

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

<ite

September 13, 2016

**FROM: DENA FUENTES, Director
Community Development and Housing**

**SUBJECT: SUBSTANTIAL AMENDMENTS TO THE 2015-2020 HOUSING AND URBAN
DEVELOPMENT CONSOLIDATED PLAN AND 2016-2017 ACTION PLAN AND
RECONVEYANCE OF PROPERTY LOCATED AT 8565 NUEVO AVENUE,
FONTANA**

RECOMMENDATION(S)

1. Conduct a public hearing to consider proposed Substantial Amendments to the County of San Bernardino's 2015-2020 United States Department of Housing and Urban Development Consolidated Plan and the related 2016-2017 Annual Action Plan.
2. Approve the following Substantial Amendments to the County's 2015-2020 Consolidated Plan and the 2016-2017 Annual Action Plan:
 - a. Create a new rehabilitation project, utilizing \$120,000 of Community Development Block Grant funds to address health and safety improvements to the George White Senior Center building located at 8565 Nuevo Avenue, Fontana.
 - b. Initiate a new project, utilizing \$1,000,000 of Community Development Block Grant funds, for the relocation of Ayala Park from its current location at 18313 Valley Boulevard, Bloomington, to a location that will better serve the Bloomington residential neighborhoods.
 - c. Allocate \$500,000 of Community Development Block Grant funds for assistance in demolition activities and permit fees for qualified residents affected by the Blue Cut Fire.
3. Amend corresponding strategies, actions or proposed accomplishments identified in the 2016-17 Strategic Plan portions of the 2015-2020 Consolidated Plan to conform to the proposed amendments
4. Authorize the Chairman of the Board of Supervisors to execute a Grant Deed to reconvey the 8565 Nuevo Avenue, Fontana property to the County of San Bernardino with Community Development Block Grant deed restrictions.

(Presenter: Dena Fuentes, Director, 387-4411)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS AND OBJECTIVES

Implement the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

**Improve County Government Operations.
Operate in a Fiscally-Responsible and Business-Like Manner.
Provide for the Safety, Health and Social Service Needs of County Residents.
Pursue County Goals and Objectives by Working with Other Agencies.**

FINANCIAL IMPACT

Approval of this item will not require the use of any additional Discretionary General Funding (Net County Cost). Unencumbered Community Development Block Grant (CDBG) funds in the amount of \$1.62 million will be utilized for the rehabilitation of the George White Senior Center (\$120,000), the relocation of Ayala Park in Bloomington (\$1,000,000), and demolition and permit fees for residents affected by the Blue Cut Fire (\$500,000).

Budget adjustments for the rehabilitation of the George White Senior Center in the Capital Improvement Program (CIP) budget are not requested at this time, but will be included in a future Quarterly Budget Report for the CIP. Adequate appropriation and revenue exists for the relocation of Ayala Park capital project and the Blue Cut Fire demolition and permit fees project in the Community Development and Housing (CDH) Fiscal Year 2016-2017 CDBG budget.

BACKGROUND INFORMATION

Staff is recommending the Board of Supervisors (Board) approve the items listed below; all of which meet the definition of a substantial change to the 2016-2017 United States Department of Housing and Urban Development (HUD) Annual Action Plan. If approved by the Board, the County of San Bernardino's 2015-2020 HUD Consolidated Plan and the related 2016-2017 Annual Action Plan would be amended accordingly.

- a) **Fontana George White Senior Center - Rehabilitation Improvements- \$120,000:** Initiate a new project for the rehabilitation of the George White Senior Center located at 8565 Nuevo Avenue in Fontana. The proposed improvements will consist of necessary health and safety items. Upon completion of the rehabilitation, the Department of Aging and Adult Services (DAAS), on behalf of the County, will be responsible for maintaining and operating the facility as an eligible CDBG use. DAAS must operate the facility either as a nutrition center or another use that will serve low-to-moderate income residents in the surrounding area.
- b) **Bloomington Ayala Park Relocation - \$1,000,000:** The proposed project will relocate Ayala Park from the existing location and move it closer to the residential neighborhoods within Bloomington in order to better serve the residents. A site has not been selected. This project will proceed once all funding has been secured and all requirements for the closure of the existing site have been completed. The CDBG funds will be used to assist in park acquisition and construction costs. Currently, the surrounding area residents are not fully utilizing the existing park, which is located within a business corridor.
- c) **Blue Cut Fire Demolition and Permitting Fees - \$500,000:** The proposed projects will assist residents that were affected by the Blue Cut Fire. These

activities will include demolition of various residential structures that are considered health and safety hazards and assistance with building permit fees for low-income owner-occupied homes.

The Nuevo Avenue building was originally purchased with CDBG funds in 1986 for the purpose of providing senior meal services to low-and moderate-income residents. DAAS administers the grant funds and contracts for the senior food services program. It is recommended that the management of the building formally transfer from CDH to DAAS. To ensure compliance with CDBG regulations, the County will record a reconveyance grant deed containing deed restrictions reflecting the obligation to maintain and operate the facility as an eligible CDBG use. Staff is recommending the Chairman of the Board of Supervisors be authorized to execute the grant deed.

Any changes to the HUD guiding grant documents must be considered by the Board. CDBG funds are federal grant funds administered by HUD. In order to receive grant funds, the County submitted a 5-year HUD Consolidated Plan (2015-2020) governing the use of these funds. Every year, the County must submit to HUD an annual Action Plan which provides specific detailed information regarding projects receiving CDBG funding. If the County desires to make "substantial" changes to an annual Action Plan, a public hearing and subsequent approval by the Board is required. Today's actions being recommended for approval by the Board meet HUD's requirements for substantial changes thereby "amending" the 2016-2017 HUD Annual Action Plan.

The public hearing to substantially amend the Consolidated Plan and Annual Action Plan was properly noticed in the local newspapers. This hearing was advertised on or before August 12, 2016 in the following publications: Big Bear Grizzly, Daily Press, Hi-Desert Star, Inland Valley Daily Bulletin, La Prensa Hispana, and The Sun. In addition, the notice was posted on the Economic Development Agency's website at <http://www.sbcountyadvantage.com/About-Us/Community-Development-Housing.aspx>.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Michelle D. Blakemore, Chief Assistant County Counsel, 387-5445) on August 11, 2016; County Counsel (Robert F. Messinger, Deputy County Counsel, 387-8979) on August 29, 2016; Real Estate Services Department (Janet Lowe, Assistant Director, 387-5252) on August 8, 2016; Department of Aging and Adult Services (Ronald Buttram, Director, 891-3918) on August 5, 2016; Special Districts Department (Jeffrey O. Rigney, Director, 387-5967) on August 5, 2016; Real Estate Services Department – Project Management Division (Darlynn Wissert, Senior Project Manager, 387-5227) on August 9, 2016; Finance (Steve Atkeson, Administrative Analyst, 387-0294) on August 22, 2016; and County Finance and Administration (Mary Jane Olhasso, Assistant Executive Officer, 387-4599) on August 26, 2016.