



date: April 11, 2017
project address: 1405-1529 East Annadale

Annadale Affordable Housing Project: PROJECT DESCRIPTION / OPERATIONAL STATEMENT

The proposed site is located on the north side of East Annadale Avenue approximately 440 feet west of South Elm Avenue adjacent to Clinica Sierra Vista – Elm Community Health Center. The project site consists of 8 individual parcels ranging in size from 0.44 acres to 1.83 acres for a total area of 8.02 acres. The site is currently vacant and the APN's are: 479-270-02T, 03T, 04T, 05T, 06T, 15T, 16T, 24T. The site is located in the Edison Community Plan and is within the Southwest Fresno Specific Plan currently under development. The site currently has a General Plan designation of High Density and zoning of RM-3 – residential multi-family. The proposed project includes the request for an amended General Plan designation of Medium Density Residential (8.0 acres) with a density range between 5-12 units per acre and a zone change to RS-5 respectively. The project also includes the transfer of land from the Successor Agency to the Redevelopment Agency of the City of Fresno to SHE (or an affiliate) and the execution of a Disposition and Development Agreement between the two entities.

Self-Help Enterprises (SHE) is proposing the project to be a mixture of single family residential and multi-family residential (senior housing). The project will include construction of public utility and roadway improvements which may include but not limited to asphalt pavement, curb and gutter, sidewalks, water mains, sewer mains, storm drain improvements, power, gas and telecom improvements. The single family lots and multi-family residential parcel will be established through a Vesting Tentative Map and Final Subdivision Map. In addition, a public green space and/or expanded landscape strip may be incorporated as a buffer between the single family residences and the senior housing. SHE will also explore the possibility of extending and improving accessibility to the existing public facilities located to the south and west of the project. This could include improvements to the ADA path of travel and the construction of sidewalks to said facilities.

Self-Help Enterprises proposes to construct between ²⁴~~20-32~~ single-family residences on approximately the western 4.5 acres of the site. The single family residences will be constructed through SHE's mutual self-help program where 8 to 12 families help each other build their houses with skilled guidance from SHE construction staff. Each participating family is required to contribute a minimum of 40 hours a week on all the homes for a period of 9 to 12 months. The labor hours, or "sweat equity", is used as the down payment on the new home, reducing costs for the participating family. All homes will be marketed to low-income households at or below 80% AMI. The homes will range from 1,100 to 1,450 square feet and will consist of three and four-bedroom units.

Self-Help Enterprises proposes to construct between 40 ~~to 60~~ units of affordable senior housing on approximately the eastern 3.5 acres of the proposed site. The senior housing will be directly adjacent to the existing Clinica Sierra Vista. The unit mix will be comprised of 80% (32 ~~units~~) one-bedroom units and 20% (8 ~~units~~) two-bedroom units. The project will include a community building for offices, a computer lab and an all-purpose room where SHE will partner with local community based groups to provide on-site services for the seniors living at the project.



The potential funding sources for the project include Successor Agency to the Redevelopment Agency of the City of Fresno, HOME, CalHOME, Affordable Housing and Sustainable Communities (AHSC), Low-Income Housing Tax Credits, Multi-Family Housing Program (MHP), CSHHP, SHOP funding, FHA and potentially other State and Federal funding resources.

SHE held a community meeting on April 5, 2017 from 6 pm to 7 pm at the Mary Ella Brown Community Center. Notices were mailed to residents within a 1000-foot radius of the proposed project site. In addition, SHE has met and described the project to a number of community members. SHE has also met with Clinica Sierra Vista to discuss design features included a pedestrian access from the project to the clinic. They are supportive of the project.

The proposed project is consistent with the surrounding neighborhood. Immediately to the east and adjacent to the project is the Clinica Sierra Vista, which SHE will coordinate and collaborate with to provide resident services to the senior housing. To the south, there are existing middle and elementary school as well as single-family residences. To the west and north, there is existing single-family residences and multi-family senior residences. The proposed project is compatible with the surrounding neighborhood as well as will be able to use the adjacent services such as medical and schooling.

The proposed project will have minor effects during construction and during the operation of the site. Standard construction activities will take place that may create temporary traffic impediments such as detours or lane reductions. Full build out of the proposed single-family residents and senior housing will increase traffic that will be less than what has included in the City's General Plan since the project is requesting a rezone to a lower density than is existing.