

*City of Fresno*  
*Program Year 2008*  
*CAPER*

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**Federal Program Entitlement Allocations for the:**  
Community Development Block Grant (CDBG)  
HOME Investment Partnerships (HOME)  
Emergency Shelter Grant (ESG)

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**Consolidated Annual Performance and Evaluation Report**

for  
HUD Program Year 2008

City Fiscal Year  
July 1, 2008- June 30, 2009

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## EXECUTIVE SUMMARY

The City of Fresno receives an annual allocation of Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grant (ESG) funds from the United States Department of Housing and Urban Development (HUD). HUD requires jurisdictions receiving these grants to prepare a five-year Consolidated Plan, an annual Action Plan, and an annual performance report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The performance report, due to HUD on September 30 of each program year, must describe the expenditures, status and accomplishments of all activities funded by the four entitlement programs during the twelve month period ending June 30, 2009.

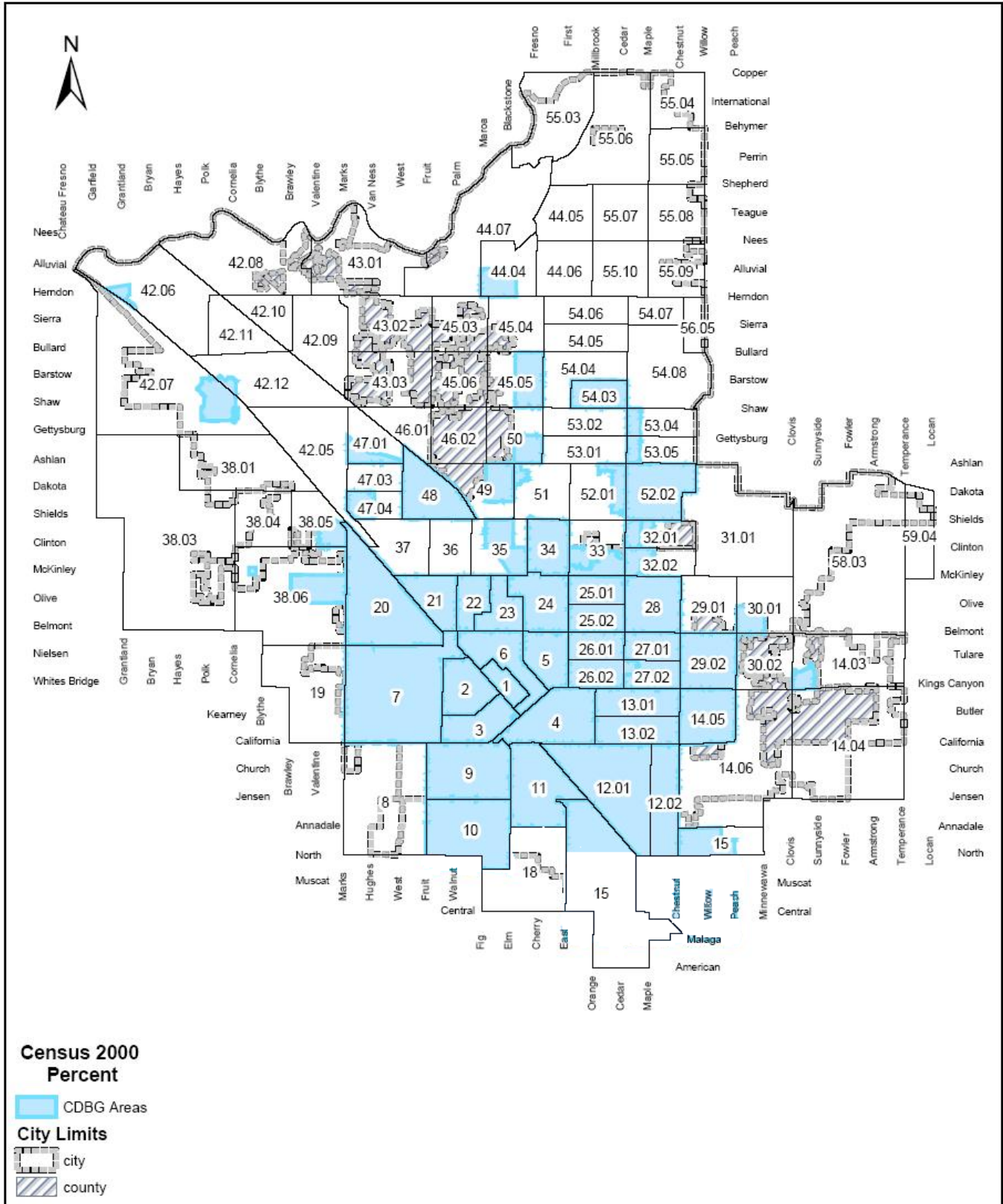
Accordingly, the City of Fresno prepared the CAPER report on the progress and performance of the 2006-2010 Consolidated Plan and the Annual Action Plan. The Annual Action Plan identified specific projects and programs which were to be implemented in HUD Program Year 2008. The CAPER report covers the period of July 1, 2008 through June 30, 2009, which is the time period used by HUD's Integrated Disbursement and Information System (IDIS). Also, it is the time period that the City of Fresno refers to as Fiscal Year 2009 (FY 2009).

The City's Consolidated Plan provides a strategic plan that identifies the housing and community development needs of low and moderate income residents. One of the City's primary objectives is to address the need for increasing the affordable housing opportunities for low and moderate income households; with special emphasis on minorities, persons with disabilities, the homeless, large families, persons living in substandard housing, and persons paying rent that exceeds fifty percent of their monthly income. Programs were identified that would improve both the quantity and quality of the affordable housing stock in the city. Other objectives identified in the Consolidated Plan included upgrading the city's infrastructure needs in low- and moderate-income neighborhoods, initiating programs to reduce crime, undertaking a code enforcement program and reducing homelessness in the city.

The CAPER begins with a narrative that addresses the ten goals in the same order as they are described in the City of Fresno's FY 2008-2009 Annual Action Plan. Additionally, this performance report includes narratives and data provided from each City department awarded the federal funding, the City Budget Division's internal record-keeping system, the HUD-sponsored Integrated Disbursement and Information System (IDIS) accounting program, and other outside sources receiving HUD entitlement funding.

Throughout the report, references are made to CDBG target areas. A map describing these CDBG target areas is shown on the next page. The target areas are census tracts and block groups where more than fifty-one percent of the residents had low and moderate incomes as reported in the 2000 U.S. Census. The map serves as a guide to easily locate areas of low and moderate income concentration.

Map 1: CDBG Eligible Areas



**RESOURCES AVAILABLE**

During the program year the City had both federal and state funds available to meet the goals outlines in the Consolidated Plan. Additionally, many of the programs and projects funded under the HOME Program generate program income. Table 1, below, indicates the financial resources available to the City of Fresno from multiple funding sources under various programs during the 2008 Program Year. Specifically Table 1 includes federal, redevelopment, and private funds administered by the City of Fresno. Also provided in the table is the income generated by the various programs that was available during the program year.

**Table 1  
Resources Available for Housing and Community Development**

<b>Program</b>	<b>Entitlement</b>	<b>Program Income</b>	<b>Re-Programmed Funds</b>	<b>Program Totals</b>
<b>Federal</b>				
Community Development Block Grant	7,538,236	343,600	1,800,464	9,875,300
HOME Investment Partnerships	3,567,141	63,098	1,386,728	5,016,967
American Dream Downpayment Initiative	21,048	-0-	-0-	21,048
Emergency Shelter Grant	336,659	-0-	-0-	336,659
<b>Other</b>				
Rental Rehabilitation	-0-	522,600	-0-	522,600
Section 8 Program	32,415,686	-0-	-0-	32,415,686
McKinney Vento	4,429,176	-0-	-0-	4,429,176

The City was awarded \$1.5 million of CalHome funds from the State of California to provide low-income first time homebuyers with mortgage assistance. Additionally, the City received \$1.0 million from the Federal Aviation Administration for the Sound Mitigation Acoustical Remedy Treatment Program.

**Table 2  
Resources available through the Housing Authority of the City of Fresno**

<b>Program</b>	<b>Housing Information</b>
Public Housing Program	1,105 units
Capital Funds	2.682 million
Farm Labor Housing	40 units
CHFA Section 8 New Construction	50 households
Emergency Housing	32 units
Home Ownership Opportunities	14 units
Mortgage Credit Certificates (MCC)	22 households
Homeowner Training Program	234 participants
Section 8 Rental Assistance	7,395 households

The single largest source of affordable housing in the City is provided by the Housing Authorities of the City and County of Fresno. The table above provides a listing of Housing Authority programs. The Housing Authority manages and maintains 1,105 public housing units in the city of Fresno as of June 30, 2009. The Housing Authority received \$2,682,370 Capital fund from HUD for the 2009 Program Year. The agency also owns and manages an additional 50 multi-family unit complex financed by California Housing Finance Agency and subsidized by the Section 8 New Construction Program. The Housing Authority also provides Section 8 rent subsidies to approximately 7,395 families.

## HUD PROGRAM YEAR 2008 ANNUAL ACTION PLAN

The City's current Consolidated Plan identifies ten priorities for Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), the American Dream Downpayment Initiative (ADDI) and Emergency Shelter Grant (ESG) funds. These ten priorities address the most critical housing and community development needs in the city. Since resources are limited, the City Council must annually review the priorities identified in the five-year Consolidated Plan, adopt and follow an annual course of action, called the Annual Action Plan that concentrates on some of the ten priorities. As needs are addressed, funding levels may shift between priorities from year to year.

### **Performance Measurement System**

During the Program Year HUD implemented a performance measurement system to enable the agency to capture information on the impact of the federal funds on low and moderate income. The City used program year 2008 federal entitlement funds to continue to promote community, housing, and economic development for the City's low and moderate income persons. The City has developed its objective and outcome measures based upon the needs identified by the community in the Consolidated Plan. The City seeks to meet the following objectives:

- Availability of Decent Housing
- Affordability of Decent Housing
- Accessibility to Decent Housing
- Accessibility to a suitable living environment
- Availability/ Accessibility of economic opportunity
- Sustainability of a suitable living environment
- Sustainability of decent housing

The activities and projects adopted by the City Council are based upon selecting activities that assist the City in meeting the outcomes. The City seeks to achieve the following outcomes:

- Increase affordable housing opportunities for very-low and low income households;
- Improve the existing housing stock for very-low and low income households;
- Provide assistance to public agencies and nonprofit organizations providing services to very-low and low income households;
- Provide assistance for the homeless and those at risk of becoming homeless;
- Provide public facility improvements to facilitate neighborhood revitalization, such as infrastructure and public works projects;
- Pursue increased housing opportunities and assistance for those displaced through either code enforcement or redevelopment;
- Provide economic development and employment opportunity programs;
- Provide funds to increase law enforcement services;
- Monitor progress of federal entitlement programs to achieve housing and community development needs of the community.

### **Past Performance of Objectives**

*Availability of Decent Housing* – HOME funds are used to meet this objective through the New Construction and CHDO Programs. Last fiscal year the City continued development of two affordable housing projects to create 100 housing units.

*Affordability of Decent Housing* – HOME funds are used for the Home Buyer Assistance Program. This program has seen success in previous years with the low cost of house prices in Fresno. However, as Fresno's house prices catch up with the rest of California there has been a need to increase the amount of the assistance to meet the needs of LMI households. This increased cost reduces the number of persons that can be assisted. The City did not appropriate funding for homeownership assistance this program year.

*Accessibility to Decent Housing* – Fair Housing Programs and the First-Time Homebuyer Counseling Program assists the City in ensuring that LMI persons have access to decent housing. During the program year 722 persons participated in workshops and/or were counseled. The fair housing program ensures persons are made aware of their rights to live in the environment of their choice and the homebuyer counseling prepares persons access to information that will enable them to make a housing choice. Both programs met their annual goals.

*Accessibility to a Suitable Living Environment* – Many CDBG areas have blighted conditions that have accrued over time for lack of a concerted community development effort. Through the CDBG-funded Concrete Reconstruction Program, the No Neighborhood Left Behind Program, a \$46 million dollar bond to provide infrastructure improvements, and the CDBG-funded Code Enforcement efforts, the City has seen a substantial impact on blighted conditions. During the program year 65 curb cuts were constructed and over 7,300 code violations were addressed.

*Sustainability of a Suitable Living Environment* – The City continues its effort to work with neighborhood organizations to suppress crime in low income areas. In conjunction with these efforts is the rehabilitation of community centers and neighborhood centers that provide programs for low income youth. The City has invested over \$1.6 million in rehabilitating private and public community centers in low income areas. During the program year the City funded: the Boys & Girls Club in southwest Fresno; Marjaree Mason Center, Craycroft Youth Center, and the Warnor's Historic Theater.

*Sustainability of Decent Housing* – HOME-funded programs such as the Owner-Occupied Rehabilitation, the Rental Rehabilitation, the Emergency Grant and the Senior Paint Program assist the city in maintaining its affordable housing stock to sustain decent housing. The Emergency Grant and Senior Paint Program see great success each year. Both Owner-Occupied and the Rental Rehabilitation Programs have been re-tooled and heavily marketed. During the program year 80 units were sustained as decent housing.

In addition to the Consolidated Plan, the City Council adopted local housing policies addressing the following five priorities:

- Public facilities
- Housing rehabilitation and acquisition (including code enforcement)
- New construction of affordable housing
- Crime awareness
- Emergency shelters and transitional housing.

The ultimate success of administering the federal funds is based on the ability of the City to allocate its funds in ways that will maximize the impact on the city's neighborhoods and its low- and moderate-income residents. In some cases, such as with the HOME and ESG programs, the City, and/or the agency receiving the funds, is required to provide "match" funds to meet program requirements. For example, private donations, volunteer hours, State and local grants to homeless service providers are used to match ESG Program funds.

A match for the HOME program may be in the form of waived recording fees; program income from the Rental Rehabilitation Program; the City's tax increment; sweat equity; and the present value of the interest subsidy for loans made at rates below market in conjunction with the Home Buyer Assistance Programs. For this report, "matching funds" are locally-generated funding sources that are required to be contributed to the project. In other cases, grant funds "leverage" other local funds. In this report, leveraged funds are generated by the project without being required by the funding source. Examples of leveraging by the City of Fresno include home loans funded through private lenders in conjunction with the City's home buyer assistance programs; financing obtained by private developers that receive HOME funds to develop a housing project.

In addition to leveraging, the efficient use of funds includes the establishment of valid and cost effective programs which address the priorities established in the Consolidated Plan. It also includes recognition that outside organizations may be better equipped than the City to implement certain programs and conduct certain activities in order to meet specific community needs. The Consolidated Plan process has developed into a partnership linking numerous public, nonprofit and private organizations for maximum effect.

## ASSESSMENT OF PROGRAM YEAR 2008 ANNUAL ACTION PLAN ACCOMPLISHMENTS TO THE CONSOLIDATED PLAN

Within the context of the ten priority needs identified in the City's Consolidated Plan, ten goals were adopted in three Plan components. These included the following:

### **GENERAL HOUSING PLAN**

- Goal 1:** New Construction of Affordable Housing
- Goal 2:** Housing Rehabilitation Program
- Goal 3:** Redevelopment and Relocation
- Goal 4:** Plan Improvements

### **NON-HOUSING COMMUNITY DEVELOPMENT PLAN**

- Goal 5:** Public Facilities and Improvements
- Goal 6:** Crime Awareness

### **ANTI-POVERTY PLAN**

- Goal 7:** Emergency Shelter and Transitional Housing / Prevention of Homelessness Permanent Housing for Homeless
- Goal 8:** External Support and Coordination of Services
- Goal 9:** Economic Development
- Goal 10:** Monitoring

## GENERAL HOUSING PLAN

**Goal 1:** *Increase housing opportunities for very low- and low-income families with an emphasis on households with five or more members through new home construction and increased ownership opportunities.*

### **Implementing Programs**

*New Housing Development*

#### **New Construction of Affordable Housing**

##### **Single-Family Homes - Habitat for Humanity Fresno**

On April 30, 2009, the City of Fresno approved a HOME Program Agreement with Habitat for Humanity in the amount of \$177,000 for the construction of two single-family homes. Excavation of the lots is complete and the foundations for the homes will be finished in October 2009. Construction of the homes is expected to be completed by January 30, 2010. The parcels are located at 172 and 182 North Echo Ave. in Census Tract No. 6.

##### **Echo Street Rehabilitation - Marko Construction Group**

On August 28, 2007, the City of Fresno approved a HOME Program Agreement with Marko Construction Group in the amount of \$214,000 for the rehabilitation of a duplex at 164 North Echo Ave. Rehabilitation work is underway and is expected to be completed by the end of November 2009. The parcel is located in Census Tract No. 6.

##### **Palm View Gardens (Transit Village) – ROEM Development Corporation**

In January of 2007, the City of Fresno acquired a 5.5 acre parcel located on Kings Canyon between Peach and Willow Avenues in southeast Fresno for a proposed transit village project. The development will consist of 133 units of affordable senior housing (Palm View Gardens), a transit hub, and a small park. The City executed a Disposition and Development Agreement with the project developer ROEM Corporation on December 10, 2008, to facilitate the developer's application for additional funding sources. On July 30, 2009, the City approved \$1 million in HOME Program funds for the land acquisition and construction of Palm View Gardens.

Construction of the project is pending until the developer is able to secure the balance of construction financing. The project sponsor will reapply for 9% Low Income Housing Tax Credits in 2010 to help fund construction of the project. The project site is located in Census Tract No. 29.02.

#### **Bastian Court – Bastian Partners**

The City of Fresno approved HOME Program funds in the amount of \$2.1 million for the proposed Bastian Court Apartment complex located at 2133 Stanislaus St. in downtown Fresno. The project will consist of 60 affordable multi-family units. Demolition of an existing vacant commercial building is now completed. Construction of the apartments is scheduled to begin in January 2010 and completion of the project is scheduled for June 2011. The parcel is located in Census Tract No. 1.

#### **Community Housing Development Organization (CHDO)**

##### **Parc Grove Commons Phase II (formally known as Fungston Place) – Better Opportunity Builders**

Parc Grove is a multi-phased affordable multi-family housing project proposed by the City of Fresno Housing Authority, in partnership with Better Opportunities Builders, a non-profit CHDO developer. The proposed project will consist of 456 multi-family units. In March of 2008, the City of Fresno approved \$2 million in HOME CHDO funds for the construction of Phase II of the project which will consist of 215 affordable multi-family units. In September of 2009, the project was awarded \$25 million in Low Income Housing Tax Credits, and was previously awarded \$1 million in Federal Home Loan Bank Affordable Housing Program funds. Construction is expected to commence in January 2010. The project site is located at the southeast corner of Fresno and Clinton Avenues in Census Tract No. 34.

##### **South Clara Estates - Fresno West Coalition for Economic Development**

In May 2005, the City awarded \$550,000 in CHDO funds to FWCED for the development of 10 affordable single family homes. The CHDO funds will be used for development costs and mortgage assistance. Fresno West Coalition for Economic Development was unable to continue as the project sponsor and therefore assigned the project to Habitat for Humanity Fresno in November 2008. The project is under construction and is expected to complete in October 2010. The project is located at 195 W. North Ave. in Census Tract No.10.

#### Status of Previously Funded and Slow Moving Projects

##### **Arbor Court (formally known as Laurel Homes) – EAH Inc.**

In June 2005, the City awarded \$750,000 in CHDO funds for the project and in April of 2009 awarded an additional \$650,000 in CHDO funds. The development will consist of 19 multi-family units for persons with disabilities, and one manager's unit. The project sponsor was also awarded over \$2.2 million in Section 811 funds from the U.S. Department of Housing and Urban Development for the project. In January of 2008, the project was assigned by Central Community Development Center to EAH, to complete construction of the project. Construction is scheduled to commence in late 2009 with an anticipated completion date in July of 2010. The project site is located at 4830 E. Laurel Ave. in Census Tract No. 29.02.

#### Previous Land Acquisitions

##### **Ventura & Seventh**

In a joint effort to revitalize a blighted neighborhood block, the Housing and Community Development Division and the Redevelopment Agency purchased three parcels for a proposed mixed-use affordable senior housing project. The City and the Redevelopment Agency is currently in negotiations with a developer to purchase the property to construct 114 affordable senior housing units and 6,200 square feet of commercial space. The parcels are located in Census Tract No. 13.01

Completed Projects

**Crossroads – Habitat for Humanity**

In October 1994, the City provided \$2 million of CHDO funds to Habitat for Humanity, for the development of an 89-lot subdivision located on the northeast corner of Fruit and Jensen Avenues in southwest Fresno. Since that time, Habitat experienced construction delays and, as a result, met with City staff in 2002 to develop a work plan for completion of the 89 units. The work plan proved to be very successful and included collaboration from two local non-profit builders (Coalition for Urban Renewal Excellence [CURE] and Self-Help Enterprises [SHE]). At the end of the 2007 program year, a total of 73 homes were completed (Habitat completed 45 homes, CURE completed 18 homes, and SHE completed 10). The remaining 16 homes were completed in the 2008 program year. During the 2008 program year, Habitat completed 6 single-family homes and SHE completed 10 single-family homes. The subdivision is located in Census Tract No. 9.

**Little Long Cheng – Self-Help Enterprises**

The City previously provided \$1.2 million in HOME funds to Self-Help Enterprises for the construction of 30 affordable single-family homes. Twenty homes were completed in the 2007 program year. Nine homes were completed and sold as of July of 2008. One home remains to be sold to a low-income homebuyer. The project is located west of the northwest corner of Willow and Jensen Avenues in Census Tract No. 14.06.

Completed New Construction of Affordable Housing – Performance Tables

The following tables provide performance, income, and race data for affordable housing projects complete by the City during the program year.

**Income Level of Beneficiaries for Completed Projects**

Income Levels of Projects					
Project	Income Level			Large Households	Met Section 215 Requirements
	0-30%	31-50%	51-80%		
Crossroads	-0-	10	6	11	
Little Long Cheng	-0-	1	8	6	

**Race of Beneficiaries for Completed Projects**

Project/ Program	Caucasian		African American		Asian American		American Indian/ Alaskan Native		Native Hawaiian/ Other Pacific Islander		Other Multi-Racial	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
Crossroads	10	10	0	0	6	0	0	0	0	0	0	0
Little Long Cheng	5	5	0	0	4	0	0	0	0	0	0	0

*Technical Support for Tax Credit Applicants*

The City provided technical support for six new tax credit applications to ensure the availability of additional low-income, multi-family rental units. See the table below for information regarding these six projects. On each project, the City assisted the State of California with its application analysis by verifying that the zoning, building and general information provided in the tax credit application was accurate.

**Tax Credit Projects Provided Technical Assistance**

TAX CREDIT PROJECTS				
<i>Reviewed by the City during the program year and submitted for first or second round approval to the California Tax Credit Allocation Committee</i>				
Project	Location	Units	HOME Funds	Status
Elms Crossings	B Street & San Benito Elm & Geneva	39	0	Tax Credits were not awarded for the summer of 2006. The developer has applied for summer 2007 credits. The project has been combined with Yosemite Village in order to be more competitive.
Parc Grove Commons	2714 E Clinton	147	700,000	Did not receive Spring 2009 Tax Credit award, the developer has applied for summer 2007 Tax Credits
Tanager Springs Phase II	2121 S. Maple	72	2.6 Million	Awarded Spring of 2009 Tax Credits.
Tanager Springs Phase I	2121 S. Maple	74	2.1 Million	Have applied for Summer of 2009 Tax Credits, currently pending award.

**Goal 2:** *Improve the available housing stock for low- and very low-income households.*

**Implementing Programs**

*Housing Rehabilitation Programs*

**Code Enforcement Program**

The City continued to maintain the code enforcement activity to ensure that existing housing is safe and sanitary. Funding for these activities was from the CDBG Program, City Community Sanitation fees, and the City General Fund. A total of 7,394 CDBG code violation complaints were processed during the program year.

In CDBG eligible areas, the City received 916 housing code complaints related to health and safety issues involving both single family and multi-family residential units. Code Enforcement staff received approximately 4,415 public nuisance and 1,871 zoning cases involving the elimination of visual blight, trash, inoperable vehicles, and zoning violations, which in part, involved the elimination of illegal land uses or compliance with property development standards. Code staff also investigated 23 weed abatement cases, and 169 sign cases in CDBG areas. Staff focused on the investigation and correction of all substandard conditions found. Property owners who failed to comply were subject to citation and legal action. The actions taken in the CDBG-eligible areas included enforcement of the housing code, dangerous building code, public nuisance ordinance, and zoning ordinance.

Code Enforcement inspectors are instructed to routinely refer housing code violators to the City's Housing Division's Rehabilitation Program, the Redevelopment Agency's Minor Repair Program and the Economic Opportunities Commission Weatherization Program.

The City's Code Enforcement Program was awarded \$3,225,900 of CDBG funds in the program year. Other City resources paid for activities in non-CDBG areas. Code Enforcement activities are being done in conjunction with public works improvements and housing rehabilitation to arrest the decline of the CDBG-eligible areas.

**Home Improvement Program**

The program provides housing rehabilitation funds to low-income owner households in the form of a zero percent interest deferred payment loan. The program is available citywide. A total of \$ 200,000 of HOME funds was set aside in the program year for this activity. In addition to the federal funds provided through HUD, the City had \$550,000 from a previous grant funded through the State of California Department of Housing and Community Development CalHome Program. A total of 10 homes were rehabilitated, with HOME expenditures of \$112,697. This program was temporarily closed during the program year due to the State of California's freeze on CalHome Program reimbursements. Program year household data for these activities are provided in Table 7.

**Disabled Accessibility Grant Program**

The program provides funds to low-income seniors or individuals with physical disabilities to make accessibility improvements to their homes. Eligible improvements include widening of exterior doors, ramps, grab bars, lever faucets and roll-in showers. The program is available citywide. A total of \$100,000 of HOME funds was set aside in the program year for this activity. A total of 3 homes were improved with accessibility items, with HOME expenditures of \$16,600.

**Rental Rehabilitation Loan Program**

The program offers loans to qualifying property owners to rehabilitate rental housing that consist of 2 to 10 units. Maximum assistance is provided in the form of a 20-year, zero-interest loan, of up to \$15,000 per unit, with a required private match of 10% and a five-year deferred amortized loan repayment schedule. A total of \$100,000 of HOME funds was set aside in the program year for this activity. There were no projects completed during the program year.

**Senior Paint and White Picket Fence Program**

The Senior Paint Program is an exterior painting program available to the City's senior citizen residents. The painting is performed by a licensed contractor and funds are provided to program participants as a grant. During the program year, 80 senior households benefited from the program for a total of \$236,200 in CDBG funds. Race and ethnicity information for the activities are provided in the following tables.

The City administers the White Picket Fence Program in conjunction with the Senior Paint Program. The program provides funds for fence installation performed by a licensed contractor and helps provide a sense of security to the participants. The funds are provided as a grant. During the reporting year, 12 households benefited from the program for a total of \$22,991 in CDBG funds. Race and ethnicity information for the activities are provided in the following tables.

**Weatherization Program**

The Weatherization Program is used in conjunction with the Senior Paint Program and the Disabled Accessibility Grant Program. The program is designed to help seniors and the disabled lower their monthly utility costs through weatherization of their homes. Eligible items include insulation, solar screens, replacing of doors, weather stripping and broken windows. During the program year, 66 senior and disabled households benefited from the program for a total of \$55,830 in CDBG funds. Race and ethnicity information for the activities are provided in the following tables.

**Emergency Grant Program**

The City administers the program for owners with homes that have unaddressed health and safety issues and have received a citation from the City's Code Enforcement Division. The maximum grant for the program is \$6,000. This program was funded with \$25,000 in CDBG funds. During the reporting year, two households benefited from the program for a total of \$11,510 in CDBG funds. Race and ethnicity information for the activities are provided below.

Housing Rehabilitation – Performance Tables. The following tables provide performance, income, and race data for housing rehabilitation programs administered by the City.

**Housing Rehabilitation Programs Accomplishments**

Program	Units Rehabilitated		HOME Funds	CDBG Funds
	Projected	Actual		
Home Improvement Program	20	10	112,697	-0-
Disabled Accessibility Grant Program	10	3	16,600	-0-
Rental Rehabilitation Program	6	0	-0-	-0-
Senior Paint / White Picket Fence / Weatherization	178	158	-0-	315,021
Emergency Grant Program	4	2	-0-	11,510
<b>TOTAL</b>	<b>218</b>	<b>173</b>	<b>129,297</b>	<b>326,531</b>

Project/Program	Caucasian		African American		Asian American		American Indian/ Alaskan Native		Other Multi-Racial	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
Home Improvement	10	4	0	0	0	0	0	0	0	0
Disabled Accessibility	3	1	0	0	0	0	0	0	0	0
Rental Rehabilitation	0	0	0	0	0	0	0	0	0	0
Senior Paint Program	71	24	8	0	1	0	0	0	0	0
White Picket Fence	11	6	1	0	0	0	0	0	0	0
Weatherization	58	21	7	0	1	0	0	0	0	0
Emergency Grant	2	1	0	0	0	0	0	0	0	0

**Race of Beneficiaries for Rehabilitation Programs**

**Income Level of Beneficiaries for Completed Projects**

Program	Income Levels of Programs				
	Income Level			Large Households	Met Section 215 Requirements
	0-30%	31-50%	51-80%		
Home Improvement Program	0	2	8	1	10
Disabled Accessibility Grant Program	0	1	2	0	3
Rental Rehabilitation Program	0	0	0	0	0
Emergency Grant Program	0	0	2	0	n/a

*Other City Programs*

**Redevelopment Agency - Rehabilitation Program**

The Redevelopment Agency (RDA) of the City of Fresno contracted with the Fresno City Housing Authority to implement the Community Housing Partnership Program. The RDA provided tax increment housing set aside financing to provide grants and loans from \$6,500 to \$29,500 to low and moderate income households for minor and major rehabilitation of their single family homes. During the program year the Housing Authority completed 26 rehabilitation projects in eight target areas.

**SMART Program**

The SMART Program began acoustically treating homes in the airport noise contours in 1995. Acoustic insulation is a rehabilitation activity that reduces the impact of aircraft noise from the Fresno Yosemite International Airport on residences in areas determined to exceed an average noise level of 65 Community Noise Equivalent Level (CNEL). The average cost per home is about \$28,450 (\$20,779 for modifications; plus \$7,539 per home for consultant design, construction management, and administration costs). Each property owner signs an aviation easement and owner participation agreement that is recorded on the property.

From 1995 to July of 2007, 784 homes near the airport were rehabilitated through the SMART Program. Approximately 42 homes are currently in design as of September 2009. Approximately 22 homes are scheduled to be completed by March 2010.

Funding for the SMART Program has been 90% from Federal Aviation Administration (FAA) Airport Improvement Grants (AIP) and 10% Airport generated revenues. The funding formula has been modified by the federal government to be 95%

FAA AIP and 5% Airport revenue. The City received and is using FAA grant funding in the amount of \$1 million in 2008-2009.

### *Other Regulatory Information*

#### **Access to Housing for Large Families**

In an effort to meet the needs of large families, the City continues to encourage the development of affordable housing for large families (those with five or more persons). Through a variety of City-sponsored programs, the City assisted 45 large families, during the reporting period, in the following manner: Ten large families were assisted through the homebuyer rehabilitation programs.

#### **Affirmative Marketing Plans**

The City approved three Affirmative Marketing Plans during the program year: Tyler Street duplex, Sierra Gateway Senior Residence, and Geneva Village Apartments. Additionally, the City has several projects that are currently in developmental stages. As construction completion of the projects nears, Affirmative Marketing Plans will be reviewed for compliance with HOME Program regulations.

#### **Efforts in Meeting Worst Case Needs**

The City's activities under the new construction and acquisition/rehabilitation of rental housing are designed to meet worst case needs. Worst case needs are defined as households that spend  $\geq 50\%$  of their income on rent. As part of the City's Housing Construction Program, the City seeks out development partnership opportunities with project owners to encourage rental housing activities that will provide affordably priced housing units to low-income families. Currently, the City is assisting the following projects that will assist in meeting worst case needs: Sierra Gateway Senior Residence (Phase I), Laurel Homes, Geneva Village Apartments, Sandstone Apartments, Tanager Springs Apartments, Village at Kings Canyon and Martin Luther King Square Apartments.

#### *Activities to Promote Access to Affordable Housing*

City Housing staff participated in a number of activities that promoted the City's affordable housing programs including rental and homebuyer programs and projects. Many of the events were held in partnership with HUD and other nonprofit housing agencies. Some of the events that City staff participated in to further promote access to affordable housing included the following:

- 10X10 Blue Ribbon Committee
- Transitional Housing Task Force—10x10 Blue Ribbon Committee
- County of Fresno Mental Health Housing Meetings
- City of Fresno Anti-Slum Task Force
- Community Homebuyer Fair Council District 7
- Universal Design Community Outreach Meeting
- Radio Interviews: Hmong Language Radio Program
- South East Growth Area Community Outreach Meeting
- Central California Forum on Refugee Affairs meetings
- Healthy Homes Committee meetings
- Central Valley Asian Pacific Islander Committee meetings

During the reporting period, the City also invested staff time and resources in various other housing activities to promote accessibility to affordable housing including:

- Housing Resource Center: City staff continues to partner with the Community Housing Council of Fresno and the Fresno Housing Resource center, a community non-profit housing organization that provides professional homeownership information and education. Services provided include: access to pre-purchase counseling and credit counseling referrals, access to financing, access to listings of affordable housing in Fresno County (urban and rural), financial education, including predatory lending awareness and related housing and economic development services.
- Community Housing Council: City staff partners with other local, non-profit and private partners to jointly address the affordable housing concerns of the Fresno area.

- Refugee Housing Resettlement Task Force: City staff is working with other City agencies and groups to provide housing resources and assistance to newly arrived refugee families. The City continued to provide a Refugee Housing Liaison to assist with housing services to the refugee population.
- City Sponsored non-profit: City Staff worked with its CHDO partners to help in the creation of a City sponsored non-profit organization. The non-profit will be used in partnership with local CHDOs to help secure funding for the creation of affordable housing.
- The City of Fresno along with the ADA advisory council, the Center for Independent Living, and the Housing Partnership for the Disabled established the Universal Design Subcommittee to address the need for accessible housing. The Subcommittee proposed five basic design features that should be incorporated in all new residential construction: a no step entry, doorways and passage ways that are at least 34" wide, a downstairs flex room and accessible bathroom, six square feet of accessible kitchen counters, and 42" wide hallways. The Subcommittee has met with the Mayor's 10X10 Blue Ribbon Committee, the Disabled American Veterans, the Building Industry Association, the Housing and Community Development Commission, and the Planning Commission.

**Lead-Based Paint Regulations**

The City has had its federal Lead-Based Paint Practices in place since September 15, 2000. City staff continued to encourage new contractors to obtain their lead-based paint certifications and to attend lead based paint workshops to increase their understanding of the process for identifying and minimizing the hazard by using interim controls and obtaining lead clearances on all affected projects.

**Leveraging of Funds for Housing Programs**

The City has designed its housing programs to assist low-income families, while leveraging funds in a sound, business-like manner. The housing projects completed resulted in leveraging a total of \$4,399,380. See the table below for details.

**Sources of Leverage**

Programs/Projects	Leverage Amount	Leverage Source(s)
Owner-Occupied Housing Rehabilitation	17,257	Private Financing
Senior Paint/Weatherization	5,475	Private Financing
<b>Total</b>	<b>\$22,732</b>	

**Matching Requirements**

HUD requires participating jurisdictions to provide a twenty-five percent match for the HOME Program. HUD has reduced the match requirement for the City of Fresno to zero percent because of local economic conditions. The City continues to track its matching funds for use in future program years. During the program year, the City generated a total of \$95,588 in matching funds from the following sources:

- Program income derived from loan payoffs to the old Rental Rehabilitation Program. This generated \$71,446 in additional funds to repair rental housing.
- Fees waived by the Fresno County Recorder. This generated a direct benefit of \$75 to low-income participants in the Home Improvement Program, and \$732 for development projects.
- Sweat equity from Habitat for Humanity Project totaled \$36,745.
- Sweat equity form Self Help Enterprises Project totaled \$ (13,410).
- In addition, the City carried over \$5,922,906 in excess matching funds from prior years. Total matching funds available from the City was \$6,018,494. Details of the HOME Match Report (HUD Form 40107-A) can be found at the end of the CAPER. As a point of clarification, matching funds were already provided from the various sources and can be used to meet the matching requirements of the HOME program. They are funds on paper and do not constitute real funds that could be used for construction activities.

**HOME Match Sources**

<b>Programs/Projects</b>	<b>Match Amount</b>	<b>Match Source(s)</b>
Rental Rehabilitation Program	\$ 71,446	Program income derived from loan payoffs to the old Rental Rehabilitation Program
Home Improvement Program	75	Fees waived by the Fresno County Recorder
Housing Development Projects	732	Fees waived by the Fresno County Recorder
Habitat for Humanity Project	36,745	Sweat equity
Self Help Enterprises Project	(13,410)	Sweat equity
<b>Total</b>	<b>\$95,588</b>	

**Goal 3 - Residential Displacement and Relocation:** Provide increased housing opportunities and assistance for those displaced through either code enforcement or redevelopment.

### Implementing Programs

#### Relocation

It is City policy not to cause the relocation or displacement of any persons affected by any housing program. In the event displacement should occur, appropriate relocation measures will be employed as required by the City's relocation procedures pursuant to HUD regulations.

During the 2008 Program Year there were no activities that triggered the Uniform Relocation Act.

**Goal 4 - General Plan Improvements:** Monitor and complete the update of the City's General Plan and update the Housing Element and housing data regarding the development of affordable housing for very low- and low-income families. Continually improve all other City regulations and processes that affect housing access and affordability.

### Implementing Programs

#### General Plan Update

The City completed the update to the General Plan and Housing Element. The 2025 Fresno General Plan was adopted by the City Council in November 2002. The updated Housing Element was adopted June 18, 2002.

As part of revising the Housing Element, the City conducted a housing quality survey to determine the condition of the housing units constructed prior to 1960. The survey estimates the number of units in the city that are in need of rehabilitation and replacement. According to the survey, 88.6% of the housing stock is in sound condition. In summary:

- The study identified that 21,805 of the 24,600 houses surveyed are in sound condition;
- Another 2,165 are in need of minor repair;
- The survey indicated 507 houses are in need of moderate repair
- Eighty-eight houses need substantial repair; and,
- Thirty-four of the houses surveyed are dilapidate and need to be demolished.

To prepare the Housing Element, the City worked with the Council of Fresno County Governments and the cities within the county to develop a Housing Allocation Plan to ensure that sufficient low-income housing is constructed within the county. Incorporation of land-use policies to accommodate a diversity of housing sizes and types, as well as higher residential densities, provide increased opportunities for affordable housing.

The 2025 General Plan calls for redistributing a projected population of approximately 10,000 people from the western and eastern fringes to the central portions of the metropolitan area. Revitalization and enhancement of the established urban core will continue to be the major focal point of the plan's vision. The Plan projects the rehabilitation of 1,000 dwelling units and construction of 1,000 new infill dwelling units generally within the CDBG target areas. The target area for this redistribution is between Ashlan, Jensen, Willow and West Avenues.

During the previous 2007 program year, the City adopted a revision of the City's group homes ordinance. The City removed outdated and questionable terminology and helped solidify the City's fair housing practices. Provisions of reasonable accommodations are being integrated into daily decision making by City planning staff.

One of the priorities of the Mayor and City Council is to revitalize the central city area. To achieve that objective, the City applied for and received an Empowerment Zone designation from the U.S. Department of Housing and Urban Development (HUD) in 2001. The zone became effective on January 1, 2002.

**Activities to Encourage Housing Development** - To encourage the development of affordable housing, the Planning and Development Department continues to monitor these specific issues:

a. **Density Bonus**

Provide incentives to developers through the provision of higher densities, financial incentives, or fee waivers in exchange for a commitment to provide housing for very low- and low-income families or senior citizens.

b. **Higher Densities**

The City has limited acreage designated or zoned for higher density development (20 or more units per acre). The addition of property with such a designation provides greater opportunities for affordable housing. The General Plan recommended an activity center concept to encourage well planned and appropriately clustered higher density, mixed use developments.

**Status:** The 2025 General Plan was adopted during the program year, November 2003. The activity center concept was incorporated into the Plan. Proposed specific plans will be developed to implement the concept.

c. **Policies to Encourage Increased Average Residential Densities**

The policies recommend that all properties within the City's sphere of influence be planned for urban densities. Utilization of this standard will provide for overall higher planned residential densities which can reduce land costs per unit and thus encourage more affordable prices. The Draft General Plan proposed to eliminate the rural residential designated land use category and designate additional land for higher density categories.

**Status:** The adoption of the 2025 General Plan eliminated the rural residential land use category. As an outcome of the 4,000 or more multiple family unit entitlement application filings:

- 161 units will be built at a density of 45 units/gross acre;
- 171 units will be built at 23 units/gross acre or more;
- 906 units will be built at densities of 17-20 units/acre.

d. **Mixed Density Policies, Ordinances and Zone District Standards**

The City's planned communities ordinance allows for unified developments that would include a mix of residential densities and commercial land uses. Code standards can be adjusted through the planned community process to increase overall residential densities while retaining quality community design. Increased densities result in decreased land costs per unit and therefore encourage decreased per-unit costs to provide greater opportunities for mixed income groups. Residential and commercial land uses can be combined within the same project through the Commercial Professional (CP) and Residential Professional (RP) zone districts. The goal is to create higher density, more urban type mixing of land uses throughout the City.

**Status:** The City continues to encourage the use of these provisions to stimulate affordable housing development for low and moderate income families.

**Mixed Income Opportunity Housing**

Although not in ordinance form, units can be developed and/or sold at market rate with some assistance, below market rate, or through innovative financing programs. The State Department of Housing and Community Development encourage cities to increase densities which will allow for a greater mix of income groups. The City has continued to support to the Housing Authority in obtaining additional Section 8 vouchers for lower income persons in the City. The City also has provided incentives to various nonprofit organizations to provide greater housing opportunities for lower income people and through its support of tax credit projects to encourage the mixing of income groups.

NON-HOUSING COMMUNITY DEVELOPMENT PLAN

**Goal 5 - Public Facilities and Improvements:** Provide public facility improvements to facilitate neighborhood revitalization.

**Implementing Programs**

*Neighborhood Infrastructure Program*

The City continued its ongoing program to concentrate CDBG funds toward the rehabilitation of existing tree-damaged sidewalks, curbs, gutters and street surfaces as part of its goal to support the revitalization of low- and moderate-income neighborhoods that are deteriorating or threatened with deterioration. Funding was accomplished through the use of CDBG monies, Fresno gas tax funds, Measure C, and other sources as they became available.

The City designated three CDBG eligible neighborhoods to concentrate concrete reconstruction activities. Projects selected for the improvements must meet two criteria: the existence of drainage facilities and the existence of some portion of curb and sidewalk. The areas selected in this program year did not need a full street infrastructure reconstruction; instead, the goal was to provide a renewed and complete infrastructure. The completion of this project encourages neighborhood revitalization and discourages the collection of debris and allows for routine cleaning activities such as street sweeping. During the program year \$1 million of CDBG funds were appropriated to provide infrastructure improvements in low mod income neighborhoods.

In addition to concentrated improvement projects, the City directed a heightened level of other City services such as, code enforcement and the District Crime Suppression Team (DCST), to these neighborhoods to address visual blight and crime prevention.

*ADA Infrastructure Compliance*

The City continues its efforts to address compliance issues with the Americans with Disabilities Act (ADA). The City used CDBG funds for the installation of 85 curb cuts and wheelchair ramps that are in compliance with ADA requirements.

Wheel Chair Ramps					
1259	B	4398	N West (SEC)	SE	Brooks/Esther
540	E Thomas	4400 X	N West (NWC)	SE	Ester/Geraldine
2560	E Thomas	7006	N San Pablo	NE	Ester/Geraldine
608	N Fresno	7205	Sugar Pine	2383	S Weller
2547	E Thomas	NWC	Beechwood/Sugarpine	705	N Calaveras
644	N Fresno	7208	N San Pablo	SE	Ester Way/Marilyn Way
644	N Fresno	7208	N San Pablo	NE	Ester Way/Marilyn Way
1100	Mono	7037	N Blackstone	SW	Ester Way/Floradora
1100	Mono	NWC	Fir/Sugar Pine	NW	Ester Way/Floradora
SE	Ninth/Huntington	SWC	Beechwood/Blackstone	SE	Ester Way/Floradora
NE	Ferger/Pine	7107	N Sugar Pine	NE	Ester Way/Floradora
7010	San Pablo	SW	Arthur/Dennett	SE	Ester Way/Lamona
1100	Mono	NW	Arthur/Dennett	NE	Ester Way/Lamona
635	N Thesta	SE	Arthur/Dennett	SW	Ester Way/Hammond Way
SW	Home/Vagedes	NE	Arthur/Dennett	NW	Ester Way/Hammond Way
NW	Home/Vagedes	SW	Dennett/Vagedes	SE	Ester Way/Hammond Way
SE	Home/Vagedes	NW	Dennett/Vagedes	1704	B
NE	Home/Vagedes	SE	Dennett/Vagedes	NE	Floradora/Teilman
SW	Arthur/Home	NE	Dennett/Vagedes	SE	Floradora/Teilman
NW	Arthur/Home	NW	Thomas/Thorne	NW	Floradora/Teilman

SE	Arthur/Home	405	E Oleander	SW	Floradora/Teilman
NE	Arthur/Home	NW	Fulton/Inyo	NW	Delno/Hammond
SE	Adoline/Home	NE	Fulton/Inyo	SW	Delno/Hammond
NE	Adoline/Home	SEC	Seventh/Tulare	SE	Delno/Hammond
SW	Farris/Home	SEC	Sixth/Tulare	NE	Delno/Hedges
NW	Farris/Home	SWC	Eighth/Tulare	NW	Delno/Hedges
2303	E Thomas	SEC	Eighth/Tulare	SE	Delno/Hedges
717	N Fresno	SWC	Ninth/Tulare	SW	Delno/Hedges
654	Huntington/Sixth	SEC	Ninth/Tulare	NW	Delno/Lamona
NW	Home/Thorne	7088	San Pablo	SW	Delno/Lamona
SE	Home/Thorne	NEC	Fir/San Pablo	SE	Delno/Lamona
NE	Home/Thorne	163	W Birch	NW	Lamona/Teilman
SE	Harrison/Home	7093	N Blackstone	SE	Lamona/Teilman
SW	Home/Safford	1320	S Modoc	NE	Lamona/Teilman
NW	Home/Safford	SW	Tenth/Tulare	SW	Lamona/Teilman
SE	Home/Safford	SE	Tenth/Tulare	1248	W Lamona
NE	Home/Safford	SW	Eleventh/Tulare	1305	N Teilman
SE	Pine/Safford	SE	Eleventh/Tulare	NE	Hedges/Teilman
NE	Pine/Safford	NW	Eleventh/Kerckhoff	NW	Floradora/Tody
SE	Normandie/Safford	NE	Eleventh/Kerckhoff	SE	Teilman/Toby
NE	Normandie/Safford	SW	Eighth/Kerckhoff	NE	Teilman/Toby
SW	Floradora/Safford	SE	Eighth/Kerckhoff	SE	Pine/Teilman
NE	Floradora/Safford	NE	Eighth/Kerckhoff	NE	Pine/Teilman
SE	Floradora/Harrison	SW	Platt/Sixth	SW	Pine/Teilman
NE	Floradora/Harrison	NW	Platt/Sixth	NW	Pine/Teilman
SW	Farris/Floradora	NW	Kerckhoff/Sixth	SW	Fay/Marilym
NW	Farris/Floradora	NE	Kerckhoff/Sixth	NW	Fay/Marilym
SW	Floradora/Thorne	SW	Fifth/Platt	SW	Fay/Geraldine
NW	Floradora/Thorne	SEC	Fourth/Platt	NW	Fay/Geraldine
SE	Floradora/Thorne	SWC	Fourth/Platt	SW	Delno/Pine
NE	Floradora/Thorne	NWC	Balch/Fourth	NW	Delno/Pine
NE	Floradora/Vagedes	NEC	Balch/Fourth	SW	Home/Teilman
SE	Hedges/Vagedes	SWC	Fourth/Mono	NW	Home/Teilman
SW	Hedges/Vagedes	NWC	Fourth/Mono	SW	Delno/Home
SW	Hedges/Safford	NEC	Fourth/Mono	NW	Delno/Home
SE	Hedges/Thorne	SWC	Balch/Second	NE	Carruth/Home
SW	Ferger/Pine	N/W	Fifth/Mono	NE	Home/Pacific
NW	Ferger/Pine	S.E	Fifth/Mono	1506	S Stephens
SE	Ferger/Pine	N/E	Fifth/Mono	NW	Carruth/Dennett
2386	E Tower	S/W	Mono/Sixth	SE	Carruth/Dennett
729	Merced	N/E	Mono/Sixth	NE	Carruth/Dennett
SE	Eleventh/Huntington	N/E	Balch/Fifth	SW	Delno/Peralta
3638	E Huntington	N/W	Balch/Tenth	SE	Delno/Peralta
3650	E Huntington	N/E	Balch/Eleventh	SE	Pacific/Peralta
3606	E Huntington	SE	Effie/Mc Kinley	SW	Pacific/Peralta
3901	E Huntington	SW	Effie/Mc Kinley	SE	Peralta/Teilman
2825	E Saginaw	4831	N Delbert	NE	Peralta/Teilman
31	W Beechwood	164	W Birch		M/Mariposa (cross walk)
30	W Herndon	164	W Birch		M/Mariposa (cross walk)
NEC	Sugarpine/Beechwood	SWC	Birch/Sugar Pine		M/Mariposa (cross walk)

51	N Beechwood	7171	N Sugar Pine		M/Mariposa (cross walk)
7046	N San Pablo	7171	N Sugar Pine	SW	G/Mariposa
2119	E Belmont	7170	N San Pablo	NW	G/Mariposa
729	Merced	7170	N San Pablo	7252	N Maroa
738	Merced	58	W Birch	1440	A
280	N Van Ness	58	W Birch	SE	F/Mariposa
923	Merced	SEC	Birch/Sugar Pine	NE	F/Mariposa
SW	Safford/Thomas	SEC	Birch/Sugar Pine	SW	F/Mariposa
NW	Safford/Thomas	88	W Birch	NW	F/Mariposa
SE	Safford/Thomas	SW	Eight/Mono	1108	U
NE	Safford/Thomas	4860	N Cedar	124	U
SW	Edgar/Weller	4904	N Cedar	SW	G/Inyo
SE	Edgar/Weller	1510	E Ashlan	NW	G/Inyo
NW	Pleasant/Robinson	4151	N Blackstone	SE	F/Mono
SE	Dennett/Safford	1150	N Abby	NE	F/Mono
NE	Dudley/Safford	1900 X	E Belmont/Diana (R/R)	SE	F/Inyo
SW	Dudley/Safford	20	E Atchison	NE	F/Inyo
NW	Dudley/Safford	2194	S Plumas	SE	G/Stanislaus
SE	Dudley/Safford	1550	Rev Chester Riggins	NW	G/Stanislaus
NEC	Mildreda/Van Ness	9	E Atchison	SW	G/Stanislaus
554	W Oleander	823	Santa Fe	NW	G/Stanislaus
535	E Kearney	2110	S Ivy	1561	B
NW	Chester/Weller	1827	B	SW	G Overpass/Tuolumne
SE	Chester/ MLK	1827	B	NW	G Overpass/Tuolumne
NE	Chester/ MLK	2386	S Tupman	NW	G Overpass/Tuolumne
SE	Edgar/MLK	SW	E Lansing/N College	SW	G Overpass/Tuolumne
SW	Dennett/Farris	SE	E Lansing/N College	SW	G Overpass/Merced
NW	Dennett/Farris	NW	E Lansing/N College	SW	Broadway/Santa Clara
SE	Dennett/Farris	SW	Del Mar/Lansing	NW	Broadway/Santa Clara
619	E Oleander	NW	Del Mar/Lansing	SE	Broadway/H
SW	Dudley/Farris	SE	Del Mar/Lansing	SE	Broadway/Santa Clara
NW	Dudley/Farris	SE	College/Saginaw	NW	Fulton/Santa Clara
SE	Dudley/Farris	SW	College/Saginaw	NE	Fulton/Santa Clara
NE	Dudley/Farris	SW	Del Mar/Saginaw	SW	Broadway/Monterey
SW	Farris/Thomas	NW	Del Mar/Saginaw	NW	Broadway/Monterey
NW	Farris/Thomas	SE	Saginaw/Maroa	SE	Broadway/Monterey
SE	Farris/Thomas	NE	Buckingham/Del Mar	SW	Monterey/Van Ness
NE	Farris/Thomas	NW	F/Tuolumne	SE	Monterey/Van Ness
SW	Adoline/Denett	NW	Glenn/Hampton	NE	Monterey/Van Ness
NW	Adoline/Denett	SE	Glenn/Hampton	SE	Fulton/Los Angeles
SE	Adoline/Denett	SW	Diana/Saginaw	NE	Fulton/Los Angeles
NE	Adoline/Denett	SE	Diana/Saginaw	NE	Cherry/Fulton
3707	E Huntington	NW	Clark/Saginaw	SW	Fulton/Los Angeles
SE	Cedar/Church	SW	Clark/Hampton Way	SW	Fulton/Los Angeles
1391	N Recreation	NW	Clark/Sussex Way	NW	Fulton/Los Angeles
1388	N Recreation	319	W Kearney	NW	Hamilton/Sarah
4707	E Hedges	NE	Marks/Olive	SE	Hamilton/Sarah
4735	E Floradora	SE	Hammond/Weber	NE	Hamilton/Sarah
4775	E Floradora	NE	Hammond/Weber	SW	Hamilton/Mary
4759	E Floradora	SW	Brooks/Weber	NE	Hamilton/Van Ness

4404	N West	SE	Brooks/Weber	1107	R
1292	N Ninth	SW	Nevada/Yosemite	1292	N Ninth
3865	E Floradora	NW	Nevada/Yosemite	NE	Teilman/University
2324	S Barton	SE	Nevada/Yosemite	SE	Teilman/Normal
SWC	Garland/Pleasant	NE	Nevada/Yosemite	NE	Teilman/Normal
2510	W Garland	543	N Clark	SW	Teilman/Weldon
SW	Braly/Mary	2075	E White	NW	Teilman/Weldon
NW	Braly/Mary	SE	Brooks/University	SE	Teilman/Weldon
SE	Braly/Mary	SW	Brooks/University	SW	Teilman/Normal
SW	Butler/Santa Fe	3950	N Fresno	SW	Channing/Weldon
SW	Butler/Pearl	2505	W Dakota	NW	Channing/Weldon
SE	Butler/Pearl	SW	Divisadero/San Pablo	NE	Channing/Weldon
SE	M/Santa Clara	NE	Hughes/Shields	2279	E White
1037	Calaveras	SW	Teilman/University	2303	E White
1505	B	NW	Teilman/University	2304	E White
2070	E Thomas	1303	B	1525	E Divisadero
2204	E Thomas	608	N Clark	2556	E White
SWC	B/Toulumne	2206	E White	2555	E White
SEC	Mariposa/U	2280	E White	540	N Augusta
SEC	H/Kern	SE	Teilman/University		

The table below identifies Program Year 2008 concrete reconstruction improvement projects paid for with CDBG funds. Code enforcement, street sweeping, Community Sanitation Division activities, tree trimming, neighborhood watch, and DCST activities were budgeted as part of each department operating budget. Any costs paid with CDBG funds for such projects by individual departments are covered under the specific departmental activity described elsewhere in this report.

PAVING		
Effie	McKinley	Home
Glenn	Ashlan	Hampton
Tuolumne	F St	G St
Stanislaus	E ST	C St
CONCRETE REPLACEMENT		
Fresno/Tulare/U St/ M St		
Divisadero/Hwy 180/Fulton/H St		
Tulare/Huntington/First/Cedar		

**Neighborhood Park Improvement Program**

The City has continued its program to improve park and recreational services in lower income neighborhoods by constructing new facilities and upgrading existing ones. Funding has come from CDBG monies, HUD Section 108 loan funds, and several State and federal grants.

During the 2008 Program Year the City awarded CDBG grants to several neighborhood community agencies to rehabilitate the facilities in which services are provided to low income persons. The Boys and Girls Club was awarded \$74,000 in funds to rehabilitate the center located in East Fresno. Marjaree Mason Center received \$59,000 to rehabilitate the facility that provides services to battered women and children and Craycroft Youth Center was provided \$29,000 for playground improvements on its homeless facility for children. Completion and reporting data will provide in ensuing CAPERs.

**Neighborhood Center Improvements**

Project	Census Tract	Funding	Status
Boys and Girls Club	6	74,000	Awaiting additional funds
Marjaree Mason Center	6	59,000	Awaiting additional funds
Craycroft Youth Center	6	29,000	Awaiting additional funds

**Chinatown Community Center**

The project will provide funds to make some improvements to a building at 934 “F” Street in the Chinatown section of the City. The building will be used as a community center for providing social services to the local residents. No funds were expended during the reporting period.

**West Fresno Healthcare Coalition**

During the 2005 Program Year the City amended the Annual Action Plan to reflect a change in the activity of the service center. The amendment included the West Fresno Healthcare Coalition acting on behalf of the Ivy-Carver Association to develop a multifaceted service center including education, social and health services for low income residents of the area.

Planning for the project continued during the program year. The agency has developed a collaborative relationship with a national philanthropic group and the scope of the project is expected to change to comprehensive one-stop services for the low income area. Future CAPERs will detail the accomplishments of the project.

***Goal 6 - Crime Awareness:** Improve public safety and to provide funds to increase law enforcement services, primarily in CDBG eligible areas. The budget would be allocated from the public services portion of the CDBG entitlement.*

**Implementing Programs**

**District Crime Suppression Teams (DCST)**

The District Crime Suppression Teams were initially formed in April 2002. The teams were designed to provide an immediate response to violent crimes in progress, and to reduce crime and calls for service by utilizing a problem solving philosophy.

District Crime Suppression Team officers do not generally respond to routine calls for service from the public, but instead direct their efforts in a proactive approach to address criminal offenders before they strike. The DCST enhance the level of service provided by patrol officers and provide an increased visibility of uniformed patrol officers in the neighborhoods they serve.

District Crime Suppression Teams in the Southwest, Central, and Southeast policing districts have focused on preventing and responding to violent crime quickly, in those neighborhood plagued with higher rates of crime, and calls for service relating to narcotics, prostitution, gang activity, and violent crime.

These teams placed a strong emphasis on preventing criminal activity through quick apprehension of those who commit crimes. They worked very closely with other units within the department so that when suspects were identified they could be quickly apprehended, before having an opportunity to commit additional crimes. Additionally, they worked closely with allied agencies, such as the California Department of Correction (Parole), to locate and apprehend dangerous subjects who have violated their parole or absconded from parole supervision. The District Crime Suppression Teams worked in conjunction with both Parole and Probation to conduct parole and probation searches of residences of those suspected of continued criminal activity.

Many of the CDBG eligible neighborhoods are plagued with neighborhood “Drug Houses” and street narcotics sales. This activity negatively impacts the quality of life for the neighborhood. Not only does narcotics activity lead to violence, it intimidates and causes fear for those who live in the neighborhood. Crimes Suppression Teams have actively worked to address these locations by conducting undercover narcotics investigations, serving narcotics search warrants, and utilizing other specialized enforcement tactics.

Gang members are involved in a wide range of criminal activity, to include graffiti, drug manufacturing and dealing, thefts, assaults, robberies, and murders. Many of the gang members are on probation and parole. The connection between gang members and dangerous criminal activity is evident. Because of this connection, Crime Suppression

Teams have also focused their efforts on suppressing gang activity.

District Crime Suppression Team members have often been the first units to arrive at the scenes of violent in progress crimes such as robbery, assault, and murder. Their quick response and special training, in tactics, has often times allowed them to make arrests at the scene of a crime, resulting in an enhanced investigation and a safer community. DCST was awarded \$111,900 of CDBG funds with an area benefit to low mod income persons.

#### **Care Fresno Program**

Care Fresno is a non-profit organization that assists the CDBG-funded District Crime Suppression Teams in lower income neighborhoods. Care Fresno targets neighborhoods that have an established history of crime patterns. The DCST officers work to address crime in these targeted neighborhoods and then requests Care Fresno, as needed, to follow up with longer term neighborhood interaction. The mission of Care Fresno is: "Building partnerships to restore and maintain safe neighborhoods." Care Fresno was awarded \$50,000 of CDBG funds and directly benefitted 345 low/mod income children.

Care Fresno conducted the following crime awareness and prevention services during the 2008 Program Year:

#### **CARE Fresno Performance**

- 345 unduplicated children and youth attended the ten Care Fresno sites on a weekly basis.
- 18,000 service hours provided for children over a fifty week period.
- 550 hundred hours of tutoring services provided over a fifty week period.
- 27 families impacted by the Care Fresno/PIMEC collaborative services.
- 27 families impacted each week by the Care Fresno/First Five collaborative services.
- 8 families attended the weekly "Mommy and Me" support group.
- 51 youth attended the "Life Skills Training" at three separate sites.
- 250 hours of homework sessions provided at seven Care Fresno sites over fifty weeks.
- Care Fresno collaborated with the Fresno Police Department in several block parties.

## ANTI-POVERTY PLAN

### **Goal 7 - Emergency Shelter and Transitional Housing / Prevention of Homelessness / Permanent Housing for Homeless:**

*Continue to provide assistance for the homeless and those in danger of becoming homeless and improve the communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.*

### **Implementing Programs**

#### *Continuum of Care Plan*

The mission of the Fresno-Madera Continuum of Care (FMCoC) is to prevent, reduce and ultimately end homelessness in the Fresno/Madera metropolitan and rural areas. The Continuum of Care was developed through an active participatory process involving the City, the local HUD office and agencies serving veterans, homeless, seniors, persons with disabilities, HIV/AIDS, mental illness, and substance abuses as well as health organizations and churches. These advocates represent persons that may, or may not, be homeless, but have special needs that may require supportive housing, including persons with HIV/AIDS.

Goal and priority setting and the identification of obstacles are the responsibility of the participating homeless providers through the FMCoC. The City and local HUD roles are primarily advice and support. The FMCoC became the forum by which local priorities were established for local providers in applying for State Emergency Housing and Assistance Program (EHAP) funding. During the program year, local agencies received over \$4.2 million dollars in EHAP funds.

- Certificates of Consistency were provided to each of the agencies for their Continuum of Care Supportive Housing Program and Shelter Plus Care Program. The agencies demonstrated consistency with the priorities established in the City of Fresno's Consolidated Plan.

#### *Emergency Shelter Grant (ESG) Program*

The City continued to fund shelters for the homeless to carry out Consolidated Plan priorities. In Program Year 2008 ESG funding was provided to: the Marjaree Mason Center, the Poverello House, the Fresno County Economic Opportunities Commission (EOC) Sanctuary Youth Center, The EOC Transitional Living Center, Turning Point of Central California, and Spirit of Woman.

During the program year, the homeless agencies receiving ESG funding provided 632,500 meals and 107,163 shelter nights to 18,121 homeless persons. The ESG Program requires that funding recipients provide matching funds on a dollar for dollar basis from non-ESG funding sources. The agencies reported a total of \$561,415 in matching funds during the program year.

ESG funding provided reimbursement for shelter maintenance and repair, security, insurances, and utility costs. All 2008 program year ESG funds were committed during the program year. Shelter agencies were funded with contracts executed July 1, 2008.

#### *Supportive Housing Program*

The City does not administer Supportive Housing Grants. All previous SGP grants have been closed. However, during a routine monitoring visit conducted by HUD staff reflected tenants residing in the apartment complex were not relocated in accordance with the federal Uniform Relocation Act (URA). HUD, the City and EOC have developed a strategy to locate and provide benefits to person involuntarily displaced during the conversion activity. During the 2006 Program Year no families were located.

#### *Housing for People with AIDS (HOPWA):*

During the 2008 Program Year the received notification from HUD that it will be the entitlement jurisdiction for HOPWA funds for the Program Year 2009. The City will report HOPWA information in the 2009 Program Year CAPER

*Senior Meal and Recreation Program*

CDBG funding was provided in the amount of \$689,000 to the Senior Meal and Recreation Program. The program serves older adults through a variety of recreation activities, special events, excursions, social dances, health, fitness and dance instruction, technology, financial management, safety awareness, and nutritious meals. Meals are served Monday through Friday, excluding holidays, at 16 Senior Hot Meal sites. The following table summarizes the number of persons served at the various sites.

**Senior Meal Beneficiaries by Site**

Site	Meals Served	Senior Attendance
<b>F.I.R.M.</b>	3491	3833
<b>Glen Agnes</b>	3691	6800
<b>Highway City</b>	3987	4060
<b>Hinton</b>	4751	4063
<b>Lafayette</b>	3841	2937
<b>Learning Center</b>	4911	5254
<b>Mosqueda</b>	6754	10254
<b>Pinedale</b>	5722	5651
<b>S.C.V.</b>	14328	12311
<b>Ted C. Wills</b>	13732	13948
<b>Calwa</b>	3314	2333
<b>Einstein</b>	2659	2472
<b>Las Casitas</b>	2453	2079
<b>Mary Ella Brown</b>	1416	1560
<b>Quigley</b>	2074	2324
<b>Romain</b>	2500	2319

**Goal 8 - External Support - Public Services:** Depending on funding availability, continue to provide assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, adults with physical and/or mental impairments, the mentally ill, victims of domestic violence, and households with abused children among others. Coordinate with public agencies providing job training, life skills training, lead poisoning prevention and remediation and other education programs that support the City's housing and community development strategies.

**Implementing Programs**

City staff evaluated Program Year 2008 grant applications based upon Consolidated Plan priorities, community priorities, prior commitments, and the availability of funding. HUD allows the City to fund up to 15% of its CDBG allocation for public service activities. The City budgeted public service activities under CDBG for: Senior Nutrition Program, Enrichment Program, Care Fresno, ByDesign Financial Solutions, the District Crime Suppression Team Program, Valley Center for the Blind, Read Fresno, and Reading and Beyond. The following table summarizes the public services provided through CDBG, the award amount and the number of low/mod income persons benefitting.

Agency	Funding Amount	LMI Benefit
ByDesign	50,000	671 low/mod income persons
Care Fresno	50,000	345 low income children
DCST	111,900	Area wide benefit
Valley Center for the Blind	9,000	52 disabled adults
Central California Legal Services	24,000	1,250 low income persons
ReadFresno	49,000	58 low income children
Reading and Beyond	100,000	125 low income children
Fresno Center for New Americans	45,500	120 non-English speaking adults

**Goal 9 - Economic Development:** Promote economic development and redevelopment.

**Implementing Programs**

*Empowerment Zone Designation*

On January 1, 2002, the City was one of only seven cities nationwide to be designated in Round III as an Empowerment Zone (EZ) by the U.S. Department of Housing and Urban Development (HUD). This designation is for a nine-year period and will provide:

- Wage Credits including Employment, Work Opportunity and Welfare to Work tax credits.
- Specialized Deductions for buildings and equipment, including increased Section 179 and environmental clean up cost deductions.
- Bond Financing including EZ Facility and Qualified Zone Academy bonds.
- Capital Gain incentives such as non-recognition of gain on sale of EZ assets and partial exclusion of gain from sale of EZ stock.
- Housing Tax credits for newly constructed or renovated rental housing including New Markets Tax Credits and Low Income Housing Tax Credits.

Since receiving the federal empowerment designation, job and economic development activities have focused on three primary areas: 1) job retention and attraction; 2) workforce development; and 3) access to capital. The following is an examination of the successes realized in each of the three areas:

While attracting new companies to Fresno is a significant element in the overall strategy for reducing Fresno's chronic unemployment, it is recognized that 70% of all new jobs will be generated by existing firms. To acquaint the 2,600 businesses located in the Empowerment Zone with the incentives and programming available, the Empowerment Zone Board of Directors have produced and distributed newsletters, produced marketing materials in both English and Spanish, an information based website and marketing CD. In addition, a professional continuing education program was conducted to provide Certified Public Accountants with Empowerment Zone information.

The Fresno Empowerment Zone, in close partnership with the Workforce Investment Board, EDD, Workforce Connection and Center for New Americans have produced two job fairs. These fairs have attracted over 60 employers and 700 applicants.

The Fresno Empowerment Zone Board of Directors has led an initiative to develop a private sector, Community Reinvestment Act Microloan program. The fund is expected to cap at \$1.1 million in funds and will focus on loans under \$50,000.

*Section 108 Loan Repayments - Eligibility: Low/Mod Direct Benefit; Economic Development.*

Since 1996, the City has received four separate Section 108 loans: 1) the Security Pacific Towers project; 2) the Regional Medical Center project; 3) FMAAA Senior Resource Center; and 4) Parks/Streets. No new loan activity occurred during the 2008 Program Year with the exception of repayments. The City appropriated \$549,900 to meet the loan payments on the aforementioned loans.

**Goal 10 – Monitoring:** *Establish and implement a monitoring program for the Consolidated Plan and other housing activities.*

## **Implementing Programs**

### *CDBG Administration and Monitoring*

HUD permits the City to utilize a portion of each grant to prepare the annual funding application and performance reports, monitor approved activities, develop programs, assure citizen involvement in the process, provide technical assistance and take necessary steps to ensure federal program requirements are met.

CDBG administration also includes expenses incurred through the administration of the Emergency Shelter Grant (ESG). ESG regulations limit administration costs to 5% of the total grant. The actual implementation of the program exceeds this amount and is charged to CDBG administration. As well, expenses incurred from staffing citizen meetings, environmental assessment of projects, and other operational costs are charged to CDBG administration. The City appropriated \$808,400 on CDBG program administration, \$16,832 on administration of the ESG Program, and \$363,023 on HOME Program Administration.

City staff conducts monitoring activities based upon the type of project, the complexity of the project and/or the assistance needed by the entity receiving the funding.

CDBG and ESG Monitoring – During the program year City staff conducted both on-site monitoring and financial monitoring of all CDBG and ESG funded projects. Prior to executing the CDBG or ESG contract City staff conducts a pre-contract site visit to ensure the services can be carried out by the agency and to ensure the site and activity is accessible to persons with disabilities.

- Financial Monitoring – Staff conducts monthly and quarterly desk reviews of documents submitted by the agency when a request for a drawdown of funds is made from the CDBG award. Documents are reviewed to ensure expenses incurred are CDBG or ESG eligible. The frequency of the desk review depends upon the how the contract is set up to reimburse the agency.
- On-Site Monitoring – Staff conducts on-site monitoring of CDBG and ESG funded activities at least once a year, but more frequently depending upon the capacity of the agency. The frequency of an on-site monitor is dependent upon several factors:
  - Newly funded activities are monitored at least twice a year.
  - Construction activities are monitored several times through the duration of the project for progress and cross-cutting regulations such as prevailing wage.

During the program year the City did not make any findings on funded activities.

### **Historic Preservation Program**

As part of its administration, the City uses CDBG funds to cover part of its historic preservation program. The City is a Certified Local Government (CLG) under a Programmatic Agreement with the State Office of Historic Preservation. As a CLG,

the City can independently review projects which use federal funds that may affect houses and buildings that are, or may be, of historic value. Any house or building, however modest, that is over fifty years old cannot be demolished, removed or rehabilitated through a federally funded project without an assessment by the City's Historic Preservation Project Manager.

The City Council first adopted a Historic Preservation Ordinance in 1979. The Ordinance established a Historic Preservation Commission which oversees the Official List of Historical Resources. The Commission also reviews applications and permits affecting potential historic resources within the City limits.

### **Fair Housing Program**

The City of Fresno adheres to Fair Housing laws and regulations in accordance to HUD requirements. The City classified its CDBG contribution to the Fair Housing Council as an administrative cost. Education and fair housing monitoring components are met through a subcontract with the Fair Housing Council of Fresno County. The City awarded \$50,000 to Fair Housing Council for the program year.

Fair housing means that all people will have equal access to housing opportunities regardless of race, color, religion, sex, disability, familial status, sexual orientation, source of income, or national origin. The City actively and financially supports the FHCCC to further affirmative fair housing counseling, outreach and education, referral for discrimination complaints, tenant and home buying counseling, and identifying impediments to fair housing.

The FHCCC deals exclusively with fair housing enforcement and related educational activities and provides an immediate and direct influence on activities and decisions of local government, housing providers, financial institutions, insurance companies and low income housing providers involving fair housing issues. Examples of activities taken by the FHCCC include:

- Evaluation of planning and zoning issues and building codes to lessen impacts on seniors and persons with disabilities.
  - Analysis of expenditures of federal funds to ensure that requirements to affirmatively further fair housing are met.
  - Evaluation of the impact of bank mergers, closures and acquisitions and their impact on those who have traditionally suffered discrimination in obtaining mortgages, financing and refinancing as well as market penetration into minority and integrated neighborhoods.
  - Ensuring that people receive equal treatment and access to rental housing.
  - Resolution of fair housing disputes and complaints.
- b. Investigation of Housing Discrimination Claims - In Fresno, FHCCC received over 1,732 housing discrimination complaints during the program year. Of these complaints, 389 cases were located in Fresno and 136 were opened for further investigation, pending referral to the State, HUD, or a private attorney.

FHCCC also receives landlord/tenant complaints that are outside of fair housing jurisdiction. These complaints are referred to appropriate agencies, i.e., Central California Legal Assistance, Small Claims Advisor's office, Attorney Referral Services, city and county code enforcement entities, or the Better Business Bureau's Dispute Settlement Center.

- c. Fair Housing Literature and Translations: Fair housing literature has been developed in English, Cambodian, Hmong, Laotian, Spanish and Vietnamese. In addition, a fair housing manual for housing providers was made available. Literature has been distributed to over 100 community agencies and schools.

### **Other Fair Housing Activities**

The City has participated with the Americans with Disabilities Act Advisory Council and the Committee for the Employment of Persons with Disabilities to provide information regarding strategies to affirmatively further fair housing for special needs groups. These groups were also provided information on the City's housing programs.

### **HOME Administration and Monitoring**

The City approximated HOME program administration at \$363,023, based upon program income information available. HOME Monitoring – During the program year City staff monitored the construction progress of housing development activities; occupancy monitoring for the Homebuyer Programs, and affordability requirements on existing housing development projects funded under the HOME Program. Each development project is assigned a project manager that

monitors the project from pre-development to completion. The monitoring consists of site visits, compliance with housing quality standards, compliance with the contract's scope of work, and prevailing wages. There were no findings issued during the 2006 program year on HOME funded projects.

HUD Regulations limit HOME administrative costs to 10% of the entitlement and program income. However, there are certain program delivery costs that are eligible under the CDBG Program. During the program year, \$558,279 was awarded for staff to offset the costs of delivering the City's Housing Rehabilitation, HOME-CHDO, and Home Buyer Programs.

#### **ESG Administration and Monitoring**

The City also budgeted \$16,743, the full 5% administrative costs permitted for the ESG program. The City conducted 14 on-site monitoring visits to the agencies during the program year to ensure program compliance. During the program year the City expended \$16,743 of ESG funds for monitoring and administration of the program. The 5% cap on administrative costs does not cover the full cost of administering the program; the balance is offset by through CDBG administrative costs.

#### **AFFIRMATIVE MARKETING - MINORITY BUSINESS ENTERPRISE AND WOMEN BUSINESS**

##### *Enterprise Analysis*

The City has adopted a policy statement expressing a commitment to use Disadvantaged Business Enterprises (DBE), which includes the former Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) in all aspects of contracting financed in whole and in part by the federal government. The policy is to create a level playing field on which DBEs can compete fairly for federal contracts and subcontracts. In compliance with rules and regulations contained in 49 CFR Part 26, the City DBE policy and commitment are directed at construction projects and procurement of professional services, supplies, equipment, and materials. The objective of the DBE program is to involve disadvantaged business enterprises in all aspects of federal contracts.

The City Manager has general responsibility for implementing the DBE policy. The DBE program is routinely administered by the City's DBE/Small Business Coordinator in the General Services Department. The DBE Liaison Officer is responsible for carrying out technical assistance activities for disadvantaged business enterprises and for disseminating information on available business opportunities so that disadvantaged business enterprises are provided an equitable opportunity to bid on City contracts. The objectives of the DBE Program are listed, as follows:

- Aggressively seek out and identify firms owned and controlled by socially and economically disadvantaged individuals who are qualified to provide the City with required goods, materials, supplies, and services needed for the City's operations.
- Develop and implement information and communication programs and procedures geared to acquaint prospective DBEs with the City for contracting and procurement procedures and requirements.
- Contribute to the economic stability and growth of DBEs in the Fresno metropolitan area.
- Attain the annual DBE participation goals as established with the Federal Transit Administration, the Federal Aviation Administration, the Federal Highway Administration, and any other federal agencies requiring goal submission and to meet all federal guidelines in the administration of this program.

The City has an Affirmative Marketing Policy and has developed a plan for use in accordance with HOME Program regulations. The Policy is applied to all programs where required by the HOME Program.

## ADDITIONAL RESOURCES AVAILABLE THROUGH COLLABORATIVE EFFORTS

### *Fresno Housing Authority*

The following information was received from the Fresno City and County Housing Authorities:

The Housing Authority of the City of Fresno (Housing Authority) acquires well-located, market-rate, multi-family rental complexes for the purpose of maintaining affordable rents. The Housing Authority acquires these projects through a variety of financing instruments. Since the program was implemented in January 1994, there have been 290 rental units acquired by this method. The Housing Authority receives an annual allocation of Capital Funds from the U.S. Department of Housing and Urban Development.

The City also prepared Certifications for additional HUD FY 2008 SuperNOFA applications under the following three Housing Authority program applications: Healthy Homes Demonstration Program, Family Self Sufficiency Program, and Mainstream Housing Opportunities for Persons with Disabilities.

### *Housing Programs*

The single largest source of affordable public housing in the Fresno area is the Housing Authority. In its role as a provider of affordable rental housing, the Housing Authority provides the following tenant services:

Public Housing Units - The Housing Authority manages and maintains 964 public housing units in fourteen complexes within the city, and 141 single family homes on scattered sites throughout the City. Vacancy rates continue to be almost nonexistent.

Since 1990, over \$30 million has been spent on rehabilitating complexes throughout the city. During the 2006 Program Year, the Housing Authority received nearly \$1.729 million from HUD's Capital Fund Program. This program and similar programs in the past have allowed the Housing Authority to modernize nearly all of the complexes in the City, since 1980. In the last 12 years, all complexes in West Fresno have received modernization funding. During the program year the Housing Authority demolished an aging public housing complex known as Fungston Place and has a tentative commitment of \$700,000 in HOME funds to develop up to 456 units for low and moderate income persons.

Section 8 Units - Within the city, the Housing Authority provides Section 8 rent subsidies to about 6,765 families, including the Welfare to Work, Beyond Housing (for elderly/disabled families), and Family Unification programs. The Housing Authority also offers programs that assist low-income home buyers:

Homeownership Opportunities Program - The Homeownership Opportunities Program allows current public housing tenants who are prospective home buyers to accumulate a down payment, called a Home Ownership Reserve. This reserve comes from the Housing Authority's budgeted maintenance costs. Tenants of single family homes owned by the Housing Authority receive the benefit of accumulating any maintenance reserve on the assumption that they perform routine maintenance themselves on their lease option home, thereby saving the Housing Authority labor and material costs. A training course is provided to tenants teaching them the skills necessary to perform routine maintenance tasks as well as useful information about home ownership. This course has been a key ingredient to the success of the Homeownership Opportunities Program.

Mortgage Credit Certificate Program - A Mortgage Credit Certificate (MCC) program is administered by the Housing Authority. This program provides first-time home buyers a 15% tax credit on annual interest paid on the primary mortgage. The credit is taken annually as long as the owner occupies the residence and maintains the original mortgage.

### *Housing-Related Self-Sufficiency Programs*

Over the years, the Housing Authority has developed a variety of programs to help address problems and encourage families to achieve economic self-sufficiency. These programs include the following: Family Self-Sufficiency Program, Resident Initiatives, Family Education Centers, Karl Falk Memorial Scholarship Program, Youth Mentor Program and Building Stronger Families Program.

## AFFIRMATIVELY AFFIRMING FAIR HOUSING

### Analysis of Impediments

The City, through its policies, programs and practices, supports and promotes fair housing. The City has formally certified that it affirmatively furthers fair housing as a matter of City policy, and as a condition of receiving federal funds. The Analysis of Impediments (AI) is a comprehensive review and analysis of policies, procedures and practices, in both the private and public sectors, which impede protected classes from fair housing choices. In the AI the City details the impediments and effects fair housing discrimination has on all protected classes. The document was adopted by the City Council on December 14, 1999, and has been accepted by HUD.

The Analysis of Impediments identified the following eight impediments and corresponding actions that the City would take to address those impediments over several years. Under each action, there is a listing of the City's activities that were undertaken during the program year to address the impediment. Details of many of these activities are provided elsewhere in the Annual Action Plan Goals and Accomplishments section of the CAPER. Notations are made in this section indicating where those details can be found.

**Impediment 1:** Substantial Number of Neighborhoods in Need of Revitalization.

**Action:** Rehabilitate housing, upgrade infrastructure and improve services necessary to increase the supply of safe, decent and affordable housing for low income households including minorities, persons with disabilities, the homeless and large-family households.

- **Rehabilitation Programs:** The City continued its efforts in the rehabilitation of housing and the completion of deferred maintenance. Accomplishments were met through the Owner Occupied Housing Rehabilitation Program, Senior Paint and Emergency Repair Grant Program, the Rental Rehabilitation Program and the Redevelopment Agency's Repair Program. A detailed listing of the programs can be reviewed under Goal 2.
- **Accessibility:** CDBG, HOME and ESG funding applications include a section highlighting the inclusion of accessibility features.
- **Lead-Based Paint:** During the program year, the City evaluated its projects for compliance with lead-based paint regulations. Information regarding the status of the City's compliance can be found under Goal 2.
- **Infrastructure:** Annual CDBG expenditures in millions of dollars were made to construct or reconstruct streets, curbs, gutters and sidewalks, upgrade streetlights and install accessibility features in low-income areas. A detailed listing of the new features can be reviewed under Goal 5. In addition the City used CDBG funds to install 85 curb cuts in compliance with the ADA. These curb cuts at intersections provide persons in wheel chairs access to neighborhood sidewalks.
- **ADA Building Upgrades:** The City continued ongoing public building upgrades to comply with Americans with Disabilities Act (ADA) requirements and monitoring of compliance features.
- **Crime Prevention:** Funding was directed to the District Crime Suppression Team (DCST) to directly address crime within low income neighborhoods. Care Fresno, a nonprofit agency, works with the Police Department to reduce crime in neighborhoods, particularly in apartment complexes. The agency designs, coordinates and manages self-sustaining programs to help targeted neighborhoods maintain healthy and safe living environments with the ultimate goal of crime prevention. Many of the activities Care Fresno provides are targeted to at-risk youth. Activities include homework sessions, parental mentoring, and special programs such as Crime Scene Investigation (CSI) classes to teach problem solving skills. Goal 6 details specifics on both DCST and Care Fresno activities.
- **Code Enforcement:** The Code Enforcement Unit has continued its work week to include Saturday and Sunday to better respond to enforcement calls that occur on the weekend. A detailed listing of program accomplishments can be reviewed under Goal 2.

**Impediment 2:** Insufficient production of affordable units and rehabilitation of existing units by nonprofit organizations and private sector developers.

**Action:** Increase new construction production and rehabilitation of existing affordable housing by increasing the expertise and capacity of the nonprofit housing community and stimulating the private sector.

- **Nonprofit Housing Organizations:** During the program year, City staff worked with prospective Community Housing Development Organizations (CHDOs).
- **Tax Credit Projects:** City staff provided technical support for the review of six tax credit applications for the development of affordable multi-family units. To assist in making the projects competitive, the City developed a process in August 2000, where Tax Credit Community Revitalization Areas could be designated administratively. As a result, the City began seeing local housing projects approved. Details on the tax credit applicants can be reviewed under Goal 2.
- **Mobilehome Parks:** The City continued to administer the Mobilehome Rent and Stabilization Ordinance with City General Funds. Approximately two-thirds of mobile home park residents are elderly, receive a fixed-income, are unemployed and in lower income categories. The Rent and Stabilization Ordinance seeks to protect mobile home park residents from excessive rent increases, while at the same time providing mobile home park owners a just, fair and reasonable return on their investment.

**Impediment 3:** Inability of low-income families to purchase adequate housing.

**Action:** Increase the number of qualified home buyers, the number of loans approved for low-income individuals or households (including minority, persons with disabilities, homeless and large-family households), and the number of homes purchased in low-income areas including an increase in personal income through economic development activities.

- **Assistance to Prospective Home buyers:** The City continued its efforts to improve the production of affordable housing for low-income families through financial support of nonprofit organizations, such as CDBG-funded ByDesign Financial Solutions. This agency provides homeowner education, credit and budgeting education through its series of workshops and confidential counseling. During the program year, the agency conducted 50 home buyer education classes in which 65% were of low and moderate income. The Housing Authority also has a first-time homebuyer training program. This will enhance Goal 2.
- **CHC:** The Community Housing Council (CHC) is a group of lenders and housing experts that address housing issues within the community. They sponsor and provide the format and details for housing trade shows. The City provides the meeting room and staff representation for the group.
- **Housing Seminars:** Housing seminars are provided to prospective homeowners by lenders and nonprofit agencies. Staff participated in numerous activities to promote and encourage participation in the City's home buyer programs. Many of the events were in partnership with HUD and other nonprofit housing agencies. City Staff participated in a variety of home buyer and neighborhood events, Fair Housing Conference and HUD events. Details are listed under Goal 1.
- **Economic Development:** The City funds programs to sustain economic development with other funding sources. Programs such as the Inner City Fee Reduction Program, Economic Development Program and Enterprise Zone incentives to stimulate economic development and employment for low-income persons. The City received a HUD Empowerment Zone designation in fall 2001. See Goal 9 for details.
- **Home Buyer Assistance Program:** The Home Buyer Assistance Program and the Closing Cost Assistance Program assists first time home buyers with the down payment needed to purchase a home. Additional information can be reviewed under Goal 2.
- **Home Ownership:** The Housing Authority provided Mortgage Credit Certificates and Homeownership Opportunities Program loans to further assist low-income families in purchasing adequate housing.

- **HMDA:** During the program year, the City did not conduct an analysis of the Home Mortgage Disclosure Data (HMDA) prepared by the Federal Reserve System. The last analysis was done in November 1999, when the City completed one for the 1992-1997 data. Further analysis will be done in the next fiscal year, since the City needs about three to four years of data to identify meaningful trends. Previous studies have indicated an overall positive trend in home lending patterns. The differences between Caucasians and two protected groups declined substantially during the period. However, there still appears to be a disparity between African-American and Caucasian home mortgages. For details, refer to the City's Analysis of Impediments.
- **Affirmative Marketing:** The City has an Affirmative Marketing Policy (Equal Opportunity Housing). The policy assures that housing units funded with City HOME Program funds are marketed in such a way that those that are socially and/or economically disadvantaged are informed when units become available and are encouraged to apply and have an equal opportunity to rent or own a home. There weren't any HOME-funded housing projects were required to prepare and implement a plan during the program year. A copy of the policy is on the City's web page.

**Impediment 4:** Insufficient participation of low-income group and minority volunteers in housing planning, programs and decision-making processes.

**Action:** Continue to promote diversity of composition on all appointed Boards, committees, Task Forces and Commissions that reflect the cultural, social, racial, economic, family make-up, sex, health, disabilities, age and other characteristics of the population; continue to promote volunteerism and participation in community activities affecting housing.

- **Mayor's Appointments:** The Mayor maintains an eleven-member Mayor's Organization of Volunteer Expertise (MOVE) which included African Americans, Hispanics, Southeast Asians, and Caucasians.
- **Languages:** The City continues to print housing information in a variety of languages.

**Impediment 5:** Inability to maximize the potential for zoning, building and safety codes to positively impact housing supply and programs due to outdated U.S. Census data and General Plan.

**Action:** Obtain year 2000 census data as soon as available. Complete current General Plan update and prepare new Housing Element. Review and improve City codes and ordinances. Improve and step up enforcement and permitting processes.

- **General Plan:** The 2025 General Plan was completed in November 2002. See Goal 4 for details.
- **Housing Element:** The City of Fresno adopted the revised Housing Element on June 18, 2002. See Goal 4 for details.
- **Reasonable Accommodations:** The City adopted a reasonable accommodation ordinance. See Goal 4 for details.
- **ADA Plan:** The City hired a consultant in March 2002 to prepare a Self-Evaluation and Transition Plan to identify needs and to develop an implementation strategy to meet Americans with Disabilities Act (ADA) requirements. The Plan identifies ADA deficiencies in City buildings and public works facilities, including curb cuts improvements. As part of this process, fifty people participated in a City-conducted open house to discuss ADA issues.
- **ADA Advisory Committee:** The City ADA Advisory Committee meets ten times a year with City staff to identify and review issues that adversely affect persons with disabilities. Some of those issues were pedestrian accessibility to sidewalks, crosswalks and intersections and street lighting.

**Impediment 6:** Difficult for local, state and federal programs to eliminate housing discrimination.

**Action:** Document, investigate and monitor registered complaints of housing discrimination. Increase community awareness and knowledge of fair housing rights and responsibilities. Implement program for recognizing, monitoring and deterring discrimination even in its subtlest forms.

- **Fair Housing Council:** The City provides funding to the Fair Housing Council to provide fair housing education to the general public, local and regional training and mediation services between tenants and landlords.

- **RentSense:** The public can access and explanation of fair housing laws and practices 24 hours a day through RentSense, a taped housing and referral service.
- **Housing Information:** The City posts housing, training and workshop information on its Website.

**Impediment 7:** Lack of sufficient housing and services for those who are homeless or threatened with homelessness.

**Action:** Improve services and increase housing opportunities for the homeless and those threatened with homelessness including minorities, persons with disabilities and large-family households.

- **ESG:** The City is committed to meeting the needs of the homeless and those threatened with homelessness. The City continues to meet this goal through the use of the Emergency Shelter Grant (ESG) Program. Details of agencies receiving ESG can be reviewed under Goal 7.
- **Collaboration:** City staff continues to play an active role in the Continuum of Care Collaborative meetings to ensure that needs of the homeless are met. See details under Goal 7.
- **Workshops:** The City conducted two application workshops to assist applicants in preparing City funding requests related to accessing CDBG, HOME and ESG funds.
- **Monitoring:** The City regularly monitors ESG recipients to ensure that funding is used properly and in accordance with federal regulations. During the program year, staff has utilized its monitoring handbook which provides for uniform review and monitoring procedures of funding recipients.
- **Police Support:** The Police Department has developed relationships with the Fresno Rescue Mission, Poverello House and the Marjaree Mason Center for Victims of Domestic Violence, so that they are able to refer persons to the appropriate center that are in need of these services. In addition, services for runaway youth are directed to Sanctuary Youth Center for youth that are either homeless or unable to live with their parents or guardians. The Police Department also has chaplains available to assist the homeless, when needed.

**Impediment 8:** Inadequate financial resources for implementation of housing plans and programs.

**Action:** The City will (a) seek additional funding with the community, nonprofit and private sector groups, other cities and counties, regional partners, legislative advocates and state and federal agencies, (b) match, leverage and invest funding to maximize purchasing power, (c) continue to streamline development processes to avoid duplications of efforts, and (d) take actions to stimulate economic development.

- **Leveraging:** Grant funds administered by the City are used to maximize their effectiveness through leveraging of funds and matching its funds. During the program year, the City leveraged over \$678,732 in private funds with its CDBG, HOME and ESG funds.
- **Other Funding Sources:** City staff continues its research to identify other sources of funds to assist in meeting the needs of the community. During the reporting period the City applied and was granted State CalHome funds to assist first time home buyers with the down payment of a house purchase.
- **Matching Funds:** During the year, the City HOME program generated an additional \$95,588 in matching funds. The funds were derived from program income from the Rental Rehabilitation Program (RRP); loan payoffs; the present value of interest subsidy for loans made at rates below market; present value of interest subsidy created by seller and broker buy-down of interest rates for loans; fees waived by the Fresno County Recorder; sweat equity; and cash contributions from other non-City programs.

### *City of Fresno Self Evaluation of the 2008 Program Year*

The City began the first year of its 2006-2010 Consolidated Plan. The City, by way of its FY 2008-2009 Annual Action Plan, focused on ten priorities identified in the Consolidated Plan and described, at the beginning of this CAPER report. On an annual basis, various priorities will be emphasized over the five year Consolidated Plan period, as the City responds to community input, needs and accomplishments. The following highlights some of the activities that have taken place with Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and other City resources during the past program year:

#### *Housing Policy Adopted*

On April 9, 2002, the City Council adopted the following housing policies: 1) Improve and preserve the quality of housing in our existing neighborhoods; and 2) Increase the quantity of affordable housing. As part of the action, the Council approved two recommendations identifying several programs that could be implemented to address City needs. In addition, the City has requested technical assistance from HUD through their consultant, ICF Consulting, to evaluate and modify the City's housing programs.

#### *Empowerment Zone*

The City of Fresno has been an Empowerment Zone community since 2002. The designation provides a variety of incentives to businesses located or wanting to locate in specific lower- income neighborhoods. There are also incentives to employ lower-income residents.

#### *Housing Rehabilitation*

The City improved the condition of 80 housing units during the program year through the various rehabilitation programs. The City's SMART Program completed noise abatement activities on 32 homes. The goals for the City's major rehabilitation program were less than projected.

#### *Homeownership Programs*

The City did not appropriate funding for homeownership programs during the program year.

#### **Large Families**

One of the goals of the Consolidated Plan is to address the needs of large families. Through the Home Buyer Assistance Program, the Closing Cost Assistance, and Owner Occupied Housing Program, the City assisted 5 large families.

#### **Habitat for Humanity**

The City and Habitat for Humanity have worked together to complete the subdivision known as Crossroads. This project which utilized CHDO funds for infrastructure improvements. Habitat for Humanity, the project developer, is behind schedule in constructing the houses. During the program year, four homes were constructed.

#### **Tax Credits**

The City was instrumental in supporting six tax credit projects involving during the program year, which exceeded the goal projected in the Annual Action Plan. The tax credit projects reviewed during the program year total 470 units. The City has taken a proactive position in assisting the State in their analysis and in creating community revitalization areas. These actions have reportedly made a difference in project approval in this very competitive process.

#### **Support of Grant Applications**

The City has actively supported local agencies and nonprofit organizations applying for federal grant funds. During the 2008 Program Year, the City supported Housing Authority efforts in obtaining HUD grant funding for its programs. The City supported local homeless providers in applying for HUD's Supportive Housing Program funds. The City also supported fair housing groups in obtaining HUD funds and Fresno City College in obtaining special assistance for minority students. The City provided 35 Certificates of Consistency with the Consolidated Plan and the Empowerment Zone Strategy during the program year.

### *Mobilehome Ordinance*

The City has had a mobile home rent stabilization ordinance in place since 1988 to protect low income persons who own their units and vulnerable to unfair space rent increases.

### *Lead Based Paint*

The federal government has had major public health concerns about lead-based paint and has ordered cities and counties to remove lead-based paint as part of its housing rehabilitation program. The City was one of only a few cities in the state that met the September 15, 2000, deadline for complying with federal Lead-Based Paint regulations.

### *Crime Prevention*

During the program year serious crime activity increased throughout Fresno. This reflects the need to continue implementing programs to mitigate criminal activity in low/mod income areas.

### *Code Enforcement*

The City addressed more than 7,394 code violations during the year. City staff continues to use other funds to educate the public on applicable municipal codes that assist in sustaining low income neighborhoods.

### *Street Improvements*

Nearly every low income neighborhood has received public works infrastructure improvements in the past five years.

### *Neighborhood Facility Improvements*

During the program year the Boys and Girls Club received \$74,000 to rehabilitate the structure; Marjaree Mason Center, a shelter for battered children and spouses was awarded \$59,000 in CDBG funds to rehabilitate the exterior of the building.

### *Continuum of Care Collaborative*

The City continues to support the efforts of the Continuum of Care Collaborative (a group of homeless service providers) in their effort to access Supportive Housing Program funds to address the needs of homeless persons. By working together, local agencies were able to obtain more than \$4 million from HUD in Supportive Housing Program and Shelter Plus Care funds.

### *Matching Funds*

The City has exceeded matching requirements for the HOME and ESG programs. HOME matching funds totaled \$95,588 and ESG matching funds totaled \$656,493.

### *Staff Training*

The City staff participated in a number of training sessions to remain current on federal program requirements. The subject of these workshops included managing the CDBG and HOME Program, program financing, fair housing, Green Building development, and tax credit financing.

### *Citizen Participation Plan*

The City continues to provide opportunities to for citizens to participate in the grant funding process, review and comment on community development and housing projects. The City conducted four public hearings during the program year, and two application workshops.

### *Drawdown Rates*

The City continues to draw down CDBG funds on a quarterly basis and meet the timeliness test 45-days prior to the end of the

program year. However, City staff continues to work diligently on ensuring the drawdown and commitment requirements under the HOME Program are met. The City has aggressively outreached to nonprofits and CHDOs in an effort to increase new construction development. With the recent enactment by HUD not allowing jurisdictions to utilize program income to meet its commitment and expenditure requirements is expected to create some difficulty.

#### ***HUD Monitoring of Entitlement Programs***

HUD did monitor the City during the program year. The City passed the CDBG monitoring review, which determined the City has the continued capacity to administer the federal entitlement programs.

#### ***Relocation***

As mentioned in previous sections of this report, there were no activities that triggered the Uniform Relocation Act.

#### ***Federal Requirements***

CDBG funds were used to primarily address the needs of lower income persons. All projects undertaken were eligible and each met the national objectives of their respective programs. In the program year 100% of the CDBG funds met the national objective to benefit lower income persons. Administrative costs for the CDBG program were at 18.56%; well below the HUD limit of twenty percent. HOME administrative costs were at ten percent and ESG at five percent.

In summary, the City, along with its many community partners, continue to work to make significant progress in meeting goals set forth in its Consolidated Plan. This does not negate the fact that there are still unmet needs that require attention. With a continued five-year focus on the ten priorities as noted in the Consolidated Plan, the City anticipates similar progress toward meeting the needs of low- and moderate-income persons, which include minorities, persons with disabilities, the homeless, large families, senior citizens, persons living in substandard housing and persons paying rent that exceed 50% of their monthly income.

## Public Review and Comment

**Written Comments**

Comments on the CAPER may be made to the City by two methods:

1. Mail or hand-deliver to:  
City of Fresno  
Finance Department/ Budget Division  
ATTN: Crystal Smith  
2440 Tulare Street, Suite 100  
Fresno, California 93721
2. Send comments by electronic mail to  
[crystal.smith@fresno.gov](mailto:crystal.smith@fresno.gov)

**All comments must be received no later than the close of business on September 29, 2009, at 5:00 p.m.**

At the end of the 15-day public review, written comments will be reviewed and responded in a timely manner. A copy of any written comments will be included in this section of the CAPER and submitted to HUD.

**Results of the Comment Period**

No comments were received on the 2008 Program Year CAPER.

**Changes to Text during the 15-Day Review Period**

No substantive text changes were made to the report while it was under draft.

**Comments Received During the 2008 Program Year**

Application Hearing: Received comments from the public stating CDBG funds are over used by City Departments.

**List of Documents Available to the Public**

Documents available to the public are: 2006-2010 Consolidated Plan; 2007 Consolidated Annual Performance and Evaluation Report; 2008 Annual Action Plan; Citizen Participation Plan; Analysis of Impediments. Documents can be found at [www.fresno.gov/budget](http://www.fresno.gov/budget).

AMENDMENTS

During the 2008 Program Year the following amendments were made to the Annual Action Plan.

- (1) Inclusion and of the Neighborhood Stabilization Program.
- (2) Inclusion of the Homeless Prevention and Rapid Re-Housing Program.
- (3) Inclusion of the CDBG-R Program

# APPENDICES

# APPENDIX A

## CDBG SUMMARY OF ACCOMPLISHMENTS

Complete Performance Reports for all HUD Entitlement Programs can be found at

2440 Tulare Street Suite 100  
Fresno CA 93721

# APPENDIX B

## HOME MATCH REPORT

Complete Performance Reports for all HUD Entitlement Programs can be found at

2440 Tulare Street Suite 100  
Fresno CA 93721

**PROGRAM YEAR 2008 HOME MATCH REPORT**

**HOME MATCH**

**Program Year 2008 (City Fiscal Year 2009)**

Date of HOME Commitment	Project I.D.	HOME Investment	Activity Type	Match Liability Incurred	Match Spent	Balance	Location of Match Investment
7/1/2008	Excess match from prior year					\$5,922,906.65	
6/30/2009	Program income from Rental Rehabilitation Program (RRP)					71,445.68	
6/30/2009	Waived recording fees - Home Improvement Program					75.00	
6/30/2009	Waived recording fees - Housing Projects					732.00	
6/30/2009	Sweat equity for Habitat for Humanity project					36,745.50	
6/30/2009	Sweat equity for Self Help Enterprises project					-13,410.00	
						<hr/>	
						\$6,018,494.83	
12/26/2008	5556	\$44,997.00	1	0.00		6,018,494.83	
4/28/2009	5561	24,999.00	1	0.00		6,018,494.83	
4/28/2009	5562	14,998.00	1	0.00		6,018,494.83	
4/28/2009	5564	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5565	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5566	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5567	24,999.00	1	0.00		6,018,494.83	
4/28/2009	5568	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5600	19,000.00	1	0.00		6,018,494.83	
4/28/2009	5601	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5602	14,986.50	1	0.00		6,018,494.83	
4/28/2009	5603	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5604	24,994.00	1	0.00		6,018,494.83	
4/28/2009	5605	26,984.00	1	0.00		6,018,494.83	
4/28/2009	5606	22,349.00	1	0.00		6,018,494.83	
4/28/2009	5607	6,554.50	1	0.00		6,018,494.83	
4/28/2009	5608	24,967.00	1	0.00		6,018,494.83	
4/28/2009	5609	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5610	24,589.00	1	0.00		6,018,494.83	
4/28/2009	5611	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5612	16,690.00	1	0.00		6,018,494.83	
4/28/2009	5613	11,675.00	1	0.00		6,018,494.83	
4/28/2009	5614	14,999.00	1	0.00		6,018,494.83	
4/28/2009	5615	14,962.50	1	0.00		6,018,494.83	
4/28/2009	5623	14,999.00	1	0.00		6,018,494.83	
6/24/2009	5632	14,999.00	1	0.00		6,018,494.83	
6/24/2009	5633	10,565.00	1	0.00		6,018,494.83	
12/26/2008	5557	40,000.00	3	0.00		6,018,494.83	
12/26/2008	5558	40,000.00	3	0.00		6,018,494.83	
12/26/2008	5559	40,000.00	3	0.00		6,018,494.83	
12/26/2008	5560	40,000.00	3	0.00		6,018,494.83	
4/28/2009	5616	40,000.00	3	0.00		6,018,494.83	

*Program Year 2008 CAPER*

*July 1, 2008 through June 30, 2009*

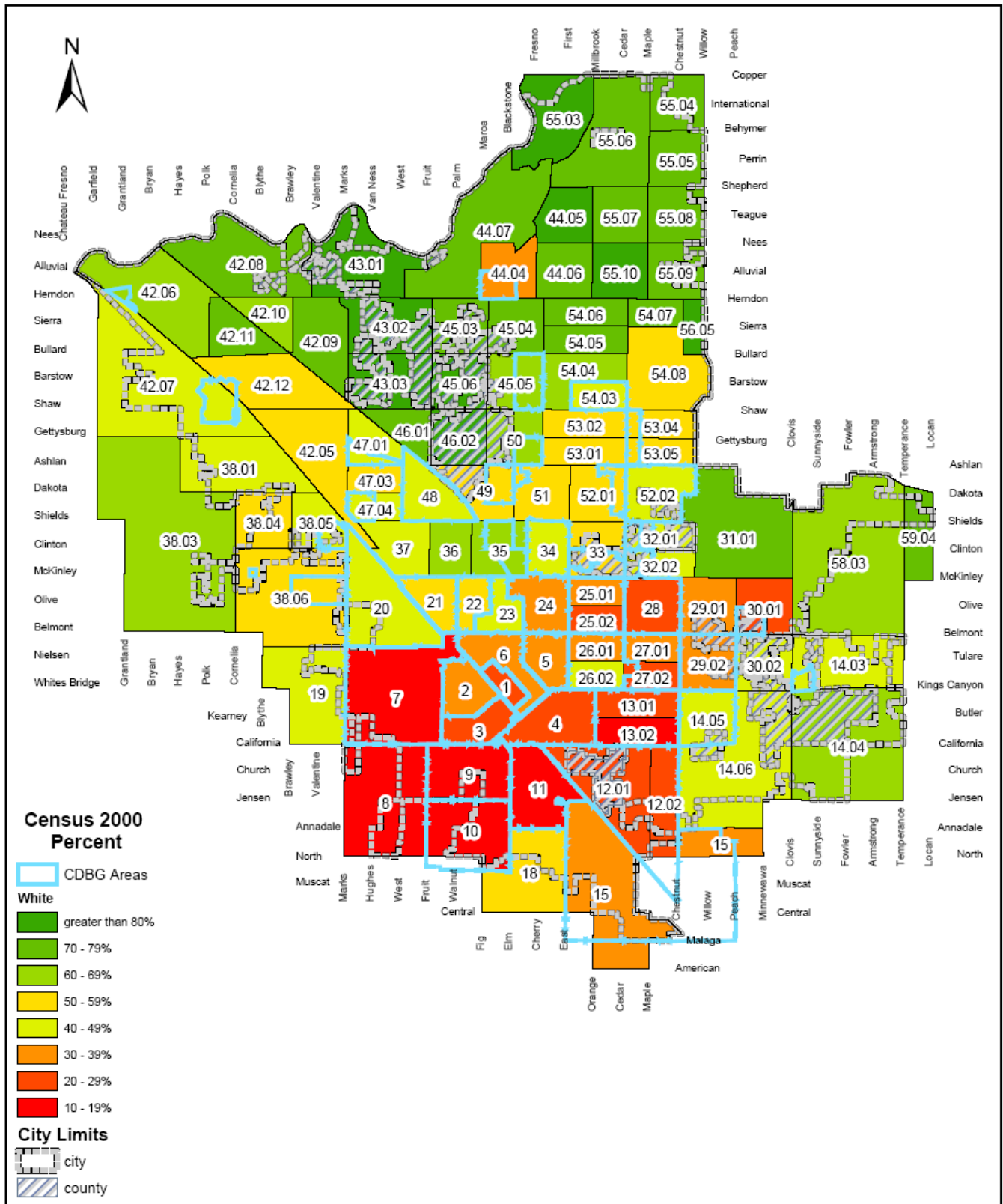
<i>Date of HOME Commitment</i>	<i>Project I.D.</i>	<i>HOME Investment</i>	<i>Activity Type</i>	<i>Match Liability Incurred</i>	<i>Match Spent</i>	<i>Balance</i>	<i>Location of Match Investment</i>
4/28/2009	5617	40,000.00	3	0.00		6,018,494.83	
4/28/2009	5618	40,000.00	3	0.00		6,018,494.83	
4/28/2009	5619	40,000.00	3	0.00		6,018,494.83	
4/28/2009	5620	40,000.00	3	0.00		6,018,494.83	
4/25/2007	5341	118,126.00	4	0.00		6,018,494.83	
6/30/2004	5060	136,288.10	5	0.00		6,018,494.83	
4/25/2007	5342	176,666.00	5	0.00		6,018,494.83	
9/24/2008	5554	500,000.00	5	0.00		6,018,494.83	
9/25/2008	5555	1,000,117.13	5	0.00		6,018,494.83	
<b>Totals</b>		<b>\$2,784,495.73</b>		<b>\$0.00</b>			

Date of HOME Commitment	Project ID	HOME Investment	Activity Type	Math Liability Incurred	Match Spent	Balance
12/27/06	5336	14,149.00	3	0.00		5,323,605.72
12/27/06	5337	59,663.78	3	0.00		5,323,605.72
02/12/07	5347	60,407.00	3	0.00		5,323,605.72
02/12/07	5348	60,187.00	3	0.00		5,323,605.72
02/12/07	5349	14,120.00	3	0.00		5,323,605.72
02/12/07	5350	14,120.00	3	0.00		5,323,605.72
04/25/07	5358	14,120.00	3	0.00		5,323,605.72
04/25/07	5359	14,120.00	3	0.00		5,323,605.72
04/25/07	5360	14,120.00	3	0.00		5,323,605.72
04/25/07	5361	14,120.00	3	0.00		5,323,605.72
04/25/07	5362	14,120.00	3	0.00		5,323,605.72
04/25/07	5363	85,407.00	3	0.00		5,323,605.72
04/25/07	5364	84,564.92	3	0.00		5,323,605.72
06/25/07	5370	75,528.98	3	0.00		5,323,605.72
06/25/07	5371	85,105.31	3	0.00		5,323,605.72
06/25/07	5372	85,407.00	3	0.00		5,323,605.72
06/25/07	5373	84,667.00	3	0.00		5,323,605.72
06/25/07	5374	85,407.00	3	0.00		5,323,605.72
06/25/07	5375	75,407.00	3	0.00		5,323,605.72
06/25/07	5376	14,120.00	3	0.00		5,323,605.72
06/25/07	5377	14,120.00	3	0.00		5,323,605.72
06/25/07	5378	14,120.00	3	0.00		5,323,605.72
06/25/07	5379	14,120.00	3	0.00		5,323,605.72
06/25/07	5380	14,120.00	3	0.00		5,323,605.72
06/25/07	5381	14,120.00	3	0.00		5,323,605.72
06/25/07	5382	14,120.00	3	0.00		5,323,605.72
06/25/07	5383	14,120.00	3	0.00		5,323,605.72
06/25/07	5384	14,120.00	3	0.00		5,323,605.72
06/25/07	5385	14,120.00	3	0.00		5,323,605.72
06/25/07	5386	14,120.00	3	0.00		5,323,605.72
06/25/07	5387	14,120.00	3	0.00		5,323,605.72
06/26/07	5406	14,120.00	3	0.00		5,323,605.72
06/28/04	5056	148.50	4	0.00		5,323,605.72
06/27/06	5308	3,839.19	4	0.00		5,323,605.72
06/27/06	5314	2,208.78	4	0.00		5,323,605.72
04/25/07	5341	147,498.77	4	0.00		5,323,605.72
06/30/04	5060	858.96	5	0.00		5,323,605.72
08/15/05	5200	260.29	5	0.00		5,323,605.72
06/21/06	5310	43,349.38	5	0.00		5,323,605.72
04/25/07	5342	149,958.31	5	0.00		5,323,605.72
02/12/07	5343	162,212.14	5	0.00		5,323,605.72
02/12/07	5344	162,212.35	5	0.00		5,323,605.72
02/12/07	5345	1,550,550.84	5	0.00		5,323,605.72
04/25/07	5357	1,224,808.52	5	0.00		5,323,605.72
Totals		\$6,287,874.29		\$0.00		

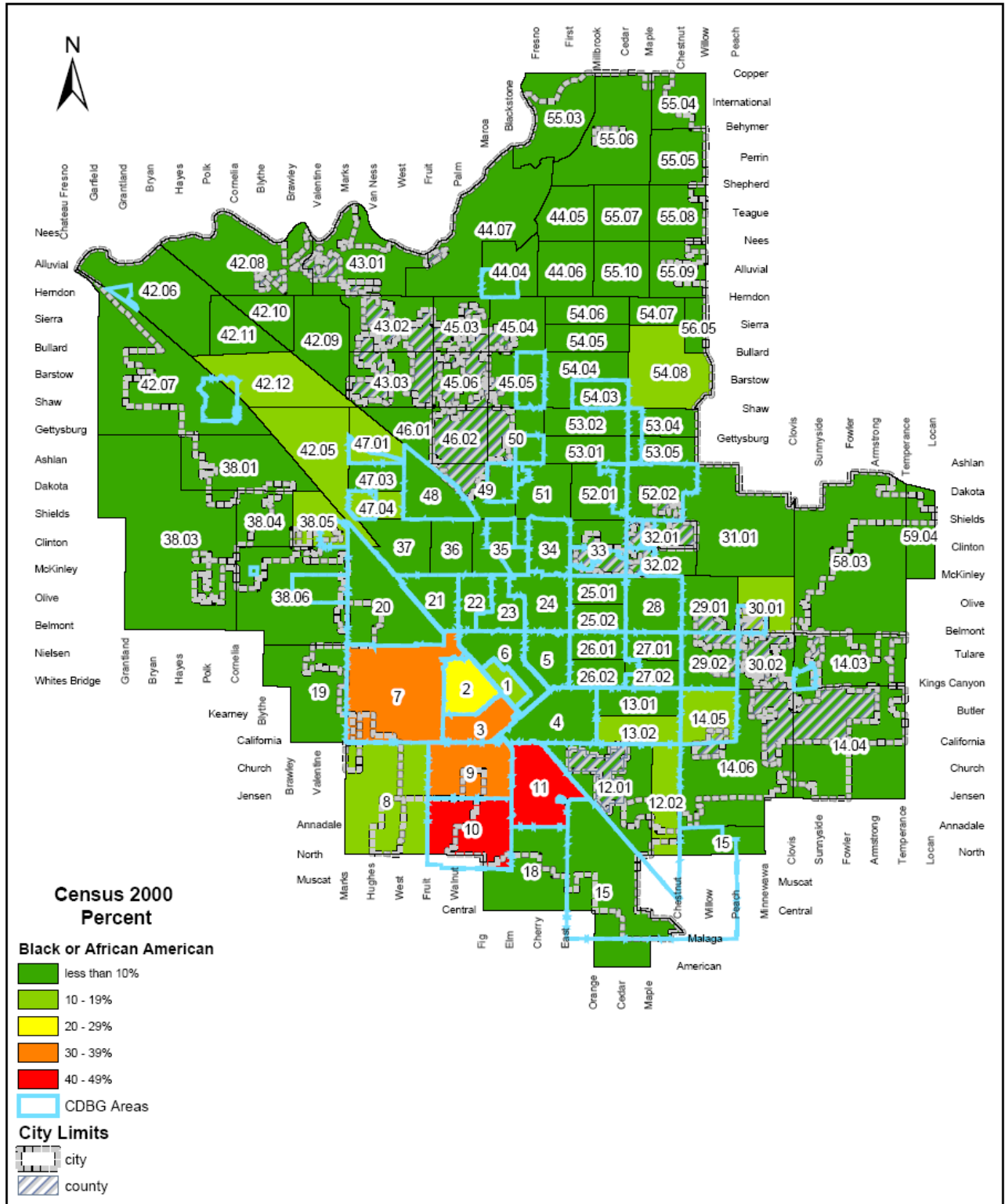
# APPENDIX C

## MAPS

Concentration of Caucasian Population



### Concentration of African American Population



Concentration of Asian American Population

