay the loans either through an amortized loan Repayment program or in lump sum when the house is sold (transfer of title). Due to ineligibility of potential participants; the City has been unable to process single family rehabs in some time. It has been decided to de-obligate the majority of the funds to another eligible housing project.**

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

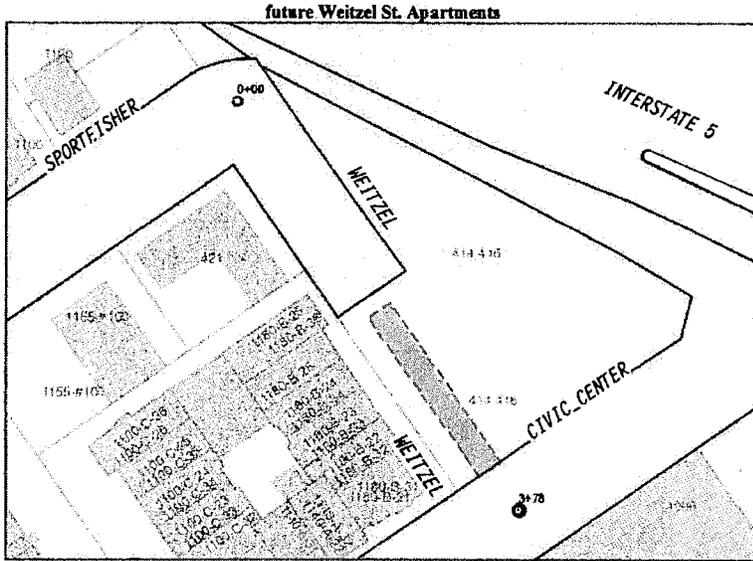
Location/Target Area: **Citywide program**

Street Address: **Each funded activity is approved separately**
City, State, Zipcode: **Within the incorporated City of Oceanside limits**

Objective Number 2. rehab home loans	Project ID 1. Single Family Housing Rehabilitation Loans
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Low-income households	CDBG National Objective Decent housing
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator Loans approved	Annual Units 2-3 housing rehab loans
Local ID 921476300237	Units Upon Completion

Funding Sources:	
CDBG	\$0
ESG	
HOME	\$
HOPWA	
Total Formula	
Prior Year Funds	\$1,150,000
Assisted Housing	
PHA	
Other Funding	(\$900,000)
Total	\$250,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



TYPE	Outside Drop	INVERT OUT 1	0
MATERIAL	N/A	INVERT OUT 2	0
DEPTH	7.5	RIM ELEVATION	0
DEPTH 2	0	YEAR INSTALLED	1985
DEPTH 3	0	OWNER	CITY
STATIONING NO 1	3+78	ADDRESS	WEITZEL ST & CIVIC CENTER DR
STATIONING NO 2		IMPROVEMENT DRAWING	Not available
STATIONING NO 3		FACILITYID	600522017
INVERT IN 1	0	GBALINK	4818
INVERT IN 2	0	TILE NO	E22
INVERT IN 3	0	SEQ NO	17

 Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.

Map Scale
1 inch = 83 feet
4/15/2015

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Oceanside, California**

Priority Need
Medium

Project Title
North County LGBTQ Resource Center – Tenant Improvements

Description
The North County LGBTQ Resource Center has been in operation since November 2011 at 510 North Coast Highway. Due to the expansion in services offered, their current facility no longer meets their needs and they are looking to increase their facility size to provide the LGBTQ community with more resources. They are interested in leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area **Citywide**

Street Address: **3220 Mission Avenue**
City, State, Zipcode: **Oceanside, CA 92057**

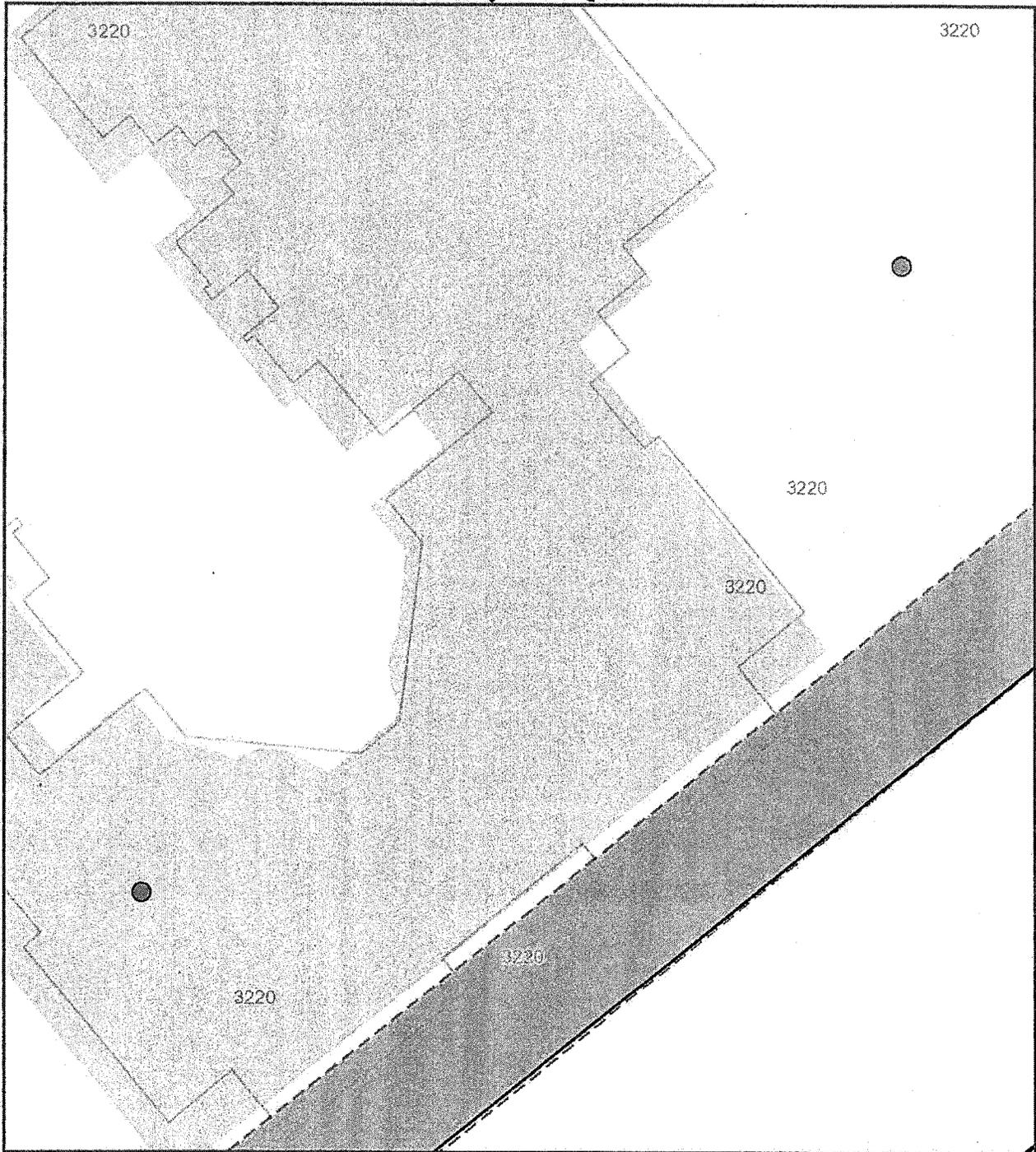
Objective Number 25 Community Dev	Project ID 25 Community Dev
HUD Matrix Code 03 Public Fac & Impvm'ts	CDBG Citation 570.201 (c)
Type of Recipient LMC	CDBG National Objective Suitable Living Environment
Start Date (mm/dd/yyyy) 5/21/2015	Completion Date (mm/dd/yyyy) 8/31/2015
Performance Indicator Persons Served	Annual Units 11 Public Facilities
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$70,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Future - North County LGBTQ Resource Center

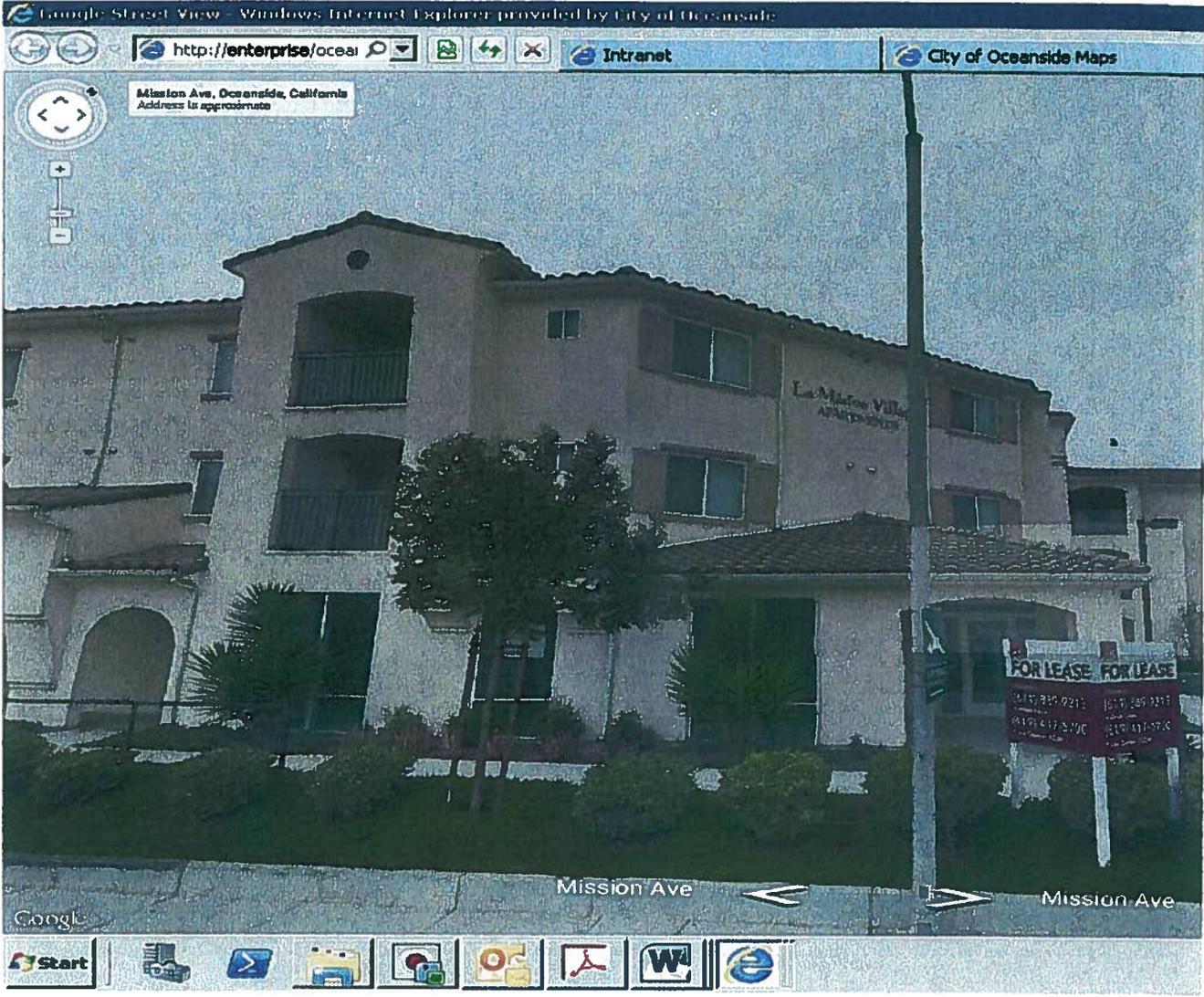


1	3220 MISSION AVENUE	2	3220 MISSION AVENUE
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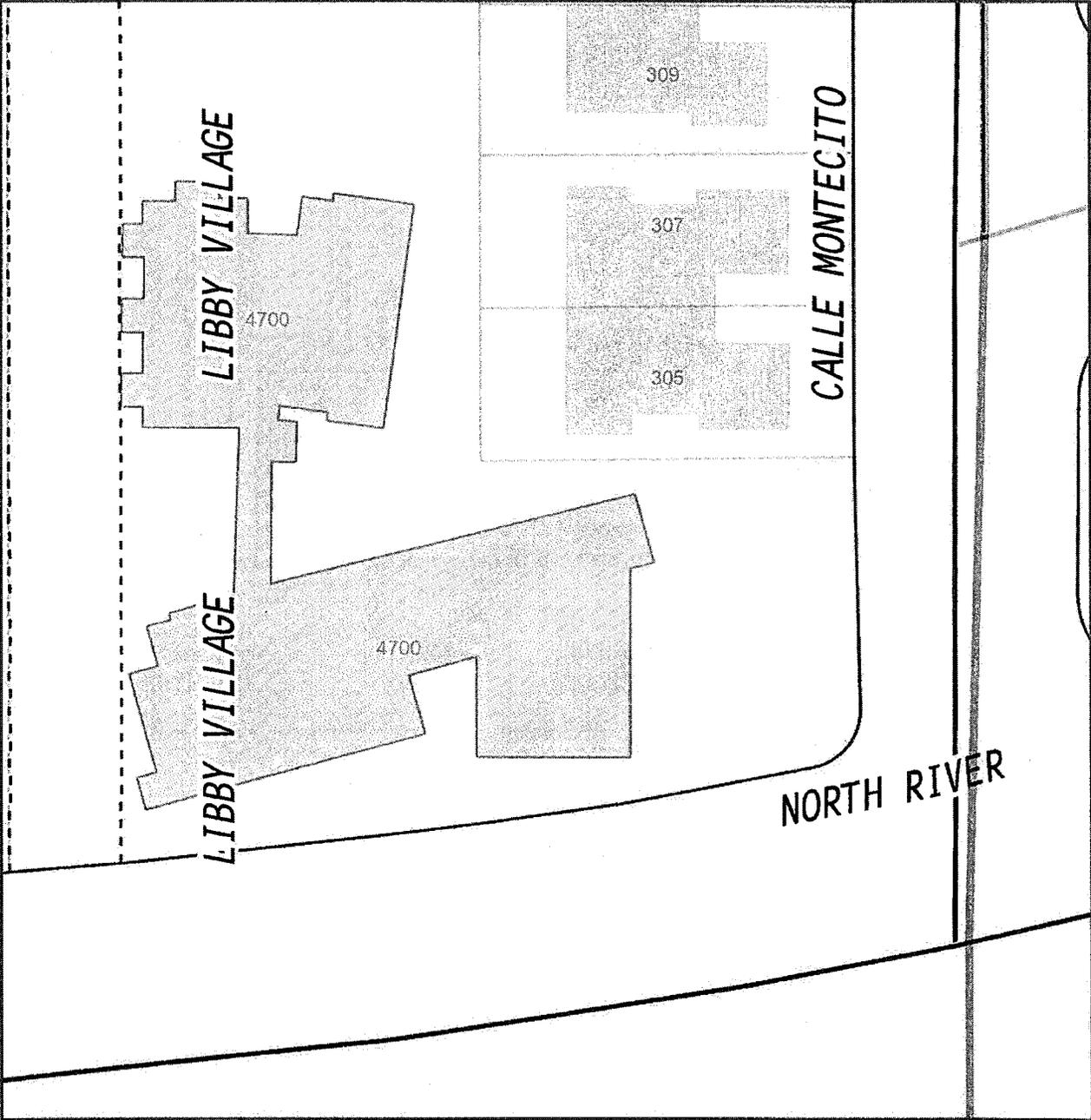


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Map Scale
1 inch = 21 feet
4/15/2015



ADA - Libby Lake Resource Center



1	CALLE MONTECITO	4	CALLE MONTECITO
2	CALLE MONTECITO	5	CALLE MONTECITO
3	CALLE MONTECITO	6	CALLE MONTECITO



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Map Scale
1 inch = 42 feet
 4/16/2015

