



**REPORT TO THE REDEVELOPMENT AGENCY  
AND CITY COUNCIL**

AGENDA ITEM NO. 8-30am "F"

BOARD MEETING: 03/10/11

APPROVED BY

 (Executive Director)

**DATE:** March 10, 2011

**FROM:** Marlene Murphey, Executive Director

**BY:** Terry Cox, Project Manager

**SUBJECT:** Agency Board Adopt a Resolution Authorizing Deposit of Tax-Increment Funds into the Low and Moderate Income Housing Fund for the Southwest Fresno GNRA and Fruit/Church Project Areas(Merger II).

**RECOMMENDATION**

Agency Board adopt a resolution authorizing deposit of Tax-increment Funds into the Low and Moderate Income Housing Fund for the expenditures of improvements associated with low and moderate income housing projects in the Southwest Fresno GNRA and Fruit/Church Project Area (Merger II).

**EXECUTIVE SUMMARY**

Agency staff proposes to allocate \$4,230,000 of Tax-Increment funds into the Low and Moderate Income Housing Fund for the proposed Edison Plaza Partners Phase II ( Walnut and Plumas, Lorena and Florence Streets), and California Triangle (California Avenue, Waterman and Kern Streets), affordable mixed-use residential developments located in the Southwest Fresno GNRA Project Area. The Agency's adopted FY 10/11 Budget provides and identifies tax increment funds to directly assist these affordable housing projects. The sum is being placed into the Housing Set-Aside fund to ensure that the original intended purpose to support affordable housing as described in the 10/11 budget.

**BACKGROUND**

In 2003, the Agency Board approved the California Avenue Revitalization Plan (CAR). The plan identified the need to improve California Avenue from Freeway 99 to West Avenue to its full planned built-out to stimulate and accommodate new growth along the California Avenue corridor and identified 15 specific projects to assist in administering the Low and Moderate Housing Fund established pursuant to Cal. H&S. Code Section 33334.2. Since 2003, the Agency has made significant progress in implementing and facilitating the projects within the plan. To date, eight projects have been completed: Walnut Avenue Improvements, Casa San Miguel, Pocket Parks, HOPE VI Master Plan Adoption, Lincoln School Improvements, Edison Track and Edison Plaza - West Fresno Regional Center, Elm Crossing; and seven are well underway; EOC Youth and Community Center, California Triangle, California Avenue Brownfields, California Avenue Widening, Edison Plaza Phase II, Walnut Avenue Realignment and Yosemite Village.

To implement the California Avenue Plan and the HOPE VI Master Plan, the Agency issued a Request for Proposals for a 20 acre mixed use project at California Avenue and Walnut Street. On October 11, 2005, the Agency Board directed the Agency to negotiate with the selected

developer, Edison Plaza Partners. The negotiated DDA and ENA provided for the development of approximately 10 acres of commercial office and retail space and 10 acres of affordable housing. The development of the 20 acre site requires the construction of the Walnut Avenue Realignment per the adopted Official Plan Line.

Phase I of the approximately 10 acre site was completed with the construction of the West Fresno Regional Center, the widening of California Avenue from Walnut to Plumas and Plumas from California to Lorena. Phase II, the remainder of the 20 acre site will include construction of 200 affordable and market rate units with community center, swimming facility, community garden, 1/2 acre green space, and the continued realignment of Walnut (Plumas from Lorena to Florence).

In addition, over the last several years the agency has assembled land for a mixed use, market rate and affordable housing project at California, Waterman and Kern. A Request for Proposals will be issued for the 4.68 acre site. The project will include affordable housing and require the additional widening of California Avenue.

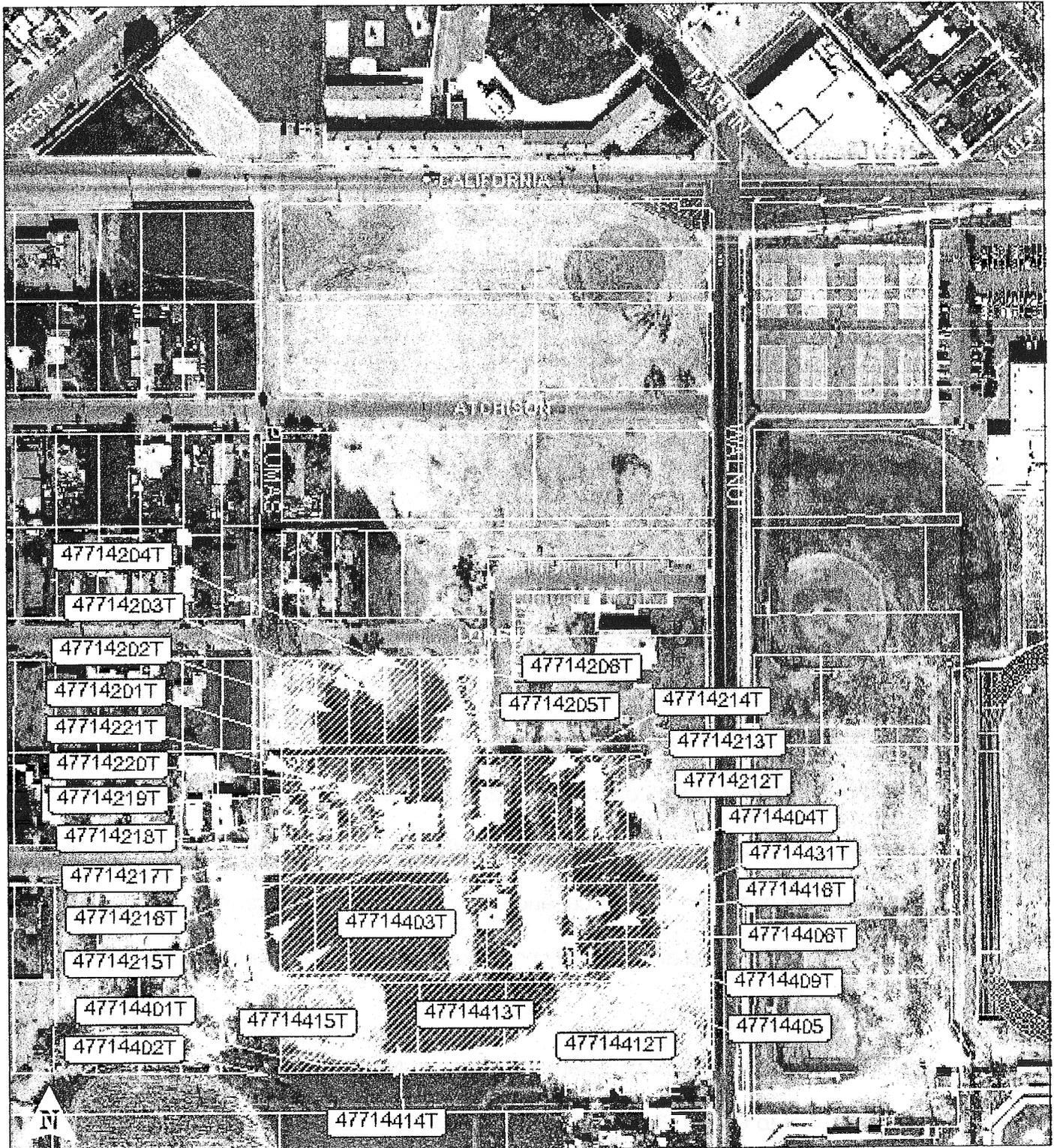
The Agency's FY 10/11 Budget under Merger II - Southwest Fresno/Fruit Church and Housing Set Aside Funds describes the Edison Plaza Partners Phase II affordable housing development, and allocates \$ 4,230,000 (\$2.73 million for required infrastructure, \$1.5 million for development of a recreation center and open space) to support these projects. The sum is being placed into the Housing Set-Aside Fund to ensure that its original purpose to support affordable housing is sustained.

Agency staff has determined that approval of the resolution does not constitute a project for purposes of CEQA. The resolution constitutes the authorization of depositing Tax Increment Funds into the Low Moderate income Housing Fund for Southwest Fresno GNRA and Fruit Church Project Areas (Merger II).

- Attachments:**
1. Resolution  
Exhibit 1 - Location Map

# Mixed Income Housing Project -

## Lorena to Florence, Plumas to Walnut



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

REDEVELOPMENT AGENCY RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF FRESNO AUTHORIZING DEPOSIT OF TAX  
INCREMENT FUNDS INTO THE LOW AND MODERATE  
INCOME HOUSING FUND FOR THE SOUTHWEST  
FRESNO GNRA AND FRUIT/CHURCH PROJECT AREAS  
(MERGER II)

WHEREAS, the Redevelopment Agency of the City of Fresno (Agency) is engaged in activities necessary to execute and carry out the redevelopment plan for Southwest Fresno GNRA Project Area, adopted by Ordinance No. 69-13, on January 14, 1969, and Fruit/Church Project Area, adopted by Ordinance No. 71-98, on October 7, 1971 (the "Project Areas"), and all amendments thereto; and

WHEREAS, by its Ordinance No. 69-13 and amendments thereto the Agency adopted the Plan finding that the Project Areas suffer from significant remaining physical and economic blighting conditions as specified therein, which blighting conditions continue to cause reduced or lack of proper utilization of land in the Project Areas and lack of affordable housing in the Project Area and affects the Project Areas as a whole to such an extent that it is a serious physical and economic burden that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment; and

WHEREAS, the Agency administers the Low and Moderate Income Housing Fund established pursuant to Cal. H. & S. C. Sections 33334.2 et seq., and

WHEREAS, pursuant to Cal. H & S. C. Section 33334.6, the Agency now desires to deposit \$4,230,000 of tax increment funds into the Low and Moderate Income Housing Fund established pursuant to Cal. H. & S. C. Section 33334.3 and used for the purposes set forth in Section 33334.2 for the Southwest Fresno GNRA and Fruit/Church Project Areas;

WHEREAS, the \$4,230,000 funds are identified and essential to support various improvements in connection with affordable housing

NOW, THEREFORE, BE IT RESOLVED by the Council and the Agency of the City of Fresno as follows.

- 1 The Agency hereby reallocates \$4,230,000 of tax increment funds for the Southwest Fresno GNRA and Fruit/Church Project Areas into the Low and Moderate Income Housing Fund for the Project Areas.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing resolution/ordinance was adopted by the Council and the Redevelopment Agency of the City of Fresno, at a joint public hearing held on the \_\_\_\_ day of \_\_\_\_\_, 2011, and that the same was passed by the following vote.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

REBECCA E. KLISCH  
City Clerk and Ex Officio Clerk  
Of the Redevelopment Agency

BY \_\_\_\_\_  
Deputy

APPROVED AS TO FORM  
JAMES C. SANCHEZ  
City Attorney and Ex Officio  
Attorney of the Redevelopment  
Agency

BY \_\_\_\_\_  
Deputy