

## Housing In-fill Incentive Program Project Application

**Project Title:** Blackstone & McKinley Transit Oriented Development

**Sponsoring Jurisdiction:** City of Fresno

### Application Checklist:

- ☒ One reproducible hard copy and 1 CD/flash drive of the complete application
- ☒ 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

Signature:



Date:

2/23/2018

## 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) Repaving 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**

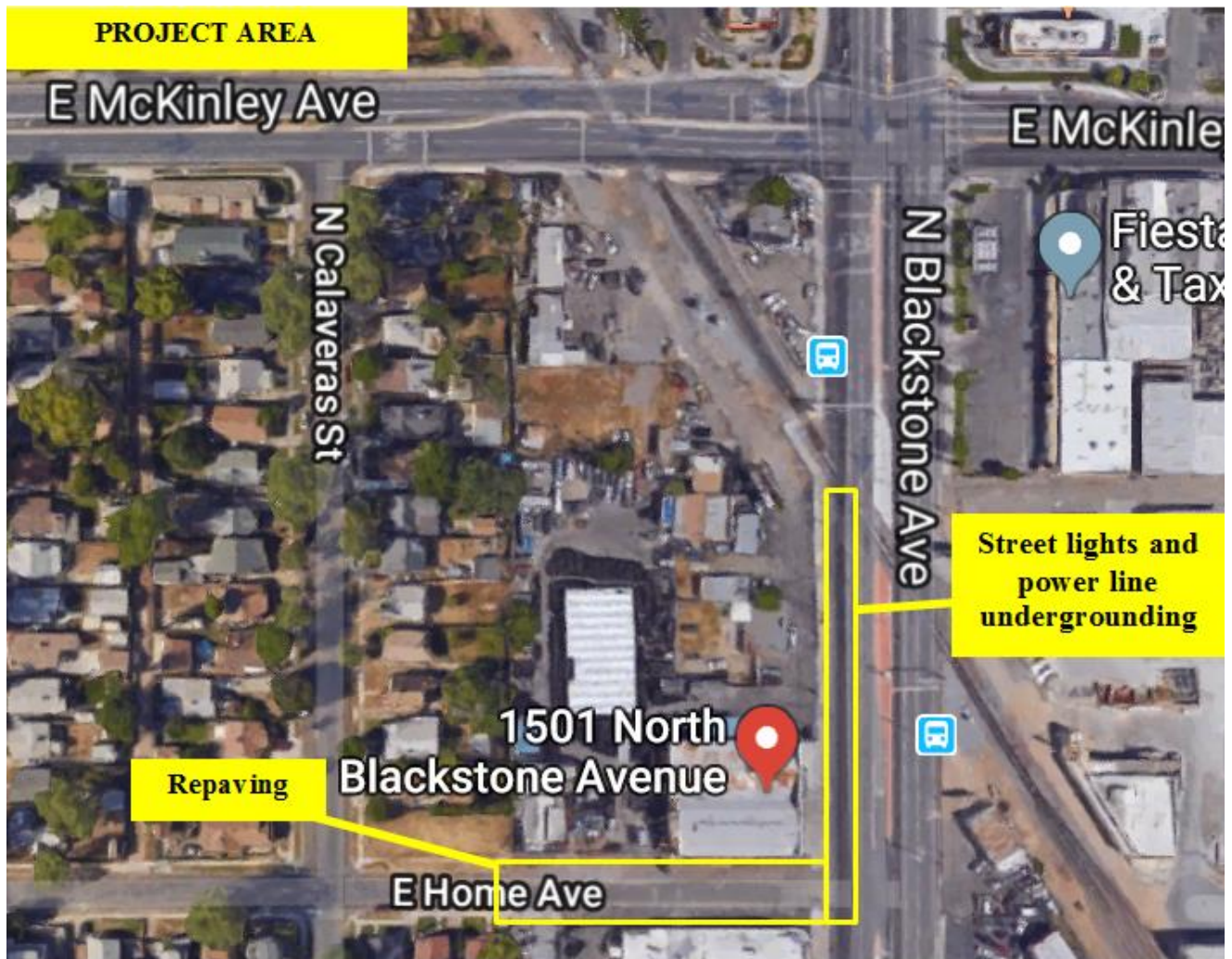
The housing project will be a mixed-use building with 7,500 square feet of commercial space. Of that space, 4,000 square feet will be leased to a medical and dental clinic serving low-income families and 2,000 square feet will be leased to City of Fresno, rent free for the first 15 years, to be utilized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

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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.

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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)**

<b>Item/Deliverables</b>	<b>Amount</b>	<b>Expected Completion Date</b>
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

**Exhibit D** – Sustainable Transportation Infrastructure Excerpt, Affordable Housing Sustainable Communities Grant Application

**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

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Blackstone Avenue, facing south toward Home Avenue.



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

## Exhibit A

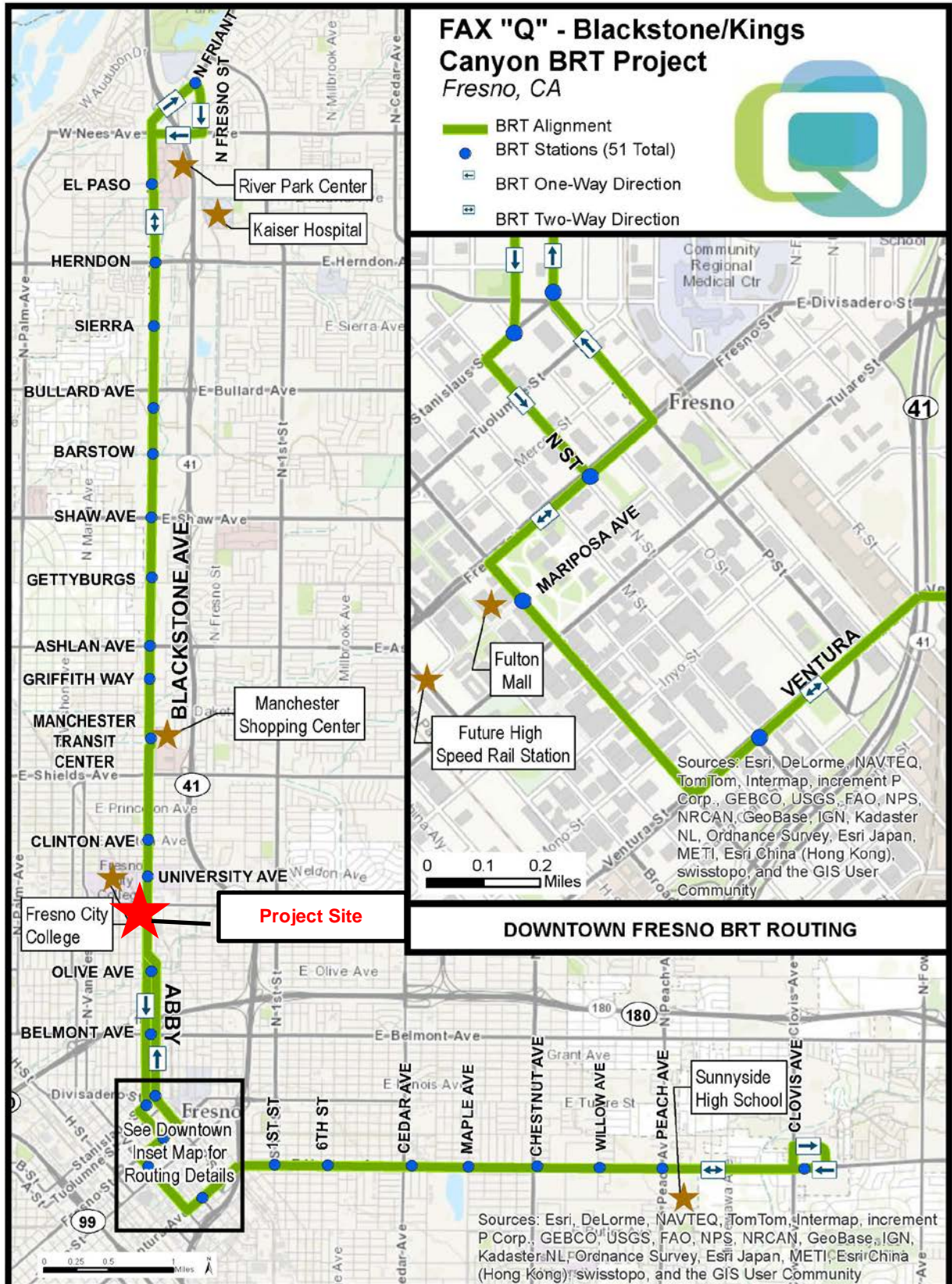


Enhanced view of pavement on Home Avenue. Pavement conditions are poor.

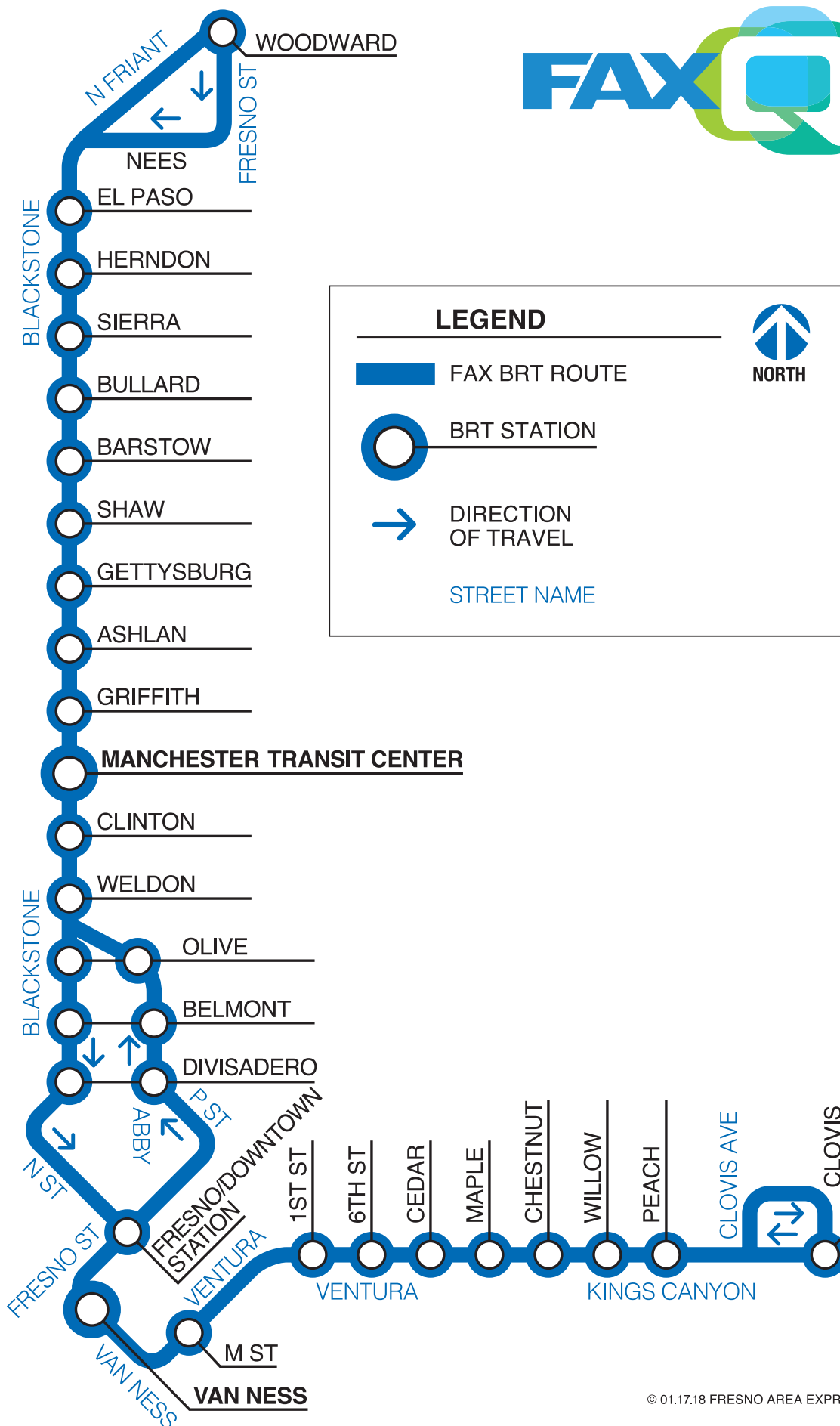


Existing conditions at 1501 N. Blackstone Avenue.



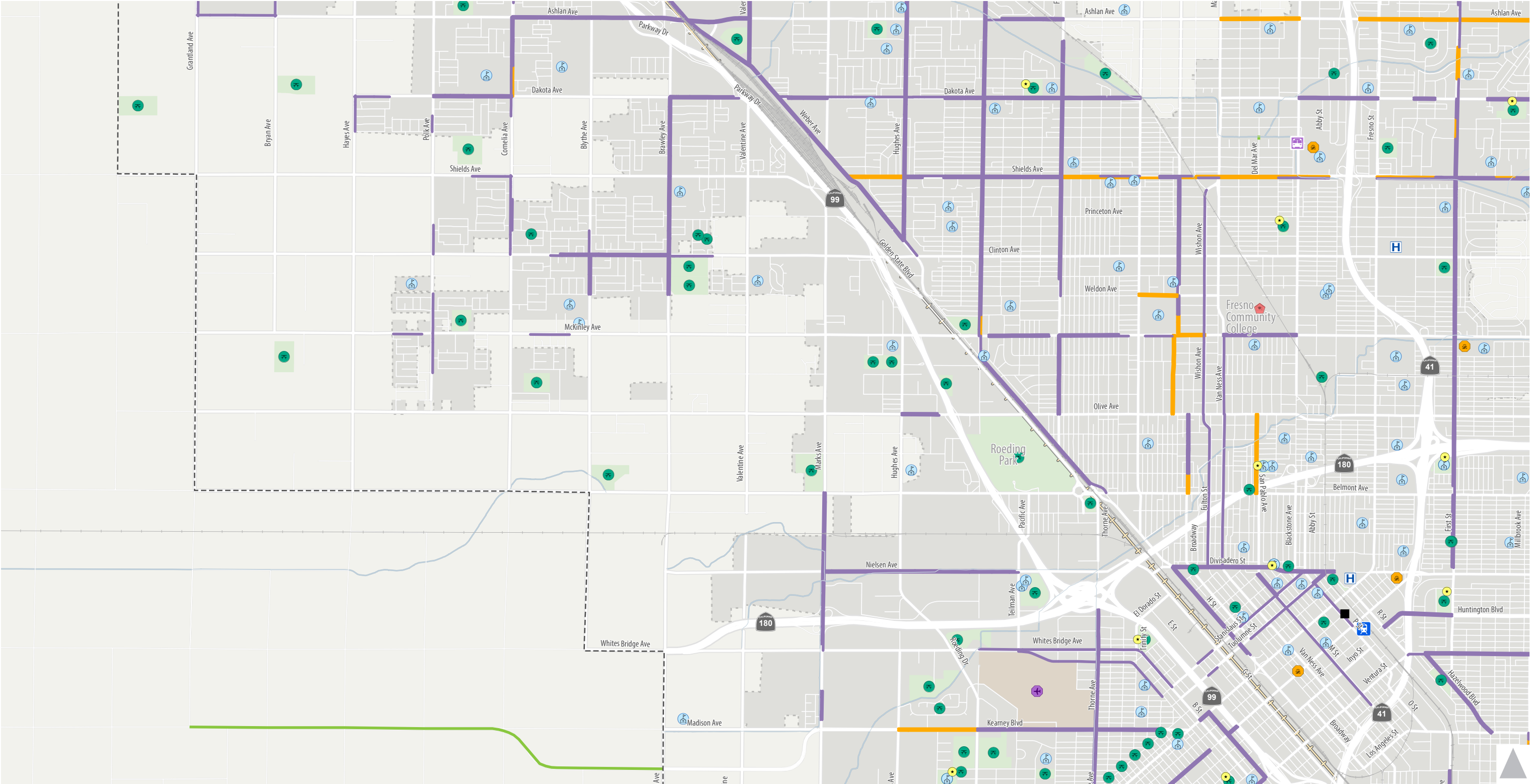




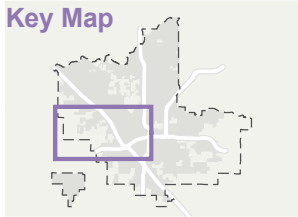


Blackstone & McKinley Transit Oriented Development (BMTOD) Sustainable Transportation Infrastructure (STI) PIN 41105															
STI Project Summary															
	Project Name	Brief Description	Address	City	Zip	County	Lat.	Log.	Census Tracts	APNs					
STI #1	Blackstone Avenue Sidewalk Gap Filling Project	Install .55 lineal miles (2,905 lineal feet) of Safe & Accessible Walkways on both sides of Blackstone Ave. and a portion of Home Ave. to connect AHD to Transit Stop and Key Destinations. Improvements will provide key pedestrian network gap closures.	Blackstone Ave. between Home Ave. and Cambridge Ave.	Fresno	93703	Fresno	36.76397	-119.79134	24	Public ROW					
									35						
STI #2	Wishone & Van Ness Road Diet & Cycle Track Project	Implement a road diet to install 2.15 lineal miles of Context Sensitive Class IV Cycle Track Bikeways w/ physical separation between bicyclists & vehicular traffic. Facilities connect AHD & Fresno City College to the Downtown Area & Key Destinations.	Wishon Ave from Weldon Ave to Belmont Ave (one-way southbound) & Van Ness Ave. from Weldon Ave. to Elizabeth Ave. (one-way northbound)	Fresno	93703	Fresno	36.76164	-119.79901	22	Public ROW					
									23						
									35						
STI #3															
Bike Facility (BF) 1 Linear Miles:		2.15	BF1 Type:		Bike Facility 2 Linear Miles:			BF2 Type:		Bike Facility 3 Linear Miles:			BF3 Type:		
Safe and Accessible Walkways:		Greater than half a mile			# of Transit Routes Improved:			Added or Improved Transit Service:							
Enter # and Amount for each	Crosswalks	AHSC Funds		Overcrossings	AHSC Funds		Undercrossings	AHSC Funds							
	Rail Cars	AHSC Funds		Street Cars	AHSC Funds		Buses	AHSC Funds							
	Shuttles	AHSC Funds		Vans	AHSC Funds		Total New Vehicles	0	Total AHSC New Vehicle Funding	\$0					
STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)															
(i) We certify the capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).										Yes					
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.										Budgeted	Cost Cap	Overage			
(iii) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.										\$0	\$239,055	\$0	Ok		
(iv) Capital Project costs in budget that are required as a condition of local approval for the Project?										No	If Yes, upload documentation below				
§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:															
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;															
(2) Routine maintenance of transportation infrastructure (including transit fleet);															
(3) In lieu fees for local inclusionary housing programs;															
(4) Ongoing operational costs beyond the term of the grant (3 years) for Program Costs; and															
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure that may be located at a parking spot).															
FAAST File Name:		STI Cap Project Costs		Documentation showing Capital Project costs are required as a condition of local approval for Capital Project						File Uploaded?	N/A				
STI Grant Terms §104(c)															
(1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.															
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.															
(3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.															
STI Threshold §106(a)															
(6) We certify the STI will include adequate lighting in accordance with local, state or federal design standards and requirements for all publicly accessible components of the STI including active transportation route and transit stations or stops.															
(7) STI Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).															
# EFC	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon?				
							Rate	Type							
1	Yes		AHSC STI Grant	State-HCD		\$2,390,549									
2															
3															
4															
5															
6															
7															
8															
9															
10															
\$0		<Total Committed Non-AHSC STI Funds		TOTAL (must equal STI Budget Amount)		\$2,390,549									
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.															
FAAST File Name: EFC STI1; EFC STI2; EFC STI3; etc. Upload supporting documentation for the 0 non-AHSC STI funding commitments. Files Uploaded? N/A															
(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.															
NEPA:		Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds".													
CEQA:		Project approved "by-right"? Yes Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date:													
Discuss below any special NEPA and/or CEQA Special Circumstances and provide estimated/actual completion dates of all necessary environmental clearances.															
The City has signed an Agreement agreeing to install all STI's and TRA's. The STI's are located in the Public Right of Way.															
FAAST File Name:		STI Environmental		Provide a copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. (Do not provide a duplicate document if provided in another FAAST upload)						File Uploaded?	Yes				
FAAST File Name:		STI Auth to Use Grant Funds		For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. (Do not provide a duplicate document if provided in another FAAST upload)						File Uploaded?	N/A				
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.															
Agency / Issuer				Land Use Approval Date		Approval Type		Comments							

Blackstone & McKinley Transit Oriented Development (BMTOD) Transportation Related Amenities (TRA) PIN 41105													
TRA Project Summary													
	Project Name	Brief Description	Address	City	Zip	County	Lat.	Log.	Census Tracts	APNs			
TRA #1	Blackstone Avenue Street Trees and Drought Tolerant Landscaping	Urban Greening - Sidewalk, Tree Wells, Planting and Irrigations systems for a block of Street Trees and Native Drought Tolerant Landscaping.	Blackstone Ave. between Home Ave. and McKinley	Fresno	93703	Fresno	36.76397	-119.79134	24	Public ROW			
TRA #2	Home Avenue Landscaping and Bioswale Public Stormwater Features	Urban Greening - Sidewalk, Bio-swale construction including Tree Plantings and Native Drought Tolerant Landscaping.	Home Ave. between Blackstone Ave. and Calaveras Street.	Fresno	93703	Fresno	36.76322	-119.791269	24	Public ROW			
TRA #3	Blackstone Avenue Street Lighting Project	Install 39 New Pedestrian Decorative Street Lighting Poles along both sides of Blackstone Avenue between Hedges Avenue and Cambridge Avenue.	Blackstone Ave. between Hedges Ave. and Cambridge Ave.	Fresno	93703	Fresno	36.76397	-119.79134	24 34 35	Public ROW			
Enter # and Amt. of New		Bus Shelters	AHSC Funds	Bicycle Parking At Transit	AHSC Funds	Bus Stop Benches	AHSC Funds						
# of Transit Routes Improved		Station Area or Transit Access Improvements		Yes	Other (describe)		Pedestrian Paths (linear feet)		Type				
Identify all intended outcomes of the proposed active transportation component:				Improved compliance with traffic laws		Other barriers that may have existed on route (describe below)							
Improved sight distance/visibility		Yes	Elimination of potential conflict points		Reduced vehicular speed or volume								
TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)													
(A) Are TRAs publicly accessible?													Yes
(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d)?													Yes
(B)(ii) Total amount of eligible TRA soft costs cannot exceed 10% of the total AHSC Program award.						Budgeted	Cost Cap	Overage					
						\$219,338	\$1,603,996	\$0	Ok				
(B)(iii) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.						\$0	\$102,241	\$0	Ok				
(B)(iv) Capital Project costs in budget that are required as a condition of local approval for the Project?						No	If Yes, upload documentation below						
FAAST File Name:		TRA Cap Project Costs		Documentation showing Capital Project costs are required as a condition of local approval for Capital Project				File Uploaded?	N/A				
§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:													
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;													
(2) Routine maintenance of transportation infrastructure (including transit fleet);													
(3) In lieu fees for local inclusionary housing programs;													
(4) Ongoing operational costs beyond the term of the grant (3 years) for Program Costs; and													
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure that may be located at a parking spot).													
TRA Grant Terms §104(c)													
(1) We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.													Yes
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.													Yes
(3) We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.													Yes
TRA Threshold §106(a)													
(6) We certify the TRA will include adequate lighting in accordance with local, state or federal design standards and requirements for all publicly accessible components of the TRA including active transportation route and transit stations or stops.													Yes
(7) TRA Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).													
EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon?		
							Rate	Type					
1	Yes		AHSC TRA Grant	State-HCD		\$1,022,413							
2													
3													
4													
5													
6													
7													
8													
9													
10													
\$0		<Total Committed Non-AHSC TRA Funds		TOTAL (must equal TRA Budget Amount)		\$1,022,413							
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.													
FAAST File Name: EFC TRA1; EFC TRA2; EFC TRA3; etc. Upload supporting documentation for the 0 non-AHSC TRA funding commitments. Files Uploaded? N/A													
(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.													Yes
NEPA:		Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds".											
CEQA:		Project approved "by-right"? Yes	Is Project Categorically Exempt?	Negative Declaration Date:	Final EIR Date:								
Discuss below any special NEPA and/or CEQA Special Circumstances and provide estimated/actual completion dates of all necessary environmental clearances.													
The City has signed an Agreement agreeing to install all STI's and TRA's. The TRA's are located in the Public Right of Way.													
FAAST File Name:		TRA Environmental		Provide a copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. (Do not provide a duplicate document if provided in another FAAST upload)							File Uploaded?	Yes	
FAAST File Name:		TRA Auth to Use Grant Funds		For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. (Do not provide a duplicate document if provided in another FAAST upload)							File Uploaded?	N/A	
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.													
Agency / Issuer			Land Use Approval Date		Approval Type		Comments						



Source: City of Fresno, 2016



- |                                    |                         |                               |                           |                          |
|------------------------------------|-------------------------|-------------------------------|---------------------------|--------------------------|
| <b>Existing Bicycle Facilities</b> | <b>Key Destinations</b> | Manchester Transit Center     | School                    | City Sphere of Influence |
| Class I Bike Path                  | Higher Education        | City Hall                     | Park                      | Parks                    |
| Class II Bike Lane                 | Airport                 | Neighborhood/Community Center | Rail                      | Airports                 |
| Class III Bike Route               | Shopping                | Amtrak Station                | High Speed Rail Alignment | Water                    |
|                                    | Hospital                | Park-and-Ride                 | Canal                     | City                     |

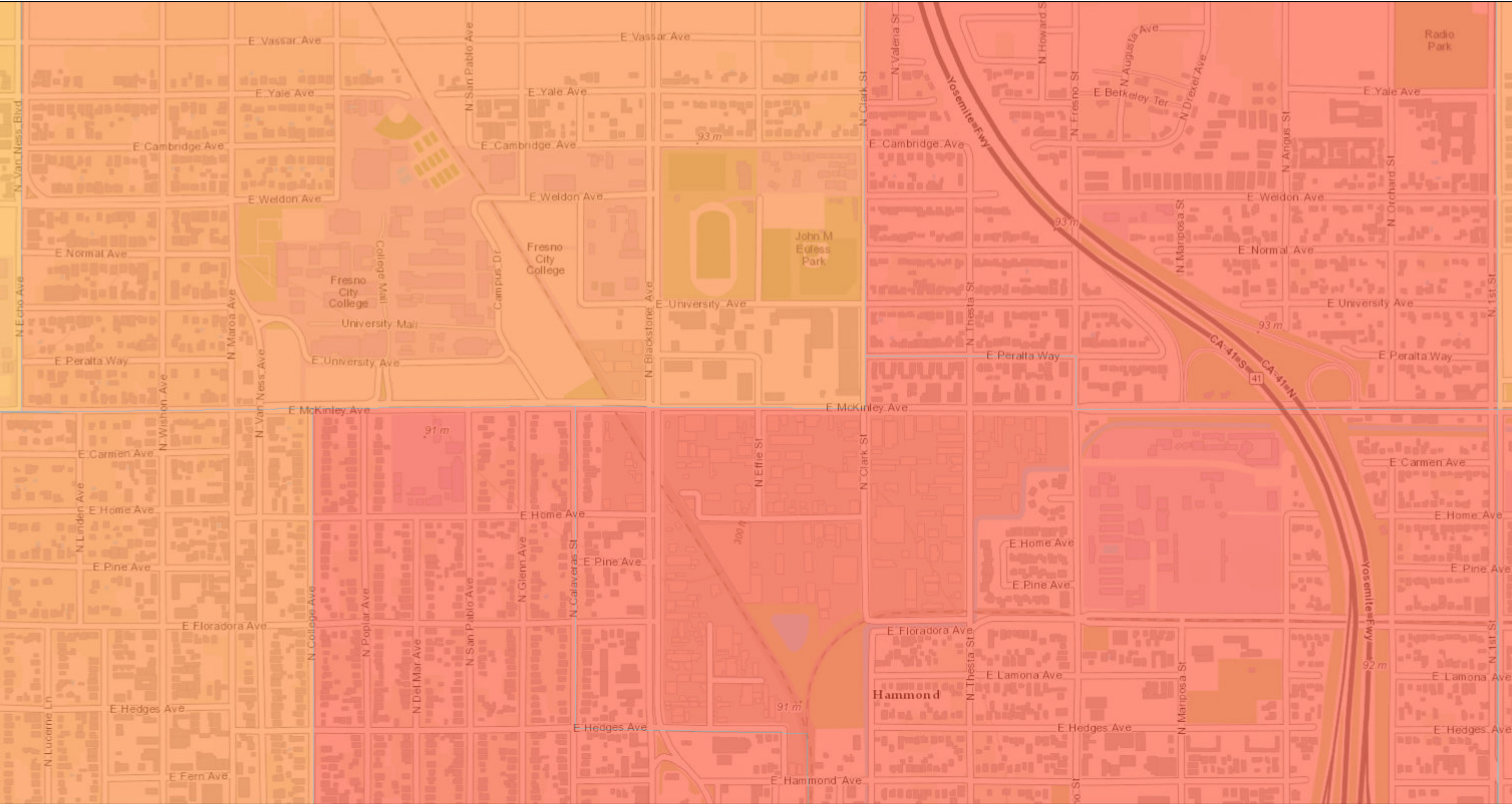


Figure 33  
Existing Bikeways -  
Inset 4

AHD Unit 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							
							0							
			88	88	0	87	1	87	0	1	0	87	0	0
Total Extremely Low Income (ELI) 15-30% AMI rental units			18	Total Very Low Income (VLI) 31-50% AMI rental units			35	% Affordability 103(a)(1)(A)(iii):			99%	Avg. Affordability:		50%



# CalEnviroScreen 3.0 Disadvantaged Community Map - Blackstone and McKinley Project Area



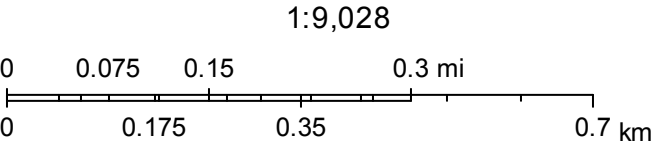
**CalEnviroScreen 3.0 Results**

- 71 - 80%
- 81 - 90%
- 91 - 100% (Highest Scores)

**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

Blackstone & McKinley Transit Oriented Development (BMTOD) AHD and HRI Overview PIN 41105									
<b>FAAST File Name:</b>	<b>Article XXXIV Attorney Opinion</b>	<i>Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered</i>						File Uploaded?	Yes
Does the locality have sufficient Article XXXIV Authority to accommodate the project? <i>(If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.)</i>		If yes, document Article XXXIV authority for the Project. This may be done by providing info from an appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to the Project.							
<b>FAAST File Name:</b>	<b>Article XXXIV Authority</b>	<i>Copy of document providing Authority</i>						File Uploaded?	N/A
Tax Credits									
Select appropriate entry for each item:									
Type (Select One):	4%	Federal:	Yes	Proposed Equity Investor Contribution (\$):		\$12,046,751	Anticipated Tax Credit Factor	\$0.9325	App. Rate
		State:		Proposed Equity Investor Contribution (\$):			Anticipated Tax Credit Factor		App. Rate
Timeframe for Applying for 4% Tax Credits		Proposed Month:		September	Proposed Year:		2018		
Timeframe for Applying for 9% Tax Credits		Proposed Round:			Proposed Year:				
If already awarded, date of the Tax Credit Reservation:									
<b>FAAST File Name:</b>	<b>Tax Credit Reservation</b>	<i>If this project has already received a tax credit reservation, upload documentation to FAAST</i>						File Uploaded?	N/A
Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program financing as set forth in 25 CCR 7308, including the priority order of payments from cash flow?									
Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program financing as set forth in 25 CCR 7308, including the priority order of payments from cash flow?									
Are there any cost sharing agreements?		No	If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost?					Yes	If no, on what?
What covenants or regulatory agreements are already on title?		None							
What covenants or regulatory agreements are anticipated?		City of Fresno, HCD, CALHFA, TCAC							
AHD MILESTONES									
Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"									
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.									
Capital Project Milestone Schedule									Date
Execute binding agreement between the Recipient and developer of the proposed Capital Project detailing the terms and conditions of the Capital Project development.									1/11/18
Secure all Enforceable Financing Commitments.									9/1/18
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.									9/1/18
Commencement of construction.									3/1/19
Construction complete and the filing of the Notice of Completion.									9/1/20
Permanent loan closing.									6/1/21
Program funds fully disbursed.									6/1/21
HRI MILESTONES									
Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"									
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.									
Capital Project Milestone Schedule									Date
Execute binding agreement between the Awardee and developer of the proposed Capital Project detailing the terms and conditions of the Capital Project development.									
Secure all Enforceable Financing Commitments.									
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.									
Commencement of construction.									
Construction complete and the filing of the Notice of Completion.									
Program funds fully disbursed.									



## MAYOR LEE BRAND

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.

Sincerely,

Lee Brand  
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,**

A handwritten signature in blue ink, appearing to be "ES", with a stylized flourish.

**Esmeralda Z. Soria  
Council President, City of Fresno  
District 1**

**ES: ib**