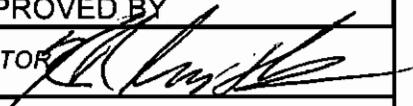




REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.:
COUNCIL MEETING: June 26, 2007
APPROVED BY
DEPARTMENT DIRECTOR 
CITY MANAGER

June 26, 2007

FROM: NICK P. YOVINO, Director
Planning and Development Department

KEITH BERGTHOLD, Assistant Director
Planning and Development Department

BY: MICHAEL SIGALA, Manager 
Housing and Community Development Division

SUBJECT: ADOPTION OF NEIGHBORHOOD REVITALIZATION PLAN FOR THE 464-UNIT PARC GROVE COMMONS AFFORDABLE HOUSING PROJECT AND CONDITIONAL APPROVAL OF HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM LOAN FUNDS IN THE AMOUNT OF \$1,400,000 TO PARC GROVE COMMONS LP FOR THE CONSTRUCTION OF 147 UNITS IN PARC GROVE COMMONS - PHASE I

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends Council:

- 1) Adopt the Parc Grove Commons Neighborhood Revitalization Plan for the construction of a multi-phased 464-unit affordable housing project, and;
- 2) Conditionally approve HOME Program loan funds in the amount of \$1,400,000 to Parc Grove Commons LP for the construction of 147 affordable rental housing units as part of Phase I for the project.

EXECUTIVE SUMMARY

The Fresno Housing Authority and Better Opportunities Builder Inc. (BOB) have partnered in a development proposal to construct a multi-phase 464-unit affordable housing project located at the southeast corner of Clinton Avenue and Fresno Street. The Fresno Housing Authority's non-profit (Silvercrest Inc.) will apply for project financing to the Low Income Housing Tax Credit (LIHTC) Program, and the federal Affordable Housing Program for Phase I of the project. As part of its application to the LIHTC Program, the Housing Authority has requested that the City adopt the Parc Grove Commons Neighborhood Revitalization Plan (Exhibit A) to provide for a comprehensive strategy for development and improvements in the neighborhood, thereby making the application more competitive. The HOME Program funds requested by the Fresno Housing Authority will provide \$1,400,000 in loan funds and will carry a minimum 55-year affordability period with the principal and interest payable from residual receipts from the project's net operating income. The HOME Program funds are contingent upon a federal Low LIHTC Program award from the State of California Tax Credit Allocation Committee (TCAC) to the project.

BACKGROUND

Silvercrest Inc. will submit a project funding application for Parc Grove Commons Phase I, during the 2007 round of competitive (9%) Low Income Housing Tax Credit (LIHTC) funding. As part of the project's application process, the project sponsor has identified the need for the City to approve a Neighborhood Revitalization Plan for the project area. The Plan will provide a blueprint by which the City will identify area needs and encourage public and private investment in the area.

The Plan will assist Parc Grove Commons LP and Silvercrest Inc. (the managing general partner) in their application process for LIHTC funding and make their application more competitive. The Parc Grove Commons project is located at the southeast corner of Clinton and Fresno Avenues. A site map of the area, preliminary architectural elevations and site plan are shown in Exhibit B. The 24.6 acre site will be developed in three phases and will incorporate two- and three-story buildings with energy efficient appliances, dishwashers, microwaves and private laundry hookups. Project amenities will include a community center building, swimming pools, basketball courts, tot lots, BBQ areas, and laundry facilities.

Total Project cost for Phase I is estimated at \$35.3 million. The requested HOME funds will provide gap financing to complete the project. The \$1,400,000 in HOME loan funds will be repaid with residual receipts derived from the net operating income of the project and will be secured by a deed of trust recorded against the property. The loan will carry a two percent or higher interest rate. The project shall remain affordable to very-low and low-income families for a minimum of 55 years.

The conditional allocation of HOME funds for the proposed project is also contingent upon the completion of a federal and state environmental review of the project. If BOB is successful in obtaining a low income housing tax credit (9%) award from the State of California, staff will return to City Council for approval of a comprehensive HOME Program agreement, including additional terms as negotiated by staff. Staff has additionally committed \$600,000 to the project from FY 09 HOME funds for a total commitment of \$2 million in HOME funds from the City to the project.

All units in the Parc Grove Commons Phase I project will be designated as very-low and low-income and will be available to families at or below 60% of area median income as defined annually by the U.S. Department of Housing and Urban Development (HUD) for the Fresno metropolitan area. The project will have 18 one-bedroom units, 74 two-bedroom units, 42 three-bedroom units, and 12 four-bedroom units. An additional two-bedroom unit will be reserved as a manager's unit.

Development of the Parc Grove Commons helps to fulfill the affordable housing goals and objectives of the Housing Element of the 2025 General Plan and the 2006-2010 Consolidated Plan to HUD.

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

The Housing and Community Development Commission has not considered this item due to the time constraints of the request by the project sponsor.

FISCAL IMPACT

HOME funds for the proposed Parc Grove Commons are available in the Planning and Development Department's FY 2007-08 Fiscal Year Budget.

APPENDICES

- Exhibit A – Parc Grove Commons Neighborhood Revitalization Plan
- Exhibit B – Site Map, Elevations, Site Plan

EXHIBIT A

PARC GROVE COMMONS NEIGHBORHOOD REVITALIZATION PLAN

INTRODUCTION

The City of Fresno (The City) has identified the need to develop a Neighborhood Revitalization Plan for the Parc Grove Commons area generally located near the intersection of Clinton and Fresno Avenues.

The Parc Grove Commons Neighborhood Revitalization Plan area is bounded by Highway 41 to the West, East McKinley Avenue to the South, North First Street to the West and East Harvard Avenue to the North. The planning area covers approximately 200 acres, within the boundaries of the City of Fresno.

There is a mix of uses in the planning area such as commercial, residential, and public facilities. The area includes the Veterans Affairs Central California Health Care System (VA Hospital), many multifamily units, small commercial stores, and parks.

Revitalization Plan Concept

The Revitalization Plan incorporates strategies that focus on developing and improving the Parc Grove Commons area. The Plan was prepared in response to the following factors:

- Introduction of 464 new mixed-income housing units on the 24.6 acre parcel owned by the Housing Authority;
- The need to rehabilitate existing homes in concert with new infrastructure improvements such as the park and enhanced streetscape;
- The need to rehabilitate and beautify existing commercial properties which also serve as important support to the community. Their appearance affects the image of the community and can either deter or enhance further investment.
- Provisions for the future development of a community park, a new neighborhood policing center and upgrades to existing elementary schools.

Purpose and Goals

1. Improve the appearance of the area, especially from the freeways and along commercial corridors.
2. Improve the economic vitality through increased commerce and more jobs.
3. Improve the quality of life for residents in this area. Quality of life can be affected by public safety; cultural, educational and recreational facilities and programs; convenient neighborhood services and shopping opportunities; and aesthetics.

EXHIBIT A

Targeted Investments

The City plans to invest public resources toward improving and enhancing complimentary streetscape improvements for Clinton Avenue between Freeway 41 and First Street. This will cover street trees, lighting, banners and other related improvements, and will build on the work being done by the Fresno Housing Authorities.

The city will conduct a walking tour of the area for staff members and elected officials. This tour will be a starting point for targeted and coordinated use of existing programs such as code enforcement, small business loans, facade upgrades and neighborhood clean up efforts.

The City will meet with private property owners and business owners in this neighborhood to determine the reasons for the high vacancy rate and underutilization of vacant buildings. The city will cooperatively discuss resources, emphasizing the wide range of existing programs available to assist property owners in improving this area.

The city will perform a market niche analysis to determine what kinds of retail and/or services can realistically be supported in this area. Based on that analysis, the city can develop an “outreach” or attraction program to market the area to suitable businesses and developers.

In the longer term, other surrounding areas should be similarly analyzed and improved cooperatively. Of special note is Fresno Street from McKinley up to Weldon Avenue.

The city will determine and cooperatively use its existing improvement programs that are complimentary to one another. These will include, at a minimum, facade improvement programs and small business loans. The city will continue to apply its code enforcement and home improvement programs in these areas.

Implementation Tools

The City of Fresno has prepared several strategies aimed at improving the Parc Grove Commons area. These strategies are not inclusive, but represent the types of activities and investments that the City plans on making over the next five-year period.

Neighborhood Appearance

A critically important aspect of a neighborhood’s quality is its appearance. Well maintained yards and houses facing neat, tree-lined streets generate pride among residents and increases property values and investment. Sometimes, older residents, or those who are disabled or less affluent, have greater difficulty keeping up with property maintenance. In such cases, neighbors can often help out. This not only changes the physical appearance of the place but enhances relationships, which strengthen the neighborhood. The City can significantly support these efforts through pavement maintenance, tree planting, graffiti abatement, and housing rehabilitation programs. Besides these physical improvements, increased cooperation and interaction within and among neighborhoods is critical to better public safety in residential areas. Those complimentary programs are discussed below.

EXHIBIT A

Recommended Actions:

1. The city will sponsor a neighborhood clean up day at least once during the year. Elements of such a clean up day may include, but are not limited to, targeted yard work and painting for homeowners who are elderly or disabled; illegal dumping; free disposal of junk, old furniture or unused appliances; free removal of abandoned vehicles. The city will request grassroots and non-profits organizations associated with the neighborhood to co-sponsor and publicize these events.
2. The city will utilize its graffiti abatement programs to enforce policing and to help maintain the aesthetics and quality of the homes and business establishments in the neighborhood.
3. The city will inventory existing street trees in the residential neighborhoods and identify specific locations where additional tree planting would be beneficial. A schedule for planting will then be established. To the extent practical, tree planting programs should include opportunities for volunteerism, both in terms of tree donations and labor, from grassroots, non-profit and the neighborhood.

Residential Development and Rehabilitation

The City has identified several residential structures in the planning area that require rehabilitation. The City will identify available local, state, and federal resources to assist in improving the residential structures located within the planning area. The City of Fresno has identified the following project and programs to assist in new residential development and rehabilitation of existing residential structures.

New multi-family housing complex – The City through its HOME program will expend \$2,000,000 to assist in developing a new multi-family housing project consisting of 464 mixed finance units. The project is located on the south east corner of Fresno Street and Clinton Avenue, within the planning area and the City will partner with the Housing Authorities and its affiliates with its construction.

Dangerous Building Abatement – This program focuses on seriously dilapidated structures and works with property owners to return the properties to a viable use. Although high emphasis is placed on rehabilitation of structures; some are just not feasible to rehab, and require demolition.

Vacant Building Abatement – This program consists of inspecting and monitoring vacant buildings throughout the City to ensure that property owners comply with City standards. Many of these residential, commercial, and industrial vacant buildings would significantly contribute to blight if the team did not require property owners to actively maintain, monitor and keep them secure.

Housing Standards for Multi-family Units – This program has an aggressive work plan in place to address the rental units throughout the City of Fresno. A majority of these rental units are over 50 years old and addressing them in a timely and systematic manner is essential in order to protect the life, health and safety of our City's residents.



Parc Grove Commons
Exhibit B – Project Area Map

EXHIBIT B - SITE MAP, ELEVATIONS, SITE PLAN



BYLDAN
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91361
 TEL: 310-205-5500
 FAX: 310-205-5501



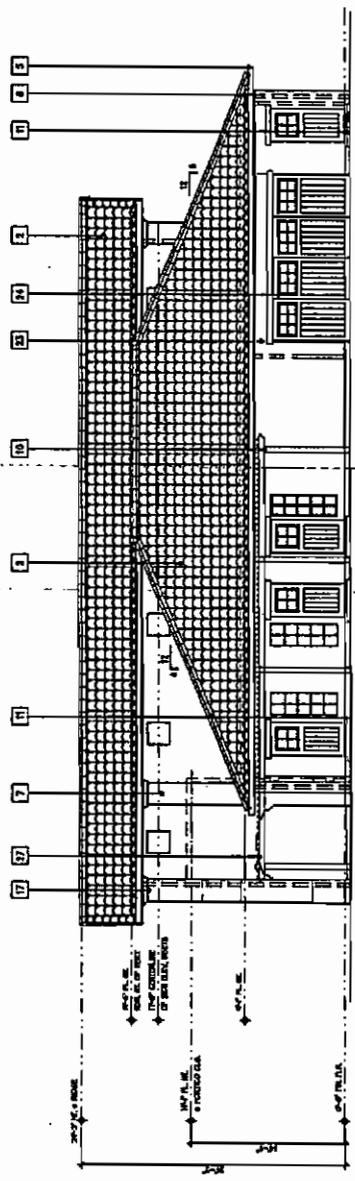
PARC GROVE COMMONS
 RESNO, CALIFORNIA
 Better Opportunities Builder
 a Caltrans approved public benefit corporation

ELEVATIONS
 RECREATION FACILITY
 FRONT AND LEFT SIDE

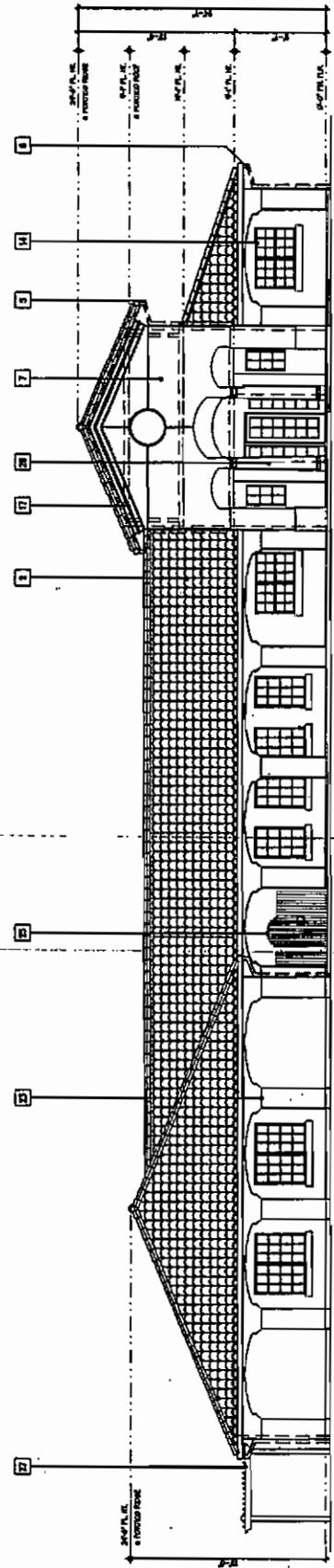
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LEFT SIDE ELEVATION



FRONT ELEVATION

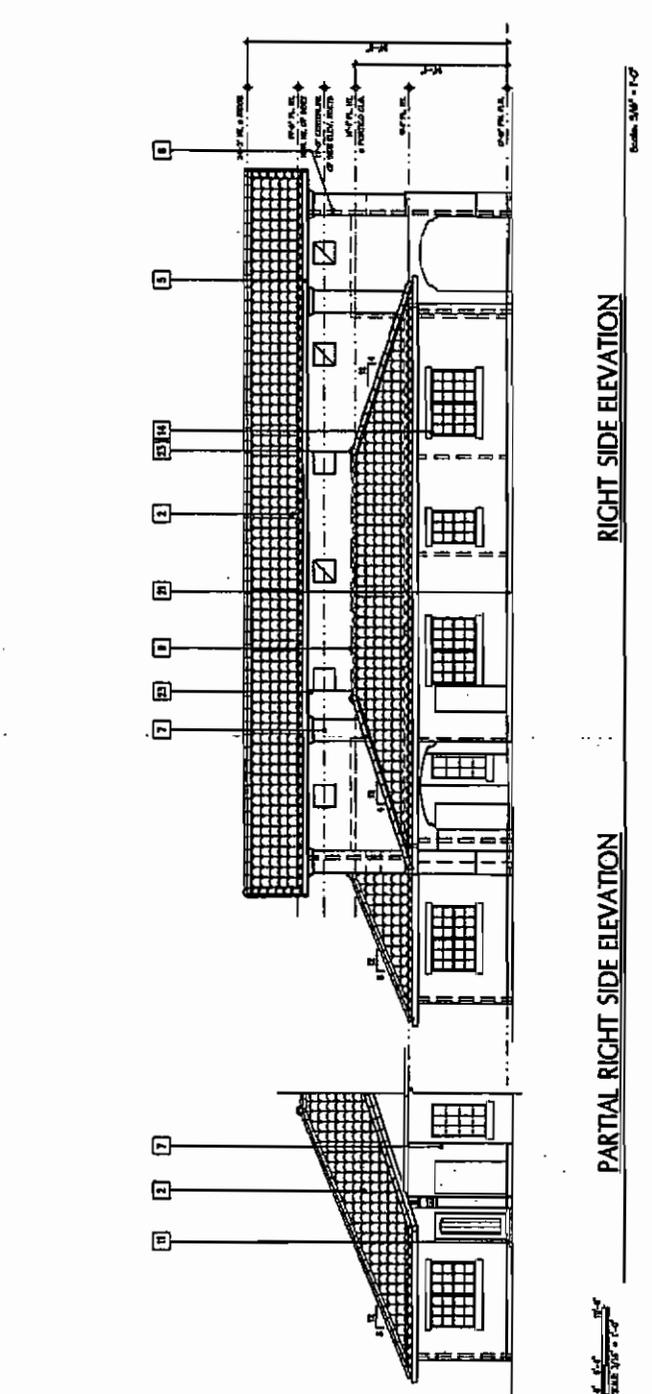


PARC GROVE COMMONS
 RESNOIS COUNTRY
 Better Opportunities Builder
 a Catholic nonprofit public benefit corporation

ELEVATIONS
 RECREATION FACILITY
 REAR AND RIGHT SIDE

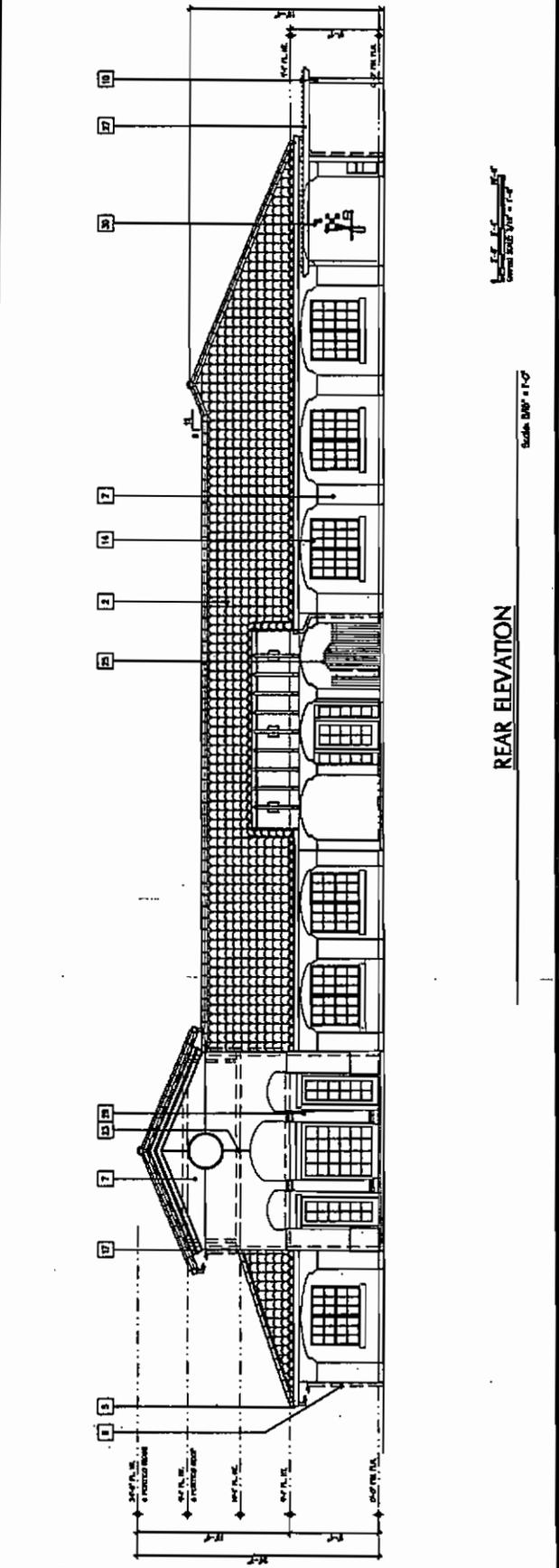
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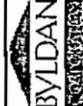


PARTIAL RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



BYLDAN
 10000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801

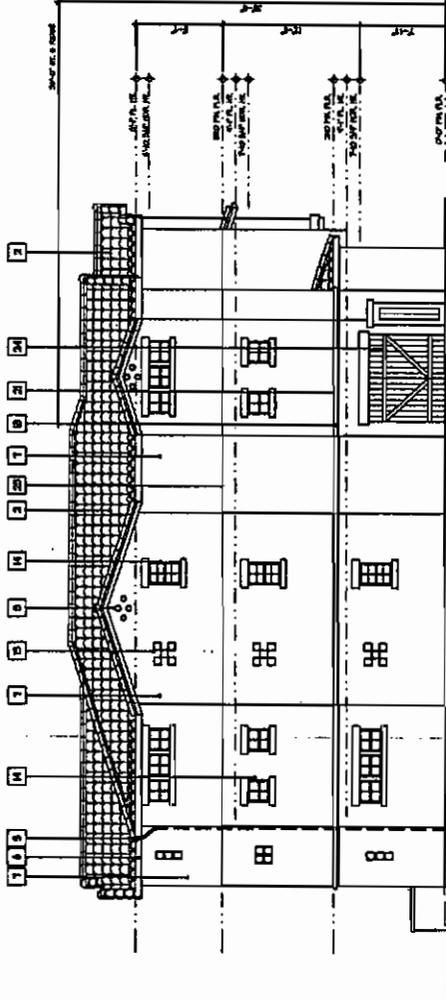


PARC GROVE COMMONS
 RISING CUSTOMER
 Better Opportunities builder
 a ClearMark strategic public-private partnership

ELEVATIONS
 APARTMENT BUILDING D
 FRONT AND LEFT SIDE

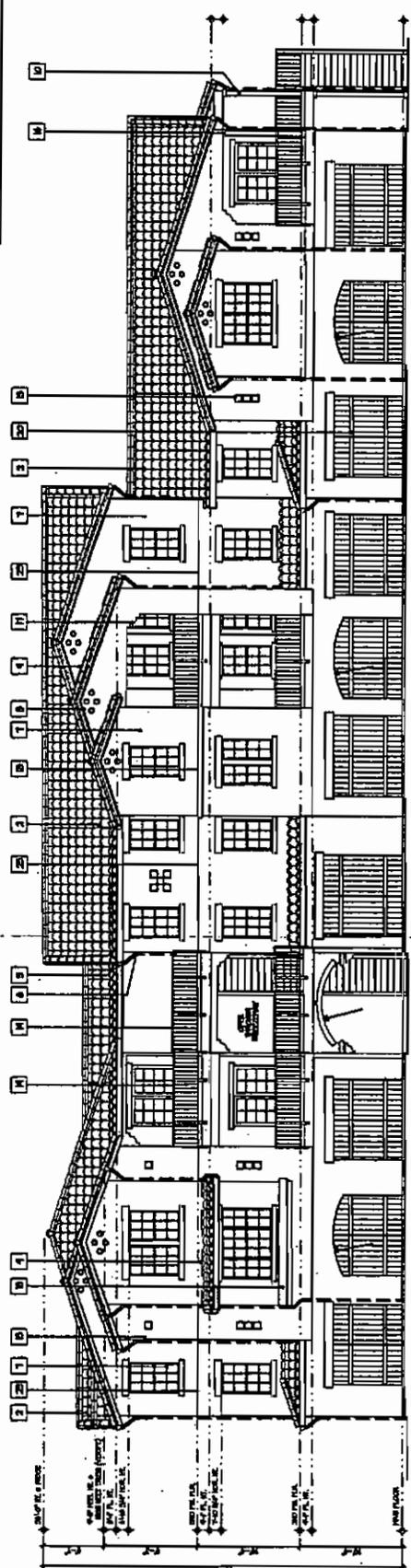
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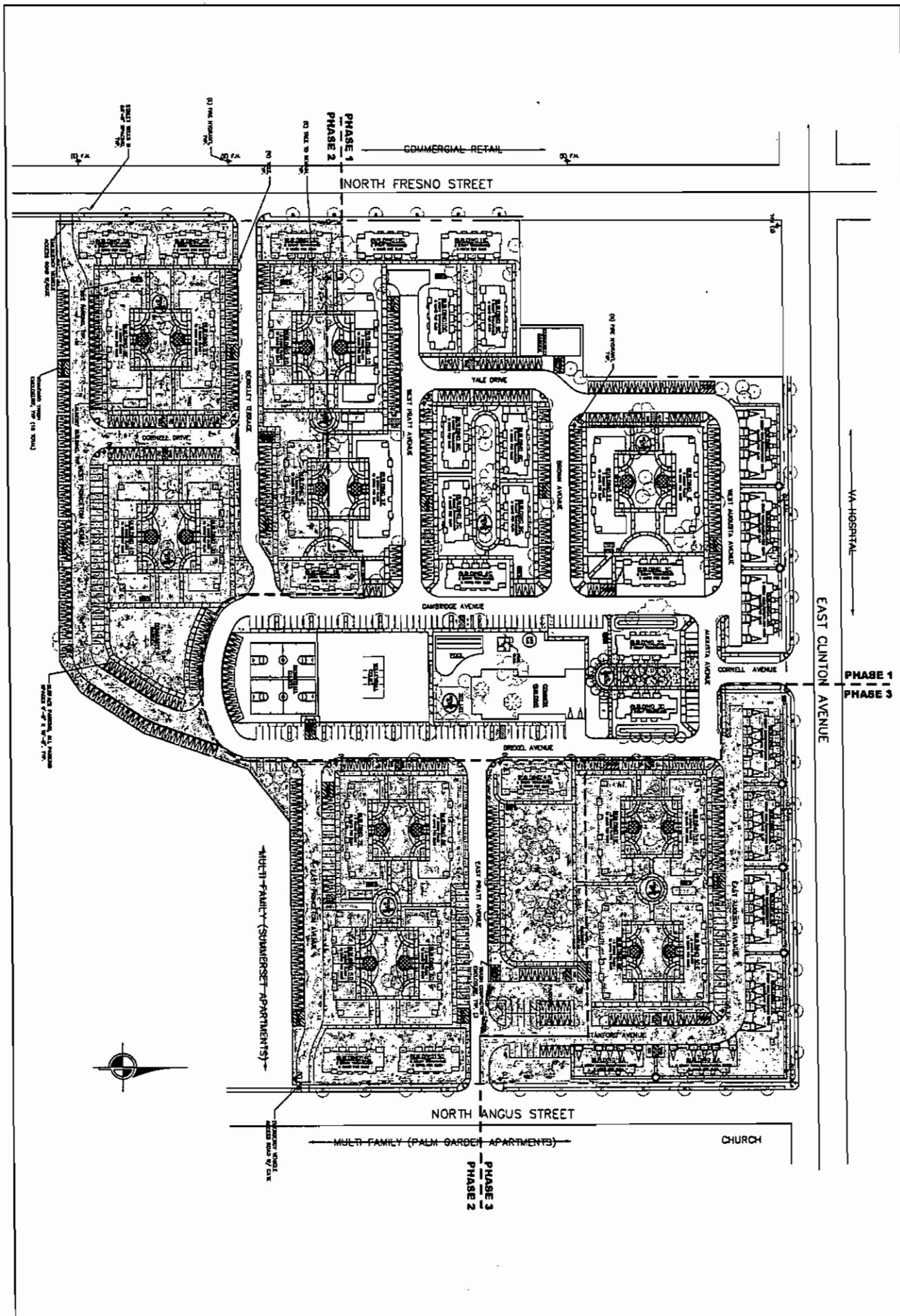
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Scale: 3/8" = 1'-0"



FRONT ELEVATION (BUILDING D)

Scale: 3/8" = 1'-0"



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EXHIBIT "H-3"
PROPOSED ARCHITECTURAL
SITE PLAN

PARC GROVE COMMONS
 FRESNO, CALIFORNIA
 FOR
Better Opportunities Builder
a California's nonprofit public benefit corporation



