

**Substantial Amendment to the Consolidated Plan 2008 Action Plan for
Community Development Block Grant – R Funding
City of Vista**

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Grantees eligible to receive funds under the Community Development Block Grant Recovery Act (CDBG-R) are required to complete a substantial amendment to their Consolidated Plan 2008 Action Plan. The Annual Action Plan describes the programs and funds the City utilizes to carry out the one-year grant cycle. The Annual Action Plan covers the period July 1, 2008 to June 30, 2009. This period corresponds with the City's 2008/09 fiscal year. This form sets forth the format for this substantial amendment. A completed form is due to HUD by June 5, 2009. The intent of the CDBG-R funding is to stimulate the economy through measures that modernize infrastructure, improve

energy efficiency, and expand educational opportunities and access to health care. HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings.

To aid grantees in meeting this submission deadline, the CDBG-R Notice reduces the requirement for a 30-day public comment period to no less than seven calendar days for this substantial amendment. With this exception, CDBG-R grantees are required to follow their Consolidated Plan's citizen participation process. To maximize transparency, HUD strongly recommends that each grantee post its substantial amendment materials on the grantee's official website as the materials are developed.



A complete submission contains the following three documents:

- 1) A signed and dated SF-424,
- 2) A Substantial Amendment (this form), and
- 3) Signed and dated General Consolidated Plan and CDBG-R certifications.

For additional information regarding the CDBG-R program, visit the HUD American Recovery and Reinvestment act of 2009 (www.hud.gov/recovery). HUD and its technical assistance providers will regularly update this site to include CDBG-R resources developed.

Information is submitted in accordance with the regulatory authority contained in each program rule. The information will be used to rate applications, determine eligibility, and establish grant amounts.

Public reporting burden for this collection of information is estimated to be 16 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. To the extent that any information collected is of a confidential nature, there will be compliance with Privacy Act requirements. However, the substantial amendment to the 2008/09 Annual Action Plan does not request the submission of such information.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

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A. General Information

Grantee Name	City of Vista
CDBG-R Contact Person	Cecilia Barandiaran
Title	Management Analyst
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Address Line 2	
City, State, Zip Code	Vista, CA 92084
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Email Address	cbarandiaran@cityofvista.com
Authorized Official (if different from Contact Person)	Rita L. Geldert
Title	City Manager
Address Line 1	600 Eucalyptus Avenue
Address Line 2	
City, State, Zip Code	Vista, CA 92084
Telephone	760.639.6131
Fax	760.639.6132
Email Address	rgeldert@cityofvista.com
Web Address where this Form is Posted	www.cityofvista.com

CDBG-R Amount	\$318,134
CFDA No. 14.253	Community Development Block Grant (CDBG) Entitlement/Recovery Act Funded (CDBG-R)

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B. Citizen Participation and Public Comment

1. Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment (limit 250 words).

Consistent with our Citizen Participation Plan, City of Vista is undertaking several activities to provide reasonable notice of and opportunity to comment on this proposed substantial amendment to the 2008/09 Annual Action Plan. A notice of public hearing for the 2008/09 Substantial Amendment to the Annual Action Plan identifying a public comment period was published in the North County Times, a newspaper of general circulation for Vista on May 12, 2009. In addition, a public notice has been posted on the City's website that identified Vista's allocation, anticipated uses, and invited public comment at a community meeting held on May 14. The public will have a final opportunity to comment on the proposed amendment on May 26, when the City Council considers adoption of the amendment at a public meeting. Any public comments received will be taken into consideration prior to submittal of this amendment.

2. Provide the appropriate response regarding this substantial amendment by checking one of the following options:

- Grantee did not receive public comments.
- Grantee received and accepted all public comments.
- Grantee received public comments and did not accept one or more of the comments.

The public comment period is open from May 12, 2009, through May 26, 2009. This section is scheduled to be completed after the close of the public comment period.

3. Provide a summary of the public comments regarding this substantial amendment. Include a summary of any comments or views not accepted and the reasons for non-acceptance.

At the May 12, 2009 community meeting, one person did attend. Discussion ensued regarding the potential use of CDBG-R funding for the creation of an economic development project that focused on the creation of a community based catering staff operating out of a local community center as well as potential improvements to the community center. Project does not meet the time constraints related to the CDBG-R notice.

No other comments have been received to date.

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C. Use of CDBG-R Funds by Activity

1. Activity Description: For each activity, briefly describe the activities the jurisdiction will undertake with CDBG-R funds to address the priority needs and objectives. The grantee shall identify any other Recovery Act funding to be used in conjunction with each activity and total activity budgeted from all sources.
 - i. Activity Name
 - ii. Activity Narrative
 - iii. Jobs Created
 - iv. Additional Activity Information
 - v. Responsible Organization

2. Timing: For each activity, briefly describe the distribution and uses of the grantee's CDBG-R funds as specified in Title XII of Division A and Section 1602 of the Recovery Act. In selecting projects to be funded, recipients shall give priority to projects that can award contracts based on bids within 120 calendar days from the date the funds are made available to the recipient, and that for CDBG-R funds being used for infrastructure investments. Recipients shall give preference to activities that can be started and completed expeditiously, including a goal of using at least 50 percent of the funds for activities that can be initiated not later than 120 calendar days after February 17, 2009.

3. Economic Benefit: For each activity, briefly describe how the use of CDBG-R funds for the activity will maximize job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act by:
 - i. Preserving and creating jobs and promoting economic recovery
 - ii. Assist those persons most impacted by the recession
 - iii. Providing investment needed to increase economic efficiency
 - iv. Investing in transportation, environmental protection, or other infrastructure that will provide long-term benefits
 - v. Minimize or avoiding reductions in essential services
 - vi. Fostering energy independence

4. Jobs Created: For each activity, briefly describe the number of full-and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs).

5. Other Criteria: Briefly describe the activities that will be carried out with CDBG-R funds that promote energy conservation, smart growth, green building technologies, or reduce pollution emissions.

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Activity 1. Redevelopment Community Improvement Project

1. Activity Description

- a. Activity Name: Redevelopment Community Improvement Projects (RCIP).
- b. Activity Narrative: The City of Vista has identified several infrastructure needs within the Redevelopment Project Area and qualifying low- and moderate-income census tracts. The City of Vista strives to provide access to local public facilities that contribute to community and neighborhood development and improve private facilities that provide unique or necessary services. Improvement of public facilities in target neighborhoods, including upgrading or providing community facilities, is important in creating viable urban communities and a suitable living environment for low- and moderate-income residents. Target neighborhoods are often lacking adequate infrastructure improvements including paving, sidewalks, curbs and gutters, and street lighting. These neighborhoods often have inadequate community activity spaces such as parks and community centers.

The Redevelopment and Housing Department has been developing a list of neighborhoods that lack basic infrastructure needs in the Townsite and greater North Vista areas. Four preliminary projects were identified and necessary design work is underway. CDBG funds have only been utilized for design related costs. Two of the projects are located in the heart of the Vista Townsite Area, a predominantly very-low income Hispanic neighborhood with poor infrastructure. These projects include sidewalks on Townsite Drive from Indian Rock Road to 578 Townsite Drive – projected construction cost of \$260,000 and traffic calming measures for the intersection of Townsite Drive and N. Citrus Avenue – projected construction costs of \$108,000. The surrounding area that would benefit from the improvements includes census block groups 19206-2, 19206-1, 19502-1, 19502-2, and 19502-3 and predominantly 71-100% of the households living in this area meet the low- and moderate-income definitions.

The City of Vista is the responsible organization and anticipates that the project will create approximately 21 new construction related jobs. The project will enhance resident's livability through improved/new accessibility. The project is funded with a variety of resources including CDBG, Redevelopment Agency Revolving fund, and other financial resources as applicable.

2. Timing: The activity listed has been selected based upon its readiness to go out to bid. The design work is anticipated to be completed by the end of June 2009 and construction should be completed by December 2009. The City is able to award the CDBG-R allocation within 120 days from the date and it is anticipated that the project will be completed in an expeditious manner.
3. Economic Benefit: The City of Vista's Redevelopment Community Improvement Project (RCIP) was developed to target resources in neighborhoods within the Redevelopment Project Area that have the highest proportion of low-income households, population

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density, over-crowding, sub-standard structures, and inadequate infrastructure. Residents in the applicable low- and moderate-income census tracts have been impacted by the recession and the proposed project will augment CDBG and Redevelopment funds that have been utilized for project design.

4. Jobs Created: It is anticipated that this project will create approximately 21 jobs by going out to bid for the work. The anticipated positions include: including project manager, foreman, concrete crews, laborers, paving crews, traffic control, and striping markers. This does not include office staff, city staff, and other support. The work is of a short duration but the improvement provides increased safety for the community.
5. Other Criteria: The proposed development will incorporate any applicable energy conservation, smart growth, green-building technologies, or reduced pollution emissions components. In addition, Section 1605 of the Recovery Act applies in that all iron, steel, and manufactured goods used in construction, alteration, or repair of a CDBG-R assisted project must be produced in the United States.

Activity 2. Santa Fe/Mercantile Corridor Revitalization Project

1. Activity Description
 - a. Activity Name: Santa Fe/Mercantile Corridor Revitalization Project (Storm Drain Basin Improvements).
 - b. Activity Narrative: The South Santa Fe Corridor has suffered from outdated infrastructure, underutilization, and lack of private investment for many years. Redevelopment activities and projects that are currently underway will transform this aging commercial corridor into a vibrant, mixed-use, pedestrian and transient oriented, regional destination.

Federal assistance will have a multiplier effect in Vista's revitalization efforts to create new business and job opportunities, improve infrastructure, build new housing, and bring needed community amenities that will drive economic growth. The economic impact of planned redevelopment improvements in the South Santa Fe Corridor is estimated with over 3,500 new jobs, and over 500 new units of housing. Critical to this revitalization effort is preparing a program Environmental Impact Report to stimulate and facilitate private investment. In addition, the City is currently updating the Specific Plan and construction of a storm water detention basin, which will serve to remove a majority of the revitalization area from the 100-year flood plain.

The specific CDBG eligible activity is acquisition of property necessary for construction of the detention basin. The construction of the basin will directly result in 50 jobs. The project is funded with a variety of resources including CDBG, Redevelopment Agency Revolving fund, 1998 CDC Bonds, and 2001 CDC Bonds.

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2. **Timing:** The activity listed has been selected based upon its project readiness. The design work is anticipated to be completed by the end of June 2009 and negotiations have already begun for the applicable commercial property needed for the construction of the detention basin. Acquisition related activities should be completed by December 2009. The City anticipates that the construction of the improvements will be completed in 2010 spurring the economic enhancement to the South Santa Fe Corridor.
3. **Economic Benefit:** The economic impact of planned redevelopment improvements in the South Santa Fe Corridor is estimated to create 3,500 new jobs and over 500 new units of housing. This project will spur private development of underutilized parcels in an area of the City that has long suffered from a lack of private development. The area is adjacent to the downtown corridor as well as public transit centers.
4. **Jobs Created:** It is anticipated that this project will increase commercial/retail/office development by 700,000 to 800,000 square feet and create approximately 750 new dwelling units in the corridor. The acquisition and future creation of the detention basin is of short duration but the improvement will provide a dramatic change and benefit to the community with increased provide development with the mixed-use elements.
5. **Other Criteria:** The proposed development will incorporate any applicable energy conservation, smart growth, green-building technologies, or reduced pollution emissions components. In addition, Section 1605 of the Recovery Act applies in that all iron, steel, and manufactured goods used in construction, alteration, or repair of a CDBG-R assisted project must be produced in the United States.

D. Estimated Budget Summary

HUD requires the grantee to complete the following table so that participants in the citizen participation process may see the grantee’s preliminary estimated amounts for various CDBG-R activities. Enter the estimated budget amounts for each activity in the appropriate column and row. The grantee will be required to report actual amounts in subsequent reporting.

Following is a summary of the proposed use of CDBG-R funds:

Activity Name	Activity Description	CDBG-R funds budgeted	Eligibility Category	National Objective Citation	Additional Recovery Act funds
Redevelopment Community Improvement Project (RCIP)	Construction of sidewalks and traffic calming measures	Allocation	570.201 (c) Public Facility and Improvements	LMA	
Santa Fe/Mercantile Detention Basin	Acquisition of property for the construction of a storm drain basin	Allocation	570.201 (a) Acquisition	LMA	