



# Fresno Housing *Partnering with the City to invest in Neighborhoods*

*March 9, 2023*

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## Today we will:

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- Celebrate Partnership
  - Neighborhood Development
  - Facilitating Affordable Housing
  - Addressing Homelessness
- Planning for the Future: Southwest Fresno
  - Heritage Homes
  - CAN
- Discuss next steps



# 2022 Year in Review: Partners in Neighborhood Development

- Pending Applications:
  - Econo Inn North
- Awarded Applications:
  - Promesa Commons (Formerly Sun Lodge)
  - Avalon
  - Step Up on 99



# 2022 Year in Review: Partners in Neighborhood Development



- Construction Completed:
  - Villages at Broadway
  - Alegre Commons
  - The Monarch at Chinatown
- Construction Initiated:
  - Promesa Commons
  - The Arthur @ Blackstone
  - Parkway Inn

The team worked to secure \$71.5 million for real estate projects in 2022 from governmental agencies

# 2022 Year in Review: Partners Facilitating Affordable Housing



- Voucher Incentive Program
  - Approved December of 2022
  - \$1 million
  - To encourage landlord participation in Housing Choice Voucher Programs (formerly Section 8)





# 2022 Year in Review: Partners in Addressing Homelessness

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- 793 People provided shelter\*
- Aligned policies and procedures for all Parkway shelter operations
- Prior to shelter: 379 living in locations not intended for human habitation –including freeways, encampments\*
- Destinations:\*

  - 183 to permanent housing – including 20 to housing with no subsidy
  - 208 to temporary housing – including other shelters; staying with family/friends
  - 4 entered substance use disorder treatment
  - Sadly, 3 deceased while in shelter

\* Notation that data is for Fresno Housing Properties



Step Up-  
Permanent  
Conversion  
- Will Start  
July 2023

Promesa  
Commons  
-  
Permanent  
Conversion  
- Started  
June 2022

Golden State Triage – Site Plan Currently under review

1. Ambassador (City)
2. Step up on 99 (FH)
3. Promesa Commons (FH)
4. Golden State Triage (FH)
5. Parkway Inn (City)
6. Sage Commons (City)
7. Villa Motel (City)
8. Journey Home (FH)
9. Travel Inn (City)



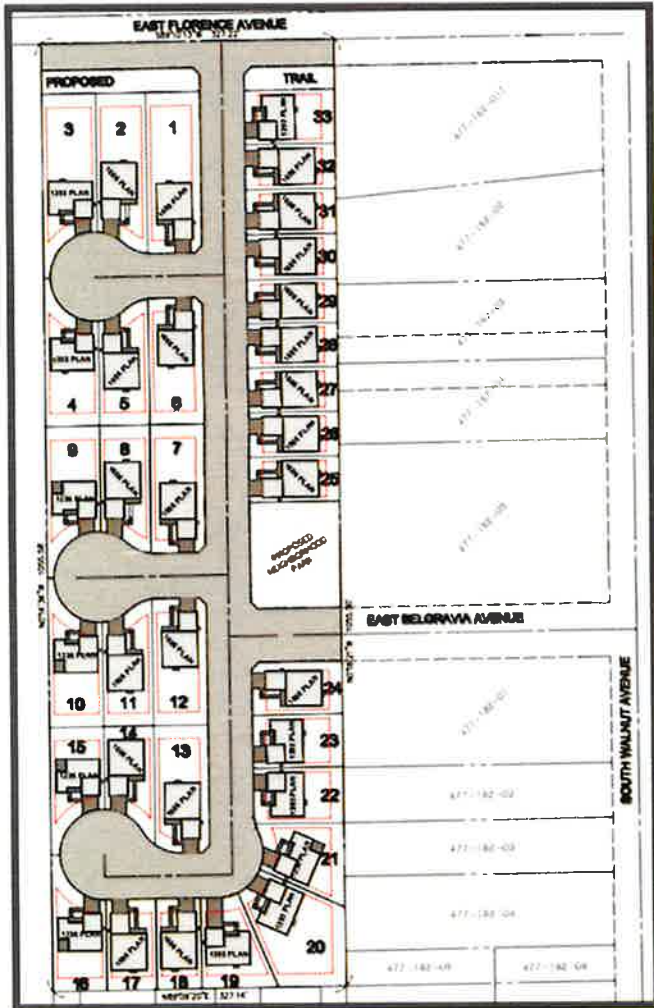


# Planning for the Future: Southwest Fresno





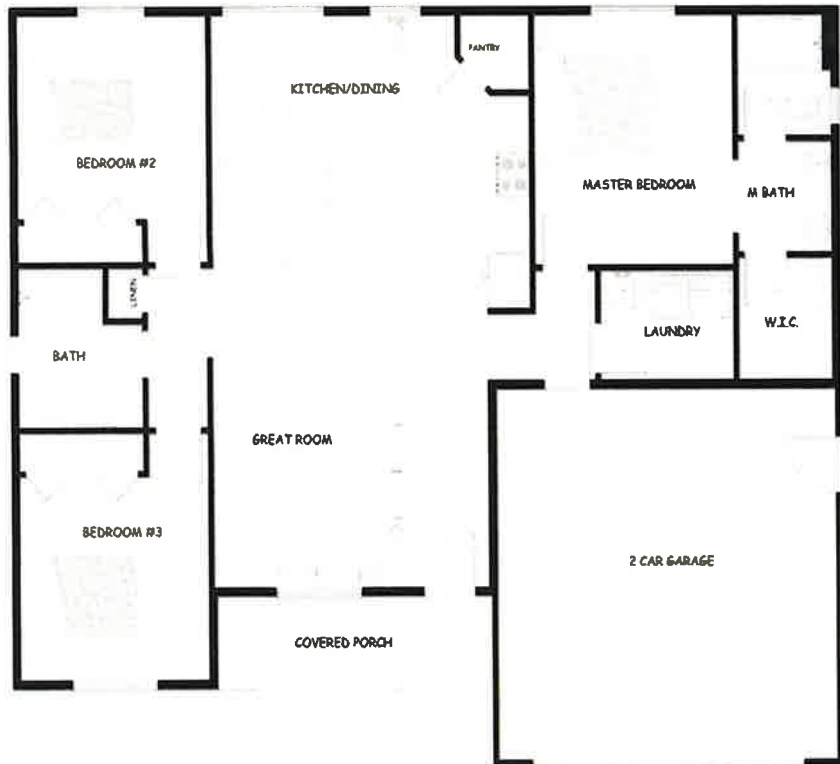
# Heritage Home Estates: 33 Single Family Homes



FRESNO HOUSING

1,393 SQFT

3 Bed | 2 Bath



## Heritage Home Estates: 33 Single Family Homes

% Average Medium Income	Number of Homes
50%	7
60%	7
80%	9
Unrestricted Market Rate	10

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**CALIFORNIA AVENUE NEIGHBORHOOD**

3 CAN GOALS:

1. Residents are Healthy, Happy and Thriving
2. Community Partnerships, Assets and Momentum are Leveraged
3. Connected, Vibrant, Safe and Equitable Neighborhood for All

# Choice Neighborhood Planning Grant Timeline

Early 2021

## Assessment

- Demographic analysis
- Resident and neighborhood surveys
- Inventory open space, transportation, housing, business, crime
- Resident engagement and capacity building
- Complete resident market study

Late 2021

## Visioning

- Identify needs, challenges, gaps in services
- Identify neighborhood assets and opportunities
- Develop community vision and priorities
- Identify development opportunities and housing program

Early 2022

## Strategies

- Develop strategies to address priorities
- Develop housing replacement options
- Integrate other planning efforts
- Draft Housing, Neighborhood, and people plans

Late 2022

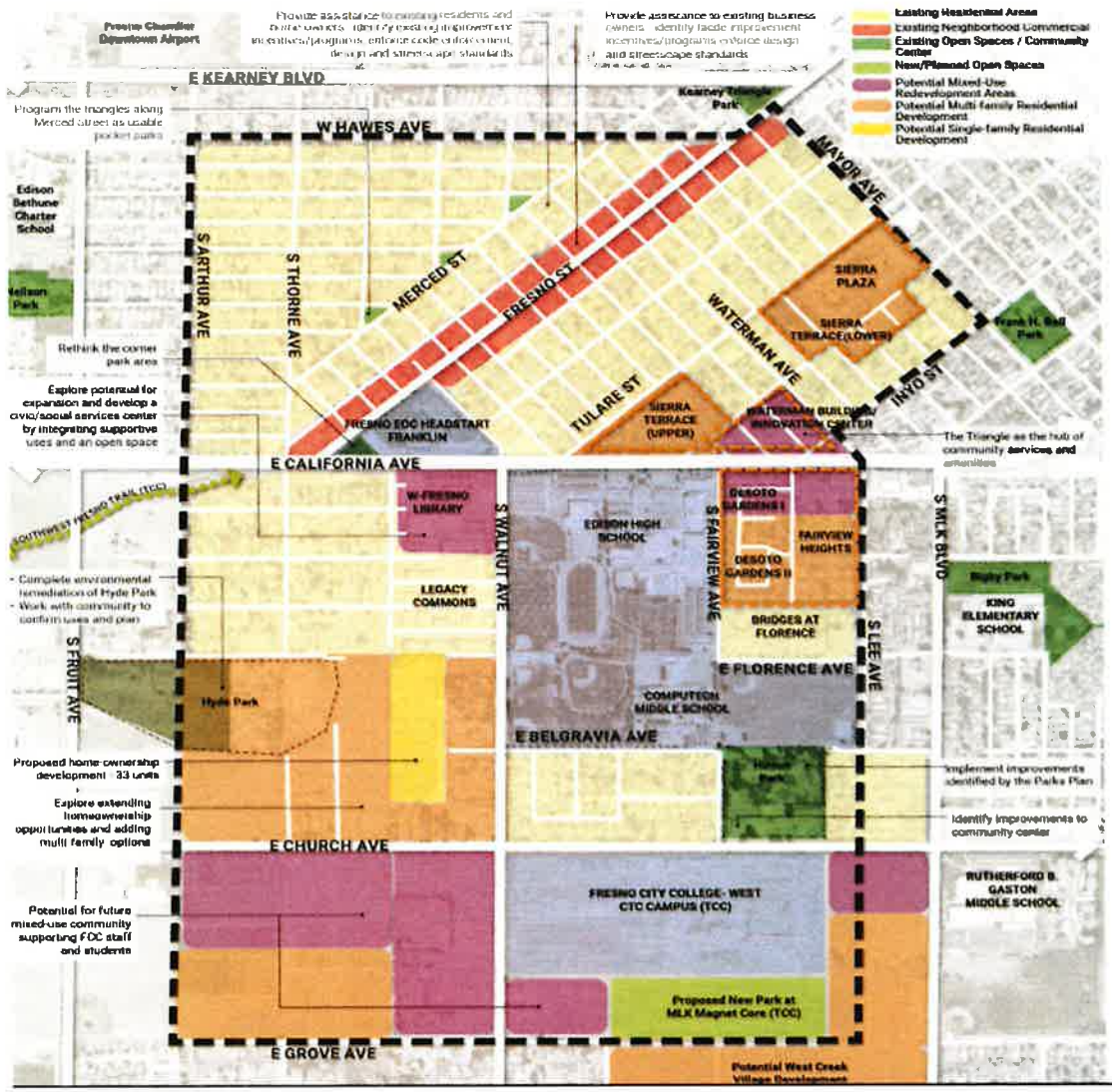
## Implementation Plan

- Finalize goals and strategies
- Establish budget, resources and timeline for implementation
- Identify metrics to track progress



The Goal:  
To be awarded a  
Choice  
Neighborhood  
Implementation  
Grant award (up  
to \$50 million)

# ENHANCING THE BUILT ENVIRONMENT



- CAN Boundary
- FHA Owned Development Areas
- Existing Institutional
- Existing Residential Areas
- Existing Neighborhood Commercial
- Existing Open Spaces / Community Center
- New/Planned Open Spaces
- Potential Mixed-Use Redevelopment Areas
- Potential Multi-family Residential Development
- Potential Single-family Residential Development

# NEIGHBORHOOD MASTER PLAN: STREETS AND INFRASTRUCTURE

- Target Housing Sites
- New Parks/Open Spaces
- Improvements to Existing Parks & Centers
- (S1) California Avenue Improvements
- (S2) Southwest Fresno Trail (TCC)
- (S3) Green Street Improvements (Maud Avenue)
- (S4) Complete Street Improvements
- (S5) Proposed Signalized Pedestrian Intersection
- (S6) Potential Intersection Improvements

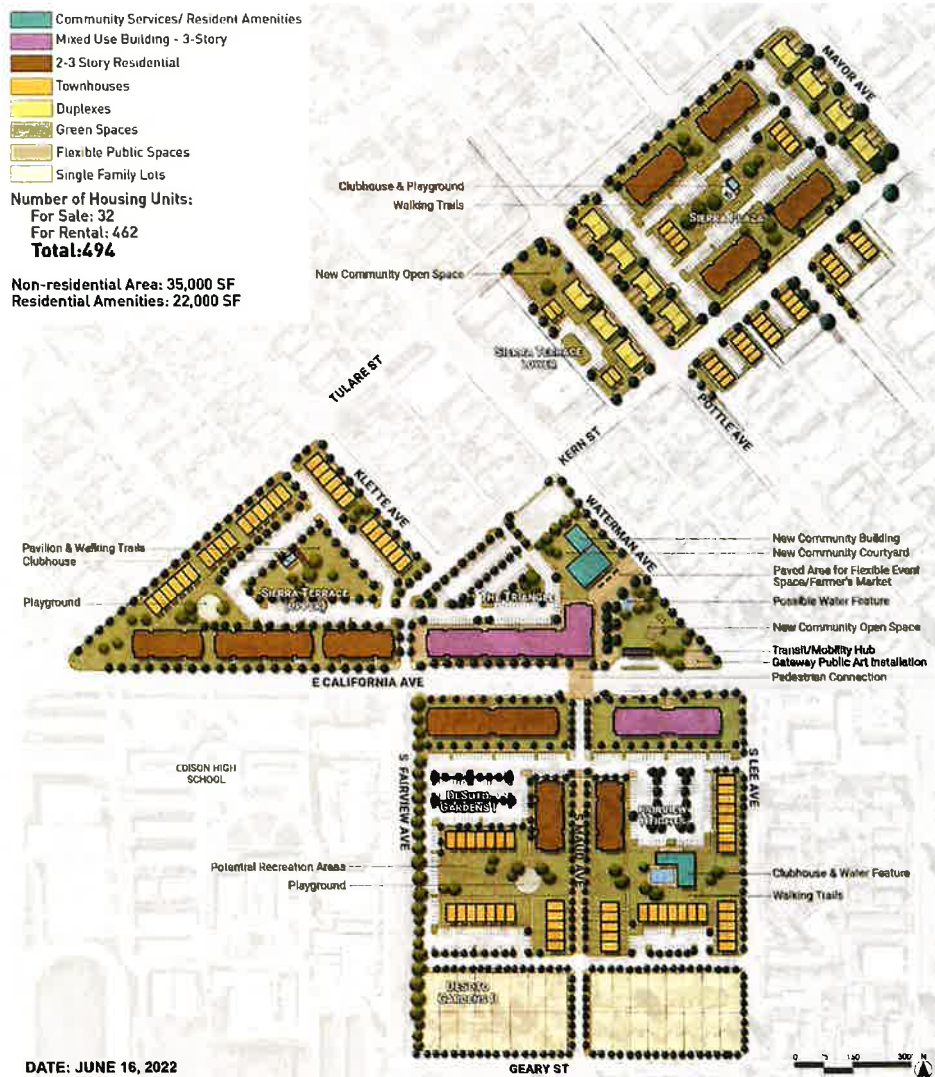


- Streets and Infrastructure Improvements**
- (S1) California Avenue Improvements
  - (S2) Southwest Fresno Trail (TCC)
  - (S3) Green Street Improvements (Maud Avenue)
  - (S4) Complete Street Improvements
  - (S5) Proposed Signalized Pedestrian Intersection
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S1 CALIFORNIA AVENUE IMPROVEMENTS





## NEIGHBORHOOD MASTER PLAN: HOUSING PLAN (RENTAL)

Housing plan offers housing options for a Range of Incomes and Family Types

- Diverse Housing Options
- Buildings at Various Densities
- Mixed-Use and Mixed-Income
- Integrates Amenities and Open Spaces
- Adequate Parking
- Phased to address Residents' Relocation Needs



# Choice Neighborhood Housing Plan

Proposed New Housing Unit Mix		
<b>1 Bedroom</b>	170	32%
<b>2 Bedroom</b>	225	47%
<b>3 Bedroom</b>	75	15%
<b>4 Bedroom</b>	23	5%
<b>5 Bedroom</b>	1	0%
<b>Total</b>	494	100%
<b>Rental Units</b>	462	
<b>Homeownership Units</b>	32	



**FRESNO HOUSING**



## Next Steps

- Pursue up to \$50m in Implementation Funding
  - Requires the City to be a co-applicant and invested partner
- Adopt the Final Transformation Plan
- Commit to Choice Neighborhood Application
- Identify funding for infrastructure, residential construction, neighborhood improvements
- Support for zoning changes
- Support for Airport Overlay Master Plan approval
- Brownsfields funding for Hyde Park Cleanup
- Funding for existing homeowners
- Identify key leads at the City and the Mayor's office
- Plan a visit to Sacramento to see impact of Choice Neighborhood investments





Questions?

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