

MISSION HERITAGE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES STREET AND ALLEY IMPROVEMENTS

Public Works Department

City Council
June 24, 2025

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BACKGROUND

1. The **Affordable Housing and Sustainable Communities (AHSC) Program**, created by California in 2014, implements Assembly Bill 32 by investing in projects that reduce Green House Gas (GHG) emissions by supporting more compact infill development patterns and integrating affordable housing with transportation infrastructure.
2. On 2/5/19, **Resolution No. 23415** was approved for a joint application with Wakeland Housing and Development Corporation (Wakeland) for the development of the Mission Heritage Plaza Housing Project.
3. On July 8, 2019, the State notified the City and Wakeland of an **AHSC award of \$16,826,931** (Attachment 1).



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BACKGROUND

4. On November 9, 2020, the City and Wakeland entered into a **Standard Agreement for AHSC Funding** with the State of California.
5. On January 5, 2021, the **City Council formally accepted the grant award of \$3,189,779** from the State of California AHSC grant for transportation projects awarded under the Mission Heritage Plaza Project including alley improvements, sharrows/bike striping and signage, Dwight Avenue sidewalk, Pedestrian Hybrid Beacon Signal and two bike racks locations.



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CURRENT PROJECT



Alleyway Improvements
at the following
5 locations:

- **Alley from Fourth St. to Fifth St.**
between Lime St. & Mulberry St.
- **Alley from Sedgwick Ave. to Kansas Ave.**
between Tenth St. & Eleventh St.
- **Alley from Sedgwick Ave. to Kansas Ave.**
between Eleventh St. & Twelfth St.
- **Alley from Victoria Ave. to Kansas Ave.**
between Ninth St. & Tenth St.
- **Alley from Commer Ave. and Franklin Ave.**
between 4th St. & 5th St.



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CURRENT PROJECT

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Reconstruct missing segments of sidewalks, driveways, and non-compliant pedestrian ramps along Dwight Ave. between Seventh St. and Minnesota St.

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Class II bike path on the following locations:

- **Park Ave.** between Twelfth St. and University Ave., **Twelfth St.** between Park Ave. and Howard Ave., and **Howard Ave.** between Twelfth St. and Fourteenth St.
- **Sixth St.** between Market St. and Redwood Ave.
- **Protected pedestrian “Hawk” Signal** at the intersection of Mission Inn Blvd. & Fairmount Blvd.



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CURRENT PROJECT

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Reconstruct damaged concrete curbs, gutters, sidewalks, driveways, and non-compliant pedestrian ramps within all rehabilitation locations

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Install new signing and striping throughout, as necessary

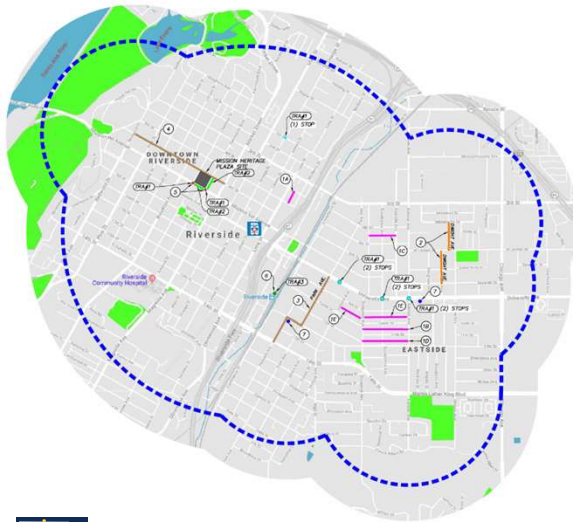


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LOCATION MAP



MAP LEGEND

- Project Area
- Project Site
- ½ Mile AHD Buffer
- ½ Mile STI Buffer
- ½ Mile STI Buffer
- Qualifying Transit Station
- Safe & Accessible Walkways (Art Alleysways)
- Safe & Accessible Walkways (Sidewalks)
- Context Sensitive Bikeways
- Transit Stop Improvements
- Pedestrian Crossings
- Bike Share Stations
- Urban Greening
- Project Description

PROJECT DESCRIPTIONS

- 1A Alley Improvements – Bike Sharrows and Striping.
- 1B Alley Improvements – Bike Sharrows and Signage.
- 1C Alley Improvements – Bike Sharrows and Striping.
- 1D Alley Improvements – Bike Sharrows and Striping.
- 1E Alley Improvements – Bike Sharrows and Striping.
- 2 Sidewalk Improvements
- 3 Bike Lane Improvements
- 4 Bike Lane/Sharrows Improvements
- 5 Protected Pedestrian Crossing
- 6 Mobility Hub
- 7 Bike Rack Locations
- TRA#1 New Bus Stop Improvements
- TRA#2 Urban Greening – Streetscape/Parkway Improvements.
- TRA#3 Urban Greening at Transit Hub.



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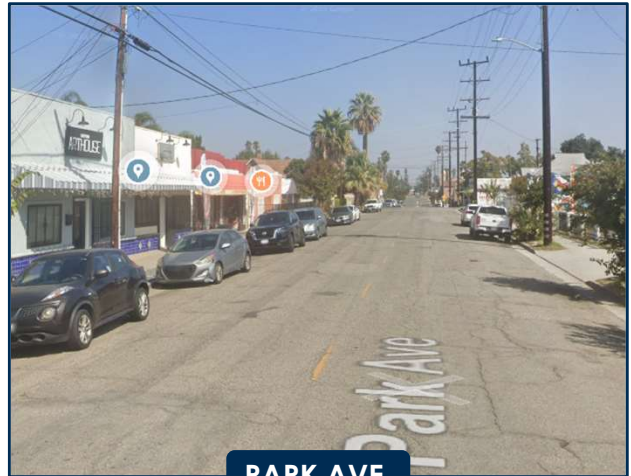
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EXISTING CONDITIONS



ALLEY BETWEEN 4TH & 5TH BETWEEN LIME & MULBERRY



PARK AVE.



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EXISTING CONDITIONS



DWIGHT AVE.



MISSION INN & FAIRMOUNT



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 6 Infrastructure, Mobility and Connectivity



Goal No. 6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

1. **Award a construction contract for Bid No. 8131** for construction of Mission Heritage Affordable Housing & Sustainable Communities Street and Alley Improvements to Hardy & Harper, Inc., of Lake Forest, California, in the amount of \$1,845,000; and
2. **Authorize 10% change order authority in the amount of \$184,500** for project changes due to unforeseen conditions, for a total amount not to exceed \$2,029,500; and
3. **Authorize the City Manager, or his designee, to execute the construction contract with Hardy & Harper, Inc.,** including making minor and non-substantial changes, subject to the availability of funds.



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