

## **Shaw & Glenn Community Outreach FAQ** (updated 6pm 2/17)

UPholdings and Housing On Merit are working on a mixed-use development on the southeast corner of Shaw and Glenn near Blackstone in Fresno, CA. The development will include a health clinic on Shaw, affordable rental apartments, parking, community space, private and communal outdoor areas and many amenities for residents.

Our team desires to have a positive impact on the neighborhood and the Shaw/Blackstone corridor. This includes partnering with the City of Fresno for a State grant to improve transit, bike and pedestrian amenities, and safety. To best succeed at this, we have been engaged in a community outreach process to fully inform the community about the planned development and listen to diverse perspectives on the proposal and broader community needs. We will take community feedback and work with City staff to form the infrastructure and transit grant application around area improvements that are most beneficial to the community.

Below is a catalogue of all the questions that we've received by phone, email, stakeholder meetings and our first public meeting. Duplicate questions have been combined and sorted by topic. If your question is not addressed below, please feel free to email [info@betterblackstone.com](mailto:info@betterblackstone.com) or attend our second community meeting at 5:30pm 2/18 by registering at: <https://tinyurl.com/GlennCommunity2>

### **Old Fig Garden Questions:**

#### **→ How do you see this impacting Old Fig Garden neighborhood property values and crime rates?**

*We see this development having a positive impact on the intersection of Blackstone & Shaw, extending as far as the Old Fig Garden neighborhood. Numerous academic studies have found that, at minimum, affordable housing developments have a positive impact on property values and crime in areas proximate to the development. A small selection of and summaries of those studies can be found below:*

- [Study: adding low-income housing to poor neighborhoods lowers crime and boosts property values](#)
- [Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development](#)
- [There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values](#)
- [American Murder Mystery Revisited: Do Housing Voucher Households Cause Crime?](#)

*Furthermore, ignoring the critical issues of housing supply, traffic, suburban sprawl, transportation, and the environment, which impact Fresno and California generally, and ignoring urban planning and design*

*solutions are problematic and represent an existential threat to conserving and maintaining the Old Figarden community. Embracing and supporting solutions to the aforementioned issues will ensure the long term viability of Old Fig Garden by providing opportunities to people who do not currently have the access to live there. This development will greatly improve the intersection, spur needed additional development and help ensure that this central core of Fresno remains vital and vibrant.*

**→ Has Fig Garden HomeOwners Association (“FGHOA”) been involved in planning?**

*We have met with the Fig Garden HomeOwners Association and some individual members to provide information on the development and to solicit their feedback. As the result of one exchange with an FGHOA member, significant changes were made to the building design and site plan. Those comments resulted in the redesign of the building ground level floor plan, the inclusion of more community spaces within the building and the reconfiguration and expansion of community open space,*

**→ I share a property line with the project's southern boundary and my parcel sits about 1-2 feet lower than the site. I'd like to know what type of transition will be installed along the boundary. Will it be a fence or block wall? will there be a retaining wall of some sort to prevent erosion into my rear yard? Will it be on the property line or back from it a certain distance?**

*Typically there would be a 6 foot block wall along the southern and eastern boundary. The parking lot paving is set back 3 feet from the property line. The development team met with this property owner and will continue to meet with them as civil engineering details are developed for the wall, drainage and any required retaining wall. A potential of making the wall 7 foot for your privacy was discussed.*

**Community Meeting Questions:**

**→ Why are invitations to these meetings only being sent to those within a 1/2 mile radius (the project seems to address issues currently impacting the entire city)?**

*It's important to remember this community engagement is not part of a forthcoming public hearing or any city council zoning actions. This is a courtesy phase of the predevelopment process in hopes of developing an engaged Advisory Group that will remain engaged with developers and city leaders for many years and hopefully be part of developing a Good Neighbor Agreement. The City of Fresno 2035 General Plan (“FGP”) was developed in consultation with the larger City of Fresno community and this project is representative of the FGP. The ½ mile radius focus of our efforts includes areas of Fresno County that are not subject to the FGP. As such, part of our effort is to engage and inform that community and solicit feedback.*

**→ You stated that you sent postcards notifying residents within a 1/2 mile of this project. I live within a 1/2 mile of this project and never received any notification by mail. I was only informed**

**about this project yesterday when the Fig Garden Homeowners Association sent out an email informing everyone.**

*This oversight is in the process of being addressed. The address list we obtained from Fresno County was clearly incomplete and is being supplemented by staff. We appreciate that the FGHOA and other community members have helped spread the word about the project and ongoing community engagement process. We have also worked to inform the greater Fresno community to ensure all voices are heard.*

### **UPH Questions:**

**→ Does Upholding have other projects going on in Fresno?**

*Yes. Upholdings is involved in the development of several other projects in the the Fresno area and throughout the Central Valley. They are as follows:*

- 1. Butterfly Gardens in Clovis, beginning construction in 2021.*
- 2. Finca Serena in Porterville, beginning construction Fall 2021*
- 3. Northstar Courts in Hanford, predevelopment*
- 4. Mercy Village in Merced, predevelopment*
- 5. Crossroads Village on Blackstone, occupied*
- 6. Sequoia Village in Visalia, occupied*

**→ Would any of you on this panel want this project in your neighborhood?**

*Of course. We view developments like the one proposed as a positive addition to any community in which they are located. We have seen our developments make positive impacts for the past 15 years. They represent a comprehensive solution to California's current housing crisis specifically affordable rental housing and housing for persons impacted by homelessness. Developments like this represent a cost-effective solution for providing housing and direct services to persons living with disabilities or impacted by homelessness. The alternative, as we see now, is people living on freeway offramps, the use of temporary shelters, hospitals and even jails to house the homeless, which is inhumane, ineffective and inefficient. The alternative is hard working families forced to live in unsafe housing environments due to high rents and sadly low working wages. The related costs, ultimately borne by taxpayers, are many multiples of the costs to produce a permanent housing solution. This development should be viewed as a resource that can, with community support, have a positive impact on crime, property values and catalyze new development.*

### **City and County of Fresno Questions:**

**→ Has this project already been approved by the City or is it just a proposal?**

*This project conforms with the City of Fresno 2035 General Plan and Development Code. The mixed use zoning permits the proposed development as a matter of right and does not require discretionary approval by the Planning Commission or City Council. The development team has engaged with all relevant City staff to ensure conformity with all City plans and codes.*

→ **Has the Fresno County planning department been involved with the development.**

*The proposed development is under the jurisdiction of the City of Fresno Planning Department. The County of Fresno including Public Works have been involved in discussion related to a state grant that provides funding for transportation related infrastructure. Further the Fresno Council of Governments has been involved related to regional transportation.*

→ **Will this project be in the city or county?**

*The project is located within the boundaries of the City of Fresno.*

→ **Why is the Housing Authority for Fresno County not involved?**

*The Housing Authority of Fresno City and County is not a developer for this project though we know them to be supportive of the project.*

→ **Who is the city councilperson for this area?**

*This development is in City Council District 4. Tyler Maxwell is the councilperson.*

**General Building Questions:**

→ **How many stories are these buildings?**

*Five stories.*

→ **Will this project be LEED certified?**

*The building will be LEED certified, Green Point Rated, or an equivalent certification.*

→ **What green/sustainable design features will the development include?**

*First and foremost, the development is on an in-fill site oriented toward transit to reduce the amount of driving by residents and clinic patients. The building includes substantial Photovoltaic Panels to gather enough solar energy to provide 1/3 of the building energy use. There will be a cool roof, shaded parking and street trees to reduce heat island effect. The windows have awnings designed to reduce passive heat gain from the south and west. Additionally, the walls will be well insulated and recycled materials will be used in the structure and finishes.*

→ **Based on the height of the project, has a shadow study been conducted?**

*Yes, the project architect YBA has studied the building shadow in a 3D model. Site Plans showing shadows have been included in plans submitted to the City of Fresno and will be added to future community presentations. The proposed development does not cast shadow on any existing solar panels or residential structures.*

**→ How long is your ground lease for this project?**

*65 years*

**→ Is the property zoned for the proposed use?**

*Yes, this project is being developed as a matter of right and does not require City zoning approval. No variances are needed.*

**→ Are there handicap specific units being offered?**

*Yes. The property will be ADA compliant and include handicap accessible and adaptable units. There is also a large loading zone in the parking lot to accommodate paratransit.*

**→ Will this project be pet friendly?**

*Yes. We know pets to be an important part of family life and quality of life.*

**→ What will be done to transition the southern project boundary with the neighboring parcels?**

*We have been in dialogue with adjacent property owners to the south regarding the material and height on boundary fence and will conform with the City of Fresno development code. We want to find a transition that meets codes and also supports neighbor wishes.*

**→ Is this building going to be a wood stick frame construction or steel beams?**

*The current design has not yet advanced to structural design. We will report back to you once the structural system for the building has been identified. Similar buildings typically are a hybrid of steel framing and wood or light gauge steel studs.*

**→ Are lamp posts included as part of the sidewalk for the development?**

*Yes. Lamp posts are included as part of the streetscape design for the development, along with tree planters on both Shaw and Glenn. The lamp posts will be pedestrian oriented designed to be energy efficient and minimize upward light pollution.*

**→ Will the development include off-site frontage improvements on the West side of Glenn as well or just the Eastside? Will the frontage improvements go all the way to Fairmont or stop at the project limits?**

*The development will improve the east side of Glenn from Shaw to the southern property boundary including street trees, lamp posts, sidewalk, curb and gutter. The AHSC grant proposal may include*

*sidewalk, curb, and gutter on the west side of Glenn from Shaw to the city limits, pending community and city / county feedback on area improvements.*

**→ For the construction period, how will construction equipment trucks cranes and earth moving equipment reach the site?**

*The development is still in the planning stage. Once the project is submitted for building permits a construction traffic plan will be developed with the City of Fresno. Our expectation is that construction related vehicles and equipment will be restricted to Shaw and Blackstone and prohibited from utilizing residential streets.*

**Crime Questions:**

**→ Have you talked to Sheriff Mimms about how the high density living situation will increase crime in the Old Fig Neighborhood?**

*The City of Fresno Police Department has reviewed the project and suggested combating crimes through the implementations of Crime Prevention through Environmental Design (CPTED) concept. The development will incorporate all for Fresno PD's recommended practices including lighting, eliminating dark zones, limiting site and building access.*

*The Fresno County Sheriff has not been engaged in this development. Our belief and experience is that the development will reduce crime in the surrounding area. We have positive partnerships with police departments across our communities. As we get closer to occupancy, the development and management team will assess criminal activity in the area adjacent to the development and establish a direct line of communication with local law enforcement to determine how we can assist with local crime prevention. As an example, we have shared our security camera footage with law enforcements many times when area issues occur. Our goal is to provide a safe and secure environment for our residents and that includes the surrounding community. The building's meeting space will also be available to host community events related to this issue. Our goal is to foster discussion, provide resources and facilitate community based solutions to this and other issues.*

**→ When/how will we hear back about your research related to crime?**

*There is ample evidence that affordable housing has a positive impact on crime in the areas in which they are located. The links below address this issue and there are numerous other fact based studies broadly available.*

→ [Study: adding low-income housing to poor neighborhoods lowers crime and boosts property values](#)

→ [American Murder Mystery Revisited: Do Housing Voucher Households Cause Crime?](#)

**→ Will Security be present on-site, and if so, for how many days/hours?**

*The project will employ onsite management and maintenance staff, as well as residential live-in staff. Across our portfolio we have only several properties in neighborhoods that have mandated part-time security patrols, and if conditions prove that to be necessary, it will be provided.*

- **You will be receiving money from the State to fund the project, and the owner will be receiving money from tenants. What incentive does the owner/project have in keeping the project clean and crime-free?**

*While it is true that the project is seeking low-interest rate loans and tax credits that will be sold to private investors, this housing model is very much a privately owned development. UPHoldings posts required guarantees related to construction completion as well as operations. The development will be run like any other privately owned development, but with significantly more oversight and compliance monitoring, including tenant file reviews. This development also represents a substantial investment of time and capital. As such, we are committed to maintaining and operating the property in a manner that protects our investment over the life of this development. More importantly, we are committed to ensuring that our tenants live in an environment that is comfortable and safe for them and their families. Criminal activity of any kind within or on the property will not be tolerated and will be dealt with immediately.*

- **I read today in The Bee that a Cannabis shop has applied to open a shop at that corner. Is this affiliated with the property owner? Do you think this makes sense?**

*No, we have no involvement in the above referenced business. We exclusively develop and manage multifamily rental properties.*

- **There is only 1,100 square feet of green space on-site is that enough?**

*This is incorrect. The development will include a variety of indoor and outdoor spaces for the future residents. A fenced childrens play area is 1,450 sf. Adjacent to that is a community green space of 1,260 sf. But that is wrapped by a large covered portico of over 3,000 sf that will feel like an outdoor cafe. Additionally, many units will have patios or private balconies. The fifth floor includes a large roof deck that will be accessible to all residents. Other indoor amenities include community rooms, computer labs, laundry and a full fitness center looking out on the community green space. Together, these in-demand amenities will satisfy many of the resident needs on-site.*

- **There is an additional retail space. What will that be?**

*There is no retail included beyond the primary health clinic.*

### **Future Tenant Questions:**

- **Who will be the future occupants?**

*The likely residents will be the people we see in the course of everyday life who are faced with the challenge of identifying quality affordable housing opportunities within the City of Fresno. Consider that*

*the overall vacancy rate for multifamily housing is 0.4 percent in the North Fresno Market Area and the overall vacancy rate for income-restricted complexes is 0.0 percent. We are prohibited by Fair Housing Act from collecting data on prospective residents other than what is required by state and federal programs funding this development. The apartments are designed to accommodate a range of residents from individuals to families of six.*

**→ What will be the requirements for living there?**

*There is a typical apartment application process that complies with State and Federal fair housing regulations. All of the apartments have program mandated income limits. Applicant incomes must be verified to confirm they are at or below the limit prior to being approved to lease a unit at the development. Once approved to lease, residents must adhere to the terms of the lease agreement or risk loss of housing. It is worth noting, tenant incomes can grow above program limits without risk of losing housing. Additionally, we partner with workforce development to offer soft skills training and financial management to help residents achieve their goals.*

**→ Is there an income minimum or maximum?**

*Yes. The chart below shows the current maximum income levels required by the state and federal programs funding the development. Note these change annually based on market conditions.*

Number of Persons in Household:		1	2	3	4	5
Fresno County	60% AMI	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400
Area Median Income:	Median Income	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350
	Moderate Income	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650

*Area demographic data can be found in the market study for this development, which can be accessed at the following link:*

**Market study download: [THE GLENN 2.21.20.pdf](#)**

**→ How many onsite managers will there be?**

*There will be one residential live-in site manager / Community Builder. Additional staffing will include full time property manager, assistant manager / leasing clerk and 2-3 janitorial and maintenance engineers.*

**→ Does the financing program allow for a proportion of the units to be market rate?**

*Grants, subsidized loans, and low income tax credit financing can not be used on market rate housing. We have not included market rate units in this proposal as the demand for affordable housing is much greater and severely lacking in this area. The area market rents are appx 20% greater than our proposed rents.*

→ **How do you manage the mix of tenants and who goes in and serves as “mentors” in the project community?**

*A mix of tenants provides mentors on site and builds community to support their neighbors in achieving their goals. UPholdings staffs the development with Community Builders that help coordinate events and connects residents to services or amenities they may need.*

→ **Will there be a background check on the residents who live in this development?**

*Yes.*

→ **Will the probation department be placing people in this residential place?**

*No. We have no relationship with the Fresno County Probation Department. This is a private independent apartment community.*

→ **Will this be a sober living facility. Sober living are places where those let out of prison are assigned to places to live.**

*No. This will not be a “sober living facility.” This is a private independent apartment community.*

→ **Will there be any efforts to help formerly homeless individuals actually transition to apartment living?**

*Yes. That is the purpose of the permanent supportive housing (PSH) units included as part of this development. Tenants living in these units have been identified by the Fresno County Department of Behavioral Health as permanent and independent housing ready. Supportive services are an integral component of PSH to help tenants remain lease compliant. That might include formal support services, like a doctor, therapist, or social worker. It might involve informal supports, like connecting with family, friends, or faith groups. Regardless of which, each resident is considered a valued member of this proposed community and is deserving of respect and support.*

→ **Are there any behavioral contingencies/requirements for living in the units?**

*Yes. Every tenant/household will have a lease agreement that outlines the rights and obligations of the tenants which includes good neighbor policies. On-site management works to identify potential issues and provides resolution prior to problems escalating to lease violations. However, if lease violations occur, tenants can be removed similar to any other apartment complex.*

→ **Concern about lack of amenities nearby. Where will low-income tenants buy affordable groceries, attend school, parks, services, etc?**

**Grocery:** *The development is near several grocery shopping options accessible by foot, bike, transit or car. That includes ¼ mile to Vineyard Farmers Market, 3/4 mile to Whole Foods or Food Maxx, 1 mile to Walmart or Grocery Outlet. The development is on two major and frequent bus routes that connect to additional shopping options..*

**Schools:** The development is on the boundary of four elementary schools leaving open the tenants may have the option of inter district transfer to the school that best fits their children. The closest is Holland Elementary School one mile away. Powers, Kratt and Robinson are all within 2 miles. The closest middle schools are Tioga and Wawona. The closest high schools are Bullard and Hoover. FUSD maps: [HS](#), [MS](#), [ES](#)

**Parks:** The development is within 1 mile of Cary Park and Barstow & Del Mar Park. Fresno has a significant lack of park space and we sincerely hope a park will be developed closer to the development in the future as we believe parks make neighborhoods stronger and improve quality of life. The project will contribute significant park impact fees that may go towards park improvements.

**Services:** Much of the support services that some tenants require will be provided on site. Additionally, we will link with other social services and workforce development such as Workforce Connection at Manchester Center.

## **Traffic and Parking**

→ **With 64 parking spots for the 128 apartments, where will the tenants park the rest of their vehicles?**

*This is incorrect. 64 parking stalls for 128 apartments is the minimum required parking. An additional 18 stalls are required for the commercial space. We are providing 128 parking stalls - exceeding the required minimum. Our intent is for every apartment to have access to one overnight parking stall. In our experience, it is not typical for our residents to have multiple cars and some tenants will not have a car, particularly those living with disabilities. This development will be intentionally marketed to families who choose a green, public transit friendly environment. We are upgrading bus stops, offering a bike locker room and will provide car sharing services at the site.*

→ **With the only shown drive exit on Glenn, where will that exiting traffic travel to? There is already a pretty heavy traffic problem in the area. What will be done to mitigate heavy traffic near the project on Shaw? What are your plans for overflow parking?**

*The number one mitigation to mitigate traffic near the project is providing convenient access and incentivising use of mass transit and active transportation. All tenants will have free transit passes, easy access to high frequency bus lines on Shaw and Blackstone. All tenants will have access to secure indoor bicycle storage on the ground floor.*

*Fresno COG previously commissioned a traffic study related to the Shaw and Blackston activity center that has informed the development design and design of the roadways and sidewalks.*

*We are in communication with the City of Fresno including Public Works Department related traffic improvements that will reduce greenhouse gas emissions (GHGs) that may be included in AHSC grant. If you have recommendations of where you'd like to see traffic calming or other traffic control systems, please share those with the development team.*

→ **Will Fairmont Ave be permanently blocked at Glenn ave to prevent the heavy commercial and apartment traffic from exit into the residential area?**

*We are not in a position to comment on street closures. This question should be directed to the City of Fresno Department of Transportation or Department of Public Works. We will also include this comment in further design analysis with the City.*

→ **Why are you not able to address the construction traffic problems plus the permanent traffic problems for the county area?**

*Construction period traffic is addressed in the General Building Questions section above. As for the second part of the question, we have no ability to comment on nor address county wide traffic problems. That question is better posed to the City of Fresno, Fresno County Department of Transportation or Fresno COG. Here is a link to a presentation and studies by Fresno COG related to the Shaw and Blackstone Activity Center ([1 Summary Presentation](#), [2 Activity Center Study](#), [3 Traffic Analysis](#))*

→ **I remember hearing about a HAWK pedestrian crossing being proposed at Glenn crossing Shaw. Is that a potential project that can be funded by this or not? It would help people walk to the farmer's market!**

*Yes. A HAWK has been discussed at Glenn crossing Shaw and is included in the Fresno COG traffic study. However, Public Works staff stated current pedestrian volumes suggest it is not yet warranted. If you believe a HAWK pedestrian crossing of Shaw at Glenn is a priority, please share that with the development team.*

→ **What about using the Erganian lot at the SW corner of Glenn & Shaw for parking.**

*The development is designed to accommodate all the parking needed onsite without significant overflow on to on-street public parking. The vacant site at SW corner of Glenn & Shaw is owned by the same owner. The Erganian master plan uses all currently vacant sites, including the one mentioned here, for other uses.*

→ **Have you considered a cul-de-sac on Glenn to serve your project and to prevent vehicular traffic to go south on Glen?**

*We have not. Thank you for bringing this to our attention. As a result, we will investigate the feasibility of a cul-de-sac as part of our discussions with the City of Fresno Department of Transportation or Department of Public Works.*

→ **This project is going to cause substantial increase in traffic going east and west on Fairmont. Can you provide more consideration of traffic-- morning, noon, afternoon, weekends, etc.?**

*This is excellent specific feedback that we'll discuss with project civil engineer and City and County staff. Traffic calming designs will be reviewed and considered for inclusion in the AHSC grant application.*

- **Traffic on Shaw frequently backs up during rush hour back as far as Del Mar. Adding traffic from this project is only going to make the congestion at Shaw even worse. Buses are wonderful, but are not a panacea.**

*The Glenn Avenue intersection with Shaw has been reviewed by City traffic engineers. One specific change was moving the FAX bus stop west, giving more space to the Shaw right turn lane to Blackstone. This provided more back up on turn lane and a safer out-of-lane bus zone. Turning right from Glenn can access the left or right turn lane at Blackstone or continue east to access 41. We anticipate most traffic leaving the development to turn right from Glenn onto eastbound Shaw because it connects with the most destinations including shopping, services, schools, job centers, and recreation opportunities. Orienting the development towards transit is not intended to be the solution for all residents but to offer most convenient service for tenants and clients that frequently use transit and reduce barriers for those that don't currently use transit in order to use it more. Transit Oriented Development does significantly reduce car traffic because of these strategies.*

- **Left hand turns from Northbound Glenn to Westbound Shaw are the cause of numerous accidents and traffic backups along Glenn. I know this is a city issue, but I would suggest restricting this to right hand turns only and adding a "keep clear" space for cars to exit since Shaw backs up blocking access a lot.**

The development team will consult with City traffic engineers about the Shaw and Glenn intersection. Some changes to the bus stop are designed to make right turns easier. Will discuss and study left turns from Glenn further.

- **Glenn is very narrow and can be difficult to fit passing cars as it currently sits. The frontage improvements on the East side of the road will certainly help but I would suggest completing the West side of the road as well. It will provide better aesthetics and traffic flow.**

*Road width with curb, gutters, and sidewalk per City of Fresno standard neighborhood street will be installed on the east side of Glenn from Shaw to the development's southern boundary. Changes are not planned to continue into the Old Fig County island.*

- **Will you be completing the frontage all the way to Fairmont (on both sides) and also going east to Blackstone along Fairmont would be great. Currently, left hand turns from southbound Glenn to eastbound Fairmont are difficult due to a lack of visibility when looking east. I've seen a lot of near misses at that intersection as well.**

*We will look at this section for inclusion in the AHSC grant. However, parts are not in the City of Fresno and would require County of Fresno collaboration. The development team will pursue those conversations.*

## Location

- **Why was this location chosen, over say, downtown--especially with the myriad abandoned high-rise buildings there (many of which already seem to have living spaces in the upper floors with renovation potential)? Also seems like downtown would be closer to social services located there. Shaw and Blackstone are already INCREDIBLY heavy trafficked with existing businesses, bus stops, and 41 freeway ramps less than a block away. Already not the greatest place for existing residents who try to walk dogs, children, etc.**

*While we agree downtown developments are also wonderful for Fresno, central and north Fresno must also be developed. Fresno residents, of all incomes, desire housing in many different zip codes. This opportunity was made available to us for the proposed purpose and as part of the large planned redevelopment of the Blackstone-Shaw area and the even bigger redevelopment of Blackstone. This proposal is one of many projects under consideration by many developers and partners.*

*The Better Blackstone Association is the primary advocate for planning and development in this area that reflects the goal of the City of Fresno 2035 General Plan (FGP). One of the primary goals of the FGP is to limit the outward expansion of the City of Fresno and instead promote infill development that reflects current urban planning policy. That policy promotes more dense and efficient urban centers with expanded public transportation capabilities along with bicycles lanes and greater pedestrian access to all areas of the city. One of the FGP goals is a reduction of Fresno's reliance on cars as a primary means of transportation. If successful, this will result in the reduction of Fresno's endemic traffic and a reduction in greenhouse gas emissions. Another goal is the creation of a more efficient urban environment that is more cost-effective to operate, maintain and improve.*

- **Why don't you consider the empty lot located at Shaw and 41 in front of the Courtyard Marriott?**  
*That location is also being developed to include higher density multifamily housing and commercial. The Fresno region housing crisis is so intense that every appropriately zoned site needs development.*
- **Can you provide any info as to the plans for the development of the rest of the Erganian properties in the area?**

*The Erganian properties in addition to the location of this development include the vacant lot at the NW corner of Shaw and Blackstone including all the vacant land, Vineyard Farmers Market, Eye Glass World, and Yosemite Falls Cafe. Additionally, they own a long narrow property and Shaw and 41. All sites are being planned for a mix of uses. Images of the master plan will be shared during community meeting.*

## **Comments in Support of Project:**

- More biking and walking will reduce motor vehicle traffic congestion, improve air quality in Fig Garden., not mention having a traffic calming effect on Maroa.
- To those skeptical about Bike lanes, I'll ask them to consider Fresno doesn't have a protected Bike Path network yet. As sketchy as the current network is, I've used parts of palm and Van ness to get south to city college before the pandemic.
- This is incredible that this includes a healthcare center and social services, as well as the computer labs. This addresses a lot of issues that community members have. What services will be available to the rest of the community? The Central location would be very helpful for the surrounding community.
- In Fresno county there is a 35 thousand unit shortfall of affordable housing, which means many renters in Fresno are forced to pay much more than 30% of their income. Rents are rising all over CA including here in Fresno, and now more than ever folks need access to affordable housing that includes wrap around services. High quality housing for all, love it!
- At Faith in the Valley, we work alongside community members, multi-faith leaders, and students who put our faith into action for racial justice and health and economic equity. We look to a future where everyone has a chance to thrive and live a healthy decent life. This project is what Fresno needs, more affordable, accessible, and safe housing.
- This development looks and sounds like a fantastic asset to the City of Fresno. This is not a Housing Authority project, it is well planned out and looks to provide a much needed resource to our City. This project will most likely cause property values in the area to increase and not decrease. It is definitely somewhere I would consider living with my family as well. Thank you UpHoldings for your hard work. :)
- Former Smugglers Inn, Blackstone and Dakota, looks fabulous. What a great improvement.
- Yes! Upholdings is part of the one on Blackstone/Dakota one, too, and it looks great. For those who didn't know.
- I think it's a great location with access to transportation and local shopping right where it is. the more residents living right on the corridor makes Blackstone safer for everyone

- Excited to hear about the various projects around the valley, converting motels into affordable housing and a project for those who have previously experienced homelessness is desperately needed as so many shelters have many barriers for entry. Our community needs more affordable permanent supportive housing!
- Utility bills can be 2nd most expensive cost for renters, including sustainable pieces to this project is very important, appreciate hearing about the green features for a long term healthy life!
- At FIRM, we see a huge need for housing for low-income working families AND folks on SSDI. I'm so glad this mix of incomes is being planned for the building.
- Thank you for this presentation. It is an exciting project that promises to invigorate the movement to re-imagine Blackstone and its surrounding neighborhoods.
- Absolutely! A housing first model is awesome, when folks have a safe, stable, affordable housing it changes lives and communities
- Great project, great location. Many thanks for your thoughtful presentation
- Transportation and recreation in Fresno County . This project would greatly advance and enhance opportunities for biking and walking in the heart of Fresno. We would love more such projects!
- I can't speak to the immediate impact of traffic, but I want everyone to remember the project has grant funding that can be used to get people to drive less which can minimize the impacts community members are worried about.
- People do drive a lot in Fresno, but we need to keep making bike/ped/transit investments in all areas of the city as well as include more community services closer to where people live like in this project. Over time, people will drive less.
- This is a Great project.
- I am a resident of Old Fig near the Shaw-Glenn Development. I am in full support of the proposed affordable housing complex. It is a beautiful and smart design that will substantially improve our neighborhood. Thank you for your work on this sustainable project. We need lots more of them!

→ I have lived in Old Fig for a little over 20 years. My family does NOT oppose the Shaw/Glen project. There is clearly a need in our community for affordable housing.