



# Boards of Commissioners Meeting

October 11, 2017

# AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

[www.fresnohousing.org](http://www.fresnohousing.org)

## **SPECIAL Joint Meeting of the Boards of Commissioners of the Fresno Housing Authority**

**12pm - October 11, 2017**

**1331 Fulton Mall, Fresno, CA 93721**

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 11:45 a.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

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**12pm**

**1. Call to Order and Roll Call**

**2. Approval of agenda as posted**

**3. Public Comment**

*This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.*

**4. Potential Conflicts of Interest** – *Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)*

**5. Informational**

- a. Update on Concept Transformative Climate Communities (TCC) Proposals 4
- b. Real Estate Development Update

**6. Action**

Consideration of Housing Relinquished Fund Corporation 7  
Funding – Chinatown Housing Development

**7. Adjournment**

## BOARD MEMO


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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 9, 2017

**BOARD MEETING:** October 11, 2017

**AGENDA ITEM:** 6

**AUTHOR:** Christina Husbands

**SUBJECT:** Update on Concept Transformative Climate Communities (TCC)  
Proposals

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### Executive Summary

At the August 2017 Board meeting staff presented an overview of the Transformative Climate Communities (TCC) program with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and had issued a Request for Concept Proposals in preparation for the application to the State of California Strategic Growth Council. The Boards authorized staff to submit concept proposals to the City of Fresno for the North Fulton Street mixed-use development, Chinatown mixed-use development, Chinatown street and alleyway improvements, Southwest Fresno Solar Project, and Electric Vehicle Car Sharing Program.

Each of these projects were submitted to the TCC Steering Committee for consideration to be included in the final application submission, as well as several applications submitted by agency partners that have requested our collaboration. Based on the final TCC Steering Committee vote conducted on October 4, 2017, below is the status of each of our agency and partner concept proposals:

### Applications Submitted Directly by Fresno Housing Authority

1. North Fulton Street – This 127-unit mixed-use affordable housing development concept was not selected to proceed in the final application package.
2. Chinatown – This 57-unit mixed-use affordable housing development was selected and is proceeding to the next steps in the final concept application with the City of Fresno. Please see Chinatown board memo dated October 9, 2017 for additional project updates.
3. Electric Vehicle Clean Shared Mobility Network – This concept application was initially proposed as an individual project; however, the final concept now incorporates an overall program strategy including the Fresno Metro Black Chamber of Commerce, Shared Use Mobility Center, Latino Equity Advocacy Policy, Inspiration Transportation, and Stantec. The concept proposal committed \$100,000 of match contribution for a network site at Parc

Grove Commons, to be funded from project operations. This project was selected and is proceeding to the next steps in the final concept application with the City of Fresno.

#### **Applications Submitted in Collaboration with Partners**

1. Chinatown Street and Alleyway Improvements – Staff worked closely with the Chinatown business community and the City of Fresno on final recommendations for this concept submission, which was ultimately submitted directly for TCC by the City of Fresno as the project implementer. **There is no match requirement by Fresno Housing for this project.** The project **was selected** and is proceeding to the next steps in the final concept application.
2. Southwest Fresno Solar Renewable Energy Project – This workforce development and solar installation concept proposal was submitted in partnership with GRID Alternatives. The concept proposal committed **\$121,333 of match contribution** for solar installation at selected housing sites, to be funded from project sources. This project **was selected** and is proceeding to the next steps in the final concept application with the City of Fresno.
3. Yosemite Village Permaculture Community Garden – This concept proposal was submitted in partnership with Fresno Metro Ministry. The concept proposal **committed \$102,265.80 of match**, to be funded from project reserves and in-kind contributions of staff time. This project **was selected** and is proceeding to the next steps in the final concept application with the City of Fresno.

#### **Applications Submitted by Potential Partners**

1. EOC Partnership for Energy Savings and GHG Reduction – This workforce development concept proposal was submitted by Fresno EOC and is a potential partnership with agency role to be defined. **There is no match requirement by Fresno Housing for this project.** This project **was selected** and is proceeding to the next steps in the final concept application with the City of Fresno.
2. VOICE Gladiator Program - This workforce development concept proposal was submitted by the VOICE Gladiator Program and is a potential partnership with agency role to be defined. **There is no match requirement by Fresno Housing for this project.** This project **was selected** and is proceeding to the next steps in the final concept application with the City of Fresno.

Each of the proposals selected to move forward as a co-applicant with the City of Fresno must submit evidence of agency capacity and proposed funding commitments by Wednesday, October 11, 2017, in preparation for the City Council workshop on Thursday, October 12, 2017, and the official concept application to the Strategic Growth Council on October 18, 2017.

The Strategic Growth Council will notify the City of Fresno by October 27, 2017 if they are approved to move to full application. Full applications are due to the Strategic Growth Council by November 30, 2017, with awards to be announced January 2018.

Staff will continue to provide updates on the status of the TCC concept submissions. Should the Boards of Commissioners desire to proceed to participate in the final TCC application, staff would return to the Boards for approval of the final project applications and financing plans at that time.

**Recommendation**

None at this time. Informational only.

**Fiscal Impact**

No funds are requested at this time; match funds related to TCC concept proposals are being funded from individual project budgets and in-kind contributions.

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 9, 2017

**BOARD MEETING:** October 11, 2017

**AGENDA ITEM:** 5

**AUTHOR:** Sheila Scheitrum

**SUBJECT:** Request for HRFC Funding in Association with the Chinatown Housing Development (APN's 467-065-06 & 467-065-07) and Related Pre-Development Activity

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### Executive Summary

At the August 2017 Board meeting staff presented an overview of the Transformative Climate Communities (TCC) program as a potential source for new development. The TCC program is a State funding source with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and issued a Request for Concept Proposals in preparation for the application to the State. The Board authorized submission of a concept proposal to the City of Fresno for the Chinatown housing development located at 1101 "F" Street in Fresno (APN's 467-065-06 and 07).

Staff submitted a TCC concept proposal to the City of Fresno for the Chinatown housing development on September 12, 2017. The site consists of two vacant parcels located on the Northeast corner of Mariposa and F streets on approximately 0.60 acres in Fresno, CA. The site is zoned DTN – Downtown Neighborhood that will allow for a combination of commercial and multifamily housing. Staff has a concept proposal for a 4 story, mixed-use development with commercial/retail space on the bottom floor, and up to 60 units of affordable workforce housing above. The site is within a quarter mile of the planned High Speed Rail Station, and aligns well with the goals, design elements and environmental requirements of the program.

At the October 4, 2017 TCC Steering Committee meeting, the concept proposal for the Chinatown housing development was selected to move forward to the next steps of the application. The project is applying for \$10,807,319 in TCC funds.

As part of the next steps in the TCC process, staff must submit to the City of Fresno evidence of agency capacity and proposed funding commitments by Wednesday, October 11, 2017, in preparation for the City Council workshop on Thursday, October 12, 2017, and the official concept application to the Strategic Growth Council on October 18, 2017.

The Strategic Growth Council will notify the City of Fresno by October 27, 2017 if they are approved to move to full application. Full applications are due to

the Strategic Growth Council by November 30, 2017, with awards to be announced January 2018.

Staff is requesting up to \$1,000,000 in HRFC funds for the Chinatown development. These funds will be used to evidence financing commitments for the project and to assist in completion of due diligence, other pre-development activities, closing costs and development activities.

Staff will continue to provide updates on the status of the TCC concept submission. Should the Boards of Commissioners desire to proceed to participate in the final TCC application, staff will return to the Boards for approval of the final project applications and financing plan at the November board meeting.

### **Recommendation**

It is recommended that the Boards adopt the attached resolution approving the necessary actions:

1. Approve a loan from the Housing Relinquished Fund Corporation of up to \$1,000,000 for the Chinatown Housing Development relating to pre-development activities and development financing.
2. Provide for other matters related thereto.

### **Fiscal Impact**

The fiscal impact will be up to \$1,000,000 of HRFC funds requested for the completion of due diligence, other pre-development activities, closing costs and development financing for the Chinatown Housing Development.

### **Background Information**

The Chinatown housing development site consists of two vacant parcels located on the Northeast corner of Mariposa and F streets in close proximity to the planned High Speed Rail Station on approximately 0.60 acres in Fresno, CA. Staff envisions a mixed-use project with up to sixty (60) residential units and up to 4,700 sq. ft. of commercial space. Zoning for the site allows for construction of up to 6 stories.

Attachments: Exhibit A – Development Pro Forma  
Exhibit B – Operating Budget  
Exhibit C – 15-Year Projections  
Exhibit D - Site Plan



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF THE CITY OF FRESNO, CA**

**RESOLUTION AUTHORIZING HRFC FUNDING FOR THE CHINATOWN HOUSING  
DEVELOPMENT (APNs: 467-065-06 & 467-065-07), RELATED PRE-DEVELOPMENT  
ACTIVITIES, AND OTHER MATTERS RELATED THERETO**

WHEREAS, the Housing Authority of the City of Fresno, CA (“the Authority”) seeks to expand the development and availability of long-term housing for low and moderate income households residing in the City of Fresno, California; and,

WHEREAS, the Authority submitted a TCC concept proposal to the City of Fresno for the development of real property located in Chinatown on the corner of Mariposa and F streets in Fresno, CA, 93706 (APN’s 467-065-06, 467-065-07), and the improvements located thereon into a 57-unit mixed-use multifamily complex with commercial on the first floor (collectively, the Property); and,

WHEREAS, the Authority has met with business owners and community members to determine the needs of the Chinatown area; and,

WHEREAS, the TCC program rules calls for the submission of a concept proposal to the City of Fresno to facilitate an eventual full application for TCC funds to the State; and,

WHEREAS, the Chinatown Housing Development project was selected to move forward to the next steps of the TCC application submission; and,

WHEREAS, the Authority desires to continue due diligence and evaluation of project options; and,

WHEREAS, the project requires financing commitments in preparation for funding applications;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to adopt the attached resolutions approving up to \$1,000,000 of HRFC funding for the completion of due diligence, other pre-development activities, closing costs and development activities for the Chinatown Housing Development.

PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF OCTOBER, 2017. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

**RESOLUTION AUTHORIZING HRFC FUNDING FOR THE CHINATOWN HOUSING  
DEVELOPMENT (APNs: 467-065-06 & 467-065-07), RELATED PRE-DEVELOPMENT  
ACTIVITIES, AND OTHER MATTERS RELATED THERETO**

WHEREAS, the Housing Authority of Fresno County, CA (“the Authority”) seeks to expand the development and availability of long-term housing for low and moderate income households residing in the County of Fresno, California; and,

WHEREAS, the Authority submitted a TCC concept proposal to the City of Fresno for the development of real property located in Chinatown on the corner of Mariposa and F streets in Fresno, CA, 93706 (APN’s 467-065-06, 467-065-07), and the improvements located thereon into a 57-unit mixed-use multifamily complex with commercial on the first floor (collectively, the Property); and,

WHEREAS, the Authority has met with business owners and community members to determine the needs of the Chinatown area; and,

WHEREAS, the TCC program rules calls for the submission of a concept proposal to the City of Fresno to facilitate an eventual full application for TCC funds to the State; and,

WHEREAS, the Chinatown Housing Development project was selected to move forward to the next steps of the TCC application submission; and,

WHEREAS, the Authority desires to continue due diligence and evaluation of project options; and,

WHEREAS, the project requires financing commitments in preparation for funding applications;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to adopt the attached resolutions approving up to \$1,000,000 of HRFC funding for the completion of due diligence, other pre-development activities, closing costs and development activities for the Chinatown Housing Development.

PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF OCTOBER, 2017. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Preston Prince, Secretary of the Boards of Commissioners

## EXHIBIT A CHINATOWN

<b>Pro Forma Sources and Uses</b>	
<b>Uses of Funds</b>	<i>Draft</i> <i>9/25/17</i>
Construction Costs	\$14,878,755
Acquisition	\$225,000
Hard Cost Contingency	\$743,938
Professional Fees	\$1,497,870
Loan Fees and other Soft Costs	\$2,688,102
Reserves	\$215,000
Developer Fee	\$2,593,450
<b>Total Uses of Funds</b>	<b>\$22,842,115</b>
<b>Sources of Funds</b>	<i>Draft</i> <i>9/25/17</i>
Tax Credit Equity	\$8,239,017
CalHFA Permanent Loan	\$1,670,000
CalHFA Subordinate Loan	\$1,120,000
<b>TCC Affordable Housing Loan</b>	<b>\$8,007,319</b>
<b>TCC Infrastructure Grant</b>	<b>\$2,800,000</b>
Deferred Developer Fee	\$93,450
GAP Financing	\$912,329
<b>Total Sources of Funds</b>	<b>\$22,842,115</b>

*\*Draft estimate as of 9/25/17*

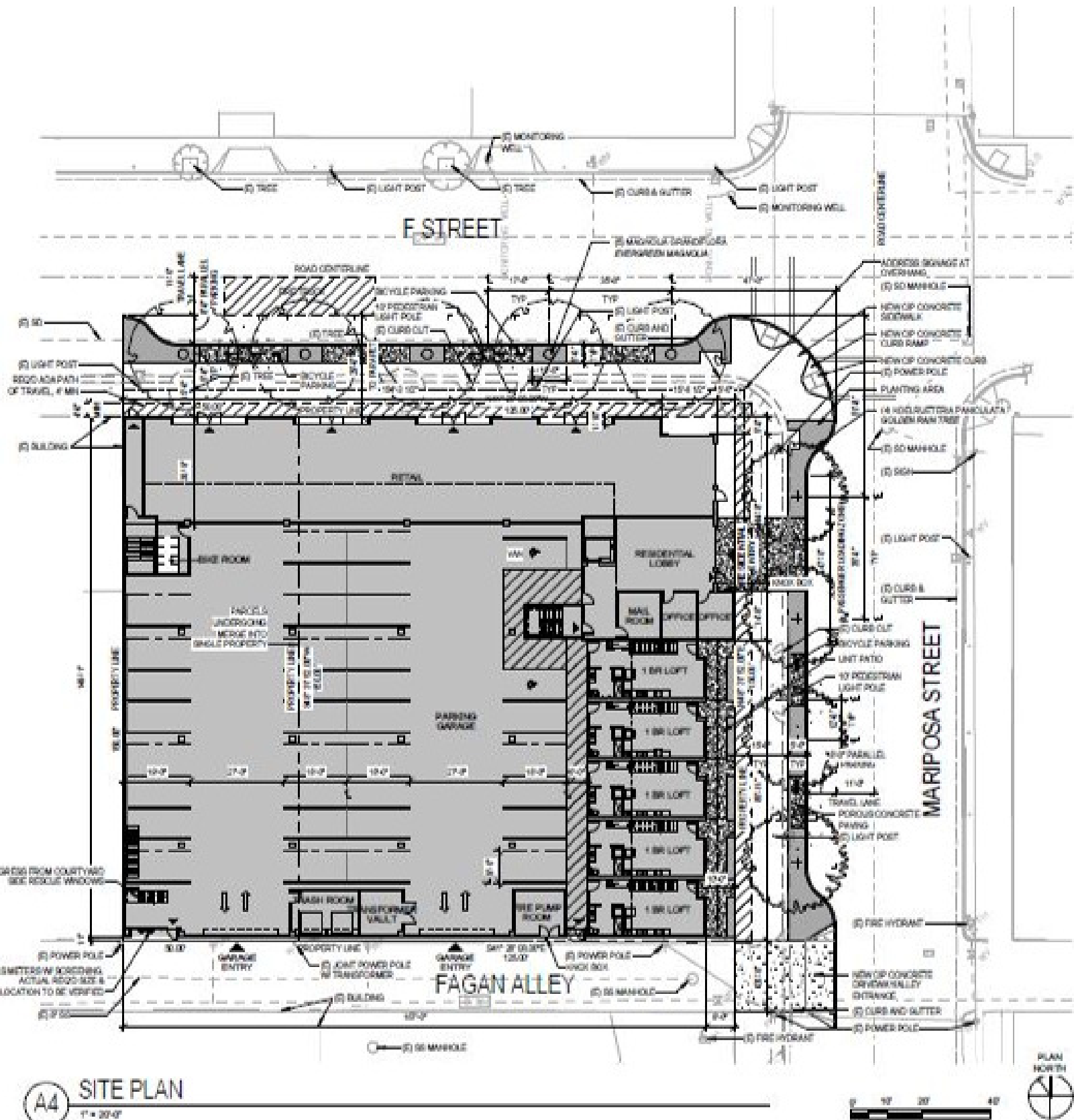
## EXHIBIT B - Chinatown Projected Stabilized Operating Budget

Unit Type	# Units	% AMI	SF/Unit	Net Rent Per Unit	Ann. Rent Total
Studio	5	30%	450	\$ 271	\$ 16,260
Studio	4	50%	450	\$ 481	\$ 23,088
Studio	6	60%	450	\$ 586	\$ 42,192
1 Bd./1 Bth.	3	30%	670	\$ 283	\$ 10,188
1 Bd./1 Bth.	3	50%	670	\$ 508	\$ 18,288
1 Bd./1 Bth.	5	60%	670	\$ 621	\$ 37,260
1 Bd./1 Bth. Loft	2	30%	680	\$ 283	\$ 6,792
1 Bd./1 Bth. Loft	1	50%	680	\$ 508	\$ 6,096
1 Bd./1 Bth. Loft	2	60%	680	\$ 621	\$ 14,904
2 Bd./2 Bth.	5	30%	860	\$ 329	\$ 19,740
2 Bd./2 Bth.	5	50%	860	\$ 599	\$ 35,940
2 Bd./2 Bth.	13	60%	860	\$ 734	\$ 114,504
3 Bd./2 Bth.	1	50%	1,200	\$ 683	\$ 8,196
3 Bd./2 Bth.	1	60%	1,200	\$ 839	\$ 10,068
Manager's Unit-3 Bd./2 Bth.	1	N/A	1,200	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>57</b>				<b>\$ 363,516</b>

**EXHIBIT C - CHINATOWN PROJECT - 15 YEAR CASH FLOW ANALYSIS**

INCOME FROM HOUSING UNITS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Schedule Rental Income	2.5%	\$ 363,516	\$ 372,604	\$ 381,919	\$ 391,467	\$ 401,254	\$ 411,285	\$ 421,567	\$ 432,106	\$ 442,909	\$ 453,982	\$ 465,331	\$ 476,964	\$ 488,889	\$ 501,111	\$ 513,639
Schedule Commercial Income		\$ 98,595	\$ 101,060	\$ 103,586	\$ 106,176	\$ 108,830	\$ 111,551	\$ 114,340	\$ 117,198	\$ 120,128	\$ 123,132	\$ 126,210	\$ 129,365	\$ 132,599	\$ 135,914	\$ 139,312
Laundry Income		\$ 6,840	\$ 7,011	\$ 7,186	\$ 7,366	\$ 7,550	\$ 7,739	\$ 7,932	\$ 8,131	\$ 8,334	\$ 8,542	\$ 8,756	\$ 8,975	\$ 9,199	\$ 9,429	\$ 9,665
GROSS POTENTIAL INCOME - HOUSING		\$ 468,951	\$ 480,675	\$ 492,692	\$ 505,009	\$ 517,634	\$ 530,575	\$ 543,839	\$ 557,435	\$ 571,371	\$ 585,656	\$ 600,297	\$ 615,304	\$ 630,687	\$ 646,454	\$ 662,615
VACANCY ASSUMPTIONS																
Vacancy Loss	-5.0%	\$ (18,176)	\$ (18,630)	\$ (19,096)	\$ (19,573)	\$ (20,063)	\$ (20,564)	\$ (21,078)	\$ (21,605)	\$ (22,145)	\$ (22,699)	\$ (23,267)	\$ (23,848)	\$ (24,444)	\$ (25,056)	\$ (25,682)
Vacancy Loss Commercial	-50.0%	\$ (49,298)	\$ (50,530)	\$ (51,793)	\$ (53,088)	\$ (54,415)	\$ (55,776)	\$ (57,170)	\$ (58,599)	\$ (60,064)	\$ (61,566)	\$ (63,105)	\$ (64,683)	\$ (66,300)	\$ (67,957)	\$ (69,656)
TOTAL VACANCY LOSS		\$ (67,473)	\$ (69,160)	\$ (70,889)	\$ (72,661)	\$ (74,478)	\$ (76,340)	\$ (78,248)	\$ (80,205)	\$ (82,210)	\$ (84,265)	\$ (86,372)	\$ (88,531)	\$ (90,744)	\$ (93,013)	\$ (95,338)
EFFECTIVE GROSS INCOME		\$ 401,478	\$ 411,515	\$ 421,803	\$ 432,348	\$ 443,156	\$ 454,235	\$ 465,591	\$ 477,231	\$ 489,162	\$ 501,391	\$ 513,925	\$ 526,774	\$ 539,943	\$ 553,441	\$ 567,277
OPERATING EXPENSES & RESERVE DEPOSITS																
Operating Expenses	3.5%	\$ 233,675	\$ 241,854	\$ 250,319	\$ 259,080	\$ 268,147	\$ 277,533	\$ 287,246	\$ 297,300	\$ 307,705	\$ 318,475	\$ 329,622	\$ 341,158	\$ 353,099	\$ 365,457	\$ 378,248
Real Estate Taxes	2.5%	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208	\$ 2,263	\$ 2,319	\$ 2,377	\$ 2,437	\$ 2,498	\$ 2,560	\$ 2,624	\$ 2,690	\$ 2,757	\$ 2,826
Replacement Reserve		\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800	\$ 22,800
HCD Mandatory Payment		\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631	\$ 33,631
TOTAL EXPENSES & RESERVES		\$ 292,106	\$ 300,335	\$ 308,851	\$ 317,664	\$ 326,786	\$ 336,226	\$ 345,997	\$ 356,108	\$ 366,573	\$ 377,404	\$ 388,613	\$ 400,214	\$ 412,220	\$ 424,645	\$ 437,505
NET OPERATING INCOME		\$ 109,372	\$ 111,180	\$ 112,952	\$ 114,683	\$ 116,370	\$ 118,009	\$ 119,594	\$ 121,123	\$ 122,588	\$ 123,987	\$ 125,313	\$ 126,560	\$ 127,723	\$ 128,796	\$ 129,772
DEBT SERVICE																
Bank Loan		\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294	\$ 92,294
Net Cash Flow		\$ 17,078	\$ 18,886	\$ 20,658	\$ 22,389	\$ 24,076	\$ 25,715	\$ 27,300	\$ 28,829	\$ 30,294	\$ 31,693	\$ 33,019	\$ 34,266	\$ 35,429	\$ 36,502	\$ 37,478
DEBT SERVICE COVERAGE RATIO		1.19	1.20	1.22	1.24	1.26	1.28	1.30	1.31	1.33	1.34	1.36	1.37	1.38	1.40	1.41

## EXHIBIT D





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# Addendums

## October 11, 2017



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# ***Special Board Meeting: Transformative Climate Communities Update***

*October 11, 2017*

# Presentation Overview

- Transformative Climate Communities (TCC)
  - Implementation Grants
    - North Fulton Street Site (Fresno)
    - Chinatown Site (Fresno)
    - Electric Car Sharing Program (Fresno)
    - Southwest Fresno Solar Project (Fresno)

## Transformative Climate Communities (TCC)

- New State funding source administered by the Strategic Growth Council (SGC)
- \$70 million allotment for one City of Fresno application
- Project application criteria include:
  - No larger than five square miles
  - Contain the High-Speed Rail Station Area and focus on neighborhoods within boundaries of recently adopted specific plans

## Transformative Climate Communities (TCC)

- Project application criteria continued:
  - In Fresno, these parameters lead to an area roughly encompassing Downtown, Chinatown, and Southwest Fresno
- Eligible uses of funding include affordable housing and active transportation
  - Encourages strategies to reduce greenhouse gas emissions (GHG)
- Both planning and implementation funds available

## North Fulton Street Site (Fresno)

- Proposed project concept is a 15-story mixed-use workforce (Studios to 2 Bd.'s) affordable housing development with 127 units of housing; first floor retail and subgrade parking
- Proposed project reduces Green House Gas (GHG) emissions with high density, reduced parking, bike racks, and walkable access to FAX stop and proposed HSR
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- TCC Concept Proposal submitted September 2017
- *Concept proposal was not selected by TCC Steering Committee at final vote on October 4, 2017*



# North Fulton Street Site (Fresno)





# North Fulton Street Site Concept (Fresno)





## Chinatown Site (Fresno)

- Concept project is proposed on .60 acres of vacant land near Downtown Fresno; 4-story mixed-use affordable housing development with 57 units of housing (Studios to 3 Bd.'s); first floor retail and parking
- Proposed project reduces Green House Gas (GHG) emissions with high density, reduced parking, bike racks, pedestrian friendly sidewalk improvements, and within 2 blocks of proposed HSR station
- Board ratified P&S Agreement August 2017 meeting
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- TCC Concept Proposal submitted September 2017
- *Concept proposal was selected by TCC Steering Committee at final vote on October 4, 2017. Staff requesting \$1m HRFC Funds*

# Chinatown Site (Fresno)





# Chinatown Site Concept (Fresno)



\*Renderings shown reflect draft concept only

## Electric Car Sharing Program (Fresno)

- Electric Vehicle (EV) Car Sharing Program proposed in Downtown and Southwest Fresno
  - Locations proposed: Bitwise, City View at Van Ness, Legacy Commons, Sequoia Courts, and Parc Grove
  - Agency released RFP for Program Operator
- Proposed program would reduce GHG emissions by offering usage of EV's and car sharing to reduce Vehicle Miles Traveled (VMT's)
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- TCC Concept Proposal submitted September 2017
- *Concept proposal was selected by TCC Steering Committee at final vote on October 4, 2017. FH committed match funds of \$100k*

## Southwest Fresno Solar Project (Fresno)

- Collaborative effort to provide energy efficient packages for solar, weatherization, and energy savings to homes and multifamily housing
- Potential outcomes are job training, reduction in GHG emissions, improved housing stock, and economic benefit to homeowners
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- GRID Alternatives submitted TCC Concept Proposal with Fresno Housing as Partner September 2017
- *Concept proposal was selected by TCC Steering Committee at final vote on October 4, 2017. FH committed match funds of \$121,333*

## TCC Timeline

- Oct 12 – City Council Workshop on TCC
- Oct 18 – City Submits Concept Proposal to SGC
- Oct 27 – SGC Announces Invite to Full Application
- Nov 30 – Deadline for Full Applications to SGC
- Jan 2018 – State Announces Grant Recipients

# TCC Final Package

	\$ 216,040,076	\$ 77,612,912	\$ 100,266,028	
Title	Total	TCC	Match	Area(s)
Fresno City College – West Fresno Satellite	\$ 92,965,415	\$ 16,900,000.00	\$ 40,000,000.00	SW
TCC Connector Project	\$ 5,500,000	\$ -	\$ 5,500,000.00	SW, CH
MLK Activity Center Street Improvements	\$ 11,600,000	\$ -	\$ 11,600,000.00	SW
Chinatown Active Transportation Project	\$ 3,668,000	\$ 3,668,000.00	\$ -	CH
EOC Partnership for Energy savings and GHG reductions in SW Fresno	\$ 3,400,000	\$ 2,600,000.00	\$ 800,000.00	SW
MLK Activity Center Park	\$ 9,000,000	\$ 4,500,000.00	\$ 4,500,000.00	SW
VOICE Gladiator Program	\$ 1,227,879	\$ 1,200,000.00	\$ 620,000.00	SW, DT, CH
Clean Shared Mobility Network	\$ 9,700,405	\$ 7,407,505.00	\$ 2,292,900.00	DT
Clean Energy Park & Play – Urban Greening & Playground	\$ 179,810	\$ 139,810.00	\$ 490,630.00	SW
Chinatown PBID	\$ 75,000	\$ -	\$ 75,000.00	CH
Clean Energy Park & Play – Solar-Powered Charging Station & Van Pool	\$ 307,000	\$ 267,000.00	\$ 570,000.00	SW
Mariposa Plaza	\$ 4,000,000	\$ 3,668,000.00	\$ 332,000.00	DT
High Speed Rail Station Area Complete Streets Connectivity Project	\$ 7,012,000	\$ 7,012,000.00	\$ -	DT
Chinatown Mixed-Use Project @ HSR West Entrance (Fresno Housing Authority)	\$ 22,835,130	\$ 10,791,042.00	\$ 11,087,519.00	CH
Annadale Mode Shift Project	\$ 500,000	\$ 350,000.00	\$ 150,000.00	SW
Changing Lives with Trees in SW Fresno	\$ 3,000,000	\$ 2,300,000.00	\$ 700,000.00	SW
Grocery Store, Distribution Center and Community Orchard	\$ 7,728,000	\$ 1,850,000.00	\$ 5,878,000.00	SW
Another Level Training Academy Community Garden	\$ 100,000	\$ 100,000.00	\$ 50,000.00	SW
West Fresno Advanced Transportation Technology Training Program	\$ 2,250,000	\$ 1,500,000.00	\$ 250,000.00	SW
Yosemite Village Permaculture Community Garden and Urban Farm Incubator	\$ 848,962	\$ 375,000.00	\$ 473,962.00	SW
GRID Alternatives Solar Renewable Energy Project	\$ 2,900,000	\$ 1,300,000.00	\$ 943,000.00	SW
Weatherize 100 home and Install Solar Panels on 35 homes in Southwest Fresno	\$ 887,596	\$ 673,855.00	\$ 213,741.00	SW, CH
SW Fresno Green Trails and Cycle Paths Initiative	\$ 5,000,000	\$ 5,000,000.00	\$ -	SW
Chinatown Urban Greening Project	\$ 4,085,700	\$ 4,085,700.00	\$ -	CH
The Park at South Fulton — SUBJECT TO STATE CONFIRMATION	\$ 17,269,179	\$ 1,925,000.00	\$ 13,739,276.00	DT
<b>Housing Development Analysis</b>				
New Affordable Housing Units		67		
Preserved Ex. Affordable Housing Units		0		
Total Housing Units		109		
% of units affordable in funded projects		61.5%		
\$ from TCC per affordable unit		\$189,792		



# Final TCC Vote





*Questions?*