

Mayor and Council Communication

DATE: 11/12/19

M&C FILE NUMBER: M&C 19-0304

LOG NAME: 19SHH NEIGHBORHOOD AND WORTH HEIGHTS COMMUNITY CENTER PROJECTS

SUBJECT

Authorize Change in Use and Expenditure in the Amount of \$507,828.59 of Community Development Block Grant Funds for Improvements to the Worth Heights Community Center, West Cantey Street, and Capps Park; Authorize a Substantial Amendment to the City's 2012-2013, 2014-2015, and 2015-2016 Action Plans, and Authorize the Substitution of Funding Years (COUNCIL DISTRICT 9)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize a change in use and expenditure in the amount of \$507,828.59 of Community Development Block Grant Funds for improvements to the Worth Heights Community Center, West Cantey Street, and Capps Park;
 2. Authorize Substantial Amendments to the City's 2012-2013, 2014-2015, and 2015-2016 Action Plans; and
 3. Authorize the Substitution of Funding Years in order to meet United States Department of Housing and Urban Development commitment, disbursement and expenditure deadlines.
-

DISCUSSION:

South Hemphill Heights: West Cantey Street and Capps Park Improvements

The South Hemphill Heights Model Block (Model Block) is a targeted revitalization area, designated by City Council in 2006, which has a balance of \$507,404.51 in unspent Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) that are dedicated for use in the South Hemphill Heights neighborhood. Neighborhood Services Department (NSD) staff worked with the South Hemphill Heights Neighborhood Association (SHHNA) to identify CDBG-eligible projects. Through this process, improvements to Capps Park and a portion of West Cantey Street were chosen as uses for the remaining Model Block funds.

On June 25, 2019, City Council (M&C C-29168) authorized the allocation of \$407,404.51 in Model Block funds for street and sidewalk improvements to the 700-900 blocks of West Cantey Street. Transportation and Public Works Department (TPW) solicited bids for the work. M&C C-29168 also authorized the execution of a contract between TPW and the selected contractor, FNH Construction, LLC, for the construction of these improvements. Staff recommends the allocation of additional CDBG funds (\$48,774.04) to fully fund a contingency for the project and cover TPW staff expenses.

This M&C seeks to allocate the remaining \$100,000 in Model Block funds along with an additional \$80,000 in unprogrammed CDBG funds for improvements to Capps Park. Neighborhood Services and Park and Recreation Department (PARD) staff worked with SHHNA members to develop the scope of work.

Worth Heights Community Center ADA Improvements

In 2015, HUD cited concerns that the City did not fully comply with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973. ADA establishes standard requirements which make facilities accessible to people with limited abilities. As a result of these concerns, NSD commissioned all nonprofits awarded grant funds through the department to conduct a Section 504 evaluation. The evaluation conducted by Sixty & Better, a nonprofit that provides services to older adults, identified three of the City's Community Centers as having ADA deficiencies: Worth Heights Community Center, Northside Community Center and North Tri-Ethnic Community Center.

NSD was also commissioned by HUD to conduct an Assessment of Fair Housing. Lack of accessibility was identified as a key issue in the City. As a result of this, as well as the Section 504 evaluation, staff made ADA repairs a priority and included funding for ADA repairs in subsequent Action Plans.

On August 1, 2017, City Council approved the City's 2017-2018 Action Plan for submission to HUD, which included \$579,255.00 in CDBG funds for accessibility and ADA improvements at the Worth Heights Community Center (M&C G-19056).

Additionally, on August 6, 2019, City Council approved the City's 2019-2020 Action Plan for submission to HUD, which included \$524,000.00 in CDBG funds for additional repairs at the Worth Heights Community Center (M&C 19-0016). The additional repairs include reconfiguration of existing unused space that was previously used as a dental clinic. The space will be reconfigured into office space and cubicles for Community Action Partners (CAP) staff. The reconfiguration will allow CAP staff to relocate from La Gran Plaza, where the lease has expired and it is too costly to renew, into a space in the Community Center that has been underutilized due to its configuration.

Staff recommends the addition of \$279,054.55 through this M&C to complete all repairs at the Worth Heights Community Center. Staff has worked closely with the Property Management Department to determine a scope and budget for the project and the latest budget shows a deficit

in funding. The amount requested through this M&C would be sufficient to fill the deficit and complete all necessary repairs to meet ADA compliance and relocate CAP staff.

Staff recommends that City Council approve amendments to the 2012-2013, 2014-2015, and 2015- 2016 Action Plans, and authorize the expenditure of \$507,828.59 in CDBG funds for proposed improvements to the 700-900 Blocks of West Cantey Street, Capps Park, and the Worth Heights Community Center as described below.

Location	Activity	Current Amount Requested	Previous Award Amount (M&C)	Total Project Budget
700-900 Blocks of West Cantey Street Fort Worth, TX 76110	Reconstruction of street and sidewalks along with the installation of ADA-accessible pedestrian ramps at all street intersections	\$48,774.04	\$407,404.51 (C-29168)	\$456,178.55
Capps Park 907 West Berry Street Fort Worth, TX 76110	Design, site work, and installation of new park benches, picnic tables, security lighting, infrastructure improvements, fitness equipment and other amenities	\$180,000.00		\$180,000.00
Worth Heights Community Center 3551 New York Avenue Fort Worth, TX 76110	Architectural barrier removal and ADA accessibility improvements as well as rehabilitation and reconfiguration of an area previously used as dental clinic. The space will be reconfigured into office space and cubicles for CAP staff, a conference room, and additional restrooms.	\$279,054.55	\$579,255.00 (G-19056) \$524,000.00 (19-0016)	\$1,382,309.55
M&C Total Award		\$507,828.59		

Public notices regarding the \$507,828.59 in CDBG funds were published on June 5, 2019 and September 17, 2019 with 30-day comment periods from June 4, 2019 through July 5, 2019 and September 17, 2019 through October 16, 2019, respectively. Any comments are maintained by the Neighborhood Services Department, in accordance with Federal regulations.

All projects are located in COUNCIL DISTRICT 9.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current grants operating budget, as appropriated, of the Grants Operating Federal Fund. This is a reimbursement grant.

Submitted for City Manager's Office by: Fernando Costa 6122

Originating Business Unit Head: Sonia Singleton 5774

Additional Information Contact: Chad LaRoque 2661

