Housing In-fill Incentive Program Project Application

Project Title: Blackstone & McKinley Transit Oriented Development

Sponsoring Jurisdiction: City of Fresno

Application Checklist:

- x One reproducible hard copy and 1 CD/flash drive of the complete application
- x | Completed application form
- Board/Council resolution authorizing project application (due prior to Fresno COG Policy Board meeting on April 26, 2018) Adopted 2/15/18. Copy to be provided.
- Vicinity maps showing project locations, and local/regional streets, bicycle, transit and highway facilities within and near the project area
- Documentation of support for the project from community groups or individuals (highly encouraged)
- Aerial photo and/or other photographs depicting existing conditions in the project area

Person Authorized to Submit Application:

I certify that I have reviewed the TOD Housing In-fill Incentive Program Guidelines and the information submitted in this application is accurate and in accordance with the guidelines.

Name: Scott Mozier Title: Director of Public Works

Project Summary

- 1. **Project Title:** Blackstone & McKinley Transit Oriented Development
- 2. Project description: briefly describe the project setting, and its relationship to existing and planned land use and transportation facilities in the project area.

The goal of this project is to fund off-site improvements that support the Blackstone and McKinley transit oriented affordable housing development to be located near Fresno City College. It will be a mixed-use facility constructed at 1501 N. Blackstone Avenue. It is located within 1/4 mile of the City of Fresno Bus Rapid Transit "Q" line.

The scope of work and project elements to be funded by Measure C TOD funds include:

- A) Power line undergrounding and street lighting on Blackstone from Home Avenue to the BNSF crossing, and,
- B) Repaying Home Avenue from Blackstone Avenue west to approximately mid-block.

These improvements will make public transit and active travel more viable for residents of the proposed affordable housing development by improving "last-mile" facilities.

3. Total TOD fund request: \$478,000

The total project cost for off-site improvements is \$478,000. The total cost for the housing development and TOD infrastructure is \$40,715,056.

4. **Sponsoring jurisdiction:** City of Fresno

5. **Primary contact person:** Shelby MacNab

6. **Title:** Grants Administrator

7. Address: 2600 Fresno Street, Fresno, CA 93721

8. **Phone:** 559-621-8689

9. **E-mail:** Shelby.MacNab@Fresno.gov

10. **Other project partners:** 1501 N. Blackstone Ave., L.P. is the developer proposing the affordable housing project.

Housing In-Fill Project Description

1. Introduction

Project Objectives & Setting

The Blackstone McKinley Transit Oriented Development (BMTOD) project objective is to fulfill the goals of the City of Fresno General Plan by redeveloping an underutilized infill site along the Blackstone Avenue Bus Rapid Transit (BRT) Corridor. The BMTOD project proposes to redevelop a full city block by replacing dilapidated industrial buildings with a vibrant new mixed-use development.

The Blackstone Avenue corridor and its surroundings were built for vehicles. However, with the launch of the BRT acting as a catalyst, the corridor has attracted private investments in transit oriented development. The proposed in-fill housing development the City seeks Measure C TOD funding to support is located at 1501 N. Blackstone Avenue. Measure C TOD funding will be used to make offsite improvements around the BMTOD in-fill project. Offsite improvements will be located on Blackstone and Home Avenues and include lighting, power line undergrounding and road repaving. Existing conditions in the project area are included as Exhibit A.



(Left) Southwest corner of Blackstone and McKinley.



(Left) Pedestrians crossing at Blackstone and McKinley.

Projects such as this provide the opportunity to reshape the built environment to achieve the region's TOD goals. The BMTOD project will promote the reduction of vehicle miles traveled by installing facilities that encourage non-motorized travel and the use of public transit on Blackstone. The project site is across the street from Fresno City College (FCC) and near Heaton elementary. FCC is the largest junior college in the state with an enrollment of approximately 25,000 students and Heaton has over 600 students enrolled.

Combined, these educational institutions attract a high volume of foot traffic. Providing families with affordable housing opportunities within a walkable neighborhood supports access to transportation, job centers, retail, entertainment, schools, and community services.

Relationship to Existing & Planned Infrastructure & Transit Facilities

Existing Infrastructure. The housing development is located along the Blackstone corridor, ¼ of a mile away from the Bus Rapid Transit or "Q" line stop at Blackstone and Weldon, and ½ of a mile away from the stop at Olive Avenue. The BRT "Q" line launched on February 18, 2018. Maps of the new route are attached to this grant application as Exhibits B and C. Existing sidewalks along McKinley provide connectivity to nearby Fresno City College, but other improvements are planned to increase overall connectivity.

Planned Infrastructure. The developers have requested funding from the state Affordable Housing Sustainable Communities (AHSC) Program for the housing project as well as infrastructure in the surrounding area. If awarded, the AHSC grant will provide funding for an 88 unit affordable housing development, sustainable transportation infrastructure (STI) and transportation related amenities (TRA).

STI improvements include:

- Sidewalks on Blackstone between Home Avenue and Cambridge Avenue.
- Sidewalks on Home Avenue.
- A class IV cycle track and road diet on Wishon Avenue from Weldon to Belmont.
- A class IV cycle track on Van Ness Avenue from Weldon to Elizabeth.

TRA improvements include urban greening and pedestrian oriented street lighting on Blackstone and Home Avenues. Excerpts from the AHSC application with additional details are included as Exhibits D and E.

Community Support for the Project

Through the process of designing the BMTOD the development team interacted with multiple agencies, community groups, City residents and leaders including:

- The City of Fresno Mayor's Office
- City of Fresno Public Works
- City of Fresno Planning Department
- The Successor Agency to the RDA
- The Tower District Design Review Committee
- Fresno COG
- the San Joaquin Valley Air Pollution Control District
- Fresno City College
- City Council President Esmeralda Soria's office
- Better Blackstone Association
- the Central Valley Community Foundation

- Fresno Metro Ministries
- Clinica Sierra Vista
- Fresno Housing Authority
- City of Fresno Senior Task Force
- Fresno Bicycle Pedestrian Advisory Committee

These agencies, groups and leaders helped to establish a long-term vision for Blackstone Avenue and the surrounding neighborhood as a vibrant and active multi-modal corridor with ripe potential for profound revitalization.

The impacts of the collaboration are seen in the resulting project which includes space for a senior center and clinic – two key community priorities. With the combination of a community center, health clinic and affordable housing, this project will deliver a direct, meaningful and assured impact on the community in which it serves.

2. Nexus to Transit Oriented Development

The housing project these funds support will include 88 units of affordable housing. This equates to a residential density of 30.3448/acre or double the minimum residential density of 15 units/acre set forth in the Measure C TOD guidelines.

The proposed Measure C TOD project is located mere feet away from the BMTOD housing development at 1501 N. Blackstone (see project area map included in question 3). Measure C TOD funding will support capital improvements on Blackstone and Home Avenue including street lighting, power pole undergrounding and road repaving. Lighting improvements will create improved visibility for users. Power pole undergrounding will reduce barriers in the path of travel. Road repaving will improve the road, creating better facilities for multimodal travel.

If funded, these capital improvements will provide travel options for residents of the affordable housing development by creating dedicated space to walk, bike and reach last mile connections to quick and reliable public transportation via BRT. Due to the proximity of the BMTOD project to Fresno City College, higher than average use of multimodal facilities is expected in this area. A map of existing facilities and key destinations is included in this application package as Exhibit F.

Mixed Uses in the Project Area

The housing project will be a mixed-use building with 7,500 square feet of commercial space. Of that space, 4,000 square feet will be leased to a medical and dental clinic serving low-income families and 2,000 square feet will be leased to City of Fresno, rent free for the first 15 years, to be utilized as a community senior center. The senior center and clinic were included in the project based on community input.

3. Use of TOD Fund

Measure C TOD funding will support off-site capital improvements on Blackstone and Home Avenue including street lighting, power pole undergrounding and road repaving.

Proposed improvements include: power line undergrounding and street lighting on Blackstone from Home to the BNSF crossing, and repaving Home Avenue from approximately mid-block to Blackstone. The project area is pictured below. Measure C TOD funding will improve infrastructure in the project area to ensure TOD connectivity is realized.



Project Area Proposed Improvements

4. Affordable Housing

Affordable housing is desperately needed along Blackstone Avenue. The project is located in Census tract #6019003500, home to approximately 5,674 residents. The average annual income for households in the Census tract is \$34,913. The development will be 100% affordable. It will provide housing for extremely low income and very low income residents with an average affordability of 50% of the area median income (AMI). The AHD unit mix chart included as Exhibit G provides additional details.



Rendering of proposed BMTOD project

Demographics of the area are disadvantaged as defined by the CalEnviroScreen 3.0. This means that in addition to economic challenges, residents face disproportionate air quality, health and environmental burdens. A map of this designation is attached as Exhibit E.

5. Green Building

The housing project supported by the Measure C TOD improvements will be LEED Gold and net zero energy. Zero net energy produces as much energy as it consumes over the course of a year, when accounted for at the energy generation source. The development will utilize solar photovoltaic panels on the roofs of the buildings and the carports. The solar energy generated on site will be used to offset the tenant electric load and the common area's electric load. Based on site analysis, the developer has determined that the site will be capable of offsetting 100% of the tenant's load on average through the course of a year. The site's utility expenses were determined utilizing the California Utility Allowance Calculator (CUAC).

Urban greening elements included in the AHSC grant include bio-swale construction, tree plantings and native drought tolerant landscaping on Home Avenue between Blackstone

and Calaveras street. Bioswales will collect public storm water acting as natural filters to reduce harmful pollutants.

Perhaps most transformative, the project will establish a sense of place that embraces a culture of active living and commitment to green infrastructure through environmental conscious design that includes not only solar, but energy efficient appliances, electric vehicle charging and educational programming.

Classes will teach residents about pedestrian and bicycle safety. Public transportation education will encourage BRT ridership and will help to further the goal of greater utilization of public transportation options to decrease vehicle miles traveled.

By offering education regarding biking and pedestrian opportunities, residents will have the knowledge and opportunity to "mode shift" and end the reliance on cars. Additionally, through Envoy Technology electric car sharing, electric bike sharing and electric scooter sharing will be made available to the residents of the development. This transportation sharing service will give low-income individuals that cannot afford the cost of vehicles or bikes the opportunity to access electric vehicles on a short term, low-cost basis.

6. Project Schedule and Scope of Work

The scope of work for this project includes undergrounding and street lighting on Blackstone from Home to the BNSF crossing and repaving Home Avenue mid-block to Blackstone. The project timeline will coincide with the AHSC timeline for the housing development. Once all enforceable funding commitments are secured, the project can begin. The milestone schedule for the AHSC project is attached as Exhibit H. According to the proposed schedule, permits will be pulled in September 2018. This achieves the 24-month project readiness standards set forth in the Measure C TOD guidelines.

Project Expenses (TOD fund)

Item/Deliverables	Amount	Expected Completion Date
Engineering		8/1/2019
Environmental Documentation		12/1/18
Right of Way		N/A
Construction (includes \$8,000 CE)	\$478,000	9/1/20
Total	\$478,000	-

Project Revenue (all sources)

Source			Year	
	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
TOD	\$478,000			
Local	\$7,232,343			
State	\$20,957,962			
Federal	\$0			
Private	\$12,046,751			
Total	\$40,715,056			

Exhibits

Exhibit A – Existing Conditions

Exhibit B – Bus Rapid Transit Vicinity Map

Exhibit C – Bus Rapid Transit Route Map – Q line

 $\begin{array}{lll} \textbf{Exhibit} & \textbf{D} & - \text{ Sustainable Transportation Infrastructure Excerpt, Affordable Housing Sustainable Communities Grant Application} \end{array} \\$

Exhibit E – Transit Related Amenities Excerpt, Affordable Housing Sustainable Communities Grant Application

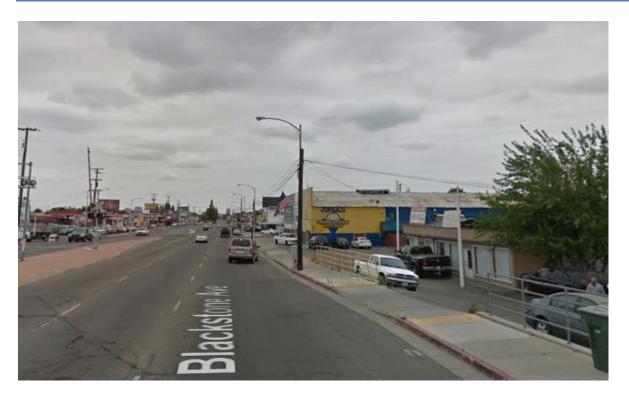
Exhibit F – Existing Facilities & Key Destinations Map

Exhibit G – Affordable Housing Unit Mix

Exhibit H – CalEnviroScreen 3.0

Exhibit I – Affordable Housing Development Milestone Schedule

Existing Conditions



Blackstone Avenue, facing south toward Home Avenue.

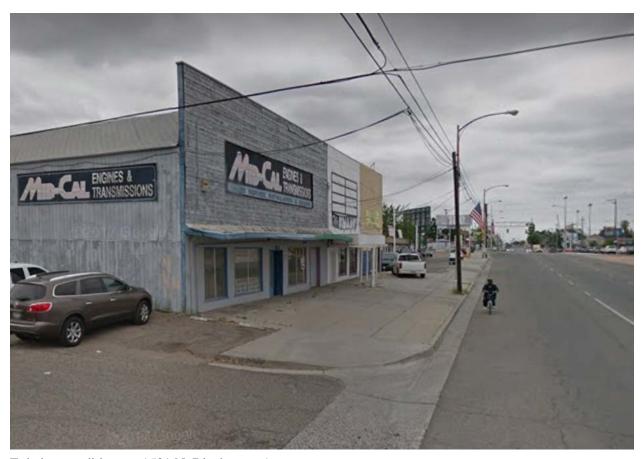


Home Avenue, facing east toward Blackstone. Measure C TOD funding will fund repaving.

Exhibit A



Enhanced view of pavement on Home Avenue. Pavement conditions are poor.



Existing conditions at 1501 N. Blackstone Avenue.

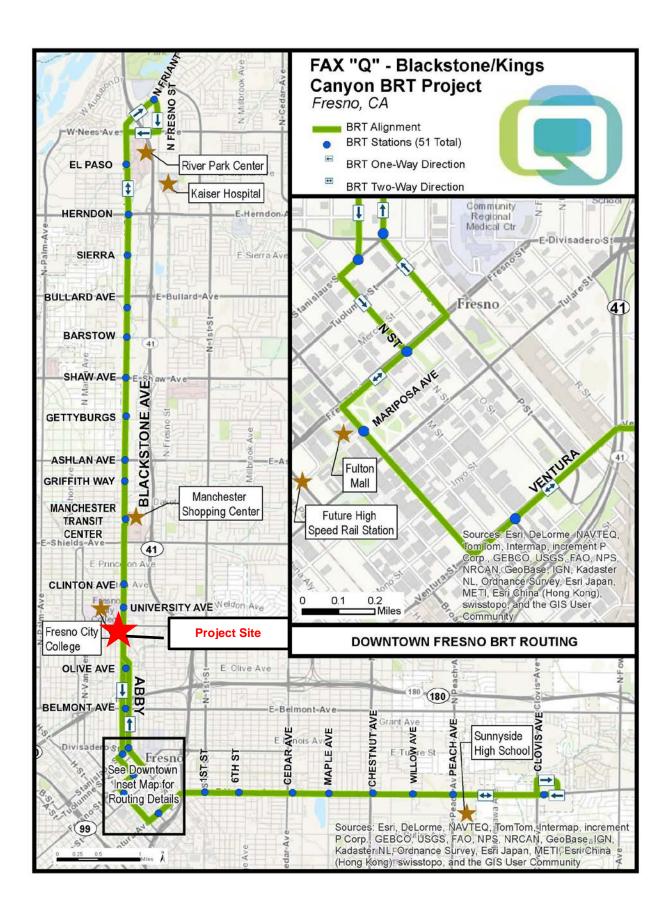
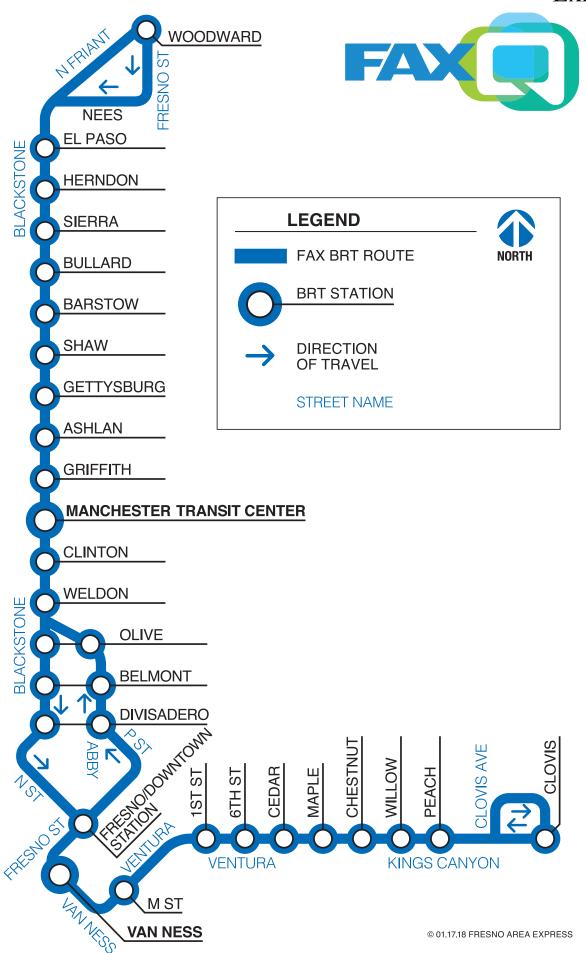


Exhibit C



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	Blackstone	& McKiple	ey Transit Orient	ed Develo	nment (BM	ITOD) Tra	nsnortati	on Relate	ed Ameniti	es (I	RA)_	PIN 4110	05					
	Diackstone	C WORTH	by Transit Offichi	cu Develo	TRA Proje			on Kolak		C3 (1	(\(\dag{\chi}\)	1 IIV 7 I IV	00					
	Project Name		Brief Description		Add	ress	City	Zip	County	_		Census Tracts		APNs				
l_	Blackstone Avenue Street Trees and Drought		g - Sidewalk, Tree Wells ems for a block of Street		Blackstone Ave. Ave. and McKin		Fresno	93703	Fresno	36.76397	.79134	24	Pu	ublic ROW				
TRA #1	Tollerant Landscaping		Tolerant Landscaping.			,				36.76	-119.78							
۲										()	-							
\vdash	Home Aveunue	Urban Greenin	a - Sidewalk Bio-swale o	construction	Home Ave hety	een Blackstone	Freeno	93703	Freeno	2	0	24	Pu	ublic ROW				
₄₂	Landscaping and Bioswale	and Bioswale including Tree Plantings and Native Drought Tolerant											T dollo 11011					
TR4	Public Stormwater Features	Landscaping.								36.76	9.78							
-											-							
	Blackstone Avenue Street		Pedestrian Decorative St		Blackstone Ave		Fresno	93703	Fresno	26	34	24	Pu	ıblic ROW				
#3	Lighting Project		th sides of Blackstone Avenue and Cambridge Avenue		Hedges Ave. an Ave.	d Cambridge				36.76397	-119.79134	34						
₹										36	-119	35						
		us Shelters	AHSC Funds		ycle Parking At T		SC Funds	- In	Bus Stop		_	AHSC Funds						
-	Transit Routes Improved tify all intended outcomes of		on Area or Transit Access		<u> </u>	compliance with	traffic laws		destrian Paths of the contract	`		route (descr	Type	ow)				
	oved sight distance/visibility		nination of potential confli			ehicular speed		Other k	arriero triat ma	y nave c	XIOTOU O	Troute (decor	100 0010	(1)				
			TRA Eli	gible Cost	ts §103(a)(4	l) and Inel	gible Co	sts §103	(c)									
(A) A	re TRAs publicly accessible	?	<u>'</u>	<u> </u>	3 (/(,	<u> </u>	3	()					Yes				
	We certify the capital impro						yclists, pedes	strians, and tr	ansit riders (i.e.	bike pa	rking, bu	s shelter, ben	ches, s	treet Yes				
uees	s, etc.) within the defined Fic	jeci Area meetin	g the transit requirement	is detailed iii Se	ection 102 (c) or (u) !		Bu	dgeted	Cos	t Cap	Ov	erage					
) Total amount of eligible TF						/ - £ 1'		19,338	\$1,6	03,996		\$0	Ok				
	 i) Total amount of Activity Deciated with the Capital Proje 		sociated with the impleme	entation of the C	Capital Project ca	nnot exceed 10	% of the costs	5	\$0	\$10	2,241		\$0	Ok				
, ,,	v) Capital Project costs in bu		·					cumentation b					1					
_	ST File Name: TR	A Cap Project C			apital Project cos	s are required a	s a condition	of local appro	val for Capital F	Project		File Uploade	ed?	N/A				
	costs are not eligible if there					tion thereof to b	funded by A	HSC or if the	cost is incurred	prior to	the AHS	C award;						
	toutine maintenance of trans			fleet);										Yes				
(4) C	ongoing operational costs be	yond the term of	the grant (3 years) for P															
(5) A	II costs associated with auto	mobile or motoro	cycle parking (excluding e			-		a parking spo	t).									
(1) V	Ve certify that the grant doe	s not result in a r	profit that exceeds the co		RA Grant T			ar size and lev	el of risk					Yes				
(2) V	Ve acknowledge that AHSC	Program grant fu								rd Agre	ement in	the amount n	ot to	Yes				
exce	ed the AHSC Program awar	d of funds.																
			multiple phases or develo	nmente all ent	titlements and cou	netruction fundir	a commitmen	te for the firet	nhace must he	receive	d prior to	dichurcemen	ıt					
	Ve acknowledge if the TRA F		multiple phases or develo					nts for the first	phase must be	receive	d prior to	disbursemen	it.					
(3) V	We acknowledge if the TRA F	Project includes re e adequate light			TRA Thres	hold §106(a)							Yes				
(3) V (6) V trans	Ve acknowledge if the TRA F	Project includes re e adequate light ations or stops.	ing in accordance with lo	ocal, state or fed	TRA Thres deral design stand	hold §106(dards and requi	a) ements for al	I publicly acce	essible compone									
(3) V (6) V trans (7) T	We certify the TRA will include portation route and transit s RA Enforceable Funding Colomitted by	Project includes re e adequate light ations or stops. mmitments (EFC	ing in accordance with lo	ocal, state or feo	TRA Thres deral design stand Definitions for an e	hold §106(dards and requination of Er	a) ements for al	I publicly acce	essible compone			ncluding activ	'e	Yes				
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Existing Facilities & Key Destinations

Exhibit F

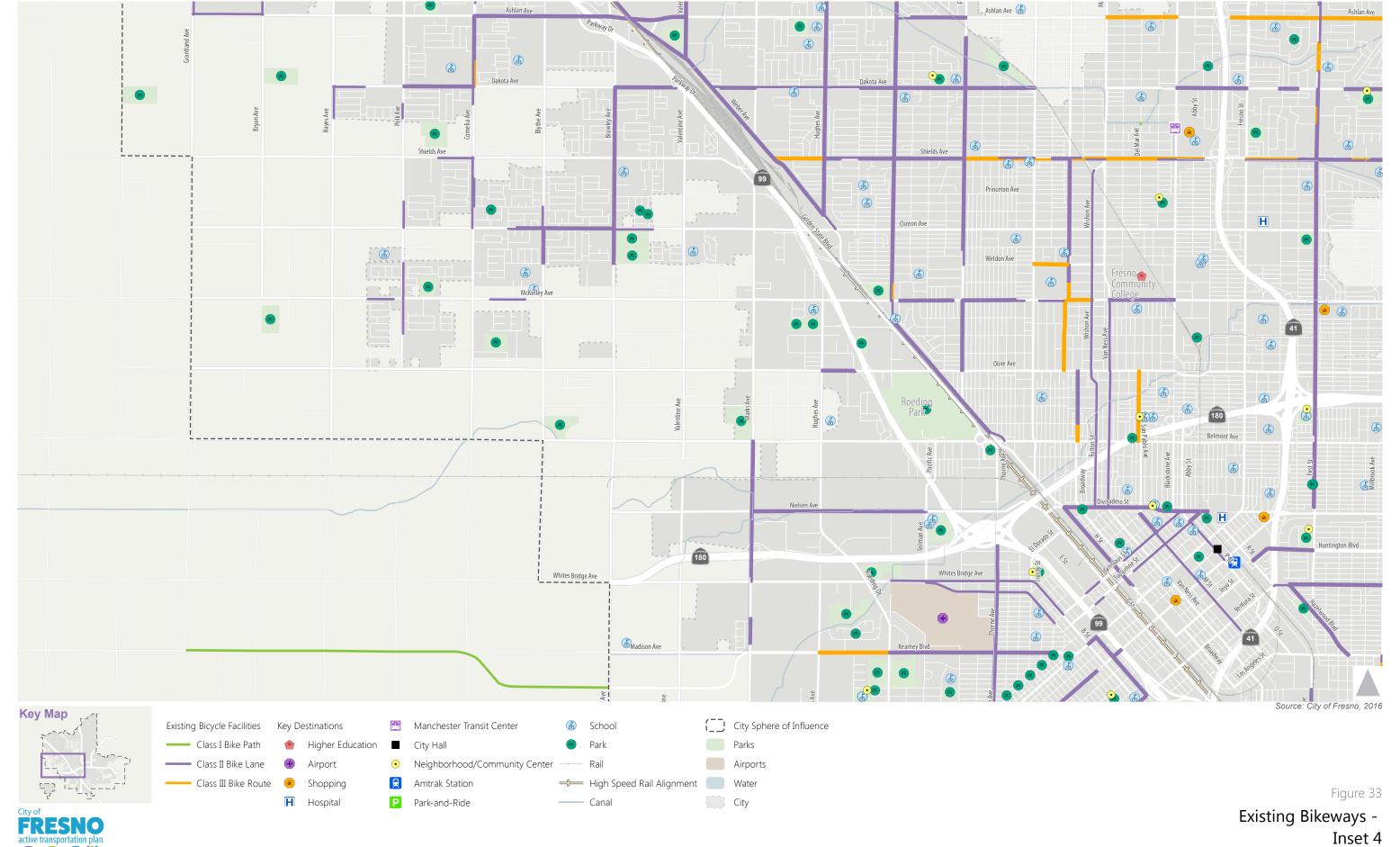
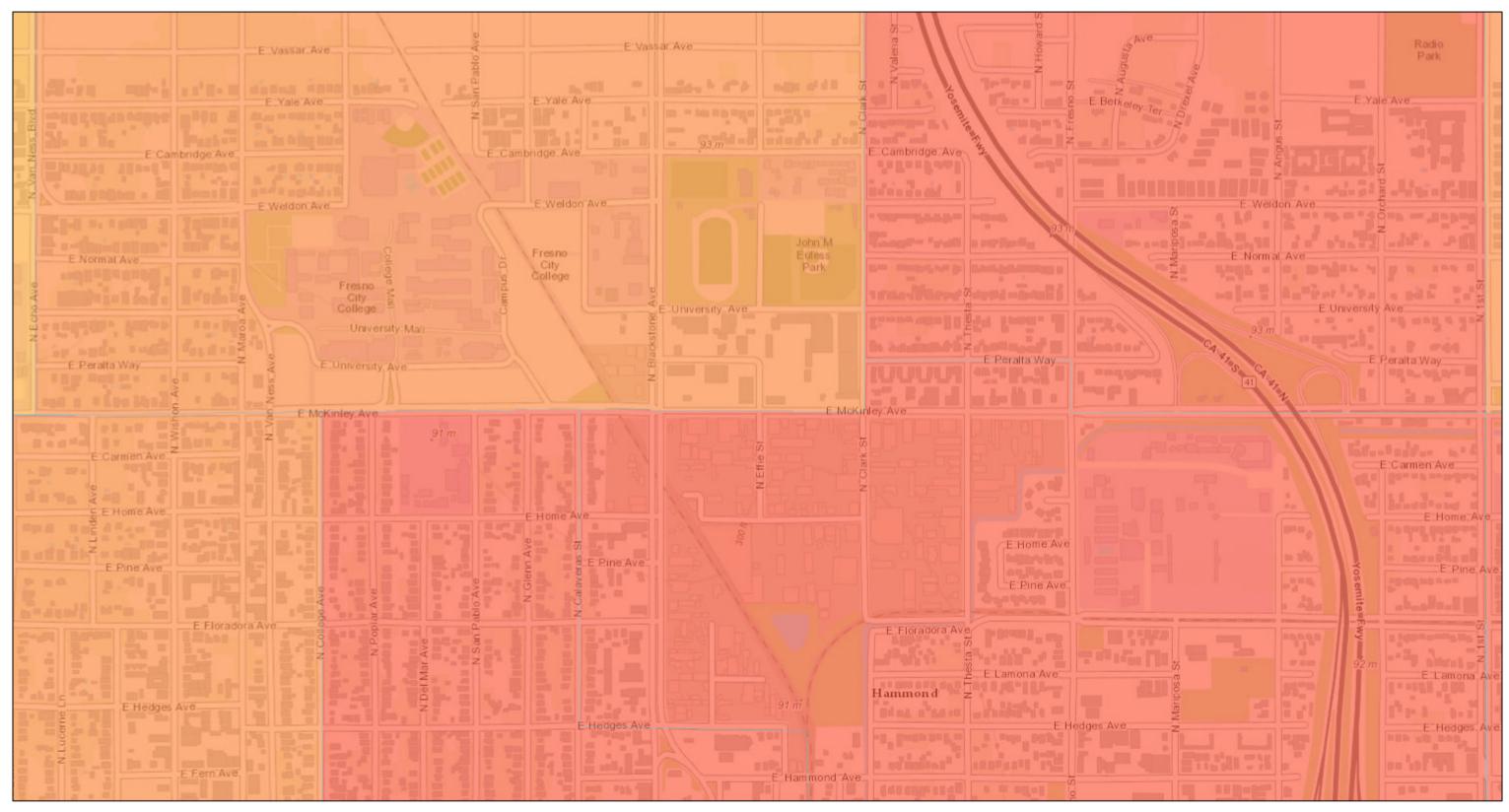
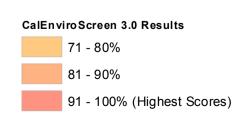


Exhibit G

						AHD U	nit Mix							
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Mgr. Units	Supportive Housing Units	AHSC Restricted Units	Veterans Units	Senior Units
1	Rental	30% AMI	5	5		5		5				5		
1	Rental	50% AMI	10	10		10		10				10		
1	Rental	60% AMI	12	12		12		12				12		
2	Rental	30% AMI	6	6		6		6				6		
2	Rental	50% AMI	12	12		12		12				12		
2	Rental	60% AMI	11	11		11		11				11		
3	Rental	30% AMI	7	7		7		7				7		
3	Rental	50% AMI	13	13		13		13				13		
3	Rental	60% AMI	11	11		11		11				11		
2	Rental		1	1			1			1				
							0							
							0							
							0							
							0							
							0							
							0							
							0							
							0							
							0							
							0							
			88	88	0	87	1	87	0	1	0	87	0	0
Total Extr	remely Low Incon	ne (ELI) 15-30%	AMI rental u	nits 18 Tota	l Very Low Incon	ne (VLI) 31-50%	AMI rental units	35 % Affordal	bility 103(a)(1)(A)	(iii): 9	9% Av	g. Affordabi	lity: 50	0%

Exhibit H CalEnviroScreen 3.0 Disadvantaged Community Map - Blackstone and McKinley Project Area

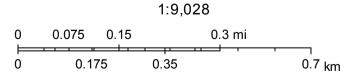




Project Area Census Tract: 6019003500

Population: 5,674

CalEnviroScreen 3.0 Percentile:: 86 - 90%



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

Exhibit I

	Bla	ckstone	& McKinl	еу Т	ransit Oriented	Devel	opment (BN	ITOD) .	AHD and	HRI Overview PIN 4	1105		
FAAST File Name:												loaded?	Yes
Does the locality have Project doesn't have A than 49% of the total u	rticle XXXI		,				local governm	ent official	that voters pass	the Project. This may be done be ed a specific project referendum located sufficient Article XXXIV a	or a blanket	referendum	
FAAST File Name: Article XXXIV Authority Copy of document providing Authority File Uploaded?												N/A	
	•		-			Т	ax Credits						
Select appropriate ent	ry for each	item:											
Type (Select One):	•	4%	Federal	l: Yes	Pro	posed Equ	ity Investor Contri	oution (\$):	\$12,046,751	Anticipated Tax Credit Factor	\$0.9325	App. Rate	
			State	e:	Pro	posed Equ	ity Investor Contri	oution (\$):		Anticipated Tax Credit Factor		App. Rate	
Timeframe for Applyin	g for 4%Ta	x Credits	Propo	osed M	onth: September		Proposed Year:	2018		•			
Timeframe for Applyin	g for 9%Ta	x Credits	Propo	sed Ro	ound:		Proposed Year:						
If alre	eady award	ed, date of	he Tax Credit F	Reserva	ation:				•				
FAAST File Name:	Tax	Credit Res	servation	If this	project has already re	ceived a ta	ax credit reservation	n, upload	documentation to	FAAST	File Upl	loaded?	N/A
Does or will the senior	debt and le	oan agreem	ent comply with	HCD's	Multifamily Housing F	rogram fin	ancing as set forth	in 25 CCF	R 7308, including	the priority order of payments fr	om cash flov	v?	Yes
Does or will the junior	debt and lo	an agreeme	ent comply with	HCD's	Multifamily Housing P	rogram fina	ancing as set forth	in 25 CCR	7308, including	the priority order of payments fro	m cash flow	?	Yes
Are there any cost sha					ercial space not eligibl	e to be fun	ded by AHSC, is	ost allocat	ion based on tot	al development cost? Yes	If no, on w	hat?	
What covenants or rec	gulatory agı	reements ar	e already on titl		None								
What covenants or req	gulatory agı	reements ar	e anticipated?		City of Fresno, HCD,								
						AHD	MILESTON	ES					
Provide the actual or a	nticipated	completion	date for the follo	owing p	erformance milestone	s for each a	applicable Capital	Project. If	a milestone is n	ot applicable to a Capital Project,	please ente	er "N/A"	
										een met, please enter the month			those
			a projected co	mpletio	n date (MM/YY) for ea	ch of the a	pplicable items be	low. If not	applicable to the	specific Capital Project, please i	ndicate "NA'	" below.	
Capital Project Miles													Date
				loper o	f the proposed Capital	Project de	tailing the terms a	nd condition	ons of the Capita	l Project development.			1/11/18
Secure all Enforceable													9/1/18
		Drawings a	nd Specification	ns to th	e appropriate local bui	Iding depa	rtment or permittir	g authority	1.				9/1/18
Commencement of cor													3/1/19
Construction complete		ing of the N	otice of Comple	tion.									9/1/20
Permanent loan closin													6/1/21
Program funds fully dis	sbursed.												6/1/21
						HRI	MILESTONI	S		<u> </u>			
Provide the actual or a	nticipated	completion	date for the follo	owing p	erformance milestone	s for each a	applicable Capital	Project. If	a milestone is n	ot applicable to a Capital Project,	please ente	er "N/A"	
										een met, please enter the month			r those
milestones not yet con	npleted, ple	ase provide	a projected co	mpletio	n date (MM/YY) for ea	ch of the a	pplicable items be	low. If not	applicable to the	specific Capital Project, please i	ndicate "NA'	" below.	
Capital Project Miles	tone Sched	dule					·						Date
Execute binding agree	ment between	een the Awa	rdee and devel	loper of	f the proposed Capital	Project det	ailing the terms a	nd conditio	ns of the Capital	Project development.			
Secure all Enforceable													
Submission of Final C	onstruction	Drawings a	nd Specification	ns to th	e appropriate local bu	lding depa	rtment or permittir	g authority	/.				
Commencement of cor	nstruction.						<u> </u>						
Construction complete	and the fill	ing of the N	otice of Comple	tion.									
Program funds fully di	sbursed.												



February 15, 2018

Fresno Council of Governments Kristine Cai 2035 Tulare Street, Suite 201 Fresno, CA 93721

Re: Blackstone and McKinley Transit Oriented Development (BMTOD)

Dear Kristine,

The City of Fresno continues to focus on economic prosperity as the driving force to provide opportunities across all geographies and communities within the City. A key measure of this focus is quality of life for our City's residents, which can be improved upon through affordable housing opportunities, commercial development and active transportation projects such as the Blackstone and McKinley Transit Oriented Development (BMTOD).

Located along the Blackstone Avenue Bus Rapid Transit Corridor, which will connect North and Central Fresno to the Downtown High-Speed Rail Station, this project is in a Census Tract with a Disadvantaged Communities score of 97.41, making it one of the most burdened and vulnerable neighborhoods in the State. The BMTOD will serve as a "Catalyst Development," as it will be the first to fulfill the goals of Fresno's General Plan by redeveloping an underutilized, unattractive infill site into a robust mixed-use, state of the art development.

Additionally, the development is located adjacent to Fresno City College, the largest junior college in the state with over 25,000 students. Immediate access to high quality transit combined with state-of-the-art housing will allow the BMTOD residents a place to live, a place to work and a place to attain education to better their lives.

The City of Fresno has been working closely with the developers of the BMTOD for three years and has invested substantial local resources including Successor Agency and General Fund monies to help make this application for AHSC funding successful. In turn, the developers have reached out to the community to assess the additional needs of the neighborhood beyond affordable housing and active transportation infrastructure. What they learned is that this area lacks a dedicated space for a senior center and a dire need for a new medical clinic serving low income residents. The BMTOD has agreed to dedicate 2,000 square feet of commercial space to the City of Fresno to utilize as a community senior center free of charge for 15 years. In addition, they were able to form a strategic partnership with Clinica Sierra Vista, one of the largest comprehensive migrant and community health center systems in the nation, to offer a new 4,000 square foot medical and dental clinic.

The BMTOD can act as a catalyst project and serve as the embodiment of what smart growth with public and private collaboration can accomplish. We need projects like this to achieve sustainable air quality benefits and to help alleviate poor living conditions in the City of Fresno. I respectfully request your support for this project to help us build a better future for our City.

Lee Brand

Sincerely.

Mayor, City of Fresno



ESMERALDA Z. SORIA Council President, District One

Fresno Council of Governments Attn: Kristine Cai 2035 Tulare Street, Suite 201 Fresno, CA 93721

February 15, 2018

Kristine,

As the Council President representing Council District 1, I write this letter in support of the Blackstone and McKinley Transit Oriented Development. I fully support this fantastic development opportunity for my district and the residents of Fresno. This project will help fulfill the goals of the General Plan by redeveloping an underutilized, unattractive infill site along the Blackstone Avenue BRT Corridor with a high density, mixed-use development. This development will help to reduce vehicle miles traveled and associated emissions by creating high density housing near high quality transit.

We need projects like this to achieve sustainable air quality benefits and to help alleviate housing challenges in the City of Fresno. I respectfully request the Fresno Council of Governments fund this grant request to support capital improvements in the project area.

Sincerely,

Esmeralda Z. Soria

Council President, City of Fresno

District 1

ES: ib