

SPECIAL MEETING AGENDA

The City Council/Successor Agency of the City of Firebaugh

Vol. No. 24/01-04

Location of Meeting: Andrew Firebaugh Community Center
1655 13th Street, Firebaugh, CA 93622
Date/Time: January 4, 2024/5:00 p.m.

CALL TO ORDER

ROLL CALL

Mayor Elsa Lopez
Mayor Pro Tem Freddy Valdez
Council Member Silvia Renteria
Council Member Brady Jenkins
Council Member Felipe Perez

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Andrew Firebaugh Community Center to participate at this meeting, please contact the Deputy City Clerk at (559) 659-2043. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to the Andrew Firebaugh Community Center.

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the Deputy City Clerk's office, during normal business hours.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

PUBLIC COMMENT

Any person or persons wishing to address the City Council on any matter that is not on the agenda may do so at this time. Individuals must limit their comments to three minutes. Issues raised during Public Comments are informational only and the Council cannot take action at this time. All comments should be directed at the Mayor and not at individual Councilmembers or staff members.

NEW BUSINESS

1. **RESOLUTION NO. 24-01 - A RESOLUTION OF THE CITY COUNCIL OF FIREBAUGH AUTHORIZING SUBMITTAL OF THE FIREBAUGH DOWNTOWN INFILL INITIATIVE FUNDING APPLICATION TO THE FRESNO COUNCIL OF GOVERNMENTS AS THE SELECTED APPLICATION FOR REAP 2.0 PROGRAM FUNDS**

Recommended Action: Council receives public comment & approves Resolution No 24-01.

ADJOURNMENT

Certification of posting the agenda

I declare under penalty of perjury that I am employed by the City of Firebaugh and that I posted this agenda on the bulletin boards at City Hall, January 3, 2024, at 5:00 p.m. by Rita Lozano Deputy City Clerk.

RESOLUTION No. 24-01

A RESOLUTION OF THE CITY COUNCIL OF FIREBAUGH AUTHORIZING SUBMITTAL OF THE FIREBAUGH DOWNTOWN INFILL INITIATIVE FUNDING APPLICATION TO THE FRESNO COUNCIL OF GOVERNMENTS AS THE SELECTED APPLICATION FOR REAP 2.0 PROGRAM FUNDS

WHEREAS, the State of California allocated \$600 million from State General funds for the Regional Early Action Planning Grant Program 2021 funds (otherwise referred to as "REAP 2.0"), which proposes to integrate Housing and climate goals to allow for broader planning and implementation investments that support Housing development; and

WHEREAS, the Fresno Council of Governments (Fresno COG) as a Metropolitan Planning Organization is the recipient of \$13,000,000 of REAP 2.0 Program funds, which was released for applications under a Request for Proposals dated October 1, 2023; and

WHEREAS, City staff recommended the submittal of the Firebaugh Downtown Infill Initiative for REAP 2.0 funding, application which was due, prepared and submitted, on December 15, 2023; and

WHEREAS, the REAP 2.0 application requires the government body approve a resolution authorizing submittal of the application for Program funding.

NOW, THEREFORE, BE IT RESOLVED that the Firebaugh City Council authorizes the submittal of a \$1,500,000 REAP 2.0 Program funding application to Fresno COG, for the Firebaugh Downtown Infill Initiative project; and

BE IT FURTHER RESOLVED, the City of Firebaugh City Manager, or his designee, is authorized to sign and executed all materials needed for the program application, implementation and administration of REAP 2.0 Program funds.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Firebaugh held on the 4th day of January, 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Elsa Lopez, Mayor

Rita Lozano, Deputy City Clerk



FIREBAUGH DOWNTOWN INFILL INITIATIVE

Prepared for the
Fresno Council of Governments, REAP 2.0
December 15, 2023



SUBMITTED BY :
The City of Firebaugh



2035 Tulare St., Ste. 201 tel 559-233-4148
Fresno, California 93721 fax 559-233-9645

Submittal Instructions: When completed, please submit **1 electronic copy** by uploading the completed application and attachments to [DropBox](#). Applicants must also submit **1 unbound copy** and **5 bound copies** by COB on December 1, 2023, to (Attention: Juan Ramirez) Fresno COG's office at 2035 Tulare St #201, Fresno, CA 93721. For any questions or clarifications, please email Fresno COG's REAP 2.0 Program Manager, Juan Ramirez at jramirez@fresnocog.org.

Applicant Information

Member Agency Name: **City of Firebaugh**

Member Agency Type: _____

☒ City

☐ County

Mailing Address: **1133 P Street, Firebaugh CA, 93622**

Authorized Representative Name & Title: **Ben Gallegos, City Manager**

Authorized Representative Email Address: **BGallegos@Firebaugh.org**

If this is a joint application, please list co-applicants (subconsultants)

If your agency is submitting multiple applications, please prioritize them below.

Number of Applications Submitted: **1**

Application Priority (Ex. 1 of 3): **1**

Subconsultant Information

Organization Name: **Sigala Inc.**

Organization Type:

☐ CBO

☐ Nonprofit Developer

☐ For Profit Developer

☒ Other: Project Management Support

Mailing Address: **311 Bullard, STE 101**

Authorized Representative Name & Title: **Michael Sigala, Principal**

Authorized Representative Email Address: **michael@sigalainc.com**

Project Information

Project Title: **Firebaugh Downtown Infill Initiative**

Amount of REAP 2.0 funds requested for project: **\$1,500,000**

Will other sources of funding be used to help deliver the project? **Yes**

If yes, percent of funds from other sources compared to project total: **10%**

Is the applicant willing to receive a partial award (less than amount requested)? ☒ Yes ☐ No

If yes, what is the minimum amount of funding that is acceptable? **\$1,000,000**

Project Schedule and Budget (See project description for more details on deliverables)

Project Phase	Budget	Start Date	End Date	Tasks & Deliverables
1. Outreach	\$45,000	4/24	1/26	Public Workshops, focus groups
2. Market Study	\$25,000	8/24	12/24	Market Study
3. Conceptual Designs	\$50,000	9/24	1/25	Architectural Renderings
4. Infrastructure Analysis	\$40,000	6/24	12/24	Assessment and Report
5. Alternative Mobility Options	\$30,000	6/24	12/24	Assessment and Report
6. Feasibility Analysis	\$35,000	1/25	6/25	Detailed memo/report
7. Site Negotiations	\$20,000	8/24	2/25	Letter of intents
8. Site Control	\$1,120,000	2/25	6/25	Purchase/conveyance agreements
9. Land Use/Environmental	\$40,000	6/25	9/25	Approved entitlements/CEQA
10. Request for Proposals	\$35,000	10/25	12/25	Document for dissemination
11. Development Agreements	\$35,000	1/26	3/26	Agreements approved by City Council
12. Ongoing City Support	\$25,000	4/24	6/26	Staffing support
Total:	\$1,500,000			

Project Description: Provide a description of the proposed project.

SEE BELOW

Firebaugh Downtown Infill Initiative



Executive Summary

The City of Firebaugh is seeking \$1.5 million in REAP 2.0 funding from the Fresno Council of Governments to conduct a comprehensive and proactive predevelopment program to foster residential mixed use infill projects for downtown Firebaugh. The Firebaugh Downtown Infill Initiative will be a city led effort aimed at establishing incentives and development rights for public private partnerships with the Firebaugh West Hills Community College, affordable housing developers, community-based organizations, and other entities. The density and walkability of these proposed transformational projects will repurpose the viability and sustainability of the City's core while meeting the climate change, social equity, and program requirements of REAP 2.0 funding. We anticipate several hundred affordable housing units to be constructed as a result of this program.

Background

Incorporated in 1914, the City of Firebaugh is a small rural community located along the San Joaquin River in western Fresno County, approximately 43 miles west of the City of Fresno. Affordable housing, excellent schools, a mild climate, varied recreational activities, and a strong sense of community make Firebaugh a great place to live.

Firebaugh is home to approximately 8,400 residents. Firebaugh is working class city with many of its residents employed as farmworkers. The median household income in Firebaugh is approximately \$35,000, far less than the median household income in California of \$75,000. 33 percent of Firebaugh's population lives in poverty. Hispanics make up 95 percent of the population. Large families are common and higher educational attainment is low. The downtown area meets the State of California standard for both concentrated poverty and racial segregation.



New Firebaugh Community College

Despite its challenges, Firebaugh is a city of hope and determination. Its downtown, cherished by residents, is home to restaurants, small businesses, grocery stores, churches, civic, and many other uses. Recently, West Hills Community College District opened the Firebaugh Center, providing much needed educational opportunities for residents in western Fresno County. Downtown housing is the missing component to a vibrant downtown.

Project Concept

The City of Firebaugh would like to conduct a series of predevelopment activities leading to public-private partnerships that are dramatic and transformational to the urban residential landscape of its downtown.

Mixed-use housing has been a policy priority for the City of Firebaugh for close to two decades. The 2030 Firebaugh General Plan was adopted in 2010 and designates the downtown for mixed use development that incorporates residential and commercial uses in the same building or on the same site. The city adopted a new Zoning Ordinance in 2016 that lists mixed use residential as a permitted use in the C-2 (Central Commercial) zone.



In addition to the 2030 general plan, the 2007 Central Firebaugh Revitalization Plan encouraged mixed use housing and along with infrastructure improvements.

Recent public improvements including the installation of 63 streetlights, sidewalk, and bulb out improvements, tree wells and other improvements make the downtown area “ready” for infill development. Currently, there are no major infrastructure deficiencies in Downtown Firebaugh.



Downtown Improvements

In 2020, the city was awarded a small LEAP grant from the state of California to renew efforts to revitalize its downtown with additional housing. Those funds were used to identify potential sites and conduct preliminary design and feasibility analysis. The City of Firebaugh would like to leverage these work efforts and continue with a comprehensive and proactive approach to facilitating additional residential infill.




Downtown Firebaugh, Opportunity Sites for Residential Mixed-Use Infill

Firebaugh Downtown Infill Initiative Activities

- 1) **Outreach.** Outreach is a critical component to any publicly led process. REAP 2.0 funds will be used to hold several **public workshops** to gather input about resident preferences for living amenities, transportation surveys, retail, office, and community space preferences, building massing feedback, location preferences, etc. Focus group discussions may also be needed.

Outreach with major users of downtown Firebaugh is also needed. Communication and collaboration with the Firebaugh Center (Community College), and community-based organizations is needed to ascertain the need to support student and faculty housing, and partnership resources.

Outreach targeted to property owners, particularly property owners of the opportunity sites is needed to further conversations about development potential, public-private land ventures, or possible acquisition of sites by the city.

- 2) **Market Study.** A market study by a third party will be developed to determine the potential for additional housing, and retail/office space in downtown Firebaugh. The market analysis will also provide guidance on the unit types, affordability levels, sizes, and targeted population groups.
 - 3) **Conceptual Design.** Based upon the input from the public workshops and market study, conceptual designs will be developed as working models for massing purposes and site suitability. The conceptual designs will be presented back to the public via a workshop and amendments incorporated in the conceptual designs as needed. A concept for student housing may be part of this task. Extensive efforts to incorporate climate resilient standards into the design will be made.
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- 4) **Infrastructure Analysis.** Despite not having any major deficiencies in existing infrastructure, an analysis of dry and wet utilities is needed to fully understand city capacities and needs for additional housing. Additional infrastructure analysis is needed for parking, transit, and bike and pedestrian improvements.
 - 5) **Transit, Car-Share, Bicycle, and Pedestrian Mobility Alternatives.** A comprehensive assessment and analysis of existing infrastructure for alternative mobility options will be conducted. The purpose of this analysis is to identify and define what a multimodal Firebaugh can be and recommend capital and program improvements to support less vehicle miles travelled.
 - 6) **Feasibility Analysis.** Cursory financial feasibility is needed to better understand the real estate economics of proposed concepts and the residual value of land, anticipated city “gap” funding, financing approaches, etc.
 - 7) **Site Negotiations.** Concurrent to the aforementioned tasks being completed, negotiations with property owners will be conducted by the City. The effort will include determinations of willingness to sell, willingness to joint venture, willingness to develop the properties by the owners, or willingness to convey properties to the City.
 - 8) **Site Control.** Based upon the site negotiations, site control through development or conveyance agreements will be solidified for up to three properties. This includes title and ALTA reports, phase one reports, geotechnical, and other customary reports.

- 9) **Land Use and Environmental.** Schematic/conceptual land use and environmental approvals will be processed by the City to ready the sites for development. This includes site plans, variances, CUPs, CEQA and NEPA analysis to the extent that these can be accomplished for conceptual plans.
- 10) **Request for Qualifications/Proposals.** Multiple sites, with development rights and city incentives will be “packaged” for affordable housing development proposals.
- 11) **Development Agreements.** Development agreements for sites and residential mixed-use projects will be negotiated and processed.
- 12) **City support of Developments.** Developer led efforts for the sites will require city support, particularly if the developments will be geared towards the Affordable Housing and Sustainable Communities (AHSC) program and or the Low-Income Housing Tax Credit (LIHTC) program.



SUMMARY: The City of Firebaugh is seeking \$1.5 million in REAP 2.0 funding from the Fresno Council of Governments to conduct a comprehensive and proactive predevelopment program to foster higher density residential mixed use infill projects for downtown Firebaugh. The Firebaugh Downtown Infill Initiative will be a city led effort aimed at establishing incentives and development rights for public private partnerships with the Firebaugh West Hills Community College, affordable housing developers, community-based organizations, and other entities. The density and walkability of these proposed transformational projects will repurpose the viability and sustainability of the City's core while meeting the climate change, social equity, and program requirements of REAP 2.0 funding. It is estimated that up to 300 affordable housing units will be constructed as a result of this REAP funded program.

Project Location: Provide a description of the general location(s) of the proposed project.

Downtown area (yellow outline) and potential sites (red).



Will you submit a map with your application? (Optional – Submit as a separate attachment)

☒ Yes ☐ No

Project Timeline: Can this project expend all REAP 2.0 funds by June 2026 as required?

☒ Yes ☐ No

Scoring:

Scores will be assigned on a 1 to 5 basis. Scoring committee scores will be averaged and converted to project rankings.

- 5: Exceptional evidence of meeting or exceeding requirements.
- 4: Strong evidence of meeting requirements.
- 3: Suitable evidence of meeting requirements
- 2: Limited evidence of meeting requirements
- 1: Weak evidence of meeting requirements
- 0: No evidence of meeting requirements

Weighting:

The scoring values for each factor were informed by public input received during the outreach process. Project applications must meet all REAP 2.0 objectives, receiving a 0 in one of those categories will result in automatic project disqualification. Click [here](#) to review Fresno COG's approved scoring criteria and methodology.

Scoring Factor	Weight (%)	Max. Score
REAP 2.0 Objectives		
1. Accelerating Infill Development	0.27	27
2. Affirmatively Furthering Fair Housing	0.23	23
3. Reducing VMT	0.25	25
Subtotal	0.75	75
Primary Factors		
1. Housing Element Compliance	0.02	2
2. Transformative Planning and Implementation Activities	0.04	4
3. Public Outreach	0.03	3
4. Benefit to Disadvantage Populations	0.05	5
5. Significant Beneficial Impacts	0.04	4
6. California Planning Priorities	0.02	2
Subtotal	0.20	20
Secondary Factors		
1. Scope of Work and Budget	0.03	3
2. Project Risk Assessment	0.02	2
Subtotal	0.05	5
Total	1.00	100

Project Alignment with REAP 2.0 Objectives:

Please fill out the tables below to demonstrate how the proposed project adheres to all REAP 2.0 criteria. Please answer questions with concise sentences. Applicants may submit additional pages if needed. There is not a required page limit.

Objective 1: Infill Housing

Explain how the project accelerates infill development near jobs and other key destinations, supports housing choice and affordability, and effectively reduces VMT and greenhouse gas emissions.

The City of Firebaugh's project is entirely focused on facilitating higher density infill, mixed use affordable housing on vacant or underutilized sites. A majority of the city's employment centers, health care, schools, civic uses, and shopping and retail opportunities lie within walking distance of the downtown core area.

Mixed-use housing has been a policy priority for the City of Firebaugh for close to two decades. The 2030 Firebaugh General Plan was adopted in 2010 and designates the downtown for mixed use development that incorporates residential and commercial uses in the same building or on the same site. The city adopted a new Zoning Ordinance in 2016 that lists mixed use residential as a permitted use in the C-2 (Central Commercial) zone. In addition to the 2030 general plan, the 2007 Central Firebaugh Revitalization Plan encouraged mixed use housing and along with infrastructure improvements.

The proposed projects, with reduced parking and enhanced mobility (bike, ped, car-share, transit, bike-share) options will create an urban environment that reduces auto use, vehicle miles travelled and greenhouse gas emissions. Increasing housing options for all members of the community regardless of age, disability, race or income status will further enhance housing choice and affordability.

How does the project support affordable housing development programs – which may involve predevelopment costs (studies, land acquisition, entitlements, etc.) – that accelerate the supply of long-term affordable housing for lower and moderate-income households?

The City of Firebaugh's project is entirely focused on facilitating higher density, affordable, infill housing through a proactive predevelopment program. The City of Firebaugh would like to conduct a series of predevelopment activities leading to public-private partnerships that are dramatic and transformational to the urban residential landscape of its downtown including outreach, market studies, conceptual designs, infrastructure studies, mobility alternatives for supporting less auto-dependent development, feasibility analysis, entitlements, environmental assessments, site assessments (phase one and Geotech) and other predevelopment activities that "set the table" for mixed-use affordable housing development to occur. We need to be proactive, the private sector acting on its own, will not develop our infill projects without concerted city involvement in facilitating the process.

Explain how the project will further future development near transit corridors (within ½ mile of transit)?

The City of Firebaugh has a fixed route and dial-a-ride transit service provided by the Fresno County Rural Transit Agency. There are numerous daily departures and arrivals from Downtown Firebaugh locations to other west side communities and the city of Fresno. Many of the Firebaugh transit locations are within the downtown core area and future development will intentionally be planned with these transit locations at the forefront. The ability of residents to access transit is a major component of the downtown planning efforts and funding from REAP 2.0 will allow us to plan for and implement infill housing served by existing and proposed multimodal options. Older communities in the Valley were built on a grid system with small blocks for walkability. We intend to capitalize on our existing pedestrian-based footprint to create a downtown with walkability and transit usage as a key component.

Is the project located in a federally recognized [Opportunity Zone](#) as defined by the U.S. Department of Transportation?

☐ Yes ☒ No

Objective 2: Affirmatively Furthering Fair Housing (AFFH)

Explain how the project combats discrimination, overcomes patterns of segregation, and fosters equitable and inclusive communities.

Firebaugh Downtown Infill Initiative will combat discrimination, segregation and foster inclusivity by:

- 1) **Inclusive outreach** - by including diverse voices in the planning process, we will ensure that the proposed developments reflect the needs and preferences of the entire community.
- 2) **Targeted Support for Underrepresented Communities** - given the demographic makeup of Firebaugh, the initiative is tailored to address the needs of underrepresented communities. The focus on affordable housing and collaboration with community-based organizations demonstrates a commitment to social equity.
- 3) **Conceptual Designs with Climate Resilience** - the incorporation of climate-resilient design standards emphasizes a commitment to environmental justice. This forward-thinking approach ensures that the proposed developments are sustainable and considers the impact on all residents, including those in vulnerable communities.

- 4) **Multimodal Alternatives** - the comprehensive mobility analysis in our scope, including transit, car-share, bicycle, and pedestrian mobility alternatives, promotes a multimodal and accessible urban environment. This benefits all residents, particularly those who may rely on alternative modes of transportation, overcoming historical patterns of segregation.
- 5) **Developments aligned with affordable housing programs** - the focus on Affordable Housing and Sustainable Communities (AHSC) and Low-Income Housing Tax Credit (LIHTC) programs in the project concepts demonstrates a commitment to providing housing options for all income levels. This directly addresses socio-economic disparities within the community.

In summary, the Firebaugh Downtown Infill Initiative is a holistic and proactive approach that actively combats discrimination, overcomes historical patterns of segregation, and fosters a more equitable and inclusive community in Firebaugh.

Explain how the project includes meaningful actions address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity.

Firebaugh Downtown Infill Initiative will address disparities in housing needs and transform racially concentrated areas of poverty by:

- 1) **Equitable Outreach and Community Engagement** - public workshops, funded by REAP 2.0, ensure that diverse resident voices are heard, providing valuable input on living amenities, transportation, retail, and community preferences. Targeted outreach to major users and collaboration with the Firebaugh Community College Center addresses the specific housing needs of students and faculty, fostering inclusivity and access to educational opportunities.
- 2) **Market Study for Inclusive Development** - the third-party market study guides the development of housing and retail/office spaces, ensuring that unit types, affordability levels, sizes, and targeted population groups are considered. This helps in addressing disparities in housing needs and catering to diverse demographics.
- 3) **Feasibility Analysis for Inclusive Financing** - the financial feasibility analysis considers real estate economics and financing approaches, aiming to address potential disparities in funding. This ensures that the initiative is financially viable and accessible to various stakeholders of all income groups to enjoy quality housing opportunities.
- 4) **Land Use and Environmental Approvals with Social Equity in Mind** - schematic/conceptual land use and environmental approvals are processed with a focus on social equity. Variances, CUPs, and analysis under CEQA and NEPA consider the broader socio-economic impact, replacing segregated living patterns with inclusive and balanced communities.
- 5) **City Support for Inclusive Developments** - city support for affordable developer-led efforts, especially those aligned with AHSC and LIHTC programs, reinforces the commitment to addressing disparities in housing and creating opportunities for all residents.

Explain how the project supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives.

Firebaugh Downtown Infill Initiative supports efforts to work to ensuring equal access to opportunities and healthy lives by:

- 1) **Affordable Housing Access** - the initiative addresses the housing needs of Firebaugh's diverse population, with a focus on affordability.
- 2) **Public Private Partnerships** - the establishment of public-private partnerships with entities such as the Firebaugh Center Community College, affordable housing developers, and community-based organizations reflects a collaborative approach that strengthens the city's ability to provide resources to support community well-being.
- 3) **Educational Opportunities** - collaboration with the Firebaugh Community College Center indicates a commitment to educational access. The Firebaugh Center provides educational opportunities for residents, contributing to the overall well-being of the community and aligning with efforts to promote access to quality education.
- 4) **Mixed-Use Development for Balanced Living** - the emphasis on mixed-use development, as outlined in the 2030 Firebaugh General Plan and the 2007 Central Firebaugh Revitalization Plan, promotes a balanced living pattern. Integrating residential and commercial spaces fosters a vibrant urban environment, ensuring that residents have easy access to essential services and amenities.
- 5) **Environmental Sustainability** - the incorporation of climate-resilient standards into conceptual designs demonstrates a commitment to environmental sustainability. This aligns with broader efforts to create healthier living environments and address the challenges posed by climate change.

In summary, the Firebaugh Downtown Infill Initiative actively contributes to regional and local efforts by addressing housing disparities, promoting community engagement, fostering educational opportunities, enhancing infrastructure accessibility, and championing environmental sustainability.

Explain how the project enhances housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or: Explain how the project improves place-based strategies to encourage community revitalization; or: Explain how the project protects existing residents from displacement and preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.

The Firebaugh Downtown Infill Initiative enhances housing mobility strategies and promotes community revitalization through several key elements of the project:

1. Mixed-Use Development and Zoning Ordinance - the project aligns with the 2030 Firebaugh General Plan, which designates the downtown for mixed-use development. By permitting mixed-use residential in the C-2 zone, the city promotes a diverse urban landscape that combines residential and commercial spaces, removing historical barriers to housing in the downtown area.
2. Mobility Alternatives - conducting an infrastructure and mobility analysis, including transit, car-share, bicycle, and pedestrian options, signifies a commitment to increased transportation options. This promotes housing mobility by creating a more connected and accessible urban environment. Recommendations for capital and program improvements aim to support less vehicle miles traveled, contributing to environmental sustainability and affordability.
3. Affordable Housing Development - the project actively targets the creation of affordable housing through public-private partnerships. By involving affordable housing developers and utilizing REAP 2.0 funding, the initiative addresses housing affordability challenges in a working-class city where a significant portion of the population lives in poverty. This aligns with regional strategies to provide housing choices for residents with lower income levels.
4. Active and Intentional Outreach - public workshops and outreach activities will seek input from residents, major users, and property owners. This inclusive approach empowers the community to shape the development plans, ensuring that the proposed projects meet the diverse needs of the population. By actively involving the community, the project aims to avoid displacement and preserve housing choices. *This approach also ensures the city gets development it needs versus developers telling the city what they think the city needs.*
5. Educational and Student Housing Component - collaboration with the Firebaugh Community College Center suggests a focus on supporting student and faculty housing needs. This component not only contributes to housing mobility by providing options for students but also aligns with place-based strategies for community revitalization, as educational institutions often serve as anchors for local development.

Check the project's designation on the [TCAC/HCD opportunity map](#).

If the project is in a 'highest resource' or 'high resource' designation, how will the ultimate housing production open the high resource area to low- and moderate-income households and historically underserved communities?

If the project is in a 'moderate resource,' 'low resource,' or 'high segregation and poverty' designation, what community revitalization or other place-based strategies are in place or being considered in the area to enhance community vitality? If the project is located within a 'low resource' or 'high segregation and poverty' designation, this response must include a discussion of mitigation or anti-displacement measures for the ultimate housing production.



The project area is in an “missing/insufficient data” category on the resource map. For the purposes of addressing this grant application question, given the known high poverty and associated demographics in the project area, we are going to assume it is in a high segregation and poverty/low resource area.

The City of Firebaugh is fully committed to economic development and place-based strategies that focus on creating a holistic and well-balanced community. In the last ten years it has welcomed a new affordable housing development, a new police station, a new community college center, new grocery store, Valley Health Team clinic, wastewater plant, restaurants, a new fire station, infrastructure and streetscape improvements, and other enhancements that strengthen and improve the level of resources available to our residents.

The city actively seeks out private sector investment through its economic development efforts that are currently focused on local serving retail and housing. The comprehensive approach of the Firebaugh Downtown Infill Initiative will ensure that ground floor community and retail space is leveraged through affordable housing project development, leading to improved array of services for our residents.

In terms of mitigation or anti-displacement measures for the ultimate housing production, the city is only considering housing on vacant or underutilized commercial properties for the Downtown Infill Initiative program. It is not our intent to displace a single resident as a result of our proposed program. In addition, the city will strictly enforce federal and state fair housing statutes in the eventual housing development agreements.

Objective 3: Reducing Vehicle Miles Traveled (VMT)

Explain how the proposed use promotes development and housing production in infill locations consistent with the state's climate targets and goals discussed in the California Climate Change Scoping Plan

The California Climate Change Scoping Plan identifies numerous climate targets and goals including the following:

- Reduction in Greenhouse gas emissions
- Reduction in vehicle miles travelled
- Clean transportation options
- Improved air quality
- Complete streets
- Health equity through climate action
- Natural resource conservation
- Multimodal transportation options

The Firebaugh Downtown Infill Initiative program addresses all of goals listed below:

By focusing on pedestrian friendly high density infill development, the project address reduction in vehicle miles travelled (bike & ped improvements, and reduced parking), reduced greenhouse gas emissions (less auto use, clean housing fuels) and improved air quality (less vehicle particulate matter).

By considering multimodal mobility options as part of this undertaking, the project is addressing clean transportation options (EV Car-share, bike share), complete streets (incorporated into future AHSC applications), and multimodal transportation options (mobility study for bike, ped, transit and alternative travel mode options).

By promoting higher density infill with climate resilient design standards, the project supports natural resource conservation (infill, clean energy, sustainable building materials) and health equity through climate action (sustainable walkable communities).

Explain how the project is consistent with Fresno COG's 2022 RTP/SCS land use strategies and what performance indicators best align with your project and how.

The 2022 RTP/SCS details the following land use strategies:

- Support efficient land uses and livable communities
- Provide a variety of housing options for all income levels
- Conserve agricultural land
- Encourage equitable redevelopment
- Limit growth "footprint"

1. Support Efficient Land Uses and Livable Communities, the project promotes efficient land use by focusing on residential mixed-use infill projects in downtown Firebaugh. The emphasis on mixed-use development, including housing and commercial spaces, contributes to a more efficient and livable urban environment.
2. Provide a Variety of Housing Options for All Income Levels, the initiative explicitly addresses the need for affordable housing in Firebaugh, where the median household income is substantially lower than the state average. By seeking funding for mixed-use residential infill projects, the project aims to provide diverse housing options, including affordable units.
3. Conserve Agricultural Land, by focusing on infill development in the downtown area, the project helps conserve agricultural land by limiting urban sprawl.
4. Encourage Equitable Redevelopment, the project's comprehensive predevelopment program and emphasis on public-private partnerships with community-based organizations demonstrate a commitment to equitable redevelopment. The outreach activities, including workshops and collaboration with major users and property owners, ensure that the community's diverse needs are considered in the redevelopment process.
5. Limit Growth "Footprint", infill projects are inherently aligned with the goal of limiting the growth footprint. The initiative focuses on utilizing existing urban spaces, infrastructure, and resources, thereby avoiding expansion into undeveloped areas and promoting sustainable urban growth.

The proposed project aligns with several performance indicators of the 2022 RTP/SSC, most notably public health, clean air, bike and walk friendly, protecting agricultural land, and access to jobs and services in disadvantaged communities. The proposed project, with its broader goal achieving multimodal improvements for the entire community, achieves this by incorporating smart growth principles into the eventual project concepts such as promoting compact, mixed-use and transit oriented development, increasing walking and biking through street design and place-based strategies, targeting infrastructure investments in walking, biking and transit, and by ensuring a healthier future to Firebaugh residents by improving land-use and transportation connections.

Explain how the project supports new housing development and shifts travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs.

The Firebaugh Downtown Infill Initiative demonstrates a commitment to supporting new housing development and shifting travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs in the following ways:

1. Pedestrian and Bicycle Infrastructure: The project emphasizes the creation of mixed-use, walkable spaces in downtown Firebaugh. Firebaugh has focused on streetlights, sidewalks, bulb-out improvements, and tree wells in their downtown to enhance the pedestrian

infrastructure. This not only supports new housing development but also encourages residents to use alternative modes of transportation.

2. **Alternative Mobility Options:** The initiative includes a comprehensive assessment and analysis of existing infrastructure for alternative mobility options, such as transit, car-share, bicycle, and pedestrian alternatives. By identifying opportunities and recommending improvements, the project aims to provide viable alternatives to private vehicle travel, reducing dependency on cars. This approach recognizes the importance of integrating different modes of transportation to create a well-connected and accessible urban environment.
3. **Capital and Program Improvements:** The project commits to recommending capital and program improvements to support less vehicle miles traveled (VMT). As part of the outreach activities, the project includes transportation surveys to gather input about resident travel patterns and preferences. This inclusive approach ensures that the transportation needs and preferences of the community are considered in the planning process, making the resulting infrastructure more responsive and effective.
4. **Affordable Housing and Sustainable Communities (AHSC) Program:** The project acknowledges the importance of city support, particularly for developments geared towards the AHSC program and the Low-Income Housing Tax Credit (LIHTC) program. These programs inherently prioritize projects that contribute to sustainable transportation and promote affordable housing.

By addressing pedestrian infrastructure, promoting alternative mobility options, and integrating sustainable practices, the Firebaugh Downtown Infill Initiative supports a shift away from car-dependent travel and contributes to the creation of a more sustainable and livable urban environment.

Project Alignment with REAP 2.0 Primary Factors:

Explain how your proposed project complies with the six factors below as applicable.

Factor 1: Supporting Compliance with your Jurisdiction's Housing Element for the 6th Cycle Regional Housing Needs Assessment.

The City of Firebaugh's 6th cycle RHNA details the need for 443 additionally planned housing units from 2023 to 2031. Approximately half of this unit count identifies housing for low-income and below households. The Firebaugh Downtown Infill Initiative aligns with Firebaugh's Jurisdiction's Housing Element for the 6th Cycle Regional Housing Needs Assessment in several key ways:

1. **Population Growth:** the proposed project aligns with the population trends highlighted in the Needs Assessment including the need to serve a younger population (ie. student housing) as well as the need to serve the elderly and the disabled.

2. **Affordability:** The Housing Element identifies the low median household income in Firebaugh and the over-representation of very low-income families. The initiative's emphasis on affordable housing development, public-private partnerships, and incentives aligns with the goal of addressing the housing needs of lower-income households.
3. **Rental Housing Demand and Overpayment:** With over half of the households in Firebaugh being renters, and a significant percentage experiencing overpayment for housing, the Firebaugh Downtown Infill Initiative's focus on rental housing by promoting multifamily developments.
4. **Special-Needs Groups and Farmworker Housing:** The Housing Element identifies special-needs groups, such as extremely low-income households and farmworkers, as requiring specific attention. The Firebaugh Downtown Infill Initiative addresses these needs through programs supporting multifamily units for all segments of the population.

Factor 2: Transformative Planning and Implementation Activities (e.g., provides for housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership).

The Firebaugh Downtown Infill Initiative promotes transformative planning and implementation activities through various components that strategically contribute to housing, planning, and infrastructure investments supporting infill housing:

1. **Mixed-Use and Residential Infill Development:** By concentrating on infill development, the project aims to optimize the use of existing urban space, reducing the need for expanding into outlying areas and encouraging denser, more sustainable development.
2. **Walkability and Density:** The initiative aims to enhance the walkability of downtown Firebaugh by fostering mixed-use development. This includes residential components, making it easier for residents to access amenities, services, educational and employment opportunities within the downtown area.
3. **Public-Private Partnerships and Incentives:** The project actively engages public-private partnerships with entities such as the Firebaugh West Hills Community College, affordable housing developers, and community-based organizations. These partnerships leverage resources and expertise, facilitating the implementation of transformative projects.
4. **Multimodal Transportation Alternatives:** The initiative emphasizes multimodal transportation options, including pedestrian, bicycle, and transit alternatives, a reduction in vehicle miles travelled is therefore attainable.

Factor 3: Public Outreach 1. Explain how the proposed project arose from or went through a public process to solicit community input; or if this is a planning project, explain how the scope of work includes a public process.

Public outreach efforts for the 2030 Firebaugh General Plan, the Central Firebaugh Revitalization Plan and the recent HCD LEAP funded activities have all contained a public outreach component. Mixed use housing, housing for all income groups and housing that focuses on walkability were key take-aways from these efforts. The general plan allows for mixed use development that incorporates residential and commercial uses in the same building or on the same site. The city adopted a new Zoning Ordinance in 2016 that lists mixed use residential as a permitted use in the C-2 (Central Commercial) zone.

The proposed scope of work includes an extensive public outreach process that will include several public workshops with residents, business owner, property owners, and major users such as the Firebaugh Community College Center. Bi-lingual public workshops will be conducted during all phases of the planning process to ensure resident input is inclusive and empowers the community to shape future development plans, ensuring that the proposed projects meet the diverse needs of the population. Focus groups are also included in the outreach effort.

Factor 4: Benefit to Disadvantaged Populations.

The proposed project with eventual outcomes of affordable, safe and quality housing options for all residents will, without a doubt, ensure that disadvantaged populations will benefit from the project. The entire city of Firebaugh is in the top 25% SB 535 Disadvantaged Community category and shows a 90.2 percentile on CalEnviroScreen 4.0. The median household income of \$36,411 is among the lowest in Fresno County. More than half (53%) of the Firebaugh households are renters and one-third of the entire population lives in poverty.

Factor 5: Significant Beneficial Impacts Metrics should be included when demonstrating Significant Beneficial Impact. Variables or targets may include but are not limited to benefiting households by income group; meeting and exceeding the housing production goals of the Regional Housing Needs Assessment; the number of Housing units anticipated and achieved (new construction, preservation/conservation, and rehabilitation); density; infrastructure; infrastructure capacity and accessibility; community amenities; investments; Vehicle Miles Traveled reduction goals; regional and local equity policies; and GHG reduction goals.

1. Explain how the project leads to substantial changes in land use patterns and travel behaviors, demonstrated by:
 - A rate of change compared to the baseline; or
 - The magnitude of impact relative to variables or targets; or
 - The proportion of need achieved; or
 - The impact relative to past trends, policies, and practices; or a significant regionwide benefit that is not small in scope. Project contributes to spreading REAP 2.0 projects throughout the region to ensure a regionwide benefit.

The following metrics demonstrate the significant beneficial impacts of the proposed project that lead to substantial changes in land use patterns and travel behaviors:

1. **Affordability**. The number of affordable housing units included in the proposed mixed-use projects, ensuring that housing options cater to various income levels, especially those in the working class with lower median incomes, is well beyond a baseline number of zero at this time. We anticipate that over 300 housing units will be developed as a result of the REAP 2.0 funding, a substantial increase from zero.
2. **Community Engagement Participation Rates**: We anticipate high community participation rates would indicate that the project is responsive to the needs and preferences of the local population and will serve as a model for implementing predevelopment activities in disadvantaged communities throughout the region.
3. **Reduction in Vehicle Miles Traveled (VMT)**: The impact of the project on transportation patterns will be assessed by the measurable reduction in VMT. The focus on alternative mobility options and creating a multimodal Firebaugh aims to minimize reliance on personal vehicles.
4. **Percentage of Funding Leveraged from Additional Sources**: The ability to track the percentage of funds leveraged from sources beyond the REAP 2.0 funding will be an indicator of the project's ability to attract investments from other private and public sources.
5. **Climate Resilience and Greenhouse Gas Emission Reductions**: Through the incorporation of climate-resilient standards into the conceptual designs, the project's commitment to sustainable and resilient urban development can be measurable to other indoor air quality and climate goals when compared to conventional housing.

Factor 6: California Planning Priorities 1. Explain how the project supports promotion of infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and preserves cultural and historic resources. 2. Explain how the project supports protection of environmental and agricultural resources by protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection. 3. Explain how the project encourages efficient development patterns by ensuring that any infrastructure associated with development does all of the following:

- Uses land efficiently; and
- Is built adjacent to existing developed areas; and
- Is located in an area appropriately planned for growth; and

- Is in a location served by adequate transportation and other essential utilities and services; and
- Minimizes ongoing costs to taxpayers

1. Support for Infill Development and Equity:

- **Infrastructure Rehabilitation and Improvement:** The project focuses on the improvement of existing infrastructure and multimodal options, particularly in underserved areas. This approach minimizes the need for expanding into undeveloped areas and encourages infill development.
- **Appropriate Reuse and Redevelopment:** The initiative prioritizes the appropriate reuse and redevelopment of previously developed, underutilized, and vacant land. This strategy aligns with the principles of infill development, reducing urban sprawl and promoting equity by revitalizing existing communities.
- **Preservation of Cultural and Historic Resources:** The project incorporates measures to preserve cultural and historic resources. The project is not anticipated to infringe on any existing cultural or historic resources as it will focus on vacant infill lots.

2. Protection of Environmental and Agricultural Resources:

- **Preservation of Natural Lands:** The project contributes to the protection, preservation, and enhancement of the state's natural resources. It specifically addresses the importance of working landscapes, including farm, range, and forest lands, by avoiding unnecessary expansion into these areas.
- **Sustainable Land Use Practices:** Through its focus on infill development, the project adopts sustainable land use practices, preventing urban sprawl into environmentally sensitive areas.
- **Special Protection Areas:** The project aligns with state priorities by respecting and preserving landscapes with locally unique features. It identifies and avoids encroachment into areas identified by the state.

3. Encouragement of Efficient Development Patterns:

- **Land Use Efficiency:** The project ensures efficient land use by promoting infill higher density development, utilizing existing urban spaces effectively, and avoiding unnecessary sprawl.
- **Adjacent Development:** Infrastructure associated with development is strategically built adjacent to existing developed areas.
- **Strategic Planning for Growth:** The project is located in areas appropriately planned for growth, aligning with regional and local planning goals.
- **Infrastructure in Transit-Served Locations:** Infrastructure associated with the project is located in areas served by adequate transportation and essential utilities and services. This ensures that residents have convenient access to public transit and essential services, reducing reliance on private vehicles and promoting sustainable transportation modes.
- **Cost-Effective Development:** The project minimizes ongoing costs to taxpayers by adopting a sustainable and efficient development approach through an infill program on land already served by existing infrastructure, and on land already planned for zoned for mixed-use housing.

Project Alignment with REAP Secondary Factors

Factor 1: Project Scope of Work and Budget A scope of work, schedule and budget must be included as part of the grant application. Are these included in this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Factor 2: Project Risk Assessment: Risks alone should not result in a deficiency but should be considered if they are unmitigated, not fully understood, or unmanageable. Capacity and project experience of the applicant(s) will be considered as part of the project risk assessment. 1. How has the applicant considered risk in delivering the project within the required timeframe? Yes, we have considered risk in delivering the project. We have the staffing, project management and expertise to deliver this project while understanding the risk. Many of the sites we are targeting have been vacant for decades and we have had preliminary discussions with the property owners to know that a legitimate chance for development can occur. We have had public workshops, planning efforts, LEAP funded efforts and other activities that lay the groundwork for this next phase of work. We have had preliminary discussions with infill developers and understand what is needed from an incentive and development right perspective to get them to come to Firebaugh and help us revitalize our urban core. Thank you for considering our application and believing in us.	

Letters of Support (Optional - submit as a separate attachment)

Resolution of Support from Member Agency (Required – submit as a separate attachment)

Authorized Representative

or

Ben Gallegos, City Manager
Name

Date Resolution of Support is
Anticipated to go before City Council/



Board of Supervisors: January 10, 2024

Signature

Note: All resolutions must be submitted to Fresno COG by or before the Scoring Committee's first meeting on January 15th.



COALINGA

Carla Tweed, Ed.D

President

559-934-2200

carlatweed@whccd.edu

Fresno Council of Governments
2035 Tulare Street, STE 201
Fresno, CA 93721

RE: Support for Firebaugh's Downtown Infill Initiative

Dear Fresno COG REAP 2.0 Selection Committee:

I am writing to express my enthusiastic support for the City of Firebaugh's Downtown Infill Initiative, a transformative project seeking \$1.5 million in REAP 2.0 funding from the Fresno Council of Governments. This initiative is a comprehensive effort by the City of Firebaugh to address critical needs in the community and enhance the vibrancy of its downtown area.

The proposed innovative predevelopment program aligns with the city's vision of fostering residential mixed-use infill projects, particularly focusing on affordable housing and community-based development. Firebaugh, with its unique challenges, deserves attention and investment to create a more sustainable and equitable urban landscape.

The initiative's emphasis on public-private partnerships with entities such as Firebaugh West Hills Community College, affordable housing developers, and community-based organizations demonstrates a collaborative approach. It also takes into account the socio-economic realities of Firebaugh, where a significant portion of the population faces economic hardships.

The planned outreach activities, involving residents, property owners, and major users of downtown Firebaugh ensures that the development aligns with community needs and aspirations. Furthermore, the initiative's commitment to incorporating climate-resilient standards, and alternative mobility options underscores its forward-thinking approach. The proposed concept of packaging available sites in a comprehensive strategy that focuses on affordable housing reflects a commitment to addressing the diverse needs of Firebaugh's population.

In conclusion, the Firebaugh Downtown Infill Initiative is a crucial step towards revitalizing the heart of Firebaugh. I wholeheartedly support this project and urge the Fresno Council of Governments to approve the requested REAP 2.0 funding. The success of this initiative will undoubtedly have a positive and lasting impact on the residents, businesses, and overall vitality of Firebaugh.

Sincerely,

Carla Tweed, Ed. D
President
West Hills College Coalinga



County of Fresno

BOARD OF SUPERVISORS
SUPERVISOR BRIAN PACHECO – DISTRICT ONE

December 11, 2023

Fresno Council of Governments
2035 Tulare Street, STE. 201
Fresno, CA 93721

Dear Fresno COG REAP 2.0 Selection Committee:

As the Fresno County Supervisor representing western Fresno County, I am writing to express my support for the City of Firebaugh's Downtown Infill Initiative, a transformative project for which the city is seeking \$1.5 million in Regional Early Action Planning (REAP 2.0) funding from the Fresno Council of Governments.

This initiative will create a comprehensive effort by the City of Firebaugh to address critical community needs while enhancing the vibrancy of its downtown area. The proposed innovative predevelopment program aligns with the city's vision of fostering residential mixed-use infill projects, particularly focusing on affordable housing and community-based development.

Firebaugh faces unique challenges and deserves attention and investment to build a more sustainable and equitable urban landscape. Firebaugh's REAP 2.0 focus on public-private partnerships with entities such as Firebaugh West Hills Community College, affordable housing developers, and community-based organizations demonstrates collaboration that also recognizes Firebaugh's socioeconomic realities - one-third of households live in poverty with a median income of \$36,667, not even 45% of California's median household income.

Outreach activities will include residents, property owners, and regular visitors of downtown Firebaugh to ensure that new development aligns with community needs and aspirations. Furthermore, the initiative's commitment to incorporating climate-resilient standards, and alternative mobility options underscores its forward-thinking approach. This concept of packaging available sites in a comprehensive strategy to focus on affordable housing reflects a commitment to addressing the diverse needs of the city's population.

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Sincerely,

Brian Pacheco
Fresno County Supervisor, District 1

Biola • Cantua Creek • Easton • Firebaugh • Five Points • Helm • Herndon • Highway City
Kerman • Mendota • Mercy Hot Springs • Rolinda • San Joaquin • Three Rocks • Tranquillity

Fresno Council of Governments
2035 Tulare Street, STE 201
Fresno, CA 93721

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Sincerely,



Alfred Valdez
Board Member
Firebaugh Autism Awareness

Fresno Council of Governments
2035 Tulare Street, STE 201
Fresno, CA 93721

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Sincerely,



Alfred Valdez

President

Firebaugh Regional Health Council