

City of Fresno

PY 2017 Annual Action Plan

DRAFT

*AS OF THIS DATE, THE US
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD) HAS
NOT PUBLISHED THE PY 2017
ALLOCATIONS.*

*THE INFORMATION IN THIS PLAN
WILL NOT BE FINALIZED UNTIL
HUD ANNOUNCES PY 2017
ALLOCATIONS.*

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AP-05 Executive Summary

Introduction

The City of Fresno receives annual allocations from the U.S. Department of Housing and Urban Development (HUD) through four grant programs:

- (1) Community Development Block Grant (CDBG)
- (2) HOME Investment Partnership Program (HOME)
- (3) Emergency Solutions Grant (ESG), and
- (4) Housing Opportunities for Persons With AIDS Grant (HOPWA)

The overarching purpose of these four programs is to assist **low- and moderate-income** families and households, which are those that earn less than 80% of the area median income. ESG and HOPWA funds are earmarked to assist the homeless and persons living with HIV/AIDS, respectively. The funds are used to pursue three goals:

- (1) Provide decent, affordable housing
- (2) Create suitable living environments, and
- (3) Expand economic opportunities.

In order to access these federal funds, the City must carry out a planning process to identify the scope of housing and community development needs in its jurisdiction and how the available funding can best be used to meet those needs. This planning process, called the Consolidated Plan, was conducted in late 2014 and early 2015. The term of the plan began on July 01st, 2015 and will end on June 30th, 2020. A full copy of the Consolidated Plan is available for review at the City's Development and Resources Management Department (DARM).

Each year, the City prepares an Annual Action Plan that describes the projects and actions it will undertake to carry out the strategies outlined in the Consolidated Plan. This document is the Third Year Annual Action Plan, covering the period from July 1st, 2017 to June 30th, 2018.

Summary of Objectives and Outcomes

The City of Fresno (also referred to as "City" or "Fresno"), located in the center of California's Central Valley, stands as the largest city in the County of Fresno (County), and is the fifth largest city in the State of California. The City encompasses an area of 113 square miles and is surrounded by mostly rural residential and agricultural land. Fresno has a population of over half a million (520,052) residents, a total of 161,914 households, with a median income of \$42,015.

Of distinct concern is the comparatively high poverty level found in the City, as the City's poverty rate is double that of the State of California and is 14 percent higher than the poverty rate for the County. Additionally, the percentage of families experiencing extreme poverty (those with family incomes under \$10,000) is more than double the extreme poverty rate of the state. This contributes to the fact that 47 percent of households are cost burdened and paying more than 30 percent of their income toward housing costs. From 2000 to 2013 median home values in the City increased by 82 percent and median contract rent increased by 94 percent. During the same time period the median household income increased by only 30 percent. This indicates that incomes are not keeping pace with the increasing cost of housing.

At the time of this writing, HUD has yet to announce the FY2017 CDBG, HOME, ESG, and HOPWA allocations. Based on HUD guidance, all proposed project budgets are set to a percentage of the allocation amounts for the purpose of public review. The amounts listed within may change based on the actual allocations announced by HUD. HUD has issued additional guidance that the draft Annual Action Plan, during the Public Comment period, shall provide a description as to how the City will adjust draft allocations once actual allocations have been announced by HUD. The City will adjust forecasted allocations to actual allocations as follow:

In the event the actual **CDBG** allocation increases or decreases from the estimated funding level herein, CDBG funding will be adjusted as follows:

Inter-category Adjustment - The Budget across the five CDBG categories (Section 108 Loan Repayment, Planning and Administration, Public Services, Community Facilities and Public Infrastructure, and Housing) will be adjusted as follows:

- Section 108 Loan Repayment – This activity's budget is fixed by a contractual obligation with HUD and will not be adjusted.
- Planning and Administration shall be an amount equal to 20 percent of the Actual CDBG Allocation
- Public Services, Community Facilities and Public Improvements, and Housing – The budgets for these three categories of activities will be proportionally increased or decreased from estimated funding levels to match the Actual CDBG Allocation minus the Section 108 Loan Repayment. Since the Public Service category cannot exceed 15 percent of the Actual CDBG Allocation, any proportional adjustment resulting in the Public Service budget exceeding the 15 percent cap will result in the portion of the budget over the 15 percent cap being evenly allocated (50/50 split) to the Community Facilities and Public Improvements and Housing categories.

Intra-category Adjustment - The budgets within each CDBG category will be adjusted as follows:

- Public Services – Public Service activities budgets, in the event of a decreased actual CDBG allocation, shall be proportionally decreased. In the event of an increased actual allocation, the increase will be proportionally allocated to PARCS Senior Hot Meals and PARCS After School Programs. (Note: Subrecipient funding levels will not exceed selected subrecipient funding requests)
- Community Facilities and Public Improvements - Community Facilities and Public Improvements activities budgets in the event of a decreased actual CDBG allocation, shall be proportionally decreased. In the event of an increased actual allocation, the increase will be proportionally allocated to Public Works and PARCS Community Facilities and Public Improvements. (Note: Subrecipient funding levels will not exceed subrecipient funding requests).
- Housing - In the event of a decreased actual CDBG allocation, the activities in the Housing category shall be proportionally decreased. In the event of an increased Actual Allocation, the full amount of the increase will be allocated to the Paint and Senior Paint Program.

In the event the actual **HOME** allocation increases or decreases from the estimated funding level, HOME will be adjusted as follows:

- Administration shall be amount equal to 10 percent of the actual HOME allocation;
- CHDO Set-aside shall be amount equal to 15 percent of the actual HOME allocation, plus \$261,486 of rolled over CHDO Set-aside from the prior fiscal year; and
- For the remaining 75 percent of the actual HOME allocation, the first \$420,000 of any decreased actual HOME allocation will result in a corresponding decrease to the Housing Development activity. Should the decrease in actual HOME allocation exceed \$420,000, the amount of any decrease in excess of \$420,000 shall be proportionally divided between the Housing Rehabilitation and the TBRA activities. In the event of an increased Actual HOME Allocation, the increase will be fully allocated to Housing Development activities.

In the event the actual **ESG** allocation increases or decreases from the estimated funding level ESG activities' budgets will be increased or decreased to match the funding allocation approved by the Fresno Madera Continuum of Care (FMCOC). Subrecipient awards within each activity allocation will be proportionally increased or decreased from the estimated funding levels to match the amount of each ESG allocation. ESG Funding Allocation approved by FMCOC:

Street Outreach / Emergency Shelter	Homeless Prevention	Rapid Rehousing	Administration	HMIS	Total
32.5%	4.4%	52.1%	7.5%	3.5%	100%

All proposed **HOPWA** activity budgets will be proportionally increased or decreased from the estimated funding levels to match actual HOPWA allocation amounts.

SOURCES – CDBG	Estimate	USES - CDBG	%	Estimate
Estimated Allocation	6,330,331	Housing	16	1,655,177
Program Income	206,500	Public Services	11	949,550
Prior Year Reprogram	1,054,879	Facilities/Infrastructure	39	3,154,841
		Section 108 Payment	7	524,776
		Administration	17	1,307,366
		Contingency	9	0
<i>Subtotal</i>	<i>7,591,710</i>	<i>Subtotal</i>	<i>100</i>	<i>7,591,710</i>
SOURCES – HOME		USES – HOME	%	Estimate
Estimated Allocation	2,192,795	Development	36	1,420,500
Program Income	456,850	CHDO Development	15	590,406
Prior Year Reprogram	1,256,486	TBRA	17	665,718
		Owner Rehabilitation	26	1,000,000
		Administration	10	234,507
<i>Subtotal</i>	<i>3,911,131</i>	<i>Subtotal</i>	<i>100</i>	<i>3,911,131</i>
SOURCES – ESG		USES – ESG	%	Estimate
Estimated Allocation	565,293	Outreach/Shelter	32.5	183,720
		Re-Housing	52.1	294,518
		Prevention	4.4	24,873
		HMIS	3.5	19,785
		Administration	7.5	42,397
<i>ESG Subtotal</i>	<i>565,293</i>	<i>ESG Subtotal</i>	<i>100</i>	<i>565,293</i>
SOURCES – HOPWA		USES – HOPWA	%	Estimate
Estimated Allocation	387,290	TBRA	25.2	97,597
		STRMU	9.2	35,631
		Supportive Services	17.1	66,227
		Housing Operations	30.6	118,511
		Info/Referral	8.1	31,370
		Administration	9.8	37,954
<i>HOPWA Subtotal</i>	<i>387,290</i>	<i>HOPWA Subtotal</i>	<i>100</i>	<i>387,290</i>
Total	12,455,424	Total		12,455,424

As part of its Strategic Planning Process, the City summarized its approach to addressing these issues with four over-arching goals. All of the projects funded in PY 2017 will align to serve one of the following goals. Please note that these goals are based on funding estimates and may change based on the actual allocation.

Goal #01: Safe and Affordable Housing

The City will continue to fund affordable housing projects to improve the quality of housing stock throughout the City. This includes rehabilitation efforts, new development, and proactive code enforcement. All of the City's HOME funds and approximately 25% of the CDBG funds will be used to serve this goal. These goals are estimates based on historical per unit subsidies. Actual accomplishments will be based on information to be determined, including cost allocations and subsidy layering analysis.

Goal Outcome Indicators

- Rental units constructed:
 - 11 HOME-assisted units
- Homebuyer units constructed:
 - 3 HOME-assisted units (CHDO)
- Tenant-Based rental assistance:
 - 75 HOME-assisted units
- Homeowner Housing Rehabilitated:
 - HOME-assisted: 14 units
 - Senior Paint: 55 units
 - Minor Code Compliance: 10 units
- Lead Abatement: 20 units Housing Code Enforcement citations:
 - 500 units inspected

Goal #02: Homeless Services

The City, in close coordination with the Fresno Madera Continuum of Care and its members, will provide its available ESG funding to local homeless service providers for the operation of homeless shelters, provision of homeless prevention, street outreach, and rapid rehousing services. It should be noted that CDBG-funded projects under Public Facilities and Improvements will also serve homeless populations.

Goal Outcome Indicators

- Homeless Persons Provided Overnight Shelter:
 - Marjorie Mason ESG - 200 persons
 - Westcare ESG - 41 persons
 - Westcare HOPWA - 20 persons
 - Poverello House - 10 persons
- Rapid Re-Housing:
 - Westcare ESG – 51 persons
 - Marjaree Mason – 45 persons
- Homeless Prevention:
 - Westcare HOPWA STRMU - 21 persons
 - Westcare ESG 32 - persons

Goal #03: Community Services

The Consolidated Plan identified services for seniors and youth to be high priorities. The City will use CDBG to support a number of social service programs aimed at assisting low and moderate income persons. The Senior Hot Meal Program will provide nutritious meals to low income seniors at various locations throughout the City. The Youth Afterschool program will provide educational and recreational services to young adults at community centers that serve predominantly low income areas. In addition, the City will support a number of local non-profits with CDBG funds in PY2017.

Goal Outcome Indicators

- Public services – non housing benefit: 2,780 persons
 - Boys and Girls Club - 950 persons
 - City of Fresno PARCS Senior Meals - 350 persons
 - Fresno EOC After School - 150 persons

- Valley Caregivers Senior Care - 100 persons
- City of Fresno PARCS After School - 650 persons
- Stone Soup Training and Solar Project - 80 persons
- Lowell CDC Tenant Education - 500 persons

Goal #04: Public Facilities and Public Improvements

The City will use CDBG funds to make needed improvements to neighborhood streets, streetscapes, and parks that serve predominantly low and moderate income areas. The City is also proposing to provide assistance to a number of facilities that primarily serve low and moderate income persons.

Goal Outcome Indicators

- Streets - Public facilities – non housing benefit: persons living in following service areas:
 - Webster, Columbia, Winchell and King School (\$190,000)
 - Pinedale and Fort Miller (\$180,000)
 - Hamilton & Winery Avenue Street (\$339,000)
 - Hidalgo Neighborhood (\$904,000)
 - Jefferson Neighborhood (\$205,000)
 - Pinedale Neighborhood ADA (\$160,000)
 - Yosemite, Leavenworth, Hidalgo, and Jefferson Lighting (\$185,000)
 - Addams, Slater, and Highway City Lighting (\$230,000)
- Parks - Public facilities – non housing benefit: persons living in following service areas:
 - Holmes - 212 S First Ave (\$150,000)
 - Wills – 770 N San Pablo (\$297,900)
 - Romaine – 745 N First Avenue (\$60,000)
 - Pinedale – 7170 N San Pablo Ave (\$50,000)
- Community Center – 5 Public facilities
 - MMC Rehabilitation – 1 facility
 - Stone Soup Solar Panels – 1 facility
 - Westcare Windows – 1 facility
 - Tree Fresno – (SW Specific Plan population – 12,649 persons)
 - HOPE Elevator – 1 facility
 - Other Public Facilities – to be determined

Evaluation of Past Performance

The City of Fresno recognizes evaluation of past performance is critical to ensure the City funded departments and its subrecipients are implementing activities effectively and that those activities align with the City of Fresno's overall strategies and goals. With that, staff recognized there is an opportunity to improve how various programs have been managed, the methodology in which programs have been monitored, and the manner in which funds have been allocated.

Recently Completed HOME Development Accomplishments

- 193 units at Cedar Court and Inyo Terrace Apartments
- 40 units at Viking Village Apartments at 4250 N Chestnut Ave
- 30 units at Fultonia West at 541 N Fulton St
- 14 units at Cedar Heights 4532 Hamilton
- 1 single-family unit at 2541 Lotus
- 1 single-family unit at 325 Effie

HOME Developments Currently Underway

- 11 units at Lowell Neighborhood Project at 146 N Glenn
- 8 units at Lowell Neighborhood Project 240-250 N. Calaveras
- 4 units at B and Amador

Recent Housing Rehabilitation Accomplishments

- 613 NRT housing citations issued
- 40 units in progress or under contract in PY 2016
- 32 units completed in PY 2016

Recent Public Service Accomplishments

- 598 seniors assisted (Senior Hot Meals)
- 1,293 youth assisted (After School Program)

Recent Public Facility Accomplishments

- Mosqueda Splash Park – **underway**
- Romain Park – **to be complete by June**
- Clinton/Shields/Fresno Street Improvements – **complete**
- Shields/Dakota/Pleasant/Hughes Street Improvements – **to be completed by June**
- Kings Canyon Street Improvements – **to be completed by June**
- Calaveras Street Improvements – **to be completed by June**

- Fairmont Street Improvements – ***to be completed by June***
- Buckingham Street Improvements – ***to be completed by June***

Summary of Citizen Participation and Consultation Process

The City of Fresno adopted and followed a Citizen Participation Plan to ensure interested residents received opportunities to participate in the planning process. As part of the outreach strategy, the City of Fresno developed a robust database of over 500 community development and housing service providers, workforce developers, community advocates, public agencies, individuals, and businesses across the city. For this planning cycle, stakeholders were consistently engaged, updated, and encouraged to participate in the process utilizing additional low and no-cost outreach methods such as social media and FresGo. The Citizen Participation process is described in greater detail in PR-15 Citizen Participation.

Summary of Public Comments

All comments will be summarized in an attachment to the final plan submitted to date. Comments received at the January 25, 2017 public needs hearing are attached as an exhibit to this plan.

Summary of Comments not accepted

All comments submitted to date have been accepted.

Summary

In PY 2017, the City estimates that it will have roughly \$12.4 million in federal resources available to address its most pressing affordable housing and community development priorities. The most pressing needs in the City continue to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as CDBG target areas. As such, the majority of CDBG resources available to the City through the programs covered by this plan will focus on reinvestment in distressed areas through comprehensive code enforcement efforts, housing rehabilitation programs, public facility and infrastructure projects, and supportive public services. HOME funds will be used to increase housing opportunities for low-income households through new development, tenant-based rental assistance, and improvements to existing owner-occupied housing stock. ESG funds will continue to serve the needs of homeless populations and HOPWA funds will provide housing assistance to persons living with HIV/AIDS and their families.

PR-05 Lead and Responsible Agencies

The City of Fresno is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City of Fresno Development and Resource Management Department (DARM), Housing and Community Development Division is responsible for the administration of HUD Entitlements including but not limited to the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant program (ESG), and the Housing Opportunities for People with AIDS (HOPWA) funding.

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AP-10 Consultation

Introduction

Public participation plays a central role in the development of the Consolidated Plan. To develop its 2015 Consolidated Plan, the City of Fresno launched an in-depth and collaborative effort to consult with community stakeholders, elected offices, City and County departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies. For the PY 2017 Annual Action Plan, the City followed up with many of the same organizations to identify shifts and trends within the needs of the community.

Efforts to Enhance Coordination

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

As part of the Consolidated Planning process, the City developed a robust database of over 500 community development and housing service providers, workforce developers, community advocates, public agencies, and businesses across the City. Through this comprehensive database, the City can quickly outreach and coordinate with a large number of stakeholders within the community.

As part of the PY 2017 planning process, the City released a Notice of Funding Availability (NOFA) to coordinate with local non-profits on the provision of public services and to accept proposals for the rehabilitation and development of community facilities.

Continuum of Care Consultation – Homeless Needs

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Fresno Madera Continuum of Care (FMCoC) is comprised of organizations and individuals working to address homelessness in the counties of Fresno and Madera. Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations. The FMCoC holds monthly meetings to coordinate the efforts of its members to efficiently provide housing and services to the homeless population.

As part of the PY 2017 planning process, the City coordinated with the FMCoC to determine the amount of the ESG allocations that should be used for each eligible use. The City will use the approved breakdown by funding categories to determine subrecipient allocations.

Continuum of Care Consultation – Program Design

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Allocation

The City of Fresno acts as a pass-through agency for Emergency Solutions Grant Program (ESG) funds. While the City is responsible for the administration and oversight of the grant, the vast majority of funds are awarded to local homeless service providers who perform the day to day operation of the funded programs. As part of the PY 2017 planning process, the City coordinated with the FMCoC to determine the amount of the ESG allocations that should be used for each eligible use. The City will use the approved breakdown by funding categories to determine subrecipient allocations.

Development of Standards and Policies

ESG standards and policies were developed by the City, County, and the FMCoC when the ESG program transitioned from the Emergency Shelter Grant to the Emergency Solutions Grant in 2011. The City of Fresno will continue to coordinate with its public and private partners to ensure that the local FMCoC meets all HEARTH requirements with respect to ESG funds.

HMIS and Coordinated Entry System

The Homeless Management Information System (HMIS) is used by all local homeless providers participating in the FMCoC. HMIS is a database used to track performance and outcomes for the agencies. As the HMIS Lead of the FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual Point-in-Time Count (PITC), collecting data, and distributing results from the annual count. The work of the Housing Authority in this regard meets and exceeds HUD requirements for the implementation and compliance of Homeless Management Information System Standards.

The Fresno Madera Continuum of Care's Coordinated Entry System utilizes a common assessment tool – the Vulnerability Index. All member agencies of the FMCoC have committed to using both the assessment tool and the Coordinated Entry System. The Multi-Agency Access Program (MAP) Point at the Poverello House (Pov) was the first coordinated physical entry point collectively developed by the Community Conversations stakeholder

group. The MAP Pont at the Pov served as the first physical location of the Coordinated Entry System. The program has proved successful in its first two years and has begun expansion.

List of Consultations

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

1	Organization	Housing Authority-City of Fresno
	Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination on homelessness, TBRA housing, and HOPWA services
2	Organization	Fresno Madera Continuum of Care
	Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination on homelessness.
3	Organization	Housing and Community Development Commission
	Organization Type	Community/Family Services and Organizations Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Organization attended the public workshop and identified their perceived needs and priorities.
4	Organization	County of Fresno, Department of Public Health
	Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Action Plan Lead Based Paint Hazards
	Method of Consultation / Anticipated outcomes	Better coordination on HOPWA services Better coordination on Lead Paint Hazards
5	Organization	State of California
	Organization Type	State government

	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	HOPWA coordination
6	Organization	Marjaree Mason
	Organization Type	
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Improved Homeless Coordination
7	Organization	Fresno Equal Opportunities Commission
	Organization Type	
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Housing and homeless coordination
8	Organization	Boys and Girls Club
	Organization Type	
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Youth services coordination
9	Organization	Helping Other Pursue Excellence (HOPE)
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of job training
10	Organization	Westcare
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan

	Method of Consultation / Anticipated outcomes	HOPWA Coordination of facility improvements
11	Organization	Habitat for Humanity
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of housing activities
12	Organization	Poverello House
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of homeless services
13	Organization	Stone Soup
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of job training
14	Organization	Valley Caregiver Resource Center
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Senior Services
15	Organization	Youth Leadership Institute
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of Youth Services

16	Organization	Lowell Community Development Corporation
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of housing services
17	Organization	Fresno Adult School
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of educational services
18	Organization	Tree Fresno
	Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Action Plan
	Method of Consultation / Anticipated outcomes	Coordination of facility improvements, neighborhood needs

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

List other local/regional/state/federal planning efforts considered when preparing the Plan and how the goals of the Strategic Plan overlap with the goals of each plan

Name of Plan: Continuum of Care

Organization: Fresno Madera Continuum of Care

Overlap: The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities that respond to homelessness and its impacts on the community.

Name of Plan: City of Fresno Housing Element

Organization: City of Fresno

Overlap: The Housing Element is the State-required component of the City's General Plan and provides a policy guide and implementation work plan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City works closely with the Public Housing Authority of the City of Fresno, the County of Fresno, and the State in a number of affordable housing programs. For HOPWA, the City is responsible for administering the grant on behalf of the entire metropolitan statistical area, which includes all of Fresno County. As such, the City coordinates with the County Public Health Department and the State of California to ensure the needs of persons living with HIV/AIDS are addressed.

As detailed above, the City participates in the FMCoC to address homeless issues in the region. Through this organization, the City is able to coordinate its resources with other public entities to ensure a strategic response to homelessness.

AP-12 Participation - 91.105, 91.200(c)

Summary

Summarize the citizen participation process and efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

The City provided a number of opportunities for the public to participate the PY 2017 planning process:

- January 10th and 17th , 2017 Informational Workshops on Action Plan Process in Pinedale and Southwest
- January 25, 2017 Housing and Community Development Commission Meeting
- February 2, 2017 FMCoC Consultation for ESG
- February 8, 2017 FMCoC Membership Meeting for ESG
- February 22, 2017 Housing and Community Development Commission Meeting
- March 22, 2017 Housing and Community Development Commission Meeting
- April 3 – May 4, 2017 Public Comment Period
- April 12, 2017 Housing and Community Development Commission Meeting
- May 11, 2017 City Council Meeting/Public Hearing

The City advertised these meetings in English, Spanish, and Hmong. The proposed plan will be published on April 3rd and will be available to the public for comment until May 4th. The City will conduct a public hearing to receive comments on the plan on May 11th, 2017. The results of the community meetings, including a summary of all comments and input received, is included as an attachment to this plan.

Citizen Participation Outreach

Informational Workshops in Pinedale and Southwest (January 10th and 17th, 2017)	
Mode of Outreach	Neighborhood Meetings
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	
Summary of comments received	None
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

Public Hearing Housing and Community Development Commission Meeting (January 25, 2017)	
Mode of Outreach	Public Hearing
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	
Summary of comments received	See attached
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

FMCoC Consultation for ESG (February 2 and 8, 2017)	
Mode of Outreach	Public Meeting
Target of Outreach	Homeless
Summary of response/attendance	
Summary of comments received	
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

Housing and Community Development Commission Meetings on Funding Proposals (February 22, March 22 and April 12, 2017)	
Mode of Outreach	Public Meeting
Target of Outreach	General
Summary of response/attendance	
Summary of comments received	
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

Public Comment Period (April 3rd – May 4th, 2017)	
Mode of Outreach	
Target of Outreach	General
Summary of response/attendance	
Summary of comments received	None to date
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

Public Hearing City Council Adoption of Plan (May 11th, 2017)	
Mode of Outreach	
Target of Outreach	General
Summary of response/attendance	
Summary of comments received	None to date
Summary of comments not accepted and reasons	n/a
URL (If applicable)	n/a

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The main source of funding for the goals, programs, and projects discussed in this Action Plan will come from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). The City receives smaller allocations of the Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with HIV/AIDS (HOPWA).

CDBG

CDBG funds may be used for a broad range of activities, including housing, infrastructure, public facilities and services, and economic development, as long as the purpose of the program is to benefit persons considered to be low or moderate income (below 80% of the area median income).

HOME

HOME funds may only be used for affordable housing projects. This includes the acquisition and development of new housing, the rehabilitation of existing units, tenant-based rental assistance, and homebuyer assistance. Assisted units can be either rental or owner-occupied. All units must benefit households earning less than 80 percent of the area median income.

ESG

ESG funds are designed to serve homeless persons and those at risk of homelessness. The ESG program provides funding to engage homeless living on the street; improve the number and quality of emergency shelters; rapidly re-house homeless into market housing; and to prevent families and individuals from becoming homeless.

HOPWA

This program is targeted to provide housing assistance to persons living with HIV/AIDS and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include the development of new housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. An essential component in providing housing assistance for this targeted special needs population is the coordination and delivery of support services.

State and Local Funds

The City expects to leverage and attract additional funding sources to help meet its goals, including programs such as the Multi-Agency Access Program (MAP Point). Potential sources include general funds, additional housing funds from the State, private funding invested in the HOME-assisted affordable housing developments. In recent years, the City has contributed

general funds to homeless street outreach program called HERO (Homeless Engagement Resource Outreach Team).

Lead Hazard Abatement Funds

The City has successfully applied for Lead Hazard Abatement funds in the past. These funds are awarded on an annual basis from HUD for the assessment and abatement of lead paint hazards in low income homes. The City was unsuccessful in its PY 2016 application and did not apply for these funds for PY 2017, but the City supported an application submitted by Fresno County.

Anticipated Federal Resources

Program / Source	Uses of Funds	Expected Amount Available in Year 3		Narrative Description
CDBG public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation:	\$6,330,331	See above
		Program Income:	\$206,500	
		Prior Year Resources:	\$1,054,879	
		Total:	\$7,591,710	
		Available for Remaining Con Plan	\$13,000,000	
ESG public - federal	Shelter Operations Prevention Re-Housing Street Outreach HMIS	Annual Allocation:	\$565,293	See above
		Program Income:	\$0	
		Prior Year Resources:	\$0	
		Total:	\$565,293	
		Available for Remaining Con Plan	\$1,100,000	
HOME public - federal	Homebuyer assistance Homeowner rehab Rental TBRA	Annual Allocation:	\$2,192,795	See above
		Program Income:	\$456,850	
		Prior Year Resources:	\$1,261,485	
		Total:	\$3,911,130	
		Available for Remaining Con Plan	\$5,000,000	
HOPWA public - federal	Facility Based Housing Housing Services Tenant Based Rental Assistance Short Term Rent Utility Mortgage Assistance	Annual Allocation:	\$387,290	See above
		Program Income:	\$0	
		Prior Year Resources:	\$0	
		Total:	\$387,290	
		Available for Remaining Con Plan	\$775,000	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Leverage, in the context of entitlement funding, means bringing in other local, state, and federal financial resources to maximize the reach and impact of the City of Fresno's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

A good source of leveraging the City hopes to continue to use is the Housing-Related Parks Program from the State of California. Through this program, the State provides additional funds to local governments for parks and recreational facilities when the local government creates additional affordable units. In previous years, the City has leveraged over \$1million in additional park improvements.

The federal government has several other funding programs for community development and affordable housing activities. These include: Fair Housing; Lead Based Paint; HOPE VI; HOPWA Competitive Funds; the Supportive Housing Program; Section 202, Section 811; Youthbuild; the Housing Choice Voucher Program; the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers and nonprofits rather than local jurisdictions.

Additionally, HUD has matching fund requirements for both the HOME and ESG Programs. For the HOME Program, the City is required to match twenty-five percent of all HOME project expenditures. However, when a jurisdiction is identified by HUD as being under "fiscal distress", HUD will reduce the match requirement. In recent years, HUD reduced the City of Fresno's HOME match requirement by 100%. HUD has not published match reductions for FY 2017 as of yet. In the 2017 program year, the City of Fresno will continue to seek HOME match funds to contribute to future year match liabilities. Examples of matching funds under the HOME Program include private finance and interest subsidies from home buyer and residential rehabilitation programs.

The ESG grant requires a 100% match of program funds. The City of Fresno passes this matching requirement to the service providers receiving the ESG funds. ESG providers meet this requirement through the use of private donations, State grants, and/or volunteer hours. The City may also provide general funds to service providers in order to meet match requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

As part of the planned Infill Housing Program, the City has identified a number of city-owned lots that will be deeded to developers in order to build single-family in-fill housing units. The majority of these lots are located in the central core of the City.

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Year	Category	Geographic Area	Needs Addressed	Funding
Safe and Affordable Housing	2015-2019	Affordable Housing	Citywide	Affordable Housing	CDBG: \$1,224,477 HOME: \$3,911,131
Homelessness and the Prevention of Homelessness	2015-2019	Homeless	Citywide	Homelessness	HOPWA: \$387,290 ESG: \$565,293
Community Services	2015-2019	Non-Homeless Special Needs Non-Housing Community Development	Low/Mod Income Areas	Community Services	CDBG: \$949,549
Public Facilities and Public Improvements	2015-2019	Non-Homeless Special Needs Non-Housing Community Development	Low/Mod Income Areas	Public Facilities and Public Improvement	CDBG: \$2,988,235

Table 2 – Goals Summary

Goal #01: Safe and Affordable Housing

The City will continue to fund affordable housing projects to improve the quality of housing stock throughout the City. This includes rehabilitation efforts, new development, and proactive code enforcement. All of the City's HOME funds and approximately 25% of the CDBG funds will be used to serve this goal. These goals are estimates based on historical per unit subsidies. Actual accomplishments will be based on information to be determined, including cost allocations and subsidy layering analysis.

Goal Outcome Indicators

- Rental units constructed:
 - 11 HOME-assisted units
- Homebuyer units constructed:
 - 3 HOME-assisted units (CHDO)
- Tenant-Based rental assistance:
 - 75 HOME-assisted units
- Homeowner Housing Rehabilitated:
 - HOME-assisted: 14 units
 - Senior Paint: 55 units
 - Minor Code Compliance: 10 units
 - Lead Abatement: 20 units
- Housing Code Enforcement citations:
 - 500 units inspected

Goal #02: Homeless Services

The City, in close coordination with the Fresno Madera Continuum of Care and its members, will provide its available ESG funding to local homeless service providers for the operation of homeless shelters, provision of homeless prevention, street outreach, and rapid rehousing services. It should be noted that CDBG-funded projects under Public Facilities and Improvements will also serve homeless populations.

Goal Outcome Indicators

- Homeless Persons Provided Overnight Shelter:
 - Marjorie Mason ESG - 200 persons
 - Westcare ESG - 41 persons
 - Westcare HOPWA - 20 persons
 - Poverello House - 10 persons
- Rapid Re-Housing:
 - Westcare ESG – 51 persons
 - Marjaree Mason – 45 persons
- Homeless Prevention:
 - Westcare HOPWA STRMU - 21 persons
 - Westcare ESG 32 - persons

Goal #03: Community Services

The Consolidated Plan identified services for seniors and youth to be high priorities. The City will use CDBG to support a number of social service programs aimed at assisting low and moderate income persons. The Senior Hot Meal Program will provide nutritious meals to low income seniors at various locations throughout the City. The Youth Afterschool program will provide educational and recreational services to young adults at community centers that serve predominantly low income areas. In addition, the City will support a number of local non-profits with CDBG funds in PY2017.

Goal Outcome Indicators

- Public services – non housing benefit: 2,780 persons
 - Boys and Girls Club - 950 persons
 - City of Fresno PARCS Senior Meals - 350 persons
 - Fresno EOC After School - 150 persons

- Valley Caregivers Senior Care - 100 persons
- City of Fresno PARCS After School - 650 persons
- Stone Soup Training and Solar Project - 80 persons
- Lowell CDC Tenant Education - 500 persons

Goal #04: Public Facilities and Public Improvements

The City will use CDBG funds to make needed improvements to neighborhood streets, streetscapes, and parks that serve predominantly low and moderate income areas. The City is also proposing to provide assistance to a number of facilities that primarily serve low and moderate income persons.

Goal Outcome Indicators

- Streets - Public facilities – non housing benefit: persons living in following service areas:
 - Webster, Columbia, Winchell and King School (\$190,000)
 - Pinedale and Fort Miller (\$180,000)
 - Hamilton & Winery Avenue Street (\$339,000)
 - Hidalgo Neighborhood (\$904,000)
 - Jefferson Neighborhood (\$205,000)
 - Pinedale Neighborhood ADA (\$160,000)
 - Yosemite, Leavenworth, Hidalgo, and Jefferson Lighting (\$185,000)
 - Addams, Slater, and Highway City Lighting (\$230,000)
- Parks - Public facilities – non housing benefit: persons living in following service areas:
 - Holmes - 212 S First Ave (\$150,000)
 - Wills – 770 N San Pablo (\$297,900)
 - Romaine – 745 N First Avenue (\$60,000)
 - Pinedale – 7170 N San Pablo Ave (\$50,000)
- Community Center – 5 Public facilities
 - MMC Rehabilitation – 1 facility
 - Stone Soup Solar Panels – 1 facility
 - Westcare Windows – 1 facility
 - Tree Fresno – (SW Specific Plan population – 12,649 persons)
 - HOPE Elevator – 1 facility
 - Other Public Facilities – to be determined

AP-35 Projects – 91.220(d)

These are estimates based on last year's allocations and HCDC recommendations. Amounts may change based on final allocations. Please see page 2 for more detail.

#	HOUSING	CDBG	HOME	ESG	HOPWA
	Housing Rehabilitation	210,000	1,000,000		
	Lead Abatement Program	263,000			
	Senior Paint Program	199,777			
	Community Revitalization – Inspections	832,400			
	Minor Code Compliance Program	150,000			
	CHDO Set Aside		590,406		
	Tenant Based Rental Assistance		665,718		
	HOME Development		1,420,500		
#	FACILITIES AND IMPROVEMENTS	CDBG	HOME	ESG	HOPWA
	Neighborhood Street Improvements	2,071,706			
	Park Improvements	557,900			
	Nonprofit Facilities	525,235			
	Section 108 Loan Repayment	524,776			
#	PUBLIC SERVICES	CDBG	HOME	ESG	HOPWA
	Senior Hot Meals	111,289			
	Parks After School Program	351,180			
	Nonprofit Public Services	371,124			
#	HOMELESS	CDBG	HOME	ESG	HOPWA
	ESG			565,293	
	HOPWA				387,290
#	PLANNING AND ADMINISTRATION	CDBG	HOME	ESG	HOPWA
	Program Administration	1,198,666	234,507		
	Community Revitalization – Planning	68,700			
	Fair Housing Council	40,000			
	TOTALS	7,591,711	3,911,131	565,293	387,290

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Affordable Housing

The Consolidated Plan identified quality, affordable housing as a high priority, as well as treatment of neighborhood deterioration. The City manages several programs that serve to arrest deterioration and provide assistance to improve the livability of affordable housing. In addition, the City will partner with local affordable housing developers to increase the inventory of quality, affordable housing for low income renters and buyers.

Public Services

The Consolidated Plan identified services for seniors and youth to be high priorities. The City provides essential services to targeted low- and very-low income neighborhoods through its Senior Hot Meals and PARCS Afterschool Programs.

Public Facilities and Improvements

The Consolidated Plan identified public facilities and improvements in low-moderate income neighborhoods as a high priority. In particular, roadway deterioration along with access to schools and parks was highlighted as critical to livability. The City is focused on strategic investments that will enhance other private and public investment targeted to low and very-low income neighborhoods. In the current year, sidewalks, lighting, and other streetscape improvements were noted at the public meetings.

Homeless

The City coordinates and consults with the Fresno Madera Continuum of Care to identify funding priorities for homeless programs each year.

AP-38 Project Summary

1	Project Name	Housing Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$210,000
	Description	Funds will be used to pay for staff and overhead costs related to the housing rehabilitation programs administered by the City.
	Target Date	6/30/2018
	Goal	Accomplishments to be reported under other projects
	Location Description	2600 Fresno Street, Room 3070, Fresno CA 93721
	Planned Activities	14H: Housing Rehabilitation Administration – 24 CFR 570.202 LMH: Low Mod Housing national objective (24 CFR 570.208(a)(3))

2	Project Name	Lead Abatement Program
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$263,000
	Description	CDBG funds will be granted to qualifying properties occupied by low income households to eliminate lead paint hazards.
	Target Date	6/30/2018
	Goal	20 low mod income households
	Location Description	2600 Fresno Street, Room 3070, Fresno CA 93721
	Planned Activities	Lead Paint abatement and clearance activities. 14I: Lead Paint Abatement (24 CFR 570.202) LMH: Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))

3	Project Name	Senior Paint Program
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$199,777
	Description	CDBG funds will pay for a licensed lead-certified painting contractor to paint the exterior of the home and may include minor repairs, (i.e., screens, broken window panes, loose or damaged gutters, etc.) provided there are enough funds available after deducting the cost of the paint project. This program serves low-income seniors (62 years of age or older) who own and occupy their homes.
	Target Date	6/30/2018
	Goal	55 low mod income senior households
	Location Description	2600 Fresno Street, Room 3070, Fresno CA 93721
	Planned Activities	Senior Paint, minor repair, and accessibility. 14A: Single-Unit Residential Rehabilitation (24 CFR 570.202) LMH: Low Mod Housing national objective (24 CFR 570.208(a)(3))

4	Project Name	Neighborhood Revitalization – Inspections
	Target Area	Low/Mod Income Areas
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$832,400
	Description	Funding for two targeted neighborhood revitalization teams (NRT) to improve housing conditions through the identification of blight and code violations on private and public property thereby helping to contribute the removal of blight. Additional funding from the General Fund also supports this effort.
	Target Date	6/30/2018
	Goal	500 unit citations
	Location Description	15 local target areas – See Geographic Distribution section for details.
	Planned Activities	Conduct inspections for compliance with housing standards. 15: Code Enforcement - 24 CFR 570.202(c) LMA - Low Mod Area - 24 CFR 570.208(a)

5	Project Name	Minor Code Compliance Grant Program
	Target Area	Low/Mod Income Areas
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	CDBG funds are reserved to address the rehabilitation needs of low income homeowners who received minor code violations. The City will grant up to \$15,000 to each property.
	Target Date	6/30/2018
	Goal	10 low income households
	Location Description	2600 Fresno Street, Room 3070, Fresno CA 93721
	Planned Activities	Minor code compliance grant program. 14A: Single-Unit Residential Rehabilitation (24 CFR 570.202) LMH: Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))

6	Project Name	Community Housing Development Organization (CHDO) Set Aside
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$590,406
	Description	HOME funds will be loaned to a qualified Community Housing Development Organization (CHDO) to finance the development of housing affordable to low-income households. Developments may be either rental or homebuyer.
	Target Date	6/30/2020
	Goal	3 housing units
	Location Description	To be determined.
	Planned Activities	Rental Housing Development or Homebuyer Housing Development

7	Project Name	Tenant-Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$665,718.09
	Description	HOME funds will be used to subsidize private market units for low income households to increase affordability.
	Target Date	06/30/2019
	Goal	75 low income households
	Location Description	Citywide
	Planned Activities	Tenant-Based Rental Assistance

8	Project Name	HOME Rental Development
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,420,500
	Description	HOME funds will be loaned to local affordable housing developers to finance the development or rehabilitation of rental housing projects affordable to low income households.
	Target Date	6/30/2020
	Goal	11 new rental units
	Location Description	To be determined
	Planned Activities	Development/Rehabilitation of Rental Housing

9	Project Name	HOME Owner Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,000,000
	Description	HOME funds will be loaned to income eligible homeowners to make required corrections to bring their home into code compliance.
	Target Date	6/30/2019
	Goal	14 units
	Location Description	To be determined
	Planned Activities	Owner Occupied Housing Rehabilitation

10	Project Name	Neighborhood Street Improvements
	Target Area	Low/Mod Income Areas
	Goals Supported	Public Facilities and Public Improvements
	Needs Addressed	Public Facilities and Public Improvement
	Funding	CDBG: \$2,071,706
	Description	CDBG funds will be used to make needed improvements to existing neighborhood streets and streetscapes in predominantly low income residential areas.
	Target Date	6/30/2019
	Goal	Persons residing in selected residential service areas.
	Location Description	Proposed areas are listed in the Geographic Distribution section
	Planned Activities	03K: Street Improvements – 24 CFR 570.201(c) LMA – Low Moderate Income Areas – 24 CFR 570.208(a)

11	Project Name	Park Improvements
	Target Area	Low/Mod Income Areas
	Goals Supported	Public Facilities and Public Improvements
	Needs Addressed	Public Facilities and Public Improvement
	Funding	CDBG: \$557,900
	Description	CDBG funds will be used to make capital improvements to parks and recreational facilities that serve predominantly low and moderate income residential areas.
	Target Date	6/30/2020
	Goal	persons living in selected residential service areas
	Location Description	Please refer to the Geographic Distribution section for proposed locations.
	Planned Activities	03: Parks and Recreational Facilities – 24 CFR 570.201(c) LMA: Low Moderate Income Area – 24 CFR 570.208(a)(1)

12	Project Name	Non-Profit Facilities
	Target Area	Low/Mod Income Areas
	Goals Supported	Public Facilities and Public Improvements
	Needs Addressed	Public Facilities and Public Improvement
	Funding	CDBG: \$525,235
	Description	CDBG funds will be used to make needed capital improvements to public facilities owned by non-profit organizations that provide services to predominantly low and moderate income persons.
	Target Date	6/30/2019
	Goal	5 Public Facilities
	Location Description	To be determined.
	Planned Activities	03: Public Facilities – 24 CFR 570.201(c) LMC: Limited Clientele – 24 CFR 570.208(a)(2)

13	Project Name	Senior Hot Meals
	Target Area	Low/Mod Income Areas
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$111,289
	Description	Weekday meals and programming for limited clientele in targeted neighborhood community centers; compliments other clientele socialization activities
	Target Date	6/30/2018
	Goal	350 seniors
	Location Description	<p>Potential locations include:</p> <ul style="list-style-type: none"> • Lafayette Neighborhood Center ~ 1516 E. Princeton Ave • Mary Ella Brown Community Center ~ 1350 E. Annadale • Mosqueda Community Center ~ 4670 E. Butler Ave. • Pinedale Community Center ~ 7170 N. San Pablo Ave. • Senior Citizens Village ~ 1917 S. Chestnut Ave. • Ted C. Wills Community Center ~ 770 N. San Pablo Ave.
	Planned Activities	<p>05C: Senior Services – 24 CFR 570.201(e)</p> <p>LMC: Limited Clientele – 24 CFR 570.208(a)(2) – Presumed Benefit</p>

14	Project Name	Parks After School Program
	Target Area	Low/Mod Income Areas
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$351,179.50
	Description	Programs after school on weekdays and Saturday programming for targeted neighborhood community centers to provide enrichment activities, homework assistance, career development, socialization, crime & drug prevention, and meal supplements for low and very low income youth
	Target Date	6/30/2019
	Goal	650 youth
	Location Description	Various community centers in low/mod income areas
	Planned Activities	05D: Youth Services – 24 CFR 570.201(e) LMC: Limited Clientele – 24 CFR 570.208(a)(2)

15	Project Name	Non-Profit Public Service
	Target Area	Low/Mod Income Areas
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$371,124
	Description	<p>CDBG funds will be provided to local non-profits to support programs that serve predominantly low and moderate income clientele. Proposed subrecipients include</p> <ul style="list-style-type: none"> • Boys and Girls Club (\$33,000) • Fresno EOC Afterschool (\$39,443) • Valley Caregivers (\$141,000) • Stone Soup Training (135,681) • Lowell CDC Tenant Education (\$22,000)
	Target Date	6/30/2018
	Goal	To be determined.
	Location Description	To be determined.
	Planned Activities	<p>05: Public Services – 24 CFR 570.201(e)</p> <p>LMC: Limited Clientele – 24 CFR 570.208(a)(2)</p>

16	Project Name	ESG 2016
	Target Area	Citywide
	Goals Supported	Homelessness and the Prevention of Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$565,293
	Description	ESG funds will be used to provide housing and shelter assistance to homeless and persons at risk of homelessness. Planned activities include payment of shelter operations, homeless prevention, rapid re-housing, street outreach, HMIS, and grants administration and oversight.
	Target Date	6/30/2018
	Goal	251 persons provided overnight shelter 96 Units of rapid re-housing 32 Units of homeless prevention
	Location Description	Citywide
	Planned Activities	Shelter Operations Homeless Prevention Rapid Re-Housing HMIS Grant Administration and Oversight

17	Project Name	HOPWA Housing Programs
	Target Area	Fresno County
	Goals Supported	Homelessness and the Prevention of Homelessness
	Needs Addressed	Homelessness
	Funding	HOPWA: \$375,671
	Description	HOPWA funds will be used to provide housing assistance and housing-related supportive services for persons living with HIV/AIDS and their families. HOPWA funds will be used for supportive services, housing information and referral services, tenant-based rental assistance, short-term rent, mortgage, and utility assistance.
	Target Date	6/30/2018
	Goal	61 persons
	Location Description	Services available in Fresno County
	Planned Activities	Supportive Services Housing Information/ Referral Tenant-Based Rental Assistance Short-Term Rent, Mortgage, and Utility Assistance

18	Project Name	Section 108 Loan Repayment
	Target Area	Low/Mod Income Areas
	Goals Supported	Safe and Affordable Housing Public Facilities and Public Improvements
	Needs Addressed	Affordable Housing Public Facilities and Public Improvement
	Funding	CDBG: \$524,775
	Description	Annual repayment of federal loan
	Target Date	6/30/2018
	Goal	Repayment of Section 108 loan
	Location Description	2600 Fresno Street Fresno CA 93721
	Planned Activities	19F: CDBG Section 108 Loan Planned Repayment - 24 CR 570.705 NA: national objective not applicable

19	Project Name	CDBG Program Administration and Planning
	Target Area	Citywide Low/Mod Income Areas
	Goals Supported	Safe and Affordable Housing Homelessness and the Prevention of Homelessness Community Services Public Facilities and Public Improvements
	Needs Addressed	Affordable Housing Homelessness Community Services Public Facilities and Public Improvement
	Funding	CDBG: \$1,307,366
	Description	Grant Monitoring and Administration, Historic Preservation, NRT Planning
	Target Date	6/30/2018
	Goal	Not Applicable
	Location Description	2600 Fresno Street, Fresno CA 93721
	Planned Activities	21A: General Administration – 24 CFR 570.206 NA: National Objective not applicable

20	Project Name	HOME Program Administration
	Target Area	Citywide Low/Mod Income Areas
	Goals Supported	Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$234,507
	Description	Grant Monitoring and Administration
	Target Date	6/30/2018
	Goal	Not Applicable
	Location Description	2600 Fresno Street, Fresno CA 93721
	Planned Activities	General Administration and Oversight of HOME-funded projects

21	Project Name	HOPWA Program Administration
	Target Area	Fresno County
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	HOPWA: \$11,619
	Description	HOPWA funds will be used for administrative and compliance oversight activities associated with HOPWA funded projects.
	Target Date	6/30/2018
	Goal	Not applicable
	Location Description	2600 Fresno Street, Fresno CA 93721
	Planned Activities	Grant Administration and Oversight

22	Project Name	Community Revitalization – Planning
	Target Area	Low/Mod Income Areas
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$106,018
	Description	Funding for two targeted neighborhood revitalization teams (NRT) to identify and connect resources to establish sustainable neighborhoods.
	Target Date	6/30/2018
	Goal	Not applicable
	Location Description	See Geographic Distribution for detail
	Planned Activities	20: Planning – 24 CFR 570.205 NA: National Objective not applicable to planning activities

23	Project Name	Fair Housing Council
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$40,000
	Description	CDBG funds will be used to support fair housing outreach and education to ensure fair housing opportunities throughout the City.
	Target Date	6/30/2018
	Goal	Not applicable
	Location Description	333 W Shaw Avenue, Fresno CA
	Planned Activities	21D: Fair Housing Planning – 24 CFR 570.205 NA: National Objective not applicable to planning activities

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City does not have any defined local target areas. In PY 2017, the City will serve a number of predominantly low and moderate income neighborhoods throughout the City. The following list identifies some of the areas that will receive assistance in PY 2017:

Neighborhood Revitalization Team (Code Enforcement)

- | | | |
|-----------------|---------------|------------|
| • Addams | • Lowell | • Yakomi |
| • Slater | • Leavenworth | • Kirk |
| • Williams | • Hidalgo | • King |
| • Fort Miller | • Jefferson | • Columbia |
| • Eldorado Park | • Winchell | |
| • Webster | • Vang Pao | |

Street Improvements

- | | |
|---|--|
| • Webster, Columbia, Winchell and King School | • Pinedale Neighborhood ADA |
| • Pinedale and Fort Miller | • Yosemite, Leavenworth, Hidalgo, and Jefferson Lighting |
| • Hamilton & Winery Avenue Street | • Addams, Slater, and Highway City Lighting |
| • Hidalgo Neighborhood | |
| • Jefferson Neighborhood | |

Park Improvements

- | | |
|----------------------------|--------------------------------|
| • Holmes – 212 S First Ave | • Romaine – 745 N First Avenue |
| • Wills – 770 N San Pablo | • Pinedale – CT 44.04 BG 1 & 2 |

Rationale for the priorities for allocating investments geographically.

The Consolidated Plan did not identify any targeted areas. Instead, the City will spread resources throughout the City, with the understanding that most funding will go toward the improvement of predominantly low and moderate income residential areas.

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement dollars are limited, the City does anticipate expending a significant portion of its federal allocation dollars on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20, with the number of households to be assisted itemized by goal.

One Year Goals for the Number of Households to be Supported	
Homeless (HOPWA and HOME TBRA)	95
Non-Homeless	28
Special-Needs	0
Total	123

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	95
The Production of New Units	14
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	123

Table 5 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing within the City is administered by the Housing Authority of the City of Fresno. While the City will coordinate closely with the PHA and share information about their respective programs, the City does not plan on providing financial assistance to the PHA for their physical inventory. The PHA receives its own allocation from HUD, including an allocation through the Capital Fund Program, which will be used to repair, renovate and/or modernize the public housing developments.

The City does partner with the PHA on the administration of the tenant-based rental assistance and the administration of the HMIS homeless information management system.

Planned Actions

Describe Actions planned during the next year to address the needs to public housing.

A portfolio application inclusive of all Public Housing developments within the City of Fresno was submitted to HUD for the Rental Assistance Demonstration (RAD) program. Additionally, site specific RAD applications were submitted for 50% of the City of Fresno portfolio. Conversions are anticipated to take place during this period which may include renovations and/or transfers of rental assistance to newly constructed developments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The Housing Authority of City of Fresno (HACF) Resident Advisory Board (RAB) meets at least annually to review any changes to the Admissions and Continued Occupancy Policy (ACOP) and the HACF Annual Plan policies. In addition, residents are able to make comments before the Board of Commissioners and their comments are solicited for all major policy changes.

The Housing Authority of the City of Fresno (HACF) participated in a homeownership program in previous years where over 200 foreclosed homes (in the City and County) were renovated and sold to low-income residents and other individuals. There are 7 homes available for purchase in the City of Fresno.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The Housing Authority of the City of Fresno is not considered troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Multi-Agency Access Program (MAP) Point is the physical local coordinated entry point for the FMCoC Coordinated Entry System. The Fresno Homeless Task Force conducts daily activities in areas where homeless individuals and families congregate or are known to visit. The HERO Teams has weekly outreach activities to areas which have been identified as having the potential to attract or induce homeless persons and families to congregate. The FMCoC develops and carries out regular outreach and assessment activities such as the annual Point In Time (PIT) Count.

Describe actions to address the emergency shelter and transitional housing needs of homeless persons.

The City is proposing to fund the shelter operations of Marjorie Mason, Westcare California, and Poverello House.

Describe actions planned to help homeless persons make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Through its subrecipients, the City is able to reach vulnerable individuals and families who are homeless. These agencies provide not only rapid rehousing and housing assistance, but also wrap-around services designed to create sustainable and safe housing opportunities for long-term permanent and independent living. As part of several national initiatives, the housing-first model has proven to be successful and continues to be a best-practice. The recent City and County Status Update to the 10-Year Plan to End Chronic Homelessness outlines several goals specifically relating to (1) availability of housing (2) coordination among service providers (3) improving outreach, and (4) preventing homelessness.

The City is proposing to fund Rapid Rehousing programs administered by Westcare California and Marjorie Mason. The City will also assist homeless persons transition to permanent housing through the use of tenant-based rental assistance programs funded with HOME and HOPWA.

Describe planned actions to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are:

- ***being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or,***
- ***receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

Through a network of social service agencies and supportive nonprofits, at-risk families and individuals are identified and assisted with short-term and long-term wrap-around services. These agencies include the Fresno County Mental Health network, the Fresno Police Department, the Fresno County Courts system, etc.

While the City has no formal homeless discharge coordination policy in place, the City continues to be an active participant in the FMCoC and the Community Conversations. The FMCoC has established procedures with individual agencies related to discharge policies, such as the County's Department of Behavioral Health, the Hospital Council of Northern and Central California, Fresno County Jail, etc. Members of the FMCoC work together to coordinate their efforts and build a continuum of care that provides supportive and preventative services to these individuals at high risk of homelessness after release. The Community Conversation stakeholders meet quarterly and include leadership representing police and probation, mental health, major hospitals, local government, court systems, housing authority, the FMCoC and many more. The City continues to support and coordinate with these agencies and actively engage in planning and implementing discharge plans and protocols that address the needs of individuals at risk.

The City is proposing to fund Westcare California with ESG funds to administer homeless prevention efforts and Short-Term Rent, Mortgage, and Utilities with HOPWA funds.

Discussion

The City of Fresno will use the Emergency Solutions Grant program funds in the following categories of activities:

- Street Outreach and Emergency Shelter (32.5% of allocation)
- Homelessness Prevention (4.4% of allocation)
- Rapid Re-Housing (52.1% of allocation)
- HMIS (3.5% of allocation)
- ESG Administration (7.5% of allocation)

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family (STRMU)	21
Tenant-based rental assistance (TBRA)	20
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	20
Total	61

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction

The City of Fresno identified several constraints to the development, maintenance, and improvement of housing and affordable housing in its most recent Housing Element.

- Market Constraints
 - Land Cost and Availability
 - Land Use Controls
 - Off-Site Improvements
 - Materials and Labor
 - Financing Costs
- Other Non-Governmental Constraints
 - Accessibility to Mobility
 - Social Perceptions
- Excessive Land Value in Select Areas
- Governmental Constraints
 - Governmental Layers for Entitlements
 - Annexation
 - Development Review Process Components
 - Fees and Exactions

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the PY 2017 year, the City will commit to the following actions to reduce the barriers to affordable housing (see Chapter 6 of 2015 Housing Element):

- Providing development incentives such as planning entitlement fee reductions for projects constructed in the City's Inner City Fee Reduction Target Area density bonuses for eligible projects Measure C TOD fee reduction programs for eligible projects
- Strengthening partnerships with Affordable Housing Developers
- Encouraging the development of adequate housing to meet the needs of persons with special needs;

- Assisting Individuals Experiencing Homelessness (ESG)
- Outreach and technical assistance to mobile home park residents
- Support to Fresno Housing Authority for marketing of Housing Choice Vouchers in areas of opportunity;
- Streamlining Approval for Downtown Housing Projects Consistent with Housing Element
- Preventing Displacement through the Downtown Displacement Program
- Reducing housing utility costs through the Home Energy Tune-Up Program
- Expediting entitlements through the Business Friendly Fresno Program;
- Incentivizing large and small lot development
- Implementing comprehensive code enforcement, including an interior rental re-inspection program;
- Improving infrastructure
- Rehabilitating housing'
- Enhancing police service to high crime neighborhoods;
- Contracting with the Fair Housing Council to provide fair housing services
- Implementing an integrated Equitable Communities program to encourage investment in areas of need and to encourage affordable housing in areas of opportunity.

The City recently updated its Development Code. The updated development code makes it easier to develop compact, walkable, affordable housing along high capacity transit corridors and in downtown. These Code changes positively impact the availability of housing that meets the State of California guidelines for affordability for low and very low income households. It is anticipated that the City will evaluate its post-RDA housing properties for reuse as affordable housing; however it is not expected that these properties will be available during the program year.

AP-85 Other Actions – 91.220(k)

Introduction

In addition to outlining projects that the City will actively pursue with available federal resources, the City must also describe “other actions” outlined below, as required by the federal regulations.

Actions planned to address obstacles to meeting underserved needs

With a recognized deficit of parks and open space, the City continues to seek partnerships which increase the availability of parks and open space in underserved neighborhoods. The City has prioritized established neighborhoods for reinvestment – especially focusing on high intensity transit corridors for development and redevelopment. These actions will provide new or reconstructed infrastructure in low-mod census tracts and adjacent to low-mod neighborhoods. Bus Rapid Transit (BRT) will be under construction in the next year and operational in the next two years. This highly efficient alternative transportation option will enhance surrounding low-mod neighborhoods.

Actions planned to foster and maintain affordable housing

The City coordinates closely with the Fresno Housing Authority, local nonprofit housing providers, and other governmental agencies to identify resources available for fostering and maintaining affordable housing. These actions include support for LIHTC applications for both 9% and 4% tax credits, support for Cap & Trade applications for the development of new TOD housing options, support for Cal Home – the State’s first time homebuyer program, and monitoring of the mobile home rent control guidelines.

Actions planned to reduce lead-based paint hazards

To address potential and actual health hazards derived from lead-based paint (LBP) the City of Fresno will support the Fresno County Human Services Agency's efforts to identify and remediate hazards caused by LBP, provide outreach to the community regarding structural dangers or cultural practices that may cause lead poisoning, and continue to include lead abatement practices in code enforcement and rehabilitation programs as feasible.

The City supported Fresno County in its application for supplemental HUD funds to address and remove lead paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Fresno allocates funding for homeless prevention and housing, including emergency shelter, transitional housing, and permanent housing. The City of Fresno will continue to provide assistance for the homeless and those in danger of becoming homeless

and improve communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.

The City of Fresno assists persons that are homeless or vulnerable to becoming homeless is provided through nonprofit agencies and City of Fresno departments. Services and activities provide free and reduced price services so that low-income persons are able to use their income for other expenses:

- The Parks and Community Services Department provides seniors low cost or free meals at community centers in low-income neighborhoods.
- The City of Fresno provides cooling centers in the summer for homeless and low income persons that do not have access to cooled environments and also to offset the cost associated with cooling a home. There are also warming centers in the winter when the temperatures drop below 35 degrees.
- The City of Fresno Transportation Department provides bus services to these centers free of charge. These centers are located at community centers throughout Fresno and specifically in low-income areas.
- The Sustainability Division provides home energy audits for exterior and interior energy efficiency rehabilitation.
- Additionally, area nonprofits receive funding from HUD through the Supportive Housing Program (SHP) to assist homeless families and individuals, and the chronically homeless.
- Saturday Parks Programs at school sites.

The City of Fresno has partnered with local homeless care providers and the FMCoC to adopt and implement a ten year plan to end chronic homelessness. The City of Fresno is a part of the FMCoC and services provided by these agencies are direct services with the goal of ending chronic homelessness. Through the ESG Program the City of Fresno funds agencies that provide services and activities such as:

- Homelessness and psychosocial assessments
- Case management
- Referrals to other service and programs
- Transportation; meals
- Shelter

Economic Development Activities

As discussed in the Consolidated Plan, the City of Fresno will provide economic development and employment opportunity programs through a variety of funding sources, and will focus its

economic activities and budget on four major areas:

1. Foster an environment that will lead to the creation of new jobs and the retention of existing jobs
2. Encourage entrepreneurs to establish new businesses
3. Work with existing Fresno businesses to encourage them to stay in Fresno. Expand, and create additional jobs
4. Attract new job creating

Actions planned to develop institutional structure

The City is undertaking a series of technological improvements and enhancements designed to streamline development applications, coordinate with other city services and provide more accessible information to the public. While these changes to the City's land management system will take several years to implement, the actions will provide the public with quick and easy access to zoning, business licensing, permitting, code enforcement, and other data currently difficult to access.

Housing Division staff will have access to additional online, local and regional training to improve and enhance the City's knowledge of federal and state funding opportunities. All new funding designated to service established neighborhoods will leverage the federal programs in eligible low-mod census tracts.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City will continue to participate as a member of the FMCoC with other social service and housing providers for homeless activities. City staff will participate in local and regional workshops designed to develop relationships with other providers and improve coordination.

The Administration of the City meets regularly with the Fresno Housing Authority, other cities in the Central Valley, and nonprofit agencies. The City actively recruits new investment in underserved neighborhoods.

The NRT Team works closely with a number of partners, including Fresno Unified School District, Habitat for Humanity, and other neighborhood stakeholders, in its neighborhood revitalization efforts.

Monitoring

The City of Fresno has established a monitoring system to ensure that federal regulations, local policies and program guidelines are met. The monitoring system encompasses both entitlement program monitoring and project monitoring. The City of Fresno's Monitoring Plan for the Consolidated Plan and each annual Action Plan was established to meet three primary goals:

- Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan.
- Ensure that all projects and or programs funded are implemented by a competent subrecipient and administered in a timely and financially prudent manner; and that all funds expended are in compliance with federal regulations.
- Ensure that all activities funded are evaluated and monitored regularly, and that performance is assessed and reported.

Entitlement Program Monitoring

Each entitlement program has specific monitoring requirements such as timely use of funds, commitment requirements, and uniform administrative requirements that must be met. The City of Fresno tracks these activities throughout the fiscal year.

Project/Activity Monitoring and Administration

City of Fresno Staff will determine that the national objective, activity eligibility and appropriate regulatory requirements to monitor the activity/project are established. Monitoring activities include, but are not limited to, compliance with national objectives, labor standards, financial management, and environmental assessments. Staff conducts desk monitoring of drawdown requests quarterly. Site monitoring of financial documents and activities occur at least once during the program year. Agencies that are new to receiving grant funds are monitored more frequently, generally two to three times during the program year.

Site visits of the activity/project funded are conducted once a year. However, rehabilitation and construction projects are monitored by Project Managers, Housing Specialists and a labor standards review throughout the construction period and the affordability terms.

Minority Business Outreach (MBE/WBE)

The City of Fresno has established a Disadvantaged Business Enterprise (MBE) Program in accordance with the regulations of the U.S Department of Housing and Urban Development (HUD). The City of Fresno in the past has received federal financial assistance from HUD and as a condition of receiving this future/ongoing assistance, the City of Fresno has signed an assurance that it will comply with 24 CFR Subtitle A, Part 85, Subpart C, §85.36.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG) 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME) 24 CFR 91.220(I)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not employ other forms of investment beyond those identified in Section 92.205.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For HOME-funded homebuyer assistance loans, the Promissory Note, Deed of Trust, and Homebuyer Agreement are the enforcement mechanisms for the city's resale and recapture provisions. The City will use the recapture provisions in all cases where a homebuyer subsidy exists. The City will enforce the minimum periods of affordability based on the amount of homebuyer subsidy provided to the buyer:

- Five years for less than \$15,000
- Ten years for between \$15,000-\$40,000, and
- Fifteen years for more than \$40,000.

Recapture provisions are based on 24 CFR 92.254 (a) (5) (ii), which stipulates the conditions for recapture of the HOME investment used to assist low income families in purchasing a home. Homebuyer recapture provisions are included in, or as a deed restriction rider, to the recorded deed of trust that secures a HOME loan Note, and requires recapture of funds if the home does not continue to be the borrower's principal residence or if all or any part of the property or any interest in it is sold, rented, conveyed or transferred during the duration of the period of affordability. Recapture provisions also stipulate that only the direct subsidy to the homebuyer is subject to recapture, which includes down payment assistance, closing cost, other home assistance provided directly to homebuyer, and the difference between fair market value and the sales price.

The net proceeds are the sale price minus the senior loan repayment (other than HOME funds) and any closing costs. If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since the purchase, the City may share the net proceeds. The net proceeds may be divided proportionally between the City and the homeowner as set forth in the following mathematical formulas:

HOME subsidy x Net proceeds = HOME amount to be recaptured

HOME subsidy + homeowner investment

Homeowner investment x Net proceeds = amount to homeowner

HOME subsidy + homeowner investment

In the event of foreclosure, the amount subject to recapture is based on the amount of net proceeds (if any) from the foreclosure sale.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not refinance existing debt for multifamily housing projects.

For the HOME program, describe eligible applicants, your process for soliciting and funding applications/proposals, and where information can be obtained. Does the city plan to limit the beneficiaries or give preferences to a particular segment of the low-income population in its HOME program, and if so, provide a description of the limitation or preference.

The City issued an RFP for affordable housing developers. Additional details can be found on the City's website below. A portion of these funds will be reserved for qualified Community Housing Development Organizations (CHDOs).

<http://www.fresno.gov/Government/DepartmentDirectory/DARM/Housing/default.htm>

The TBRA program will be administered by the Fresno Housing Authority and will be targeted to homeless households as outlined in the Status Update of the City and County of Fresno 10-Year Plan to End Chronic Homelessness.

The HOME-funded rehabilitation program will be administered by the City's DARM Department. This program will not have any preferences, but homeowners must meet the income criteria and other program guidelines. Applications will also be available on the City's website.

Emergency Solutions Grant (ESG) 91.220(I)(4)

Include written standards for providing ESG assistance (may include as attachment)

The City and County administrations have jointly adopted ESG Policies and Procedures (PPGs) for ESG providers. The City will work cooperatively with the County and the FMCoC to update the ESG Policies and Procedures. A copy of the current document is included in the Appendix.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Homeless Management Information System (HMIS) is used by all local homeless providers participating in the FMCoC. HMIS is a database used to track performance and outcomes for the agencies. As the HMIS Lead of the FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual Pint-in-Time Count (PITC), collecting data, and distributing results from the annual count. The work of the Housing Authority in this regard meets and exceeds HUD requirements for the implementation and compliance of Homeless Management Information System Standards.

The Fresno Madera Continuum of Care's Coordinated Entry System utilizes a common assessment tool – the Vulnerability Index (VI). The VI gave the community a way to identify and triage individuals most at risk. The VI was enhanced to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT), which further triaged individual's priority for housing and other services.

All member agencies of the FMCoC have committed to using both the assessment tool and the Coordinated Entry System. The Multi-Agency Access Program (MAP) Point at the Poverello House (Pov) was the first coordinated physical entry point collectively developed by the Community Conversations stakeholder group. The MAP Pont at the Pov served as the first physical location of the Coordinated Entry System. The program has proved successful in its first two years and has begun expansion. Main components of this process include:

1. Assessment,
2. Navigation and Case Conferencing,
3. Housing Referral with Choice, and
4. Data Collection and Communication.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Within the HUD defined homeless categories, the City of Fresno has determined the following sub-populations are a high priority for ESG services:

- Unsheltered homeless persons who are living outdoors or in other places not intended for human habitation;
- Chronically homeless persons;
- Homeless veterans; and
- Other homeless persons who have been identified as highly vulnerable.

In addition, the following populations are also a priority for ESG services in the City of Fresno:

- Unaccompanied youth under the age of 18;
- Youth aging out of the foster care system;
- Victims of domestic violence; and
- Households with children.

Proposals that propose to serve these populations will be given additional points in the scoring process. Proposals providing ESG services to populations outside of the identified high priority population WILL be considered for funding.

Bidders may propose to provide all or a portion of the ESG eligible activities stated above. Qualified/eligible vendor(s) are those agencies that are State certified non-profit entities, validly existing in California, with a tax-exempt IRS determination letter, as of the date the bid is submitted, or public agencies that are qualified to receive ESG funds under applicable federal rules. Qualified/eligible vendors are those that have a minimum of two years' experience serving the beneficiary populations and a minimum of two years' experience utilizing federal, state and/or local funding.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

During the development of the Consolidated Plan, the City consulted with the FMCoC in making decisions related to ESG funds for the five year cycle. The FMCoC includes representation from the homeless community, which meet the homeless participation requirement in 24 CFR 576.405(a).

Describe performance standards for evaluating ESG.

The following performance standards will be included in both the RFP issued for ESG services and the ensuing ESG agreements:

1. Decrease the number of homeless youth and households with children by 10% from the FMCoC Point in Time Count of January 2012.
2. Increase the percentage of participants in transitional housing that move into permanent housing to 65% or more.
3. Increase the percentage of participants that are employed at program exit to 20% or more.

Attachment to 2017-2018 Annual Action Plan

Public Comments Received HCDC Public Hearing

Housing and Community Development Commission (HCDC) Meeting January 25, 2017

1. Ms. Veronica Wilson, Development Coordinator for Fresno County Equal Opportunities Commission (FCEOC), Street Saints Program asked that funding for a financial literacy program in our community centers be considered. Ms. Wilson stated that FCEOC's Financial Institute did a financial literacy training Including subjects such as balancing a checkbook, creating a savings plan, credit repair, home ownership, retirement planning and business ownership. She shared stories about the group of 15 individuals who received the training.
2. Ms. Yolanda Cruz, Resident Manager for the State Council on Developmental Disabilities spoke about the importance of making sure the City is looking at accessibility, specifically for people with disabilities. Ms. Cruz requested that the City of Fresno create, and make jobs for people with developmental disabilities and veterans a priority.
3. Mr. Omar Gonzalez, resident in the Jefferson East Neighborhood, indicated that he runs an afterschool program out of his home. Mr. Gonzalez would like the City to address safety issues, such as street lights and sidewalks. He indicated that kids are walking in the dirt and mud or in the street on their way home from school; they need better lighting and sidewalks to help keep them safe.
4. Brunette Harris, with Hope, Effort, Appropriately Thriving (H.E.A.T.) for Southwest Fresno Community was asking about what is going on at the hearing. Ms. Harris stated that the paper (handout) is talking about the 7th and is supposed to be the notice of the funding, and you guys are supposed to discuss on March the 8th. She indicated that she did not understand why groups are coming up to the microphone asking for funds, and restated her displeasure at not understanding what was going on. Ms. Harris commented that the current meeting was not a community meeting; and that she wants the HCDC to come out to Southwest Fresno and have a meeting in the community. Ms. Harris indicated that only a few people have come to the meeting here. [Chair Fiske asked Ms. Harris to clarify what she wanted and stated that there was an informational community meeting held earlier in the month at the West Fresno Community Center.] Ms. Harris stated that they did not have a meeting.
5. Ms. Esther Delahay, with the Lowell Community Development Corporation lives and works in the Lowell Neighborhood. She encouraged the HCDC to continue to look at

the partnership that the City has created with community partners, and the Neighborhood Revitalization Team, organizations, and churches they are doing some amazing work. Ms. Delahay observed that the CDBG funds are historically primarily used for City of Fresno departments for programs such as code enforcement and graffiti abatement, which is great. However, she would like to encourage that the next funding cycle really looks at how these funds could be used to increase the capacity of organizations in our community. In the Lowell neighborhood, Ms. Delahay commented that paint programs and rehab programs for low income home owners in the target areas have been really helpful. She asked that the City consider funding folks outside the City that can do that type of work.

6. Ms. Elizabeth Terrazas represents the parents of the Hidalgo School, and parents that have children at Yosemite. Her son participates in a sports program, and described that there are times that he can't be picked up and during this time of the year it gets dark very early and there is no public lighting. Ms. Terrazas would like the City to take into considering the lighting and the sidewalks issue, because now the choices are to walk in the street or walk in the mud.
7. Ms. Kim Contreras recalled that she was concerned as she listened to the residents that gathered at Hidalgo school last week and shared that their number one concern was that of lighting, particularly in alleyways. She indicated that there are a lot of alleys where illegal dumping is occurring as well. The residents agreed that they would like to see LED technology for the streets where citizens are walking back and forth to the bus stops and to and from the schools.
8. Ms. Erica Piedra, Principal of Leavenworth Elementary, attended to represent both Leavenworth and Hidalgo Elementary Schools. Herself and Principal Villalobos serve 1,700 students combined. Every year they send out a survey to the parents, and on the survey there is a question that asks whether or not their children feel safe in their community. Overwhelmingly, the response of the parents is that their children do not feel safe. Principal Piedra went on to state her appreciation for the City's Neighborhood Revitalization Team and that parents have made it very clear that the safety of their kids and their community is a concern. She asked the city to consider the improvement of lighting, explaining that many kids participate in after school programs and leave the schools at 6pm. These students are walking home in complete darkness. She indicated that the existing lights in other parts of the neighborhood are extremely dim. Additionally, she went on to describe that there are still a number of streets that do not have sidewalks. Complete sidewalks would ensure that the children have a place to walk and ride their bikes to and from school. She asked that the City invest in those areas, as we work in the next coming years to improve our community.
9. Ms. Rosita Soriano, community resident and parent, spoke about her desire for the City to take our sidewalks and roads seriously and add new lighting to the Hidalgo area. Children are sometimes walking in the street to avoid puddles.

10. Ms. Dora Morales, part of the School Council at Hidalgo and parent of three stated that there is a need for lighting and sidewalks so that children can be safe when they are walking.
11. Ms. Maria Vasquez from the Hidalgo community was present to request, first and foremost, sidewalks. She shared that pushing her baby carriage in the neighborhood when there are no sidewalks it means you have to walk in the street. Ms. Vasquez talked about the safety issues because cars pass at very high speeds.
12. Mr. David Rodriguez, Pinedale Community Association, presented concerns about no sidewalks on Ingram between Herndon and Alluvial, the traffic goes by very fast and the kids and people in motorized wheelchairs have to go out in the street.
13. Ms. Michaelynn Lewis, a member of Action and Change, a neighborhood revitalization group in South West Fresno was present to talk about how the Kirk neighborhood has organized to start working with the Neighborhood Revitalization Team at the City to build capacity and help revitalize their area. Ms. Lewis wanted to see some of the money be used for rehabilitation of some of the houses in the area. She went on to state that some homes are over 100 years old. She recommended that the City relax the age and income levels required for these programs and also asked that the trimming of the old oak trees in the area be performed, they block the lighting. Ms. Lewis also suggested repairs to sidewalks as well.
14. Mr. Reynaldo Villalobos, participated in Restore Fresno and is principal of Hidalgo Elementary. He described that the area for Leavenworth and Hidalgo Elementary is between First and Recreation along Belmont, just north of the 180 Freeway. He indicated that sidewalks are non-existent in the neighborhood the lights are very dim. Principal Villalobos is concerned about his students walking home in the dark. Kids are walking down the middle of the street because the sides are muddy and there are no sidewalks. He asked that the City please consider the request for improved lights, led lights that are brighter and safer for our community.
15. Mr. Abe Miranda addressed the roads, specifically Lane Street between Chestnut and Winery. He indicated that the road has a lot of cracks and potholes. The lights between Kings Canyon and Lane on Winery, do not have many lights on. [Commissioner Hardie suggested that he utilize the FresGo application to report these areas.] Mr. Miranda indicated that the whole road is basically a problem with cracks and potholes.
16. Ms. Lisa Guzman, with the Pinedale Community Association, asked that the City please consider finishing some of the sidewalks that remain to be completed. She stated that it would help with people walking on their lawns and would also keep them from having to walk in the streets.

Chair Fiske closes the public comments portion of the hearing at 6:10 p.m.

Housing and Community Development Commission Comments Received HCDC Public Hearing

Housing and Community Development Commission (HCDC) Meeting January 25, 2017

1. Commissioner Falke asked the school representatives of Hidalgo/Leavenworth some clarifying questions regarding whether it was a specific area, or the whole rectangular block Belmont and Cedar, or a more specific area that have lighting challenges. Principal Piedra from Leavenworth replied that for several years the Leavenworth community worked diligently to get sidewalks around the perimeter of their school, but the Hidalgo area has extreme needs around the immediate school and campus. Principle Villalobos further confirmed that Millbrook/White, sidewalks are nonexistent going east and going towards west to First. Streets are very narrow on Thomas going into Hidalgo. But the lights are needed across the board for both schools. An estimate of a total of 2,016 lights, a \$55,000 investment is need according to Principal Piedra.
2. Commissioner Falke inquired about how the streets projects are prioritized. Ms. Clark reviewed that there is no carryover with the Publics Facilities at this time. She indicated that the City's Public Works staff is present and listening to public comments as they prepare their proposed scope of work as it relates to streetlights and sidewalks for the upcoming action plan. As they prepare, Public Works will evaluate where the demands are from the public and where the needs have been identified. In terms of prioritization, Ms. Clark went on to describe that the City has a very limited budget for replacement of streets; there are streets in the community from the 1960 that have never been replaced. So at the current rate of investments it would take many decades to complete rehab or replacement of all of the streets. She spoke to the Public Works ability to leverage multiple funding streams so that more repairs are possible.
3. Commissioner Farrar asks for an estimated cost per light and related savings. Ms. Clark stated that while she did not have that information at hand, some can simply be repaired at a lower cost of others that are not functioning because of issues like wire theft or other issues that require they be replaced completely. Commissioner Farrar asked if there were savings for the new more efficient lights. While assumed, Ms. Clark was unable to provide specific details
4. Commissioner Hardie asked if there are a couple of lights out, does the City have the funds to fix. Ms. Clark thanked Commissioner Hardie for mentioning that residents can report concerns through FresGo, and clarified that the answer to that question depends on the problem with the light. Switching out bulbs is something that can be

done in a short period of time. Regardless of the issue with the lights, she encouraged that they be reported to the City.

5. Commissioner McKenzie discussed the options for holding an HCDC meeting in the community and asked if the March 8th meeting would be a good opportunity to attempt this. Ms. Clark mentioned that while the idea could be considered, the March 8th for application presentations is held in the Council Chambers due to the large crowds that usually participate, and that technology needs for recording would need to be considered. She also elaborated that beginning in 2015 with the consolidated planning process; there were a series of workshops in the community. She went on to describe that Mr. Morgan recently held two informational community workshops in the last few weeks presenting the City's HUD programs, opportunities for engagement and how residents express their needs at these community workshops. Mr. Morgan discussed the workshops further.
6. Continuing discussion was held about having an HCDC meeting once a year in the community. Commissioner Hardie asked Ms. Harris from the audience to clarify her statements about community meetings, Ms. Lewis also spoke about her thoughts that the City should look into putting meeting notices in the water bill as well as consider helping with the transportation for residents to meetings.
7. Chair Fisk commented that last year, City staff provided information to applicants regarding how much funding was available to the non-city entities. Ms. Clark confirmed that staff will do their best to estimate, and make sure those dollar amounts are made available again this year in the Notice of Funding Availability.

Chair Fisk closed the Public Needs Hearing, including Commissioners comments at 6:32 p.m. and restated that no action is to be taken.