



Legislation Details (With Text)

File #: ID 21-432 **Version:** 1 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 3/18/2021 **In control:** City Council

On agenda: 4/8/2021 **Final action:**

Title: ***RESOLUTION - Authorizing submission of a grant application to the Fresno Council of Governments Housing Planning Grants Program FY 2020-2021 in the amount of \$250,000 for the Manchester Shopping Center Utilities Study and Master Plan for Advance Affordable Housing; and authorizing the execution of grant application and grant agreement documents by the Director of Public Utilities or designee. (Council District 7) (Subject to Mayor's Veto)

Sponsors: Department of Public Utilities, Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Resolution.pdf

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

April 8, 2021

FROM: MICHAEL CARBAJAL, Director
Department of Public Utilities

THOMAS GAFFERY, Assistant Director
Planning and Development Department

SUBJECT

***RESOLUTION - Authorizing submission of a grant application to the Fresno Council of Governments Housing Planning Grants Program FY 2020-2021 in the amount of \$250,000 for the Manchester Shopping Center Utilities Study and Master Plan for Advance Affordable Housing; and authorizing the execution of grant application and grant agreement documents by the Director of Public Utilities or designee. (Council District 7) (Subject to Mayor's Veto)

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the submission of a grant application to the Fresno Council of Governments (COG) for the 2020-2021 Housing Planning Grant program in the amount of \$250,000 for the Manchester Shopping Center Utilities Study and Master Plan for Affordable Housing; and authorize the execution of grant application and grant agreement documents by the Director of Public Utilities or designee.

EXECUTIVE SUMMARY

The adoption of the above Resolution will allow for the application to the Fresno COG Housing Planning Grant program to be considered. If awarded, the grant will benefit the City and its residents by completing the necessary utilities study and master plan for future affordable housing development at the existing Manchester Shopping Center.

BACKGROUND

The City of Fresno General Plan and the Fresno COG Rapid Transit Plan (RTP) Sustainable Community Strategy (SCS) recommend mixed-use Transit Oriented Development (TOD), including affordable housing, be developed along the Blackstone BRT corridor which includes the location of the Manchester Shopping Center.

The Fresno COG Housing Planning Grants Program FY 2020-2021 allows eligible project applications which include infrastructure planning to advance affordable housing production. The City Public Utilities and Planning and Development Departments will collaboratively function as the grant Applicant for the City, work closely with Fresno Metro Ministry/Better Blackstone CDC as grant Sub-Applicant, and work together with an engineering consultant to be determined through a subsequent public procurement process, to manage and complete the Manchester Shopping Center Utilities Study and Master Plan for Affordable Housing as proposed.

Through Better Blackstone Design Challenges design studies and interactions with Center management, it is confirmed that Manchester has the potential to accommodate 432 new affordable dwelling units just on the second floor of its existing mall building, creating an array of housing opportunities for households in need at an extremely beneficial location hosting one of the City's two major transit transfer stations with BRT. This is a unique and economical platform to advance affordable production at just the right location to also meet numerous goals stated in the RTP/SCS as well. Another nearly 200 plus units are possible if mixed use buildings are eventually constructed as proposed in the west, east and south parking lots.

Underneath the Manchester Center properties lies a complicated system of City, Fresno Metropolitan Flood Control District, and perhaps other entities' underground utilities in the center's parking lots. This need to be studied, planned for relocation and/or replacement with required capacities in other locations, and costs for implementation estimated. The primary project objective is infrastructure planning to unlock potential for significant new affordable housing production at Manchester Center through requisite comprehensive public utility study and master planning.

The major tasks for this project include: 1. RFP & Engineering Consultant Procurement by City, 2. Existing Utility Research, 3. Underground Utility Survey, 4. Load/Capacity Analysis, 5. Utility Relocation Plan, 6. New Utility Plan, 7. Easement / Title Report Research, 8. Prepare Final Utility Masterplan Report, 9. Project Management, Grant Admin & Reports, Utility Plan Implementation Funding Strategy (Metro/BB), 10. City Grant Administration, and 11. Completed Project Report Submitted to Fresno COG. Once this project is complete, funding can be secured to implement the plan and harvest the latent TOD affordable housing possibilities of Manchester Shopping Center.

The site has significant capacity to accommodate a scale of development of new housing units that will make a meaningful difference in addressing the affordable housing crisis in Fresno. Manchester

is a desirable urban location for TOD and activity center design development that will enhance and encourage more similar and integrated development along Blackstone and other BRT corridors, all with the cumulative ability to further many interrelated social, economic, environmental, and health goals as well as advance the land use, housing, and transportation integration objectives of the RTP/SCS, City General Plan and City Housing Element at a demonstrable scale.

ENVIRONMENTAL FINDINGS

Pursuant to the definitions provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, this is not a project for purposes of CEQA.

LOCAL PREFERENCE

Local preference was not implemented because the adoption of a resolution and the authorization do not include a bid or an award of a construction or services contract.

FISCAL IMPACT

This resolution will have no impact on the General Fund. No matching funds are required. Should the grant be awarded, it will be incorporated into the City of Fresno annual budget for the fiscal year(s) in which they will be available for reimbursement.

Attachment:
Resolution