



Legislation Details (With Text)

**File #:** ID19-1986    **Version:** 1    **Name:**

**Type:** Discussion Item    **Status:** Agenda Ready

**File created:** 7/9/2019    **In control:** City Council

**On agenda:** 10/10/2019    **Final action:** 10/10/2019

**Title:** Actions pertaining to the 2017 Transformative Climate Communities (TCC) Grant and Transform Fresno Plan project regarding the Chinatown Housing Project:  
 1. Approve a Sub-Recipient Agreement with the Housing Authority of the City of Fresno, CA for the Chinatown Housing Project totaling \$10,807,319.  
 2. Approve a Memorandum of Understanding with the Housing Authority of the City of Fresno, CA for the Chinatown Sustainable Transportation Infrastructure (STI) improvements totaling \$977,902.

**Sponsors:** Office of Mayor & City Manager

**Indexes:**

**Code sections:**

**Attachments:** 1. Chinatown Housing Subagreement - signed by FHA & CAO, 2. Chinatown Housing Project MOU - signed by FHA & CAO, 3. Partner Award Summary

Date	Ver.	Action By	Action	Result
10/10/2019	1	City Council	adopted	Pass

**REPORT TO THE CITY COUNCIL**

**October 10, 2019**

**FROM:** WILMA QUAN, City Manager  
Office of the Mayor & City Manager

**BY:** LAURA MERRILL, Deputy City Manager  
Office of the Mayor & City Manager

COURTNEY ESPINOZA, Program Implementation Manager  
Office of the Mayor & City Manager

**SUBJECT**

Actions pertaining to the 2017 Transformative Climate Communities (TCC) Grant and Transform Fresno Plan project regarding the Chinatown Housing Project:

1. Approve a Sub-Recipient Agreement with the Housing Authority of the City of Fresno, CA for the Chinatown Housing Project totaling \$10,807,319.
2. Approve a Memorandum of Understanding with the Housing Authority of the City of Fresno, CA for the Chinatown Sustainable Transportation Infrastructure (STI) improvements totaling \$977,902.

## RECOMMENDATION

Staff recommends that Council approve a Sub-Recipient Agreement with the Housing Authority of the City of Fresno, CA for Project 1 regarding Chinatown Housing Project; approve a Memorandum of Understanding with the Housing Authority of the City of Fresno, CA for the Chinatown Sustainable Transportation Infrastructure Improvements; and authorize the City Manager to execute all related documents to the administration, modification, monitoring and closeout of the Sub-Recipient Agreement for Project 1.

## EXECUTIVE SUMMARY

On February 28, 2019, the City Council unanimously voted to approve a Master Grant Agreement (MGA) with the Strategic Growth Council (SGC) for the Transformative Climate Communities (TCC) grant award with the understanding that the Sub-Recipient Agreements between the City and Partners who will be receiving funds to implement components of the Transform Fresno Plan would be brought forward for subsequent Council consideration as they meet the required SGC readiness thresholds and receive a notice to proceed from SGC. The Chinatown Housing Project has met the necessary thresholds and is ready to begin implementation.

## BACKGROUND

The Transform Fresno Plan was created by a participatory steering committee comprised of community stakeholders from the Chinatown, Downtown and Southwest Fresno neighborhoods. On February 28, 2019, the City Council unanimously approved the MGA which binds the City and SGC with the understanding that Sub-Recipient Agreements between the City and Partners who will be receiving funds to implement components of the Transform Fresno Plan would be brought forward for subsequent Council consideration as they meet the required SGC readiness thresholds and receive a notice to proceed from SGC. The Chinatown Housing Project referenced below has met those thresholds and is ready to begin implementation:

### Project 1 Chinatown Housing Project

The proposed Chinatown Housing Project will be a high density, 4-story mixed-use development with 4,695 square feet of ground floor retail space. The project will have 56 affordable workforce housing units, and one (1) manager's unit. The site consists of 0.60 acres of vacant land at 1101 F Street, Fresno, CA 93706 and is within one block of the proposed High Speed Rail Station and across the street from the proposed City Park. This project provides affordable housing, encourages use of mass transit and pedestrian walkways, and provides new retail space to stimulate economic development. There are three Sustainable Transportation Improvements (STI) planned for this project to include the addition of 14 LED streetlights on F street from Fresno to Ventura Street, planting 26 trees along F Street from Fresno to Mariposa Streets, one parklet within the above F Street boundaries, the reconstruction of China Alley between Kern and Inyo streets into a permeable green alley, and install additional lighting for visibility. These STI projects will support the overall project as a part of its Affordable Housing and Sustainable Communities (AHSC) requirements. STI projects will be led by the City of Fresno Department of Public Works in conjunction with the Project 6 Chinatown Urban Greening and will be constructed during the same timeline as the high-density housing structure. The Memorandum of Understanding (MOU) between the Housing Authority and the City of Fresno addresses what each agency's responsibility is specific to the STI projects. It outlines that the City of Fresno will be performing the STI work identified above as a part of the

Chinatown Housing Project.

## **ENVIRONMENTAL FINDINGS**

Pursuant to Article 18, Statutory Exemptions, Section 15268 of the State CEQA Guidelines [Public Resources Code 21080(b)(1)], ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by a particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis. Per Article 49, Planning Authorities, Section 15-4907, Summary of Primary Planning Permits and Actions, of the Fresno Municipal Code (FMC), development of one-single family home, duplex, or qualifying Downtown housing which complies with all provisions of the Fresno Development Code requires a Zone Clearance, which is considered a ministerial permit in the City of Fresno. Article 51, Zone Clearance, Section 15-5102(D), and Downtown Housing, of the FMC establishes criteria for qualifying Downtown housing which shall require a Zone Clearance. The proposed project meets the criteria set forth in in Section 15-5102(D) of the FMC as a qualified Downtown housing requiring a Zone Clearance, which is a ministerial action by the City of Fresno, and therefore exempt from CEQA.

## **LOCAL PREFERENCE**

Local preference was not considered based upon conditions of state funding.

## **FISCAL IMPACT**

There is no impact to the General Fund. Funding for Transform Fresno Plan projects lead by Partners will be a direct pass-through of TCC grant funds and will be distributed on a reimbursement basis.

### **Attachments:**

1. Sub-recipient Agreement with Fresno Housing Authority for Project 1
2. Memorandum of Understanding with Fresno Housing Authority for Project 1
3. Sub-Recipient Agreement Status Summary