

## **CITY/COUNTY APPROVALS**

**Has there been an environmental review/impact study done regarding traffic, sewer, etc**

*The City of Fresno conducts an environmental and impact review of the aforementioned as part of the Developer Permit process completed by the Department of Development and Planning. The project has successfully completed this process. .*

**Has there been any form of traffic study either by the city or county?**

*The City of Fresno has a traffic study for the area surrounding the development, however it is not specific to this site. 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](#)). We are discussing the potential need for a traffic study to determine the impact of this development on adjacent residential streets.*

**Are you waiting for the \$10m grant and then proceeding?**

*Yes. The \$10 million dollar grant is part of the overall financing for this project.*

**Who will handle property management following the development being built?**

*UPholdings owns and manages all the properties it develops. The developer's property management affiliate will manage the property.*

**If the county closed Glenn Ave access to the Fig Garden neighborhood, would that have any effect on this project.**

*No.*

## **TRAFFIC AND PARKING**

**Can we hear what the plan is on parking?**

*Our parking plan is represented on the site plan. The anticipated number of spaces are well in excess of what is required by local zoning. However, we understand the concerns expressed by the surrounding community that the number of spaces is inadequate. Part of our leasing effort will be to market the property as a transit oriented development with limited parking, specifically for Fresnoans who do not depend on cars but are still seeking a well-connected and independent quality of life. Getting people out of their cars will also contribute to improvements in air pollution and reduce individuals' carbon footprint, further enhancing the benefits of this project. The marketing effort will also highlight the active and multi-modal transit amenities offered such as secure bike storage, free public transportation, and available microtransit service.*

**Is the fact that there is only one entrance and exit for this entire development up to Code?**

*Yes. The current means of ingress and egress from the development has been reviewed and approved by the City of Fresno Department of Planning and Development.*

**Can emergency vehicles (fire trucks) actively turn and be able to reach each side of the project using a ladder to get to the top stories in the case of a fire or emergency?**

*Yes. The site plan has been reviewed and approved by both the City of Fresno Department of Planning and Development and Fire Department for the purposes described above.*

## **How many handicap parking spaces are planned?**

*There are a total of five accessible parking spaces.*

## **The west apartments facing Glenn are marked business, living, what type of business and how much parking is planned for these businesses?**

*Live/work residences are simply a term used to describe a split level unit that provides living space and, if the tenant chooses, separate space that can serve as an office or studio. It is not intended to be space for a primary business location. Parking is limited to assigned spaces like all the other units.*

*Especially following the pandemic and increased employers allowing remote work, the demand for "live/work" apartments has increased.*

## **In the overall projected views of the area, I don't see any adequately sized green space/parks. Why not plan for improving Fresno's park-to-citizen ratio in these plans?**

*Although this is an important issue it is one that we are unable to address and should be directed toward the City of Fresno and the local council person. We agree parks are an important part of all communities. Additionally, while it does not address your question, Cary Park is located about  $\frac{3}{4}$  of a mile away from the site and is about a thirteen (13) minutes bus ride, seven (7) minute bike ride, and twenty (20) minute walk.*

## **Is there additional parking for United HealthCare clinic so that residents don't have to compete with those using the mixed use businesses?**

*Yes, if the health clinic is included in final plans, the parking spots will be planned to accommodate both commercial and residential needs.*

## **Did the EIR require any accommodations to support bus use and have those accommodations been addressed? Will the bus pickup times be increased by the time the project is built?**

*EIR did not require accommodations. However, as part of the grant FAX is planning to increase bus frequency for routes servicing this site.*

## **Please define traffic calming and describe traffic calming measures planned?**

*Traffic calming consists of physical design and other measures put in place on existing roads to reduce vehicle speeds and improve safety for pedestrians and cyclists. For example, vertical deflections (speed humps, speed tables, and raised intersections), horizontal shifts, and roadway narrowing are intended to reduce speed and enhance the street environment for non-motorists. Closures that obstruct traffic movements in one or more directions, such as median barriers, are intended to reduce cut-through traffic. Traffic calming measures can be implemented at an intersection, street, neighborhood, or area-wide level. In this case, proposed traffic calming measures included the following:*

- Pedestrian HAWK at Blackstone & Santa Ana.*
- Pedestrian HAWK and island at Blackstone & Shaw.*
- Retroreflective backplates on traffic signals at intersections in the area surrounding the project.*
- Bicycle indication signal heads.*
- Cul de Sac at Shaw & Glenn (currently under consideration by the City of Fresno).*
- 4 way stop signs at Glenn & Fairmont*

**Can the grant be used to create a cul de sac on Glenn as some folks seem interested in?**

*Potentially. If a cul de sac is a qualified expense per the grant funding guidelines it may be possible for that to be included as part of our grant request. However, the inclusion of any public right of way improvement needs City approval and, for purposes of the grant, needs to result in a calculated reduction of greenhouse gas emissions in order for it to be funded.*

**Would maroa, a small high density street as it is, be expanded into homeowners yards to make these bike lanes? Who would compensate the homeowners?**

*No. Maora would not be expanded. There is the potential for losing some available on street parking, but there would be no need for additional width. We are considering other bike paths as well that are entirely within City of Fresno limits.*

**Considering the project will take approximately two years to be constructed, how will construction equipment enter and exit the site?**

*As part of the building permit process, the developer and City of Fresno Department of Public Works will develop a Traffic Control Plan for the project. We have yet to reach the building permit milestone for the project, but will update the community once that has occurred.*

## **TENANT RELATED QUESTIONS**

**Who is the target population for these apartments?**

*Residents of Fresno that are in need of affordable rental housing provided they are income qualified.*

**I cannot tell you the problems we have had with the substance abuse community. How do you plan to deal with this community?**

*While this development is not intended to house a specific population of persons afflicted with addiction, we will offer referral services to any of our residents in need of those services. Any funds that make treatment resources available to this population are well spent and ultimately lessen the impact on public services and associated costs. Bottom line is that people suffering from issues with addiction are human beings deserving of both compassion and respect, and that is what informs our service plans.*

**The Homeless Task Force has been unsuccessful keeping homeless individuals from defacing our properties, rental rates are declining and CAM charges are going up due to increased homeless traffic, security costs, and janitorial services. How will residential properties be able to protect their properties? Increased taxes? Who pays for the additional services that will be required?**

*Housing persons and families who have experienced homelessness is at the core of our mission. It's important to remember that once someone is given access to housing, they are no longer homeless and forced to live on the streets.*

**How much of this is Section 8 housing?**

*Section 8 is a misnomer for Project Based Vouchers (PBV) and carries with it negative connotations about the people that qualify for a housing voucher. Section 8 is also often a misnomer for public housing, which is not included in this proposal. 30% of the units in this development are designated for supportive housing and the rents for those units are paid by a combination of tenant rents and voucher rents. Throughout our portfolio, people living in PBV units have been our best tenants and in no way reflect the negative stereotypes engendered by the term Section 8.*

**Who will be in charge of managing the property and residents?**

*The developer through our property management affiliate will manage the property.*

**DEVELOPMENT RELATED QUESTIONS**

**Has UPholdings done a similar project elsewhere (5 stories/128 units)? How many other housing projects has it been involved with and what size were they (# of units/stories) and how does this project compare with the housing project being built now on Blackstone and McKinley that is about 88 units on 4 stories with a unit density/acre that is half of this Glenn-Shaw project.**

*UPholdings has developed and now owns dozens of individual developments, totaling over 1,500 housing units. Our developments are in urban areas, suburban and rural communities with total unit counts from 18-135. Our developments include rural subdivisions of single family homes and townhomes as well as high density 6 story buildings. The Glenn project will be our largest single phase development which is appropriate as Fresno's demand for housing is significantly greater than all other communities to date.*

**Do you have anchor tenants ready to move into the commercial areas?**

*No leases have been signed, though we are working in partnership with a single contemplated healthcare provider, United Healthcare, to occupy the space for a long term lease.*

**What is the impact on public services?**

*This development will lessen the impact on public services. Providing needed supportive services directly to tenants on-site is inherently more cost effective than the alternative.*

**What type of "medical clinic" is this going to be? Substance abuse?**

*The proposed health clinic space is intended for a full service healthcare provider accessible by anyone in need of primary care, diagnostics, dental, optometry, speciality care and behavioral health care.*

**Was mixed market rate and affordable housing considered?**

*Yes. A mixed income development was considered as part of the initial planning, however, the demand for affordable units was too intense to be ignored. Further, market analysis found area market rents to only be appx 20% greater than our proposed rents. Our mission is to create affordable housing.*

**What is AMI?**

*AMI is an acronym for Area median income. The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. AMI is representative of the average income of a person(s) living in a specific geographic area.*

**Can you give examples of what each AMI is for Fresno?**

Number of Persons in Household:		1	2	3	4	5
Fresno County Area Median Income, 2020:  \$70,700	30% AMI	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680
	50% AMI	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750
	60% AMI	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400
	Median Income	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350
	Moderate Income	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650

**Can you give examples of rents for each AMI?**

Area Median Income		1-bed	2-bed	3-bed
Rents based on percentage of AMI	80%	\$976	\$1,159	\$1,326
	60%	\$787	\$844	\$1,090
	50%	\$656	\$787	\$908
	30%	\$393	\$474	\$545
	15%	\$196	\$236	\$272

\*Fair Market Rents

**Why is a social services office and health clinic a part of this plan, yet we don't see them in many, if not all of the properties in your portfolios?**

*A portion of the units within the development are designated as supportive housing. Some of those tenants may have been without housing or employment for some period of time. Those tenants are offered supportive services to assist in their transition to permanent housing, to address any medical conditions and for training for future employment. Providing supportive services is more the rule than outlier in our other developments. The medical clinic is included because the service provider determined there was market demand for a medical clinic and wanted the space for that purpose. We have three developments that include a public medical clinic and over 10 properties that include onsite social service offices, as proposed here.*

**Many of the conclusions made in the "Shaw & Glenn Community Outreach FAQ" are a stretch. It seems like the extrapolations were made without context of the full research conclusions. Such as lowering crime rates - that conclusion states that crime is lowered in poorer neighborhoods (which is good), but it does not conclude the same for more affluent families. How about we apply the true results of the research to market study and the FAQ?**

*It appears that many only read part of the paper that is being referred to. The paper does conclude that affordable housing has a greater positive impact on low-income communities in relation to crime and property values. Participants in our community meetings have consistently pushed the narrative that affordable housing developments increase criminal activity, which in turn impact the surrounding area. This simply is not true. The paper's authors also concluded that LIHTC development did not increase crime in high-income areas. Although, the paper also concluded that LIHTC developments lowered property values in higher-income neighborhoods that was the result of two factors. The first was those higher income neighborhoods were described as having low-minority populations. The second reason for property value decline in high-income low-minority communities was that home buyers in those communities were willing to pay more for housing farther away from a LIHTC development. That preference also had the effect of further segregating higher-income communities. It should be noted that this effect was limited to homes within .1 mile (528 feet) of the development in question. The authors also found that property values in racially diverse higher-income communities were not impacted. It is worth noting that the purpose of the paper was to show the dramatic impact a LIHTC development had on a low-income community versus the negligible impact on a high-income community.*

*There are numerous additional studies available that conclude positive impacts from the development of LIHTC properties.*

**Can you address the conflict between low density and high density with buffers to protect the existing low density property owners?**

*Yes. As part of the ongoing development of the site plan, we are considering a number of solutions that will buffer adjacent properties and are speaking directly with applicable homeowners. We will update our project FAQ with specifics when they are available.*

**What kind of community feedback did you and your team get in Clovis? It seems this project is underway?**

*Our Clovis project will start construction this Spring. We received unanimous support from City Council and have responded to several neighbor letters requesting more information and seeking to understand the intended population group.*

**Did you consider underground parking?**

*Yes. However, underground parking is prohibitively expensive and funds spent on parking reduce resources that are better allocated toward producing more units of housing.*

**What is the timeline to start the Glenn Project?**

*If all funding applications are successful in their first rounds, construction could start as early as Fall 2022, but likely 2023.*

**Do the grants apply to the county island?**

*Yes. The grant could be used in the County, with County support.*

**The sheer height of the project does not seem to fit with the existing neighborhood. Nothing nearby is even close to 5 stories. Why not make it blend more with the existing neighborhood?**

*While this development represents change, it is part of a significant number of developments planned for the Blackstone and Shaw area, all of which are high density, mixed use and multiple stories. While this represents a change, it is called for and needed. We are looking at reasonable redesign efforts that are responsive to this*

*comment while also acknowledging the 35,000 Fresno households who need these apartments. The unit count was contemplated and approved with the Fresno General Plan in response to the needs of the area, needs of Fresno residents and capacity to accommodate significantly higher density developments than have been routine in the past decades.*

*All of the developments contemplated in the master plan for the area are high density.*

**There appears to be an alley between this development and the commercial one next door. Is that a public right of way, and will it act as an access point?**

*It is not public and it is not owned by the Erganian Family.*

**Can the workforce development grants target specific low income neighborhoods in the project area? Solar installations, etc.**

*Yes. There is the possibility of grant funds being used for workforce development programs.*

**What is the funding source for the grant associated with this development?**

*The grant is funded as part of the Affordable Housing Sustainable Communities program. A program description can be found by following this link: [AHSC Guidelines - Strategic Growth Council](#).*

## **CRIME RELATED QUESTIONS**

**How will this project reduce crime, homelessness and drug use?**

*This project will bring significant resources to the community, including onsite services for tenants. The project will include advanced security systems with high resolution cameras and key fob entry system to ensure tenant safety. These resources support the greater neighborhood and are beneficial to law enforcement and neighborhood organizations. The project will include community meeting spaces, encouraging positive neighborhood interactions. This project will create permanent housing opportunities which impacts the entire region and helps reduce the numbers of Fresno residents who have no home available to them.*

**Most developers put their best foot forward in presentations, but often the project does not turn out as proposed leaving the community disappointed and discouraged. How can we ensure that the presentation becomes actual reality?**

*By recognizing the importance of this development as part of the solution to California's overwhelming housing crisis and Fresno's desperate need for new affordable rental housing. By engaging the developer in a constructive ongoing dialogue, before and after the project is completed, helps us address community concerns and allows us to serve residents of Fresno that are in desperate need of housing. Our firm has been developing affordable housing for close to twenty years and we own and manage our portfolio. We stand by our developments, their strong reputations, positive tenant outcomes and good neighbor relationships.*