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**Title:** Approve an \$849,209 State and Local Fiscal Recovery Funds (part of the American Rescue Plan) Agreement with Fresno City College for labor and supervision costs related to the construction of 24 Tiny Homes.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 23-385 Exhibit A - SLFRF Agreement

Date	Ver.	Action By	Action	Result
3/30/2023	1	City Council	ADOPTED	Pass

**REPORT TO THE CITY COUNCIL**

**FROM:** JENNIFER CLARK, Director  
Planning and Development Department

**THROUGH:** PHIL SKEI, Assistant Director  
Planning and Development Department

**BY:** CORRINA NUNEZ, Project Manager  
Housing and Community Development Division

**SUBJECT**

Approve an \$849,209 State and Local Fiscal Recovery Funds (part of the American Rescue Plan) Agreement with Fresno City College for labor and supervision costs related to the construction of 24 Tiny Homes.

**RECOMMENDATION**

Staff recommends the City Council approve an \$849,209 State and Local Fiscal Recovery Funds (SLFRF) Agreement (Exhibit "A" - SLFRF Agreement) with Fresno City College for labor and supervision costs related to the construction of 24 Tiny Homes.

**EXECUTIVE SUMMARY**

On December 9, 2021, the City Council elected to use a portion of the City's SLFRF allocation to support the COVID-19 Public Health and Economic Response by addressing the impact on lower

income households by using funds to help increase the supply of affordable housing and the creation of affordable housing, which is an eligible use of funds under the Act. Additionally, on September 29, 2022, the City Council adopted Resolution Number 2022-2017, to fund the Fresno City College Tiny Homes Program subject to a funding agreement being brought forth to the City Council for approval.

## **BACKGROUND**

On August 31, 2022, the Planning and Development Department proposed to fund the Fresno City College's Construction Program by providing \$849,209 in SLFRF funds to pay for labor and supervision costs related to the construction of 24 Tiny Homes that will be used to provide affordable housing to low-income residents. The Fresno City College is proposing to build all 24 Tiny Homes by September 30, 2026.

Fresno City College's Construction Program is proposing to construct 24 Tiny Homes that will consist of one-bedroom/one-bathroom units of approximately 160 square feet. The College plans to partner with *California Tiny Houses*, a private enterprise organization, to provide design, a materials list, and inspection support. The 24 Tiny Homes will be furnished with a refrigerator, stove, oven, microwave, and solar. At completion of the construction, the Tiny Homes will meet the building standards of the American National Standards Institute 119.5 requirements, as outlined in the City of Fresno guidelines for Tiny Homes/Backyard Cottages. The Tiny Homes will be built at the College's Career & Technical Center at 2930 E. Annadale Avenue, in southwest Fresno.

The College welcomes the opportunity to assist the City in meeting its affordable housing goals while assisting College students with meeting the Construction Management Program curriculum. The Program is designed to provide students with technical and hands-on construction training to prepare them for work in the construction industry. Students receive professional instruction in residential construction with an emphasis in quality. Through this hands-on training, students can enter the construction industry as an advanced apprentice with masonry, framing, roofing, plumbing, and/or electrical skills. Throughout the program, students will gain experience that will prepare them for the California Residential Code Certification and the National Center for Construction Education and Research Certification in construction and maintenance. These certifications provide credentials that are recognized by many construction companies throughout the Central Valley. A similar partnership was formed between the College and Habitat on Habitat's 844 Chance Street Housing Project which was successfully completed in December 2020.

Once the Tiny Homes are constructed, the City will procure a community organization(s) to find placement for them at suitable locations throughout the city.

## **ENVIRONMENTAL FINDINGS**

Pursuant to Government Code section 15378(b)(4), this grant agreement is not a project for the purposes of the California Environmental Quality Act (CEQA) because it involves the creation of a government funding mechanism which does not involve a commitment to any specific project which may result in a potentially significant physical impact on the environment. CEQA will be assessed prior to the start of construction and placement of the tiny homes.

## **LOCAL PREFERENCE**

This service agreement is not subject to local preference.

## **FISCAL IMPACT**

The State and Local Fiscal Recovery Funds for the proposed service agreement were appropriated to the Planning and Development Department as part of its fiscal year 2023 Budget.

### **Attachment:**

Exhibit A - SLFRF Agreement