

City of Fresno

*2600 Fresno Street
Fresno, CA 93721
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Meeting Minutes - Draft

Monday, October 7, 2019

4:00 PM

Special Meeting

**Fresno City Hall, 2nd Floor
Room 2165N (Room A)**

Housing and Community Development Commission

A) CALL TO ORDER

Vice Chair Bob Reyes called the meeting to order at 4:10 P.M.

B) ROLL CALL

Present 4 - Commissioner Marina Harutyunyan, Vice Chair Bob Reyes, Commissioner Jackie Holmes, and Commissioner Chong Yang

C) COMMUNICATIONS

None.

D) APPROVAL OF AGENDA

On motion of Commissioner Chong, seconded by Commissioner Harutyunyan, that the agenda be approved. The motion carried by a unanimous vote.

E) APPROVAL OF MINUTES

[ID19-11302](#) Approval of HCDC minutes for April 10, 2019

On motion of Commissioner Harutyunyan, seconded by Commissioner Yang, the above Minutes be approved. The motion carried by a unanimous vote.
approved

F) GENERAL ADMINISTRATION

[ID19-11391](#) Recommend approval of a \$397,118 HOME Investment Partnerships Program Agreement with Doragon @ Chinatown, LP for the construction of 57 affordable rental units to be located at 1101 F Street in the Chinatown area

Corrinia Nunez, Project Manager for the Housing and Community Development Division, recommended approval of a \$397,118 HOME Investment Partnership Program agreement with Doragon @ Chinatown, LP, for the construction of 57 affordable rental units to be located at 1101 F Street in the Chinatown area of Fresno. Corrinia Nunez proceeded with a

slide presentation and stated that the project cost is estimated at just over \$32 million, of which \$397,118 is proposed to be funded with HOME program funds. Eleven units will be designated HOME-assisted units with an affordability period of fifty-five years. The \$397,118. will be provided as a residual receipts loan with a fourth position lien at 2% interest with the balance due and payable in full at the fifty-five year maturity. The funding sources include tax credit equity expected to finance approximately 36%; TCC funds expected to fund an estimated 37%; and HOME program funds expected to represent 1%. Construction of the four-story apartment building will consist of fifteen studios, sixteen one-bedroom units, twenty-three two-bedrooms units, and three three-bedroom units. The HOME-assisted floating units will be three studios and eight two-bedroom units. Qualifying tenants will have incomes ranging from 30% to 60% of area median income and the proposed rents will range from \$268 dollars to just over a \$1000 dollars per unit depending on the bedroom size and location.

Public Comments:

Videl Medina from Resources for Independence, Central Valley asked for the definition of affordable housing, clarification on whether or not there would be an elevator in the four-story unit, and how the residents would be selected.

Yanos Palos, good samaritan, asked to consider a section for Veterans.

Vice Chair Bob Reyes asked for comments and questions from the HCDC Commissioners.

Commissioner Harutyunyan asked about the TCC process for community organization partnerships.

Kelli Furtado with Fresno Housing Authority thanked the group and introduced Christina Husbands to answer questions.

Christina Husbands, Fresno Housing Authority, stated that the definition of affordability under the tax credit guidelines expanded during tax reform and

now ranged from 20% of the area median income (AMI) to 80% of AMI, and those under 20% can be served if they can obtain subsidized units. Rents are based on the tax credit schedule for those AMI levels. There is a veterans preference as a standard on applications and there are elevators in the building.

Christina Husbands then discussed the community process for Transformative Climate Communities (TCC). Anyone who lived or worked in the area zip codes impacted by the process was invited to participate, with over two-hundred who regularly attended the public meetings. Participants were provided with information about the types of allowed projects, and the City invited participants to propose ideas for the types of projects they would like to see. The short list of projects were whittled down through workshops, making sure there was diversity in the types of projects to include housing, street improvements, and workforce development programs. Once whittled down, the City created three or four options and then the entire community group voted on which projects they would like moved forward in the TCC application. This project was the only Housing Development project in the package and went to council Thursday October 8, 2019.

Commissioner Yang asked about parking plans for the project. Christina Husbands stated that there will be thirty-four parking spaces. Commissioner Yang said there should be at least fifty-seven parking spaces, one for each unit to accommodate the residents. Christina Husbands responded that because the project is on a transit corridor, one of the requirements is to provide transit passes to residents free of charge, and another improvement will be greater access to bus transit through improved bus stops along the Chinatown Corridor which the City is doing in correlation with this project.

Commissioner Harutyunyan asked if there is any other infrastructure improvement in the area. Christina Husbands answered that the city will be doing street improvements along F Street and China Alley. Christina Harutyunyan asked if they are collaborating with the bike route. Christina Husbands stated yes, they are doing improvements all along F Street including bike lanes, pedestrian access, street trees, and better lighting as a part of the TCC process.

Commissioner Harutyunyan asked if, based on the budget, all the layers are secure for the project. Christina Husbands stated that they have committed financing for all the sources.

Commissioner Holmes raised a concern that thirty-one of the fifty-seven units are small and not good for families. Christina Husbands stated that this was intentional in that they were trying to encourage workforce housing, and so anticipated that there would be more singles than families occupying the building.

Vice Chair Reyes introduced Eric Payne, Executive Director of the Central Valley Urban Institute. Eric Payne addressed the Commission, reiterating the community process, that this is a unique opportunity to create a nexus of housing opportunity, and that business owners and residents are excited about the project and ask for the Commission's support.

Vice Chair Reyes asked the Commission if there are other questions. Seeing there are none, asked the Commission for a motion. On motion of Commissioner Harutyunyan, seconded by Commissioner Holmes, that the above Action Item be recommended for approval. The motion carried by the following vote:

recommended for approval

Aye: 3 - Commissioner Harutyunyan, Vice Chair Reyes and
Commissioner Holmes

Abstain: 1 - Commissioner Yang

G) INFORMATIONAL REPORTS

Informational reports: Director Clark invited Senior Managmenet Analyst Aldi Dodds to talk about the upcoming Consolidated Plan and Analysis of Impediments process. Aldi Dodds stated that the City is beginning its Five-Year Consolidated Plan and Analysis of Impediments partnering with Mosaic Community Planning. A series of community meetings will be held November 2nd through November 6th and there will be a survey in three languages on the City of Fresno's website, where members of the public can also learn more about the Consolidated Plan process and how to get

involved. Director Clark encouraged the Commissioners to attend the community meetings.

H) COMMISSIONER ITEMS

None.

I) UNSCHEDULED ORAL COMMUNICATION

None.

J) ADJOURNMENT

Chair Reyes adjourns the meeting at 4:50P.M.

The next scheduled HCDC Meeting is November 20, 2019.