

City of Fresno
2019 – 2020
Annual Action Plan
SUBSTANTIAL AMENDMENT

No. 2019 – 02

**PUBLIC REVIEW AND
COMMENT PERIOD CLOSES
5:00 PM, March 31, 2020**



**Planning and Development Department
Housing and Community Development Division
2600 Fresno Street Room 3065
Fresno CA 93721
(559) 621-8300
February 25, 2020**

Summary

The City of Fresno (City) is a federal entitlement community that receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As an entitlement community, the City is required to prepare an Annual Action Plan detailing the uses of CDBG funds to meet its affordable housing and community development goals as outlined in its Consolidated Plan. For Program Year 2019 – 2020, the City is proposing to make a substantial amendment to its submitted plan. The purpose of the substantial amendment is to re-allocate savings and payments to the City's CDBG Letter of Credit. This effort is in alignment with the City's 2015 – 2019 Consolidated Plan priorities and goals.

The City will accept comments on the proposed substantial amendment for a period of 30 days from February 28, 2020, through March 31, 2020.

Public Hearings: Housing and Community Development Commission
March 25, 2020 at 5:00 PM
Fresno City Hall, 2600 Fresno Street, Room 2120

City Council
April 9, 2020 at 10:05 AM
Fresno City Hall, 2600 Fresno Street, City Council

Council Consideration and Adoption:

April 9, 2020, following the close of the Public
Hearing commencing at 10:05 AM
Fresno City Hall, 2600 Fresno Street, 2nd Floor,
Council Chambers

Public Comments:

City of Fresno
Planning and Development Department Attn:
Housing and Community Development Division 2600
Fresno Street Room 3065
Fresno CA 93721

Phone: (559) 621-8300
Fax: (559) 559-457-1054
TTY: (559) 621-8721
Email: HCDD@fresno.gov
(Please type "2019-02 Amendment" in
the message subject line)

**SUBSTANTIAL AMENDMENT
No. 2019 – 02
To the
2019 – 2020
Annual Action Plan**

Funds To Be Reprogrammed

This Substantial Amendment will reprogram \$2.55 million to the planned Multigenerational Community Center, as described below. This \$2.55 million consists of \$52,818.52 in Marjaree Mason Center Kitchen Remodel project savings and a \$2,497,181.48 in City payment to the City’s CDBG letter of credit (L-O-C).

Table 1: Source of Funds Being Reprogrammed:

Program Year (PY)	IDIS Activity ID No.	Activity Name	Amount Originally Awarded or Allocated (\$)	Actual Amount Expended and Drawn (\$)	Unexpended Balance (\$)	Amount To Be Re-programmed (\$)
2019	6206	Marjaree Mason Center Kitchen Remodel	450,000.00	397,181.48	52,818.52	52,818.52
2019	0002	Payment to City’s CDBG L-O-C	2,497,181.48	-	2,497,181.48	2,497,181.48
TOTAL					2,550,000.00	2,550,000.00

Description of the Multigenerational Community Center Project

The City of Fresno is proposing to utilize \$2.55 million of the reprogrammed funds as partial financing for the proposed \$10.75 million Multigenerational Community Center (MCC).

Table 2: Use of Reprogrammed Funds:

Project Name	Activity Name	Substantial Amendment 2019–02 Allocation (\$)
Multigenerational Community Center (MCC)	Multigenerational Community Center (MCC)	2,550,000.00
TOTAL CDBG FUNDS TO BE REPROGRAMED		2,550,000.00

These funds will be used for design, construction and related soft costs associated with a new multigenerational community center and improved park facilities at Large Park at 4424 N. Millbrook, Fresno CA 93726 (APN 428-071-02). This facility and the accompanying park improvements will increase the quality of life for the low and moderate income population in the surrounding neighborhoods. Specifically, the community center would improve the quality of life for constituents by providing youth with after school activities, senior enrichment activities, recreational space, meeting space, and improved green space with sports fields and a tot lot.

The approximately 6.34 acre Large Park is owned by the City, and is bounded on the north by the Thomas Elementary School site (south of E. Gettysburg Avenue and east of N. Millbrook Avenue), on the east by N. 8th Street, on the south by E. Ashcroft Avenue, and on the west by N. Millbrook Avenue. The subject site is surrounded by low density residential to the east, south, and west and a public school to the north. Over 16 thousand (16,520) residents live within a half mile radius of the site. According to the latest income data, 9,805 or 59% of the residents within the radius are low or moderate income. The proposed site meets HUD National Objective requirements for a Low Mod Area Benefit in a primarily residential area (24 CFR 570.208(a)(1)).

The cost of the new facility will be based on a number of factors, including the conceptual plan. The City will conduct a citizen outreach campaign to identify the features and amenities that residents will want in the new facility. Potential features could include, but are not necessarily limited to:

- Multi-use concept meeting and recreation area with modular walls for small group activities
- Kitchen for warming meals
- Area to accommodate after-school activities and senior activities
- Office space and space for meetings
- Play area with playground and tot lot
- Expansion of existing on-site parking
- Two sports fields

Based on these factors, the City estimate to construct the facility is \$10.75 million.

The \$2.55 million reprogramming will be an essential component of the financing for this project. The remainder of funding will come from \$7.5 million in HUD Section 108

Loan proceeds as well as \$700,000 in previously approved CDBG entitlement funds.

Table 3: Sources of Multigenerational Community Center Financing

Funding Sources	AMOUNT	FUNDING TYPE	STATUS
Subject Substantial Amendment 2019-02 (reprogramming)	\$2,550,000	Grant	Subject Request
Substantial Amendment 2019 - 01 (Section 108 Loan)	7,500,000	Repayable Loan	Pending Consideration/Approval by Council (April 9, 2020)
CDBG Entitlement (2018)	200,000	Grant	Approved PY 2018 Action Plan
CDBG Entitlement (2019)	500,000	Grant	Approved PY 2019 Action Plan
TOTAL	\$10,750,000	70% Debt / 30% Grant Equity	

Additional details pertaining to the use of funds are provided in the below table (HUD IDIS AP-38 format)

<p style="text-align: center;"> IDIS Project ID No. 2019 / 7 </p>	Project Name	Multigenerational Community Center
	Target Area	Large Park and Surrounding Neighborhood
	Goals Supported	Public Facilities and Public Improvements
	Needs Addressed	Public Facilities and Public Improvements
	Funding	CDBG: \$ 2,550,000
	Description	Funds will be used to design and construct a multigenerational community center.
	Target Date	October 17, 2022
	Accomplishment Type	Public Facility
	Goal	1 Public Facility
	Location Description	Large Park, 4424 N. Millbrook Avenue, Fresno 93726
	Planned Activity	03E - Neighborhood Facilities 24 CFR 570.201(c) Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.

Additional Information

The City will follow its adopted Citizen Participation Plan to receive citizen input on this proposal. The City will undertake the following activities that will allow citizens to participate and comment on the proposal.

Public Hearing

The City will hold a public hearing regarding this proposal in front of the Housing and Community Development Commission on March 25, 2020. A second public hearing will be held at City Hall on April 9, 2020 in City Council Chambers. The meeting locations are physically accessible. Services of an interpreter and additional accommodations such as assistive listening devices can be made available. Requests for accommodations should be made at least five calendar days prior to the meeting dates by contacting the Housing and Community Development Division, at (559) 621-8300, by TTY (559) 621-8721, or by emailing HCDD@fresno.gov.

Public Comment Period

The City will accept written public comments regarding this proposal from February 28 to March 31, 2020. All comments received will be considered when preparing the final application to HUD and will be included as an attachment.

Comments may be emailed to HCDD@fresno.gov or submitted in writing to:

By U.S. Mail (*postmarked no later than March 31, 2020*):

City of Fresno Housing and Community
Development Division 2600 Fresno Street,
CH3N3065
Fresno, CA 93721

In person or via courier (*delivered no later than 5:00pm, March 31, 2020*):

City of Fresno Housing and Community
Development Division 2600 Fresno Street,
Third Floor, Room 3076
Fresno, CA 93721

For additional information regarding this proposal, please contact the City of Fresno Housing and Community Development Division at 559-621-8300.

Upon completion of the public participation process, the City will consider the input received, amend the application accordingly, and publish the final application before submittal to HUD for review.