

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – December 8, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Vice Chair Rodriguez at 5:04 p.m.

Commissioners

Present:	Armando Rodriguez, VICE-CHAIR Bobby Bliatout, Commissioner Jas Singh, Commissioner Sandy Cha, Commissioner	Absent:	Rogenia Cox, CHAIR Izzy Einsidler, Commissioner Jeffrey Harrington, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Kathy Cornell, Recording Secretary	Absent:	Craig Sharton, Director Downtown and Community Revitalization Department
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B. COMMUNICATIONS

1. Claudia Cazares informed Commissioners that Kathy Cornell will be replacing Erica Castaneda as the Recording Secretary.

C. APPROVAL OF MINUTES

1. Minutes of December 08, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF HOME PROGRAM FUNDING PRIORITIES FOR HOUSING DEVELOPMENT AND REVITALIZATION – Presentation by Claudia Cazares

Claudia Cázares, Housing and Community Development Division, provided the report to Commissioners. Vice Chair Rodriguez inquired about the attached map and inquired if the primary focus would be within the map area. Ms. Cázares confirmed. Vice Chair Rodriguez asked if on page 2 of the staff report contained all the consideration that will be reviewed, and if it would be available to the interested parties in the designated area to include in the application requests. Ms. Cázares explained that it would be available for people that have applied to us and to interested applicants that will be submitting new applications. Vice Chair Rodriguez inquired about a new applicant and how would they be informed of the priorities. Ms. Cázares stated the information would be posted on the City's website and be part of the application process and the notice of funding availability will be mailed out. Commissioner Cha thought it was fantastic and is encouraged with the focus and priority given to local owned businesses and creating jobs. Vice Chair Rodriguez confirmed with Ms. Cázares that a list had not been done before and asked for clarification. Ms. Cázares stated that she thought it had to do with a lack of clear set of direction from our administration of previous years. The new administration's effort to start in the center of the city and rebuild our downtown and the surrounding neighborhoods is one of the main reasons for the priority list. Vice Chair Rodriguez inquired what does the City use to designate a person in poverty, and he understands it comes from the Federal Government but in dollar figures what would that constitute. Ms. Cázares responded saying it is very low and depends on family size somewhere below the \$20,000 range. Vice Chair Rodriguez stated if you focus on the map the grid areas are more densely populated in terms of poverty and commented the central core of the city is the focus of the poverty. No public comment followed.

Motion: Motion was made to recommend approval of item D1 by Commissioner Cha
Second: Commissioner Singh seconded the motion.
Ayes: Rodriguez, Bliatout
Noes: None
Abstain: None

2. RECOMMEND APPROVAL OF HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDING IN THE AMOUNT OF \$250,000 FOR THE SIERRA GATEWAY SENIOR RESIDENCE PHASE II PROJECT DEVELOPED BY SOUTHERN CALIFORNIA PRESBYTERIAN HOMES FOR THE CONSTRUCTION OF 68 AFFORDABLE RENTAL HOUSING UNITS LOCATED IN NORTHWEST FRESNO (SAN JOSE AND MARTY AVENUES) – Presentation by Claudia Cazares

Claudia Cázares, Housing and Community Development Division, provided the report to Commissioners. Commissioner Cha inquired about the starting and ending of fiscal year 2011. Ms. Cázares explained FY11 budget year runs from July 1, 2010 through June 30, 2011. Our fiscal years are named by the last year in the budget cycle and we are currently in the fiscal year 2011. Commissioner Cha inquired if the project does not receive all of its funding sources what would happen to the HOME funds from the City. Ms. Cázares commented that they have applied to this program a couple of times and they have not scored high enough to receive funds. They may not get the funding again, but the City is still willing to go through another round of applications. Commissioner Rodriguez wanted to emphasize that the developer is asking for \$2.7 million and the City is offering \$250,000; the balance of this cost will depend on the Federal Government giving them additional money to a total cost of \$10 Million. Commissioner Rodriguez had two questions: 1.) Assuming they are successful in attaining funds will they be coming back to this organization for the sum of \$2.7 million? Ms. Cázares commented they had asked for \$2.7 million but the housing division has \$250,000 to contribute to this project. When they apply to HUD 202 program in the next several months it will be \$250,000 from the City and a small portion from RDA. The balance will be requested from HUD. If they do not receive funds they can come back to the City and request additional funding and next time they apply they will include these additional funds in their application; 2.) Recognizing a changing Congress what is the feeling of HUD grants being cut back by the new Congress? Ms. Cázares had learned that funds may be cut and turned the question over to Ben Beckler, representative for Southern California Presbyterian Homes. Mr. Beckler responded that the 202 program money is allocated for this fiscal year and the NOFA will be released after the first of the year. Additionally, Mr. Beckler said that there had been talk in Congress of discontinuing fund setting for this program. This may be the last opportunity to receive up to \$10 million of Federal funds for affordable senior housing making less than 50% median income. Commissioner Cha asked what will happen if the project doesn't get funding from HUD this year? Mr. Beckler said there would be no project. Commissioner Cha commented about her concern for the seniors that need this project. Mr. Beckler explained that once they commit to an area they will continue to contact HUD for funding which HUD likes to see along with their track record. Mr. Beckler explained the point system for funding. Commissioner Rodriguez inquired about the phase I project of 80 units and the occupancy rate and age to qualify as a senior. Mr. Beckler said the project had 100% occupancy rate from day one, and the occupants had to be 62 years old to occupy with no restriction on the spouse. Commissioner Rodriguez questioned how many parking spaces are in place for the 80 units. Mr. Beckler explained that they develop at one-half parking space for each unit which is 40 spaces for this project. Due to the senior's income and the availability of shopping, this is adequate and falls within the City requirement. No public comment followed.

Motion: Motion was made to recommend approval of item D2 by Commissioner Cha
Second: Commissioner Bliatout seconded the motion.
Ayes: Rodriguez, Singh
Noes: None
Abstain: None

3. CONSIDER RECOMMENDING TO THE AGENCY BOARD TO CONTRACT WITH ROSENOW SPEVACEK GROUP (RSG) TO PREPARE AN AMENDMENT TO THE CENTRAL CITY COMMERCIAL REVITALIZATION REDEVELOPMENT PROJECT AREA PLAN, SOUTHEAST FRESNO REDEVELOPMENT PROJECT AREA, AND SOUTH FRESNO INDUSTRIAL REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency

David Martin, Redevelopment Agency, provided the report to the commissioners. Commissioner Bliatout inquired about the services they are providing and if they were different than what is provided at this time. Mr. Martin confirmed the services are the same. Commissioner Rodriguez inquired about the differences between the high and low bidder. Mr. Martin explained their experience working with RSG and the level of service they have received from RSG. If it were all equal he would be fine going with KMA if every bid was the same price. Public comment followed. Christina Hathaway, Central California Legal Services Inc, inquired about the comparison with Tierra West, and asked how many projects RSG completed to make a comparison. Mr. Martin stated that similar to this project they have had 20 or 30 projects. Commissioner Cha inquired if the RSG quote fell within what RDA had budgeted for this

project. Mr. Martin confirmed.

Motion: Motion was made to recommend approval of item D3 Bliatout by Commissioner Cha

Second: Commissioner Cha seconded the motion.
Ayes: Rodriguez, Singh
Noes: None
Abstain: None

4. RECOMMEND TO THE REDEVELOPMENT AGENCY BOARD THAT THE AGENCY AUTHORIZE \$70,000 FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF HUGHES AND WEBER AVENUES, AND MAKE FINDINGS UNDER REDEVELOPMENT LAW SECTION 33445 THAT THE AGENCY MAY PAY FOR THE COST TO INSTALL AND CONSTRUCT PUBLICALLY OWNED IMPROVEMENTS IN THE FREEWAY 99/GOLDENSTATE CORRIDOR PROJECT AREA – Presentation by Redevelopment Agency

Adam Cleary, Redevelopment Agency, provided the report to the commissioners. Commissioner Cha inquired about the amount of the federal grant. Mr. Cleary did not have the total with him but he believed the grant brings the project close to their budget amount of approximately \$300,000. Commissioner Rodriguez inquired if this was one motion to authorize the expenditure of \$70,000 or does it also cover the finding that is mentioned in the item. Mr. Cleary confirmed is authorizes use of funds for public infrastructure improvements. HCDC needed to authorize this finding under Section 3345 with California Redevelopment Laws. Commissioner Rodriguez asked how many parcels were involved and if public improvements were needed. Mr. Cleary replied that it was all public right of way with installation of traffic signals, mast arms, improvements to the curb returns and ADA compliance. Commissioner Bliatout asked if the \$70,000 project runs into changes after construction has started, and Public works has no additional funds, will this stall and increase the cost of the project. Mr. Cleary confirmed that all funds in addition to the \$70,000 have been secured. Public Works has completed the public bidding process and a contractor has been awarded \$253,000 for the project. Commissioner Rodriguez needed clarification where Hughes turns into Weber on the east side of the tracks and on the agenda item it makes reference to the Golden State Corridor. He questioned if that incorporated the east side as well. Mr. Cleary confirmed that Weber is within the Freeway 99/Golden State Corridor. No public comment followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Singh

Second: Commissioner Cha seconded the motion.
Ayes: Rodriguez, Bliatout
Noes: None
Abstain: None

5. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AND THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:
1. ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE AGENCY'S CONSTRUCTION OF THE EAST AVENUE IMPROVEMENTS – RDA PROJECT NO. 39-392, LOCATED WITHIN THE SOUTH FRESNO INDUSTRIAL REVITALIZATION PROJECT AREA, AND
 2. AGENCY BOARD AWARDS A CONTRACT FOR THE CONSTRUCTION OF THE EAST AVENUE IMPROVEMENTS – RDA PROJECT NO. 39-392 – Presentation by Redevelopment Agency

Enrique Mendez, Redevelopment Agency, provided the report and a Power Point presentation to the Commissioners. Commissioner Rodriguez inquired about the improvements that were referenced in the report and asked if the improvements would be on both sides of the street or across the street from the utility trailer facility. Mr. Mendez explained the side of the property for utility trailers is approximately nine acres. The improvements are going to be from the middle of the street to right up to the left side of East Avenue. Mr. Mendez explained the process of the preparation of the asphalt. Commissioner Rodriguez inquired about the numbers EIR 9801 and questioned, did that mean that it was done in 2001 and it was the ninety-eighth project. Mr. Mendez stated the EIR was completed in the year 98 and did not know what the 01 signified. No public comment followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Cha

Second: Commissioner Singh seconded the motion.

Ayes: Rodriguez, Bliatout

Noes: None

Abstain: None

E. INFORMATIONAL REPORTS

Claudia Cázares, Housing and Community Development, informed the Commissioner's that the City's Housing Division is receiving an award, December 16, 2010, by the Council and the Historic Preservation Committee for the City's efforts in assisting the rehabilitation of one of the oldest single family homes in the City of Fresno. Construction is almost complete and it is located in the Lowell neighborhood on Echo just north of Divisadero.

F. COMMISSIONERS' ITEMS

G.. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **January 12, 2011.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:00 p.m.

Attest: Armando Rodriguez, Vice-Chair

Attest: Claudia Cázares, Manager
Housing and Community Development