

City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov



Meeting Minutes - Draft

Wednesday, December 18, 2019

5:00 PM

Special Meeting

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

Housing and Community Development Commission

A) CALL TO ORDER

Chair Reyes called the meeting to order at 5:11 P.M.

B) ROLL CALL

Present 4 - Commissioner Marina Harutyunyan, Vice Chair Bob Reyes, Commissioner Jackie Holmes, and Commissioner Kathryn C. Wilbur

Absent 1 - Commissioner Chong Yang

C) COMMUNICATIONS

None.

D) APPROVAL OF AGENDA

On motion of Commissioner Holmes, seconded by Commissioner Wilbur, the above MINUTES were approved. The motion carried unanimously.

E) APPROVAL OF MINUTES

None.

F) GENERAL ADMINISTRATION

[ID20-00013](#) Election of Housing and Community Development Commission Chair

Chair Reyes asked for nominations for HCDC Chair. Commissioner Harutyunyan motioned to nominate Bob Reyes for Chair. On motion of Commissioner Harutyunyan, seconded by Commissioner Wilbur, the above Action Item hereby be approved.

[ID20-00011](#) 2020 Housing and Community Development Commission Meeting Schedule

Commissioner Harutyunyan asked for clarification on when the meeting to consider the applicants in the Annual Action Plan would take place. Planning and Development Director Jennifer Clark responded that, since this is a Consolidated Plan year, the applications would not be requested until after the council has adopted the Consolidated Plan, possibly not until

June. On motion of Commissioner Holmes, seconded by Commissioner Wilbur, the above Action Item hereby be approved.

approved

[ID19-11658](#) Recommend approval of a \$1,420,500 HOME Investment Partnerships Program Agreement with FCTC Senior, LP for the construction of 180 affordable senior rental housing units at the Fancher Creek Master Plan Development site located at Marion Avenue and Fancher Creek Drive in southeast Fresno. (District 5)

Corrina Nunez, Housing and Community Development Program Manager, asked for a recommendation of approval for a \$1,420,500 HOME Investment Partnership Program Agreement with FCTC Senior, LP for the construction of 180 affordable senior rental housing units at the Fancher Creek Master Plan Development site located at Marion Avenue and Fancher Creek Drive in Southeast Fresno. HOME funds will represent less than 1% of the overall cost with estimated project cost just over thirty-one million dollars. Private financing is expected to cover the majority, with HOME funds provided as a residual receipts loan in no less than fourth position at 2% interest with balance due at fifty-five-year maturity. HOME funds are being provided to subsidize eleven units with fifty-five-year affordability covenants.

Construction will include: 144 one-bedroom units of 493 square feet, thirty-six two-bedroom units with 830 square feet, podium parking, multi-purpose room, and outdoor amenities. Residual constructions cost of \$125,000 per unit or \$220 per square foot. Qualifying tenants will be aged sixty-two and above. Three HOME units will be available to individuals at 50% of area median income (AMI) and eight units for those up to 80% of AMI. Rents will range from \$555 to \$941 for one-bedroom units and \$652 to \$1,122 for two-bedroom units depending on location. Corrina Nunez indicated that two individuals representing the development team were in attendance, Sal Gonzales and Chris Wesley of FCTC.

Commissioner Harutyunyan asked to clarify if a portion of this project had come before the commission in the past. Sal Gonzales responded that there was Community Development Block Grant (CDBG) funding for this project in the spring and that this is the second part of that.

Commissioner Holmes asked about the public transportation to the area. Sal Gonzales responded that there will be a transit station across the street on a City-owned parcel and that the Bus Rapid Transit (BRT) is scheduled to be added there. Chris Wesley added that there are also two existing bus stops on Clovis Avenue and Fancher Creek within a quarter mile of the site.

Commissioner Harutyunyan asked if construction had already started. Sal Gonzales responded that the balance of the ninety-acre site is being worked on with parking decks, utilities, sewer, and storm drains but that vertical construction has not begun.

Commissioner Holmes asked if there is a bridge across the creek. Sal Gonzales responded that there was a bridge and commented on the value of the creek as an amenity to the neighborhood.

Chair Reyes asked about shopping options in the area. Sal Gonzales responded that it will be a mixed use campus.

Commissioner Harutyunyan asked what the perception of the general public was during outreach. Sal Gonzales responded that it had been a while, citing 1999 as a possible start date, but that there had been about eight house meetings instead of large town halls, and that people were really interested in knowing when they could go to Target. He then pointed out that the site was all entitled at the same time as a master plan, including the single-family housing nearby.

Public Comments:

Christy Oswald, County Dept. of Public Health asked if this development includes Section 8 vouchers, and asked how the rental rates were determined. Sal Gonzales responded that no Section 8 vouchers are included in this development, and that rents are established by the U.S. Department of Housing and Urban Development dictated by county and by year, set to median income levels and unit type.

Commissioner Harutyunyan asked if individuals with lower AMIs would be

eligible to be residents. Sal Gonzales responded that the funding being pursued to fill the balance, those programs are set at fifty, sixty, and eighty percent income levels, and as such those are the income levels being dictated by the regulatory agreement.

Christy Oswald asked for confirmation regarding the fact that everyone in California must accept Section 8 as of January 1st. Sal Gonzales responded that any rental project would accept vouchers, but that there are none [project-based vouchers] dictated solely to this project.

Commissioner Holmes pointed out that someone on social security at a minimum of \$950 or \$980 would not qualify on the basis of the AMI cited.

On motion of Commissioner Wilbur, seconded by Commissioner Harutyunyan, the above Action Item hereby be recommended for approval.
recommended for approval

G) INFORMATIONAL REPORTS

Director Clark discussed the community workshops that were currently being held in support of the Five-Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. A first series was held in November, a second series the previous week in December, and a fourth series would be held at the end of January- with total touchpoints to date with nearly 200 stakeholders and community members. Director Clark indicated that the Department would be returning to this board with the priorities established by the community, and expressed appreciation for those who had participated in the meetings to date.

Chair Reyes asked how this outreach effort compared to previous efforts. Director Clark responded that the Department is doing much more outreach, then pointed out some of the efforts including notices in all utility bills, door-to-door outreach with community partner Laneesha Senegal from Helping Others Pursue Excellence (H.O.P.E.) who recruited volunteers to help residents complete surveys at their doors. Director Clark indicated that the turnout at the second round of meetings was higher than the first, and that the Department was reaching more people in smaller groups with this

planning cycle. Chair Reyes asked how the response had been in West Fresno. Director Clark responded that to date the attendance had not been as high as the Department would have liked, and that reaching out to pastors would be a focus for the next round. Chair Reyes thanked the Department for the extra effort.

H) COMMISSIONER ITEMS

I) UNSCHEDULED ORAL COMMUNICATION

Christy Oswald discussed her recent efforts to learn about, advocate for, and consult with the homeless community about the need for a transitional camp for homeless individuals in the City of Fresno. Chair Reyes suggested that the Mayor has designated H. Sbees as the point person for homelessness. Christy Oswald reiterated that the solution would require very little money and that there are people willing to work on solutions. Commissioner Holmes expressed appreciation for her interest and effort, and encouraged her to go to churches and private entities to try to organize on that level, expressing that an idea like this would be very different for government entities to do. Christy Oswald responded that she would take the suggestions and hopefully we will see Fresno become an example for what you can do to help the homeless and the community. Commissioner Harutyunyan suggested that she look at the subrecipients that the HCDC had recommended for approval in the past for funding in the areas of homelessness as potential contacts.

J) ADJOURNMENT

Chair Reyes adjourned the meeting at 5:59 P.M.

The next Commission meeting is tentatively scheduled for January 15, contingent upon approval of item 20-00013: 2020 Housing and Community Development Commission Meeting Schedule.