



2020-2021 Annual Action Plan Substantial Amendment 2020-04

U.S. Department of Housing and Urban Development
Community Planning and Development Programs

Public Review Document

Comment Period: February 17, 2023 – March 20, 2023 (4 PM)

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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 2020-2021, the City is proposing to make a substantial amendment to its submitted plan. The purpose for the substantial amendment is to add affordable senior housing development to the site acquired in July 2022 for the development of a senior center.

Substantial Amendments 2020-01 and 2020-03 reprogrammed a total of \$4,993,211.79 in CDBG funds for the acquisition of two parcels of land for the development of a senior center. The City would like to add an eligible activity to the site, specifically affordable senior housing. This substantial amendment does not allocate any additional funds to the project. Rather, it reprograms the \$2,584,000 portion of CDBG funds used to acquire one of the parcels of land to add the development of affordable senior housing as an eligible use. The remaining \$2,409,211.79 in CDBG used to acquire the second parcel will remain as the development of a senior center.

These efforts are in alignment with the City's 2020-2024 Consolidated Plan goal to increase the availability of safe and affordable housing.

Sources of Programmed Funds

Substantial Amendment 2020-04 will reprogram a portion of the funds used to acquire land for the development of a senior center to add safe and affordable housing development for seniors at the site.

Table 1 - Source of Programmed Funds

[illegible]

Uses of Programmed Funds

The City is proposing to utilize reprogrammed CDBG funds to add the development of affordable senior housing at the site acquired for the development of a facility to operate as a senior center.

Table 2: Uses of Programmed Funds

Entitlement Grant	Program Year	Action Plan Project	IDIS Activity ID Number	Activity Name	Proposed Funding
CDBG	2020	23	TBD	Land acquisition for the development of affordable senior housing	\$2,584,000
Total Uses of Programmed Funds:					\$2,584,000

Integrated Data and Information System (IDIS) Project Information

Table 3 - Affordable Senior Housing Development

IDIS Field	IDIS Entry
IDIS Project ID Number	23
Project Name	CDBG Affordable Senior Housing Development
Target Area	Blackstone Avenue and Holland Avenue
Goals Supported	Safe and Affordable Housing
Needs Addressed	Affordable Senior Housing
Funding	CDBG: \$2,584,000
Description	Allocate funds expended to acquire land for the development of safe and affordable senior housing
Target Date	1/1/2027
Goal Indicators	50
Location Description	The property acquired is located on Blackstone Ave between Ashlan and Gettysburg Avenues
Planned Activity	01: Acquisition of Property 570.201(a) for Low Mod Housing (LMH) – 570.208(a)(3).

Public Comments and City Responses

Public Comments Received – February 17, 2023, and March 20, 2023

The City received thirteen public comments. Comments in *italics* are direct quotes from comments. All others are summaries of comments given.

- **Amy Tobin via survey:** *Additional housing for low income seniors is critical. I have a senior brother who is living in Fresno, and simply cannot find anything affordable within his income level. It's so critical that he will probably end up living on the streets. He does receive Social Security benefits, but they're hardly enough to provide for the basics. He has been on a list for the Fresno Housing Authority since last May with no movement forward Please proceed with this essential service for the Fresno seniors.*

[City Response: The public comment has been considered and accepted.]

- **Stephen Mintz, Jason and Kyndra Gray via survey**
Public comment:

You can't build a "safe space" for seniors when the surrounding area isn't safe.

And poorer seniors bring with them poor and often desperate family members.

You see a sprawling and beneficial service for seniors that is both beautiful and functional. I see an internment camp surrounded by drug zombies, pimps, homeless, low level gang dwellers, and without complete buy-in from invested senior citizens or developers, an eventual ghost area overcome by the detritus of Fresno. Motel 6? Why hang there when there's a grassy place with a lot of equipment to steal, big walls to tag, and vulnerable persons to take advantage of.

Pessimist? Maybe.

But we live in the area. Unless you clean up and disinfect a 20 square city block area, your multi-million dollar project will see the customer base of nearby 7-11, Walmart, and the aforementioned Motel 6. There's a reason Red Carpet, Riley's, etc close early.

And there's a reason both Von's and the Asia Market felt compelled to close down and move.

Good luck. You'll need it.

[City Response: The safety of our residents is a top priority. To mitigate safety concerns at other City-owned or operated sites, the City has incorporated security or additional patrol routes. The City will consider similar measures for this location.

The public comment has been considered and accepted.]

- **Kimberly White via survey:**

I think the addition of affordable housing for Fresno seniors at this project site is logical extension of its overall goal. With its hot meals program, transportation services, wellness center etc., it will be a

wonderful place for low income seniors to live and a credit to the city to have built it. As a life-long Fresnan, I endorse the housing addition 100%.

[City Response: The public comment has been considered and accepted.]

- **Candyce Paulsen via survey:**

We are desperately in need affordable housing for many residents. We should minimally be housing our seniors in a place where they feel safe and have dignity. I am in favor the amendment 2020-04.

[City Response: The public comment has been considered and accepted.]

- **Humberto Yeverino via survey:**

Regarding Proposed Senior Center: Tai Chi Classes, Dance Classes/Events, Indoor Pickleball Courts, Yoga Classes, Hobby Meetup Hub for seniors.

[City Response: The public comment has been considered and accepted.]

- **Mark Johnson via survey:**

Against a waste of money-terrible location, crime infested Ashlan Blackstone would prey on the elderly

[City Response: The safety of our residents is a top priority. To mitigate safety concerns at other City-owned or operated sites, the City has incorporated security or additional patrol routes. The City will consider similar measures for this location.

The public comment has been considered and accepted.]

- **Dan Johnson via survey:**

What's the point in buying the land if there's no funding to build it? Is this going to become Public Private Partnership?

[City Response: The City is in the early phases of project planning and design, including the identification of the best funding sources for the development of this project.

The public comment has been considered and accepted.]

- **Phylicia Smith via survey:**

To help address the homeless issue especially among seniors would be a great idea to have a place for them to go..especially since that is the fastest growing population

[City Response: The public comment has been considered and accepted.]

- **Kevin S. Campbell via survey:**

This site is too large and too expensive for housing. There are lots at Blackstone and Barstow and behind Fresno Coin Gallery that are better suited to 70 apartments, some already zoned residential. Commercial property with solid construction should stay, I think as gym, rv boat motor cycle combination, or manufacturing warehouse. This is gross mismanagement.

[City Response: Affordable housing development sites are chosen with extreme care and consideration for the health of the city.

The public comment has been considered and accepted.]

- **Susan Harrison via survey:**

I support the building of affordable senior housing at this site 100%. I'm also very curious about what is considered as affordable. I'm a senior on section 8, I'd love to live somewhere there aren't children racing around and that senior issues were taken into account. Things like accessibility and peaceful surroundings are very important.

[City Response: The U.S. Department of Housing and Urban Development generally defines affordable housing as housing in which the occupant is paying no more than 30% of their gross income on housing costs, including utilities.

The public comment has been considered and accepted.]

- **Jeffrey K. Hallock via survey:**

I fully approve of Fresno's proposal to make affordable housing an "eligible activity" at the site of the new Senior Activity Center on the former Von's site and I encourage the City Council to approve Amendment 2020-04 to make this possible. Fresno is in desperate need of affordable housing and focusing on our senior population is entirely appropriate for this site. Adding housing to the many programs and services planned for the Senior Center will create a synergy benefitting both site residents and other seniors using these programs and services who will be able to interact in mutually supportive roles that would not otherwise be available to them. And providing affordable housing to seniors who would otherwise be alone or, worse, institutionalized, will reduce other costs that would fall to City and County care programs.

[City Response: The public comment has been considered and accepted.]

- **Amy Arambula via survey:**

Prioritize AFFORDABLE HOUSING for seniors. Seniors need affordable supportive housing, which could serve as a model for helping seniors age in place.

[City Response: Substantial Amendment 2020-04 allows the City to develop affordable housing specifically for seniors.

The public comment has been considered and accepted.]

- **MariCarmen Navarro via survey:**

With 100,000 residents over age 55, the proposed size of the senior center is too small. Why not eliminate housing and build a crnyer to accommodate seniors.

[City Response: Affordable housing is needed throughout our city, especially for vulnerable populations like seniors. The City is taking this opportunity to develop much needed housing in an area where seniors will also have space for community enrichment and other resources.

The public comment has been considered and accepted.]