

Regular Council Meeting

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FRESNO CITY COUNCIL

CITY OF FRESNO
CITY CLERK'S OFFICE



Supplement Packet

ITEM(S)

1-MM (ID 23-1835)

RESOLUTION - Authorizing the Submission of a Grant Application to the Fresno Council of Governments (Fresno COG) for the 2023 Regional Early Action Plan 2.0 Grant Program (REAP) for The West Creek Village In-Fill Affordable Housing Project in an amount not to exceed \$1,500,000; and Authorizing the Execution of Grant Agreement Documents by the City Manager or Designee (Council District 3)

Contents of Supplement: Staff Report, Resolution Authorizing Application to 2023 REAP 2.0, Aerial Map, and Site Plan

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

REPORT TO THE CITY COUNCIL

FROM: JENNIFER CLARK, Director
Planning and Development Department

BY: PHIL SKEI, Assistant Director
Planning and Development Department

SUBJECT

..Title

RESOLUTION - Authorizing the Submission of a Grant Application to the Fresno Council of Governments (Fresno COG) for the 2023 Regional Early Action Plan 2.0 Grant Program (REAP) for The West Creek Village In-Fill Affordable Housing Project in an amount not to exceed \$1,500,000; and Authorizing the Execution of Grant Agreement Documents by the City Manager or Designee (Council District 3)

..Body

RECOMMENDATION

Staff recommends the City Council adopt the Resolution authorizing the submission of a grant application to the Fresno Council of Governments (Fresno COG) for the 2023 Regional Early Action Plan 2.0 Grant Program (REAP) for The West Creek Village In-Fill Affordable Housing Project in an amount not to exceed \$1,500,000; and authorizing the execution of grant agreement documents by the City Manager or designee.

EXECUTIVE SUMMARY

The California Department of Housing and Community Development (HCD), in collaboration with several state offices, issued a Notice of Funding Availability for an estimated \$510,000,000 in Regional Early Action Plan 2.0 Grant Program (REAP) grant funds. Fresno COG applied to HCD for funding and received \$13,000,000 for REAP 2.0 to administer the program. Fresno COG has requested applications from eligible entities and the City of Fresno is eligible to apply. Eligible entities can use REAP 2.0 funds for capital improvement projects that promote infill affordable housing near high-quality transit.

Adopting the Resolution will allow the submission of a grant application to Fresno COG for the 2023 REAP 2.0 Grant Program to provide funding in an amount not to exceed \$1,500,000 for The West Creek Village In-Fill Affordable Housing Project; and will authorize the City Manager, or designee, to execute grant agreement documents to allow the City to secure the grant funding if awarded.

BACKGROUND

On July 26, 2022, the California Department of Housing and Community Development (HCD), in collaboration with the Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the State Air Resources Board (CARB) issued a Notice of Funding Availability for an estimated \$510,000,000 in REAP 2.0 Grant Program funds. Fresno COG applied to HCD for funding and received \$13,000,000 for REAP 2.0 to administer the program. Fresno COG has requested applications from eligible entities and the City of Fresno is an eligible applicant. Eligible entities can use REAP 2.0 funds for capital improvement projects that promote infill affordable housing near high-quality transit, including bike lanes, ADA ramps, sidewalks, and traffic calming measures.

The Villages at West Creek North is a new affordable rental housing project located at 571 East Jensen Avenue, Fresno, CA 93706, on a portion of the 15-acre site between Jensen Avenue to the south, Church Avenue to the north, Martin Luther King Boulevard to the East, and Knight Avenue to the West. The proposed project consists of 121 units of affordable rental housing created to serve working families. The project will offer one-, two-, and three-bedroom units and will be all-electric. Amenities will include a children's play area, a barbeque and picnic area, and a community garden. The project will also incorporate extensive water conservation measures, including highly efficient drip irrigation systems, thoughtful hardscapes, and low water use landscaping. REAP funds will be utilized to construct bike lanes, ADA ramps, sidewalks, and traffic calming measures to promote non-motorized transportation in the project area.

Self-Help Enterprises (SHE) and Blue Ocean America Community Development (Blue Ocean) are partnering to develop the Project's 121 units of affordable rental housing, which is a component of a larger master-planned mixed-use community in Southwest Fresno. The project is the first of three phases of development that consist of a total of 341 units of affordable housing within the West Creek Village community and is aligned with the Southwest Fresno Specific Plan (SWFSP) and the City's 2035 General Plan. The project represents phase one and is dedicated to affordable housing within the comprehensive mixed-use master plan, which also includes single-family housing, a park, a community college, and a commercial parcel. Presently, the designated project site is vacant and has no existing structures.

The Villages at West Creek North is an opportunity to improve the existing neighborhood and enhance housing mobility by providing affordable and diverse housing options, improving transportation accessibility, contributing to community revitalization, and protecting existing residents from displacement. Together, these strategies collectively work towards fostering inclusive and sustainable housing opportunities in Southwest Fresno.

The City Attorney's Office has reviewed and approved as to form the attached Resolution.

ENVIRONMENTAL FINDINGS

Adoption of the Resolution is not a project for the purposes of the California Environmental Quality Act.

LOCAL PREFERENCE

Local Preference was not considered because the action today provides support for a state funding application and does not include a bid or award of a construction or services contract.

FISCAL IMPACT

The project is located in Council District 3 and will not impact the General Fund. The source of funding will be allocated through the grant award to the City of Fresno for the project.

Attachments:

1. Resolution Authorizing Application to 2023 REAP 2.0
2. Aerial Map
3. Site Plan

RESOLUTION NO. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FRESNO COUNCIL OF GOVERNMENTS (FRESNO COG) FOR THE 2023 REGIONAL EARLY ACTION PLAN 2.0 GRANT PROGRAM (REAP) FOR THE WEST CREEK VILLAGE INFILL AFFORDABLE HOUSING PROJECT IN AN AMOUNT NOT TO EXCEED \$1,500,000; AND AUTHORIZING THE EXECUTION OF GRANT AGREEMENT DOCUMENTS BY THE CITY MANAGER OR DESIGNEE

WHEREAS, the City of Fresno (City) is an eligible applicant for the 2023 Regional Early Action Planning (REAP) 2.0 Grant Program; and

WHEREAS, eligible entities can use REAP 2.0 funds for capital improvement projects that promote infill affordable housing near high-quality transit; and

WHEREAS, the California Department of Housing and Community Development (HCD), in collaboration with the Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the State Air Resources Board (CARB) has issued a Notice of Funding Availability for an estimated \$510,000,000.00 in REAP 2.0 grant funds; and

WHEREAS, Fresno COG is set to receive \$13,000,000.00 for REAP 2.0 to administer the program; and

WHEREAS, Fresno COG has requested applications from eligible entities; and

WHEREAS, the City intends to submit an application to Fresno COG for funding to construct bike lanes, ADA ramps, sidewalks, and traffic calming measures to promote non-motorized transportation in the West Creek Village Infill Affordable Housing project area located at 571 E. Jensen Avenue; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No. _____

follows:

1. The Council authorizes the City's application for 2023 Regional Early Action Plan 2.0 grant funding for the West Creek Village Infill Affordable Housing project area located at 571 E. Jensen Avenue in an amount not to exceed \$1,500,000.

2. The City Manager, or designee, is authorized to execute and submit all grant application related documents and execute grant related agreements on behalf of the City, subject to prior approval as to form by the City Attorney's Office.

3. This resolution is subject to all applicable City rules and regulations.

4. This resolution shall be effective upon final approval.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

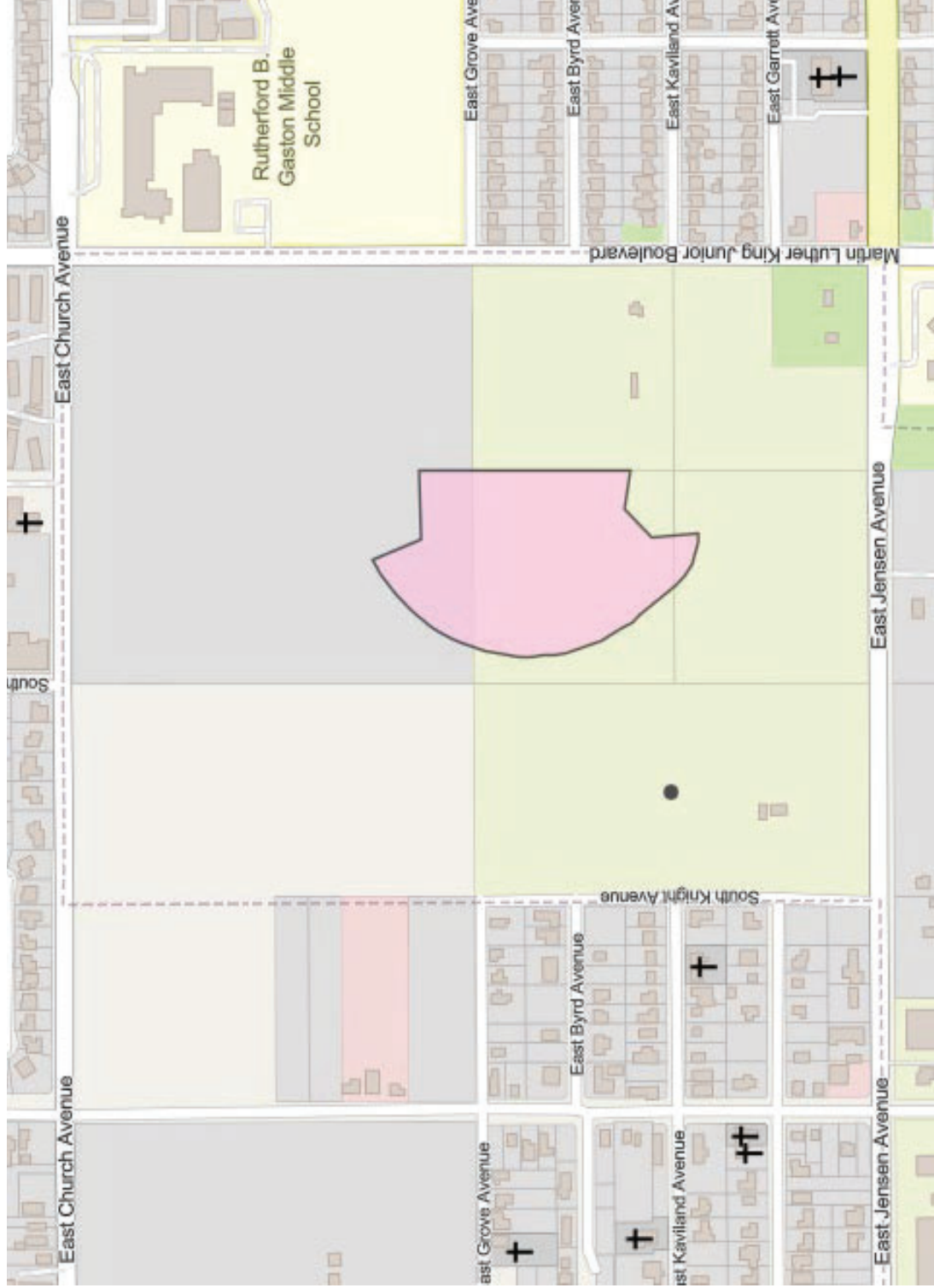
TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

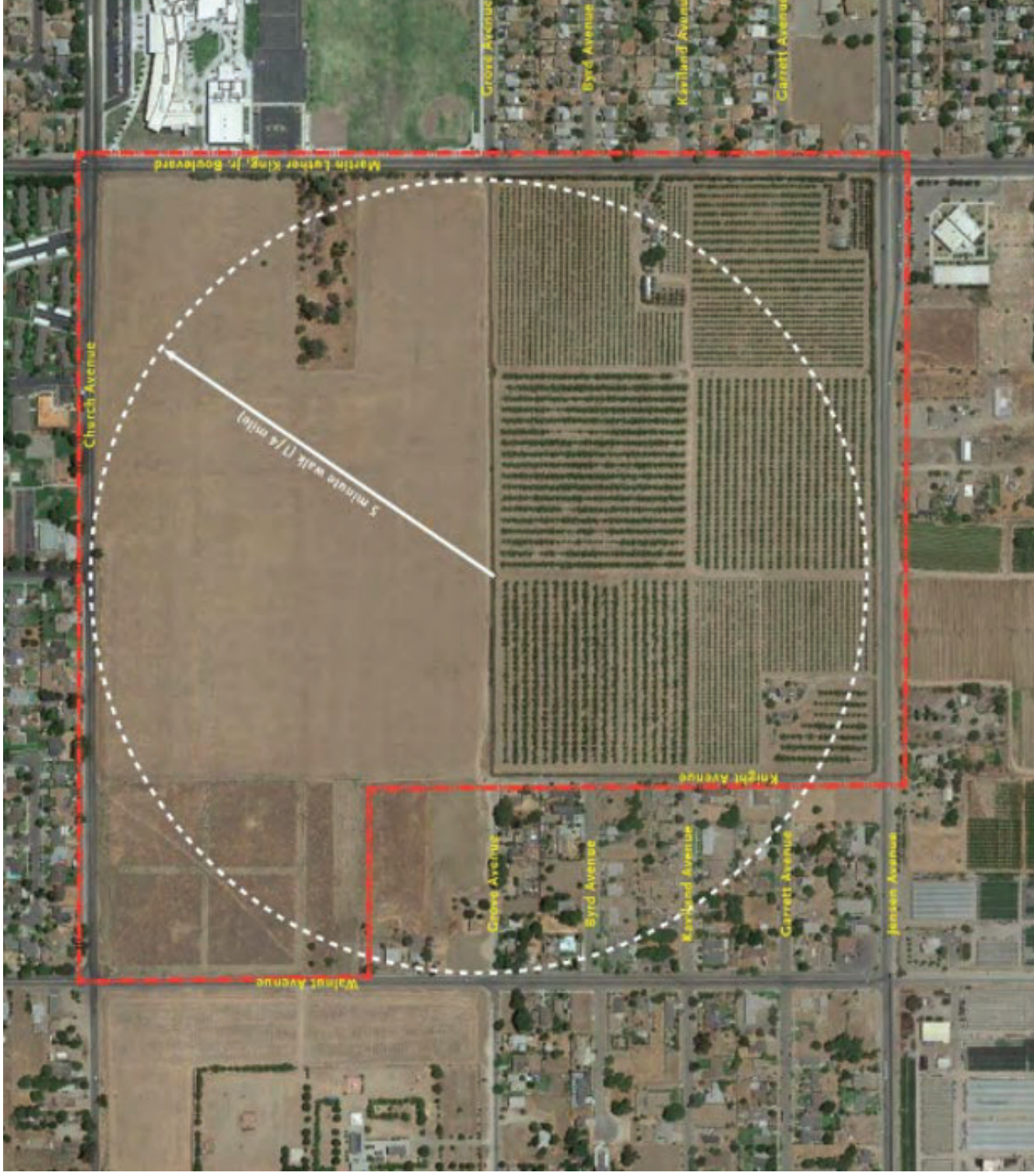
APPROVED AS TO FORM:
ANDREW JANZ
City Attorney








By: _____
Tracy N. Parvanian Date
Supervising Deputy City Attorney

LOCATION AERIAL MAP



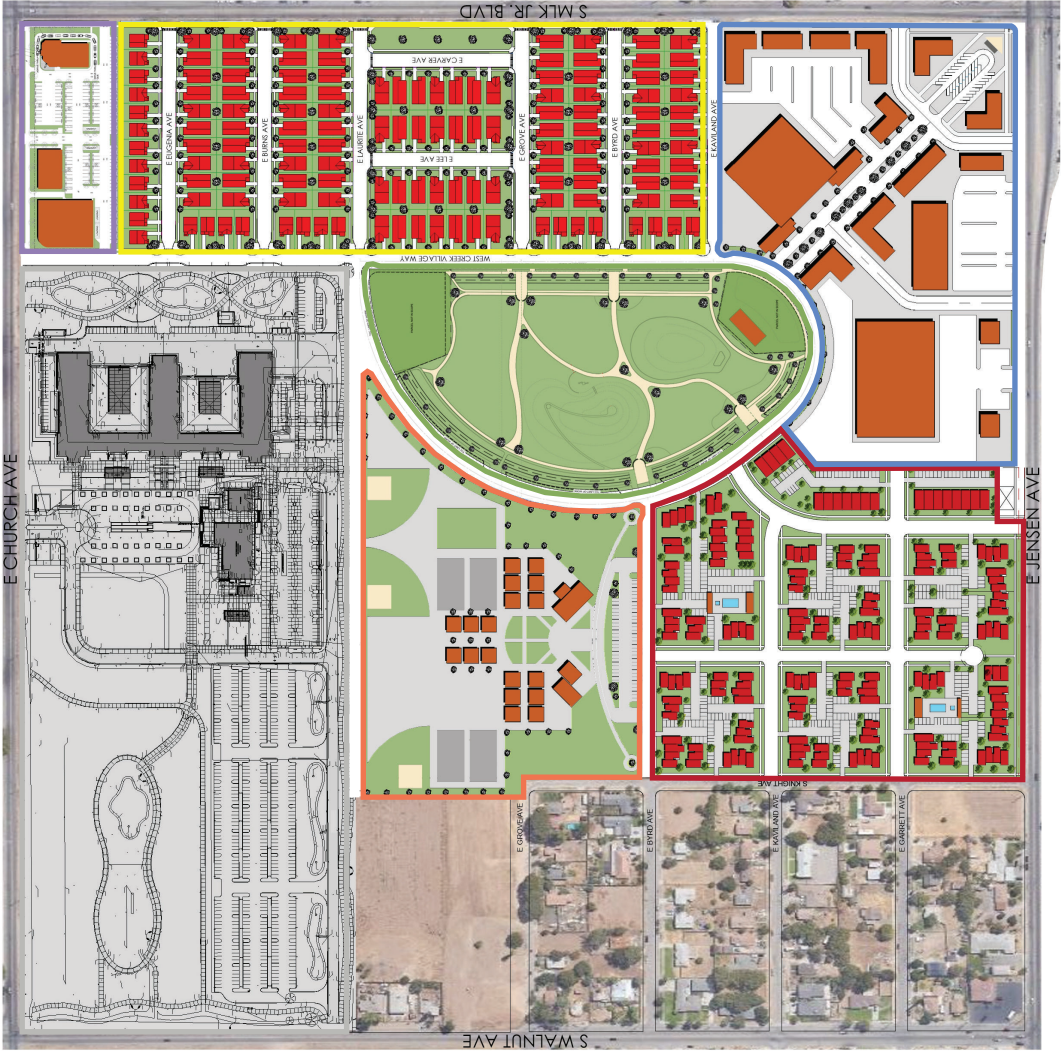
West Creek Village Pre-Developed Master Planned Project Area Aerial



USE	GROSS AREA
 ELEMENTARY SCHOOL	12.29 ACRES
 MULTIFAMILY HOUSING	16.97 ACRES (309 UNITS)
 REGIONAL COMMERCIAL	17.21 ACRES
 SINGLE FAMILY HOUSING	21.33 ACRES (136 UNITS)
 NEIGHBORHOOD COMMERCIAL	3.49 ACRES
 COMMUNITY PARK	11.77 ACRES
 COMMUNITY COLLEGE	

LAND USE AREA COMPARISON (ACRES)

	2019	2021	2022
COMMUNITY COLLEGE	0.00	0.00	0.00
ELEMENTARY SCHOOL	8.56	8.61	12.29
COMMUNITY PARK	11.75	13.46	11.77
NEIGHBORHOOD RETAIL	3.08	3.08	3.49
REGIONAL RETAIL	26.96	22.37	17.21
SINGLE FAMILY RESIDENTIAL	26.57	29.96	21.33
MULTIFAMILY RESIDENTIAL	21.33	20.19	16.97
TOTAL:	98.25	97.67	83.06



1. 2022 MASTER PLAN - OVERALL
1" = 300'-0"

1. LAND USE AREAS FOR 2019 MASTER PLAN AND 2021 MASTER PLAN REVISION (BY MOBILE & POLYZOIDES) IS BASED ON PROPERTY LINES AT EXTERIOR OF SITE AND CENTERLINES OF PROPOSED RIGHTS OF WAY INTERIOR TO THE SITE.

2. LAND USE AREAS FOR THE 2022 MASTER PLAN REVISION (BY RAW INTERNATIONAL) IS BASED ON PROPERTY LINES AT THE EXTERIOR OF THE SITE AND INTERIOR PROPERTY LINES AT RIGHTS OF WAY BETWEEN LAND USE AREAS. WHERE THERE ARE RIGHTS OF WAY INTERNAL TO A LAND USE AREA THE AREA IS INCLUDED IN THAT LAND USE AREA. THE BALANCE OF THE AREA (14+ ACRES) IS RIGHT OF WAY.



blmcloud:blmcloud.moggevarchitects.com - Blmcloud/222055 - West Creek - SW Fresno - Printed: Thursday, April 13, 2023, 9:01 AM

