

Action Plan

Grantee: Fresno, CA

Grant: B-08-MN-06-0003

LOCCS Authorized Amount:	\$ 10,969,169.00
Grant Award Amount:	\$ 10,969,169.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,591,683.74
Total Budget:	\$ 15,560,852.74

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City will utilize NSP funding as part of a comprehensive strategy to stabilize neighborhoods, build sustainable and competitive communities that are integrated into the overall metropolitan structure; including access to transit, affordable housing, employers, and other services. Fresno is the sixth largest city in the State of California, and a 2005 Brookings Institute report established Fresno as having the greatest concentration of poverty in the nation.

As a result of the national economic climate the City has been troubled with increased unemployment, increased blight and declining neighborhoods. This has in turn led to large numbers of homes being foreclosed upon. A review of HUD data indicates that 80 percent of Fresno's one hundred census tracts have been impacted by foreclosures and abandoned properties. Furthermore foreclosure rate data shows that 60 percent of the census tracts in Fresno have a 10-14% risk of further problems; one-third of all Fresno city census tracts had high cost subprime loans of 40-62%.

As required by Section 2301(c) (2) of HERA, the City is required to direct funding to the areas of greatest need, including

- Areas with the greatest percentage of home foreclosures;
- Areas with the highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as likely to face a significant rise in the rate of foreclosures.

Distribution and Uses of Funds:

The City will ensure that 100 percent of NSP funds will benefit individuals and households with incomes at or below 120 percent of the area median income. In addition, at least 25 percent of the funds will be used to benefit individuals and households earning at or below 50 percent of the area median income. To meet these established needs the City proposes to appropriate funding under the following general categories:

- Purchase and rehabilitate homes and residential properties that have been foreclosed upon or abandoned in order to sell, rent or redevelop such homes and properties. The City will expend up to 60 percent of its NSP funds under the eligible category of purchase and rehabilitating foreclosed upon homes. The City will appropriate 25 percent of its funding under this category in order to meet the low income targeting requirement established by HERA. Additionally the City ensures that persons being provided houses for sale will attend an 8 hour housing counseling workshop to better prepare them for homeownership.
- Establish financing mechanisms for purchase, rent, and redevelopment of foreclosed upon homes and residential properties, including such mechanisms silent seconds, down payment assistance, mortgage subsidies, loan loss reserves, and shared-equity loans. The City will expend up to 30 percent of its NSP funds under the eligible category of establishing financing mechanisms to develop affordable housing for rent or sale to low, moderate, and middle income households.



- Administration of the Neighborhood Stabilization Program. The City will expend 10 percent of NSP funding under this eligible category. The City will provide funding to two subrecipients and three developers:

- Fresno Housing Authority - \$5,314,367.52 (orig. \$5,165,655) to acquire and rehabilitate 35 homes for sale to LMMI households (partial setaside).
- Fresno Housing Authority - \$1,200,036 to supplement the acquisition and purchase of San Ramon Apts with NSP3 funds.
- Fresno Redevelopment Agency - \$1,420,648.53 (orig. \$1,452,942) to acquire and rehabilitate 20 homes for sale to LMMI households.
- Fresno Redevelopment Agency - \$2,772,253 to acquire foreclosed apartment complex (25% setaside)
- Coalition for Economic Renewal and Excellence - orig. \$946,082 to acquire and rehabilitate 10 homes
- 2M - \$1,117,869 for acquisition and rehabilitation of single family homes
- TFS - \$429,113 for acquisition and rehabilitation of single family homes

Definitions and Descriptions:

Blighted Structure: The City will use the definition of blighted structure as established under the Fresno Municipal Code found in Article 6 Public Nuisance Abatement, Section 10-603(c). The definition reads as follows: "Blighted Building" means a vacant residential, commercial or industrial building and all yards surrounding the building that reduces the aesthetic appearance of its neighborhood, area or district, is offensive to the senses, or is detrimental to nearby property or property values. A blighted building includes a vacant building and the yards surrounding the building that are not being actively maintained, or actively monitored, or actively secured.

Affordable Rents: The City shall use the definition of affordable rents as defined in its 2006-2010 Consolidated Plan, as follows: A household's monthly housing costs or gross rent plus utilities can not exceed 35% of its gross income. HUD's Fair Market Rent Values (FMR) for the Fresno Metropolitan Statistical Area will be used to define rent limits. If a gap exists between household income and the FMR, the City will require funding from other sources to ensure affordability. FMR limits for Fresno MSA can be found in Exhibit D.

Continued Affordability: The City will ensure continued affordability of NSP funded projects for the maximum extent practicable and the longest feasible term for individuals and families with incomes not exceeding 120 percent of the area median income. Continued affordability for NSP funded projects will be met through resale and recapture provisions on projects for sale, rent, or redeveloped. HERA Title III, Section 2301, requires grantees to use its existing HOME affordability as a minimum threshold for NSP affordability. The HERA statute establishes an additional guidance of continued affordability on NSP funded activities. The City establishes its continued affordability period at 30 years on acquisition and sale projects and 55 years for rental projects. Housing units meeting requirements under HERA Title III, Section 2301(f)(3)(A)(ii), housing serving persons at or below 50 percent of the area median income, are ensured continued affordability through long term affordability requirements as established in the previous paragraph. The City expects to provide affordable rental housing to persons at or below 50 percent of the area median income. The recapture provision provided on rental projects is 55 years. HOME affordability or continued affordability standards will be applied to NSP assisted projects used on a property previously assisted with HOME funds; but on which affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure. The greater of the remaining HOME affordability or the continuing affordability requirements established under this amendment will be applied. Continued affordability for projects meeting the low income targeting requirement will be met through monitoring of NSP projects throughout the life of the continued affordability standard.

Housing Rehabilitation Standards: The City provides guidance on housing rehabilitation standards for its housing and community development projects through its "Guide to Rehabilitation Standards and Specifications". The Guide is applied to the City's existing housing rehabilitation programs funded under the HOME and CalHome Program and was prepared in accordance with applicable laws, codes, and other requirements. All work shall meet or exceed the following codes, standards, and ordinances, as adopted by the City.

Low Income Targeting:

The City expects to expend at least 25 percent of NSP funding, or \$2.7 million, on projects that purchase and redevelop abandoned or foreclosed upon homes or residential properties for individuals whose incomes do not exceed 50 percent of the area median income. An income table for this target group can be found in Exhibit C.

Additionally, to meet requirements set forth under HERA Title III, Section 2301(f)(3)(A)(ii), the City will continue to appropriate at least 25 percent of program income received from NSP funded projects on the low income target group. The City expects to produce at least 50 housing units from the original entitlement for this low income target group. Continued affordability for projects meeting the low income targeting requirement will be met through monitoring of NSP projects throughout the life of the continued affordability standard.

Acquisition and Relocation:

The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD. The City has a Relocation Policy adopted as part of the Citizen Participation Plan. The document is compliant with the aforementioned governing regulations.

Public Comment:

The City began the citizen participation process with a Listening Session on October 14, 2008. The intent was to provide guidance to community partners, nonprofit, for-profit developers, and governmental agencies on NSP regulations and program constraints. The City accepted concept papers from interested companies and agencies on how best to utilize and leverage NSP funds. The following companies submitted concept papers to the city for consideration of NSP funding.

- The Coalition for Urban Renewal Excellence (CURE)



- Triangle LP
- Hollins Family Supervised Visits
- Mundo Azteca, Inc.
- Stebben Real Estate Investments, LLC
- Habitat for Humanity
- DBA Sequoia Western
- TFS Investments, LLC & Fresno County EOC
- RE/MAX Gold
- Lloyd Lanson, LLC, Project 1
- Mission Housing Development, Project 1
- Lloyd Lanson, LLC, Project 2
- Mission Housing Development, Project 2
- MorCap Fund Advisors
- JCTH Enterprises, LLC dba Sacred Heart Ranch
- Affordable Housing Core Foundation
- Visionary Home Builders of Ca
- Housing Authority, Project 1
- CAGSI International, Inc dba SuCasa Mortgage
- Housing Authority, Project 2
- Silver Oak Land Company
- Housing Authority, Project 3
- FIRM

City staff is evaluating application submissions, for conceptual soundness, feasibility, leveraging, and the ability to efficiently provide project development under tight time constraints. The City will amend the NSP application as specific agencies are appropriated NSP project funding. The substantial amendment was available for a fifteen day public review ending November 17, 2008. One written public comment was received from the Redevelopment Agency requesting to be named as a partner, and to include acquisition and redevelopment of multi-family housing for rent as an NSP activity. City staff responded indicating redevelopment of housing for sale or rent was identified under activity three, the redevelopment of housing for sale or rent. Additionally, the City will not name partners until specific activities are identified and undertaken. Other comments spoken into the record:

- HCDC Public Hearing: General support from agencies submitting concept papers. A request the City change the project percentages from thirty-percent financing mechanisms, sixty percent acquisition and rehabilitation, and ten percent administration. No specific percentage change was identified.
- City Council Adoption: General support from agencies. A comment requesting City Council provide assurances that the funds will be used in the most needed areas.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
BMSD 520000/Admin	General Administration	HG0008/Admin	NSP Administration
CM 109901/ACQ	Acquisition	HA NSP3 20521	San Ramon Apartments
		HG0002/ACQ	CURE Acquisition
		HG0003/ACQ	2MCorp Acquisition
		HG0004/ACQ	Housing Authority Acquisition
		HG0005/ACQ	RDA Acquisition
		TFS NSP3-20520	TFS NSP3 Projects
CM 109901/HomeOwn	Homeownership Assistance	HG0007/HomeOwn	Homeownership Assistance
CM 109901/Rehab	Rehabilitation	HG0002/ACQ - CURE Setaside	Cure Acquisition/Rehab Setaside
		HG0003/Rehab	2MCorp Rehabilitation
		HG0004/Rehab	Housing Authority Rehabilitation
		HG0004/Rehab - HA Setaside	HA Setaside SF
CM 109901/SetAside	SetAside Acquisition: Multi-Family	HG0006/SetAside RDA SF	RDA Single Family Setaside
		HG0006/SetAside	Housing Set-Aside



Activities

Project # / BMSD 520000/Admin / General Administration

Grantee Activity Number: HG0008/Admin
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

BMSD 520000/Admin

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

General Administration

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fresno1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fresno1

Organization Type

Unknown

Proposed Budget

\$ 1,096,916.90



Location Description:

City of Fresno, 2600 Fresno Street, Fresno CA 93721

Activity Description:

General administration of staff time and other direct costs associated with administering NSP.

Environmental Assessment: EXEMPT

Environmental None

Project # / CM 109901/ACQ / Acquisition

Grantee Activity Number: HA NSP3 20521
Activity Title: San Ramon Apartments

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
CM 109901/ACQ
Projected Start Date:
12/01/2013
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
Completed
Project Title:
Acquisition
Projected End Date:
06/30/2014
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,200,036.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,200,036.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Renter Households	32	10	22	100.00
# of Households	32	10	22	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	32
# of Housing Units	32
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of the City of Fresno

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Fresno	Non-Profit	\$ 1,200,036.00

Location Description:

- 1328 E San Ramon
- 1338 E San Ramon
- 1346 E San Ramon
- 1356 E San Ramon

Activity Description:

HA acquired a multi family apartment complex rehabilitating 32 units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0002/ACQ
Activity Title: CURE Acquisition

Activity Type:
 Acquisition - general

Project Number:
 CM 109901/ACQ

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for
 NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 858,802.56

**Most Impacted and
 Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 858,802.56

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	5	5	100.00
# of Households	10	5	5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	10



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Coalition for Urban Renewal and Excellence

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Coalition for Urban Renewal and Excellence

Organization Type

Unknown

Proposed Budget

\$ 858,802.56

Location Description:

The address of the organization is: 287 W Fallbrook Ave, Suite 104, Fresno CA 93711. Properties will be located in the HUD approved areas of greatest need.

Activity Description:

Acquisition of NSP eligible properties with the intent to rehabilitate and sell to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0003/ACQ
Activity Title: 2MCorp Acquisition

Activity Type:
 Acquisition - general

Project Number:
 CM 109901/ACQ

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 834,118.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 834,118.90

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	2	3	100.00
# of Households	5	2	3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	5



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

2M Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
2M Corporation	Unknown	\$ 834,000.00

Location Description:

2M Corporation 6455 N. Highland Clovis CA 93619. Properties will be located in the HUD approved areas of greatest need.

Activity Description:

Funds will be used to acquire NSP eligible single family residences with the intent to rehabilitate and sell to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0004/ACQ
Activity Title: Housing Authority Acquisition

Activity Type:
 Acquisition - general

Project Number:
 CM 109901/ACQ

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 406,589.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 406,589.87

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	35		35	100.00
# of Households	35		35	100.00

Proposed Accomplishments

	Total
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	35

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Fresno City Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Fresno City Housing Authority	Unknown	\$ 406,589.87



Location Description:

Fresno City Housing Authority 1331 Fulton Mall, Fresno CA 93721. Properties will be located in the HUD approved areas of greatest need.

Activity Description:

Acquire NSP eligible single family houses with the intent to rehab and sale to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0005/ACQ
Activity Title: RDA Acquisition

Activity Type:
 Acquisition - general

Project Number:
 CM 109901/ACQ

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for
 NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,226,348.47

**Most Impacted and
 Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,226,348.47

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	15	5	10	100.00
# of Households	15	5	10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	15
# of Housing Units	15
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	15



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Agency	Unknown	\$ 1,226,348.47

Location Description:

Redevelopment Agency 2344 Tulare Street, Suite 200, Fresno CA 93721. Properties will be located in the HUD approved areas of greatest need.

Activity Description:

Funds will be used to acquire NSP eligible residential properties with the intent to rehabilitate and sell to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: TFS NSP3-20520
Activity Title: TFS NSP3 Projects

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CM 109901/ACQ

Projected Start Date:
 12/01/2013

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 429,113.32

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 429,113.32

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9			0.00
# of Households	9			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Multifamily Units	
# of Housing Units	9
# of Properties	5

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 TFS Investments LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
TFS Investments LLC	For Profit	\$ 429,113.32



Location Description:

TFS will complete NSP3 funded projects with NSP1 Program Income in the areas of highest priority.

Activity Description:

TFS will acquire and complete rehabilitation on projects funded through NSP1

Environmental Assessment: COMPLETED

Environmental None

Project # / CM 109901/HomeOwn / Homeownership Assistance

Grantee Activity Number: HG0007/HomeOwn
Activity Title: Homeownership Assistance

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 CM 109901/HomeOwn

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Homeownership Assistance

Projected End Date:
 09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,037,910.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,037,910.00



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	54	11	43	100.00
# of Households	54	11	43	100.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fresno1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Fresno1	Unknown	\$ 1,037,910.00

Location Description:

throughout NSP I target area

Activity Description:

Environmental Assessment: EXEMPT

Environmental: None

Project # / CM 109901/Rehab / Rehabilitation

Grantee Activity Number: HG0002/ACQ - CURE Setaside
Activity Title: Cure Acquisition/Rehab Setaside

Activity Type: Rehabilitation/reconstruction of residential structures

Project Number: CM 109901/Rehab

Projected Start Date: 01/01/2013

Activity Status: Completed

Project Title: Rehabilitation

Projected End Date: 12/31/2014



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 87,280.06
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 87,280.06

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Coalition for Urban Renewal and Excellence

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Coalition for Urban Renewal and Excellence	Unknown	\$ 87,280.06

Location Description:

4007 N Hulbert

Activity Description:

Acquisition and rehab of single family property for resale to low income buyer

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: HG0003/Rehab
Activity Title: 2MCorp Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CM 109901/Rehab

Projected Start Date:
 10/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Rehabilitation

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 283,750.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 283,750.24

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 2M Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
2M Corporation	Unknown	\$ 283,750.24

Location Description:

Funds will be used to rehabilitate/reconstruct residential properties acquired through NSP acquisition activities.

Activity Description:

2M Corporation property acquisition will be located in the HUD approved areas of greatest need.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0004/Rehab
Activity Title: Housing Authority Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CM 109901/Rehab

Projected Start Date:
 12/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Rehabilitation

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,513,790.13

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,513,790.13

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	30			0.00
# of Households	30			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	30
# of Housing Units	30

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Fresno City Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Fresno City Housing Authority	Unknown	\$ 2,513,790.13



Location Description:

The activity will occur in the mapped areas of greatest need

Activity Description:

The Fresno City Housing Authority will rehabilitate eligible NSP acquired properties.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: HG0004/Rehab - HA Setaside
Activity Title: HA Setaside SF

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CM 109901/Rehab

Projected Start Date:
 01/01/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	17	17		100.00
# of Households	17	17		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	17
# of Housing Units	17

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Housing Authority of the City of Fresno

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Fresno	Non-Profit	\$ 2,393,987.52



Location Description:

Throughout NSP 1 Target Areas

Activity Description:

Acquisition and Rehabilitation of Single Family homes to low income households

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: HG0006/SetAside RDA SF
Activity Title: RDA Single Family Setaside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CM 109901/Rehab

Projected Start Date:
 01/01/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Completed

Project Title:
 Rehabilitation

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 194,300.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 194,300.06

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Agency	Unknown	\$ 194,300.06

Location Description:

1763 N. Cecilia
4752 E. Grant Ave

Activity Description:

Acquisition / Rehab of abandoned, foreclosed properties

Environmental Assessment: COMPLETED

Environmental None

Project # / CM 109901/SetAside / SetAside Acquisition: Multi-Family

Grantee Activity Number: HG0006/SetAside
Activity Title: Housing Set-Aside

Activity Type:

Acquisition - general

Project Number:

CM 109901/SetAside

Projected Start Date:

11/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

SetAside Acquisition: Multi-Family

Projected End Date:

08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,772,253.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,772,253.00



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	118	75	43	100.00
# of Households	118	75	43	100.00

Proposed Accomplishments	Total
# of Multifamily Units	118
# of Housing Units	118

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Agency	Unknown	\$ 2,772,253.00

Location Description:

City of Fresno has not identified the specific property for acquisition, however, the location will be in an area of greatest need.

Activity Description:

City of Fresno will use the Set-Aside funds to acquire property to provide rental housing to persons earning at or below 50% of the AMI

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

MICHAEL Latest amendment Increasing acquisition budget lines and decreasing financing mechanisms and rehabilitation budgets lines of the NSP partners.

Reviewer - Adjustments made to budget line items based on Housing Authority Progress.

Reviewer - Adjustments made based on program income and contract changes. City will revise the proposed budget vs. the program budget to ensure that everthing totals correctly.

Action Plan History

Version	Date
B-08-MN-06-0003 AP#1	09/01/2010
B-08-MN-06-0003 AP#2	09/03/2010
B-08-MN-06-0003 AP#3	01/27/2012
B-08-MN-06-0003 AP#4	04/30/2013
B-08-MN-06-0003 AP#5	01/17/2020

