

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO ADOPT AMENDMENT NO. 2015-005 TO THE FY 2014-2015 ANNUAL ACTION PLAN AUTHORIZING \$1,300,000 HOME PROGRAM FUNDS FOR THE LOWELL NEIGHBORHOOD PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN ALL IMPLEMENTING DOCUMENTS REQUIRED BY HUD

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions that receive federal entitlement program funds to prepare an Annual Action Plan, which identifies the projects to be funded with HOME Investment Partnerships (HOME) Program funds; and

WHEREAS, the City of Fresno (City) previously adopted the FY 2014-2015 Annual Action Plan on June 19, 2014; and

WHEREAS, the proposed amendment is consistent with the five-year Consolidated Plan, which the City Council adopted on May 13, 2010; and

WHEREAS, the thirty-day public review and comment period concluded June 8; and

WHEREAS, the City desires to submit a Substantial Amendment to its FY 2014-2015 Annual Action Plan (Exhibit "A") to HUD to include a new project to be funded with HOME funds.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The above recitals are true and correct and incorporated herein.
2. The Council of the City of Fresno, California, approves submission

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: UAF

Resolution No.

of the attached Substantial Amendment No. 2015-005 to FY 2015 Annual Action Plan to include a new project to be funded with HOME funds.

3. The City Manager is authorized to sign all reasonably required or implicated documents, instruments, and funding agreements in pursuit hereof, subject to prior approval as to form by the City Attorney's Office.

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STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2015  
Mayor Approval/No Return: \_\_\_\_\_, 2015  
Mayor Veto: \_\_\_\_\_, 2015  
Council Override Vote: \_\_\_\_\_, 2015

YVONNE SPENCE, CMC  
City Clerk

BY: \_\_\_\_\_  
\_\_\_\_\_ Deputy

Dated: \_\_\_\_\_

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
CITY ATTORNEY'S OFFICE

BY: \_\_\_\_\_  
TRACY N. PARVANIAN  
Deputy City Attorney

Date: \_\_\_\_\_

Exhibit A – Substantial Amendment to Resolution No. 2015-005  
to FY 2014-2015 Annual Action Plan

**City of Fresno  
FY 2014-2015  
Annual Action Plan  
SUBSTANTIAL AMENDMENT  
No. 2015-005**

**PUBLIC REVIEW DOCUMENT  
EXPIRES JUNE 8, 2015**



**Development and Resource Management Department  
Housing and Community Development Division  
2600 Fresno Street Room 3065  
Fresno CA 93721  
(559) 621-8300**

**Submitted June \_\_\_\_, 2015**

## SUMMARY

The City of Fresno is a federal entitlement community that receives an annual allocation of HOME Investment Partnerships (HOME) Program 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 HOME funds to meet housing goals as outlined in the 2010-2014 Consolidated Plan.

For fiscal year 2014-2015, the City selected the Housing Authority of the City of Fresno (Housing Authority), to receive funding for its Lowell Neighborhood Project. On June 19, 2014, at the adoption of 2014-2015 Annual Action Plan, the project had not yet been identified. Therefore the City proposes, at this time, to substantially amend the FY 2014-2015 Annual Action Plan as follows:

- Include the Housing Authority's Lowell Neighborhood Project to be funded with HOME funds in the amount of \$1.3 million.

The Lowell Neighborhood project is determined to be a new use of funds and differs from those projects originally approved in the 2014-2015 Annual Action Plan. The proposed addition is substantial and requires a 30-day public review and comment period. Substantial Amendment No. 2015-005, will be made available for public review and comment on **May 8, 2015 through June 7, 2015.**

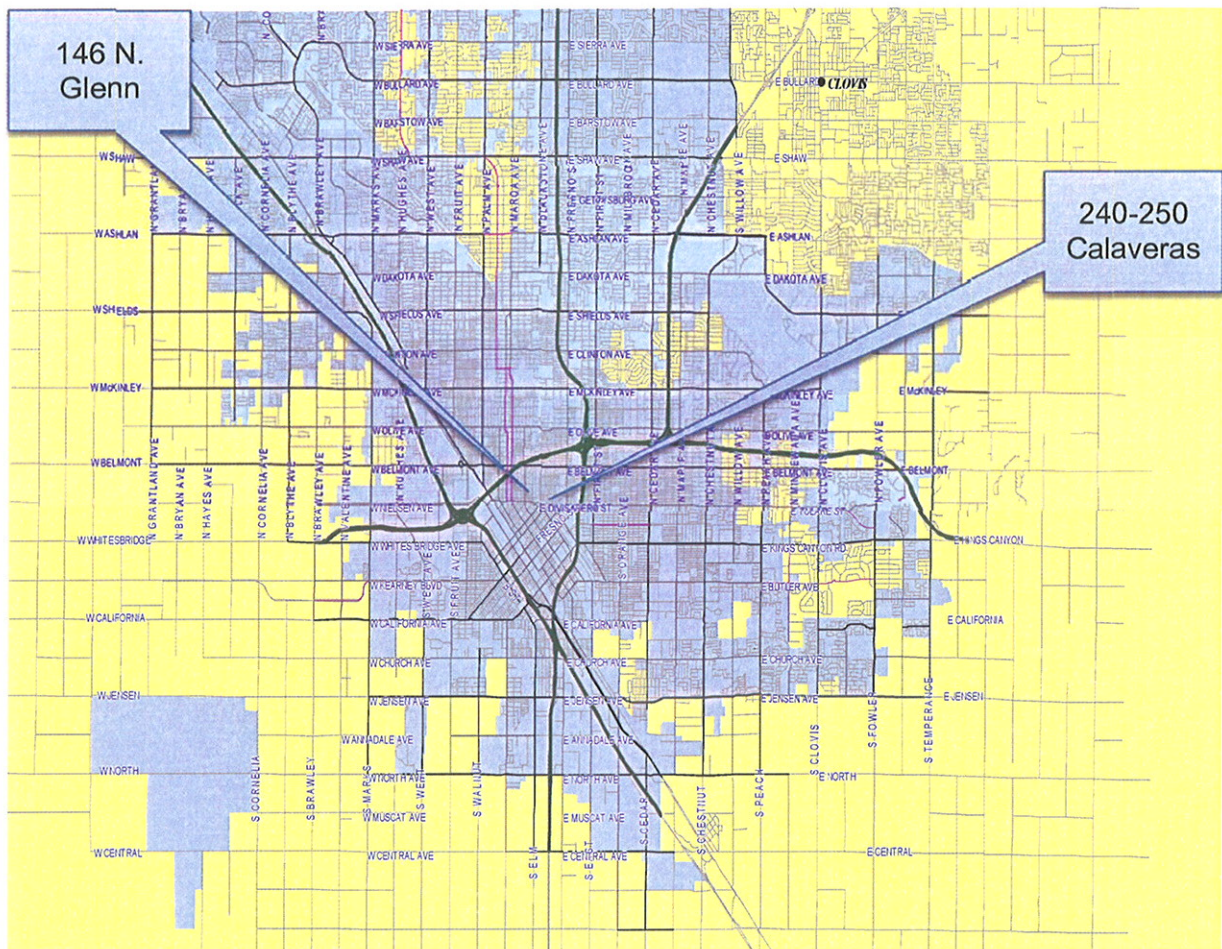
Public Hearing:	<b>May 27, 2015</b> , at 5:00 p.m. Fresno City Hall, 2600 Fresno Street, Room 2165A
Council Adoption:	<b>June 25, 2015</b> , at or about 8:30 a.m., Fresno City Hall Council Chambers, Second Floor
Public Comments:	Development and Resource Management Department Attn: Crystal Smith 2600 Fresno Street, Room 3065 Fresno CA 93721
	<u><a href="mailto:Crystal.smith@fresno.gov">Crystal.smith@fresno.gov</a></u> <b>email</b>
	(559) 621-8507 <b>phone</b>
	(559) 457-1338 <b>fax</b>
	(559) 621-8721 <b>TTY</b>



## SUBSTANTIAL AMENDMENT NARRATIVE

Project:	Housing Authority Lowell Neighborhood Project
Grant:	HOME Investment Partnership (HOME ) Program
Award Amount:	\$1.3 million
National Objective:	N/A
Eligibility:	Rehabilitation and New Construction
Description:	Moderate Rehabilitation of 22 units and New Construction of 8 units
Location of Activity:	146 N. Glenn and 240 – 250 Calaveras

### Location Map



## **CITIZEN PARTICIPATION**

The 2014-2015 Annual Action Plan was approved by the Fresno City Council on June 19, 2014. This Substantial Amendment No. 2015-005 proposes to include funding for a HOME Program activity known as the Lowell Neighborhood Project.

### **Public Hearing**

The Housing and Community Development Commission will conduct a public hearing and provide a recommendation for Council consideration on the amendment at a regularly scheduled meeting to be held on May 27, 2015.

### **Public Comments**

Oral and written comments made during the public review process will be noted in this section and presented to the City Council upon final adoption.

### **Public Notices**

To be attached.

### **Transcript (City Council and HCDC Minutes)**

To be attached.

**Exhibit "B"**  
**Project Location Map**



[illegible]

240-250  
Calaveras

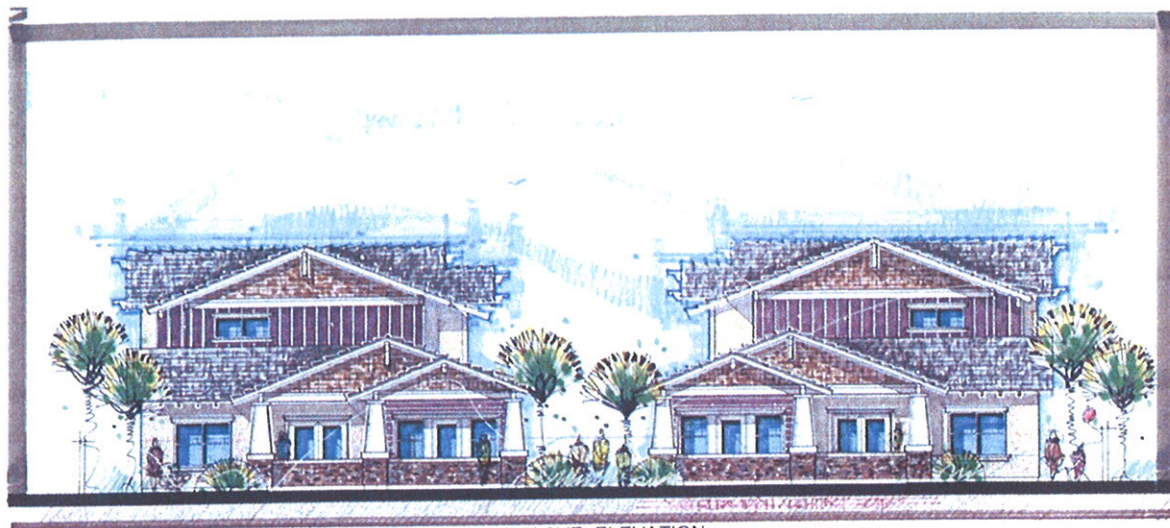
**Exhibit "C"**  
**Calaveras Proposed Rehabilitation**

**LOWELL NEIGHBORHOOD PROJECT**  
**PROPOSED BREAKDOWN OF CONSTRUCTION COSTS**

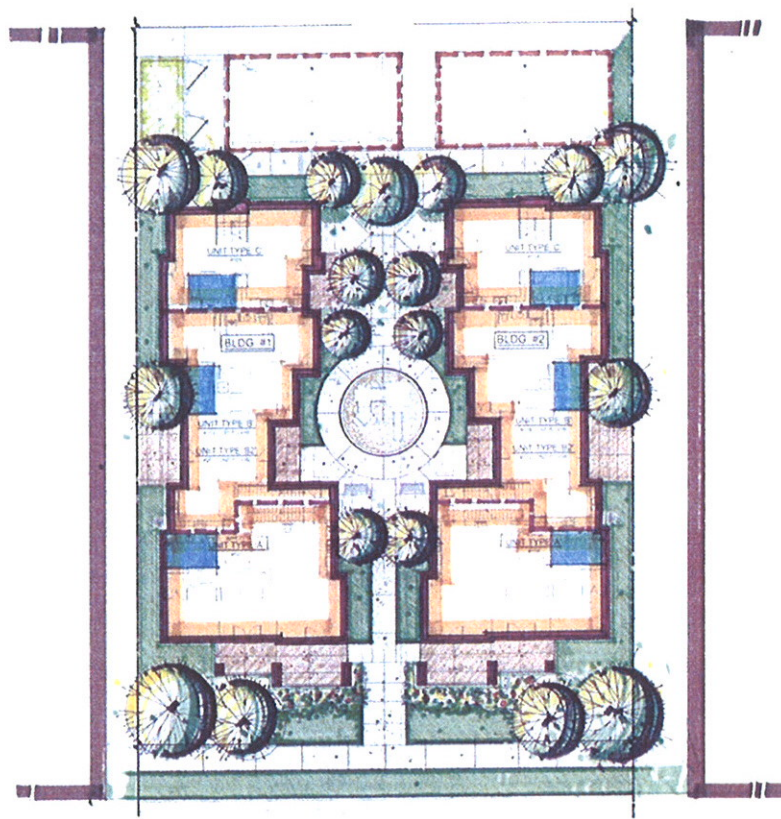
	Cost per unit	Unit	Total Cost
Hazardous Material Abatement	7,000	22	154,000
New heating/cooling	12,000	30	360,000
Hardi-Board Plank Flooring	7,500	30	225,000
Interior and Exterior Paint	10,000	30	300,000
Demo/ Site Clearance	75,000	1	75,000
Earthwork	50,000	1	50,000
Covered parking	150,000	1	150,000
Site concrete	75,000	1	75,000
Insulation	6,000	30	180,000
Dry Wall Interior	7,500	30	225,000
Interior and Exterior Electrical	9,000	30	270,000
Plumbing/ Bathroom appliances	5,000	30	150,000
Site utilities (e.g. site lighting)	50,000	1	50,000
Rough Carpentry	7,000	30	210,000
Finish Carpentry	5,000	30	150,000
Corian countertops	1,800	30	54,000
Cabinets	3,830	30	114,904
Exterior & Interior doors/frames	1,500	30	45,000
Door Hardware	500	30	15,000
Windows	1,000	30	30,000
Mirrors	600	30	18,000
Bathroom accessories	1,300	30	39,000
Kitchen Appliances	2,000	30	60,000
Roofing patchwork/gutters	75,000	1	75,000
Entry element	20,000	2	40,000
Stair Railings and Plates and Stain	15,000	2	30,000
Landscaping/irrigation/site furnishings	150,000	1	150,000
Subtotal			3,294,904
General Contractor Overhead and Profit and general conditions			461,287
<b>Total Construction Cost</b>			<b>3,756,190</b>

**Exhibit "D"**  
**Glenn Site Plan**





GLENN AVE. ELEVATION



GLENN AVE

## ***"Glenn Avenue Apartments"***

Family Apartment Community  
Fresno, California

Developed by:  
The Housing Authority  
of the City of Fresno



**FRESNO** VIBRANT  
COMMUNITIES  
QUALITY HOUSING  
AUTHORITY ENGAGED  
RESIDENTS

**Exhibit "E"**  
**Project Sources and Uses of Funds**

## LOWELL NEIGHBORHOOD PROJECT

### Sources:

City HOME	\$	1,300,000
Housing Relinquished Fund Corp.	\$	480,000
Tax Credit Equity	\$	5,048,000
<b>Total</b>	<b>\$</b>	<b>6,828,000</b>

### Uses:

Acquisition Cost	\$	1,038,000
Construction Costs	\$	3,766,190
Soft Costs/Impact Fees	\$	1,543,050
Architecture/Environmental	\$	277,950
Contingencies	\$	202,810
<b>Total</b>	<b>\$</b>	<b>6,828,000</b>