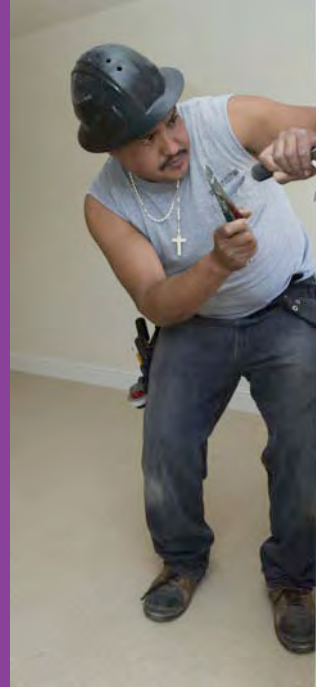


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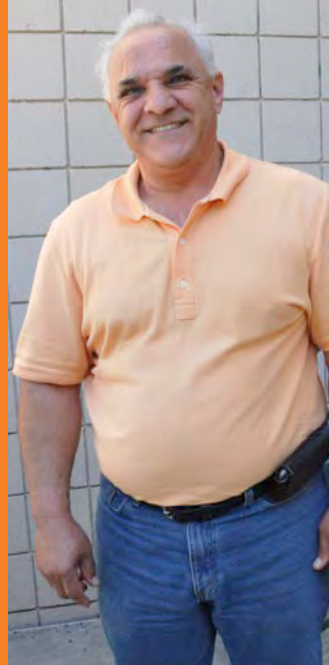
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Procurement Type:	Informal Solicitation				Formal Solicitation			
	Micro Purchase/Single		Small Purchase/Multiple		Sealed Bids/IFB		Competitive Proposal/RFP/RFQ	
Funding Source:	Federal	Non-Federal	Federal	Non-Federal	Federal	Non-Federal	Federal	Non-Federal
Consultants	\$1-\$3,000	\$1-\$10,000	\$3,000-\$150,000	\$10,000-\$150,000	N/A	N/A	\$1-\$150,000	\$1-\$150,000
Architects and Engineers	\$1-\$3,000	\$1-\$10,000	\$3,000-\$150,000	\$10,000-\$150,000	N/A	N/A	\$1-\$150,000	\$1-\$150,000
Construction	\$1-\$3,000	\$1-\$10,000	\$3,000-\$150,000	\$10,000-\$150,000	\$1-\$150,000	\$1-\$150,000	\$1-\$150,000	\$1-\$150,000



Real Estate Development Pipeline Update

October 27, 2015



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Development Real Estate Strategic Priorities

- Current portfolio conversion utilizing RAD or other tools
- Focus on neighborhoods surrounding existing properties
- Explore acquisition opportunities
 - Neighborhoods with low quality rental stock
- Downtown developments including Admin Site
- Permanent Supportive Housing or related projects
 - Must include strong support from partners
- New construction opportunities to increase quality stock and diversify income streams
- Neighborhoods of opportunity

* Priorities from Board Retreat in May 2013



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Pipeline Overview

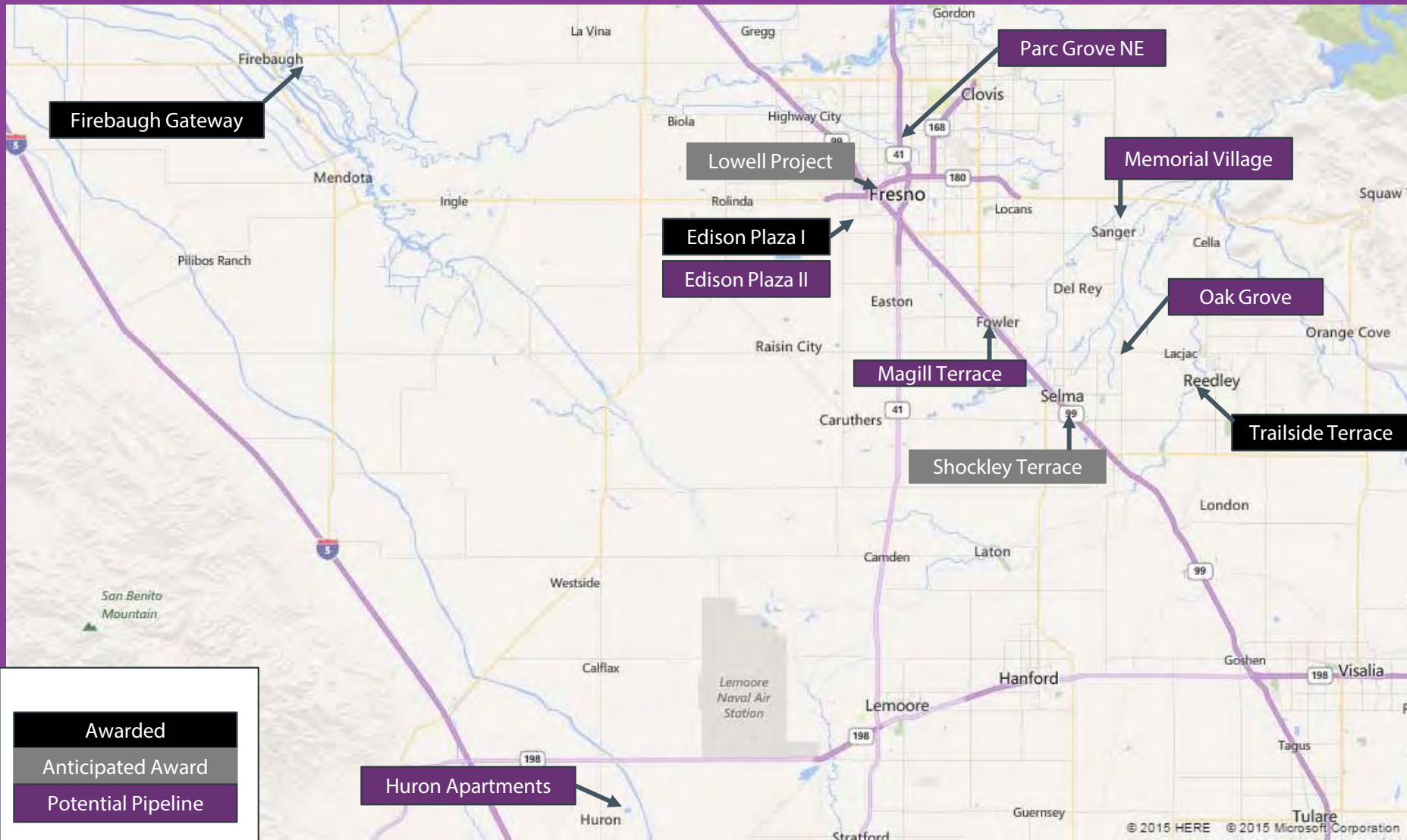
- Lowell Neighborhood Project (Fresno)
- Shockley Terrace (Selma)
- Magill Terrace (Fowler)
- Edison Apartments II (Fresno)
- Memorial Village (Sanger)
- Oak Grove (Parlier)
- Huron Apartments (Huron)
- Parc Grove Northeast (Fresno)



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Location of Projects in the Pipeline



Lowell Neighborhood Project -Fresno, CA

- Proposed 30 units of family housing in the Lowell neighborhood near downtown Fresno
 - 22 units of rehabilitation (Calaveras site)
 - 8 units of new construction (Glenn site)
- Partnership with Better Opportunities Builder, Lowell Community Development Corp. and Silvercrest
- Award of HOME funds on June 25, 2015
- HRFC commitment of up to \$1M
- Anticipated Tax Credit award on September 23, 2015



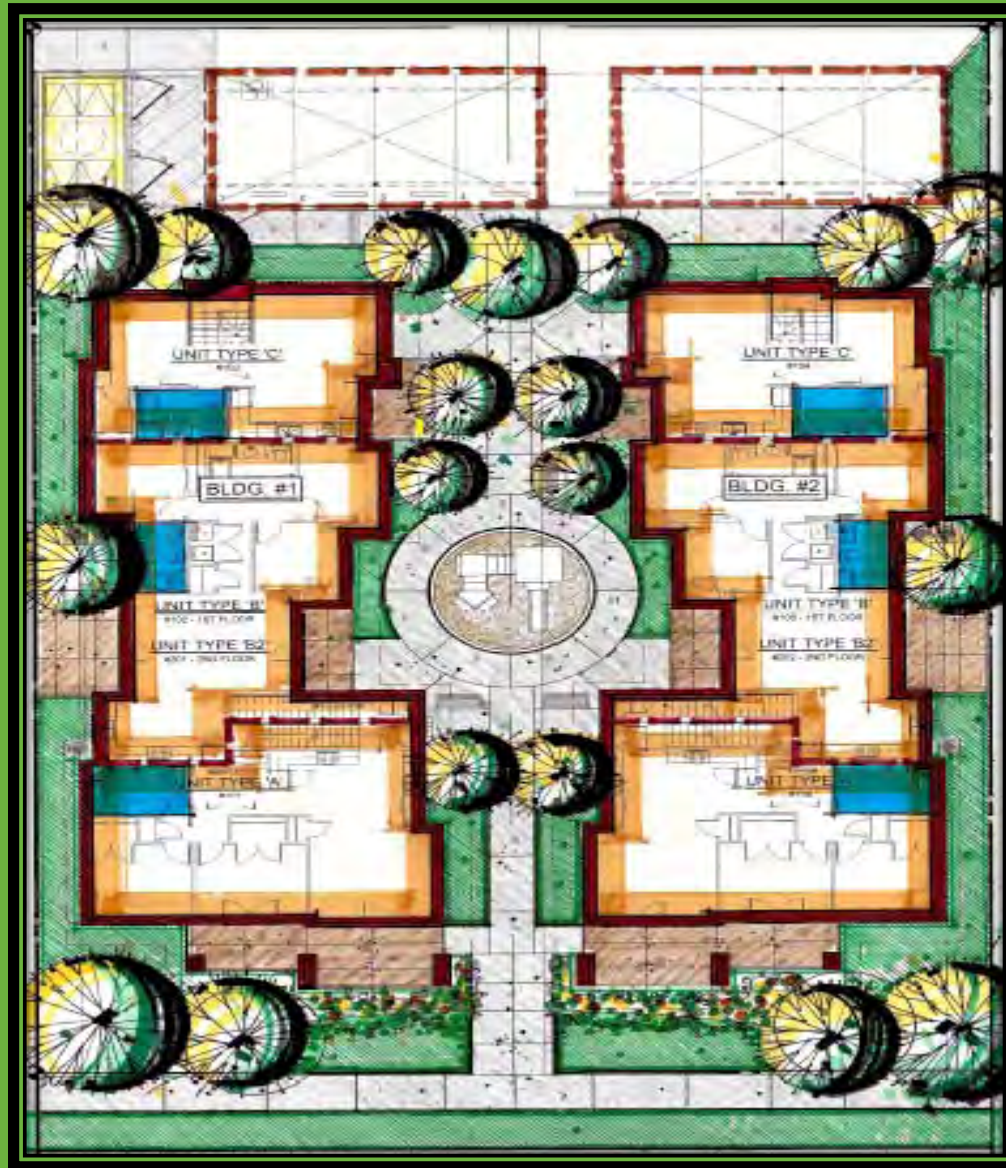
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Lowell Neighborhood Project



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Lowell Neighborhood Project



Glenn Site Plan

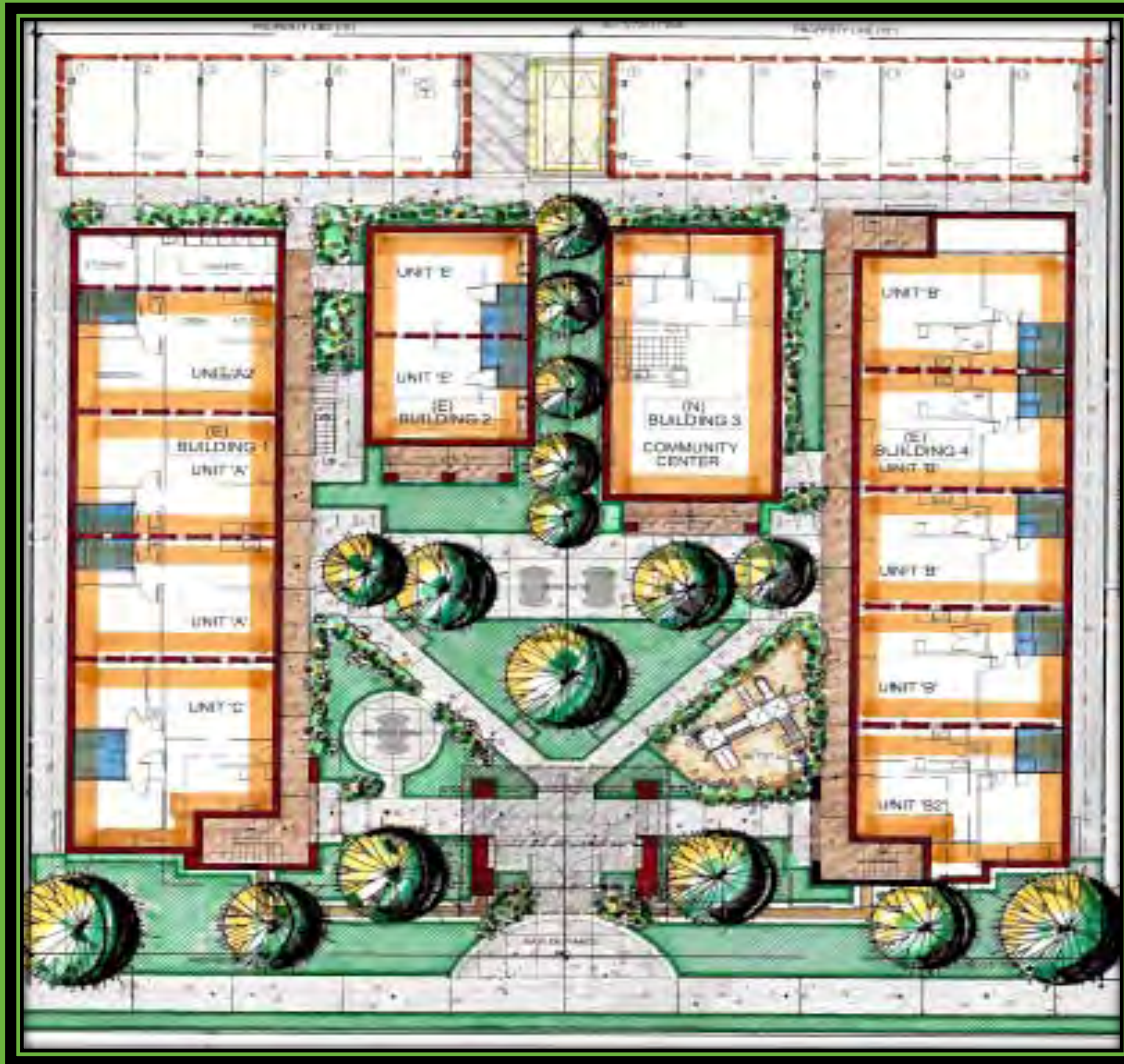


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Lowell Neighborhood Project



Calaveras Site Plan



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Lowell Neighborhood Project

Board Actions to Date:

- Resolution to approve pre-development (entity formation, option to purchase)
- Submission for City of Fresno HOME funds
- Approval of HRFC Financing Commitment
- Application for 9% LIHTC & various financing sources.

Recommended Actions:

- Acquisition of 240-250 Calaveras



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Shockley Terrace -Selma, CA

- Proposed redevelopment of an existing 25 unit low income public housing site
- New construction project of 48 units of which 25 units will be RAD conversion units
- FH estimated seller financing and LIPH cap/op funds of approx. \$1.5M
- HRFC estimated commitment of up to \$1.8M
- Anticipated award of Tax Credits on September 23, 2015
- Potential Fresno County HOME/NSP application



Shockley Terrace Site Map



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Shockley Terrace Site Plan



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Shockley Terrace

Board Actions:

- Approval of MOU with Silvercrest, Inc. & the formation of a to-be-formed Limited Partnership.
- Funding commitment from HRFC, Public Housing Capital Funds and/or Operating Reserves and Seller Financing Proceeds.
- Application for 9% LIHTC & various financing sources.
- Award of Architectural contract with Mogavero & Notestine

Recommended Actions:

- Approval of submission for additional funding



***Project Pipeline:
- Potential 2016-2017***



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Magill Terrace

-Fowler, CA

- Proposed redevelopment of an existing 20 unit low income public housing site
- New construction project of 60 units of which 20 units will be RAD conversion units
- FH estimated seller financing and LIPH cap/op funds of approx. \$1.5M
- HRFC estimated commitment of up to \$2M
- Unsuccessful July 1, 2015 CTCAC application.
- Potential re-submission March, 2016



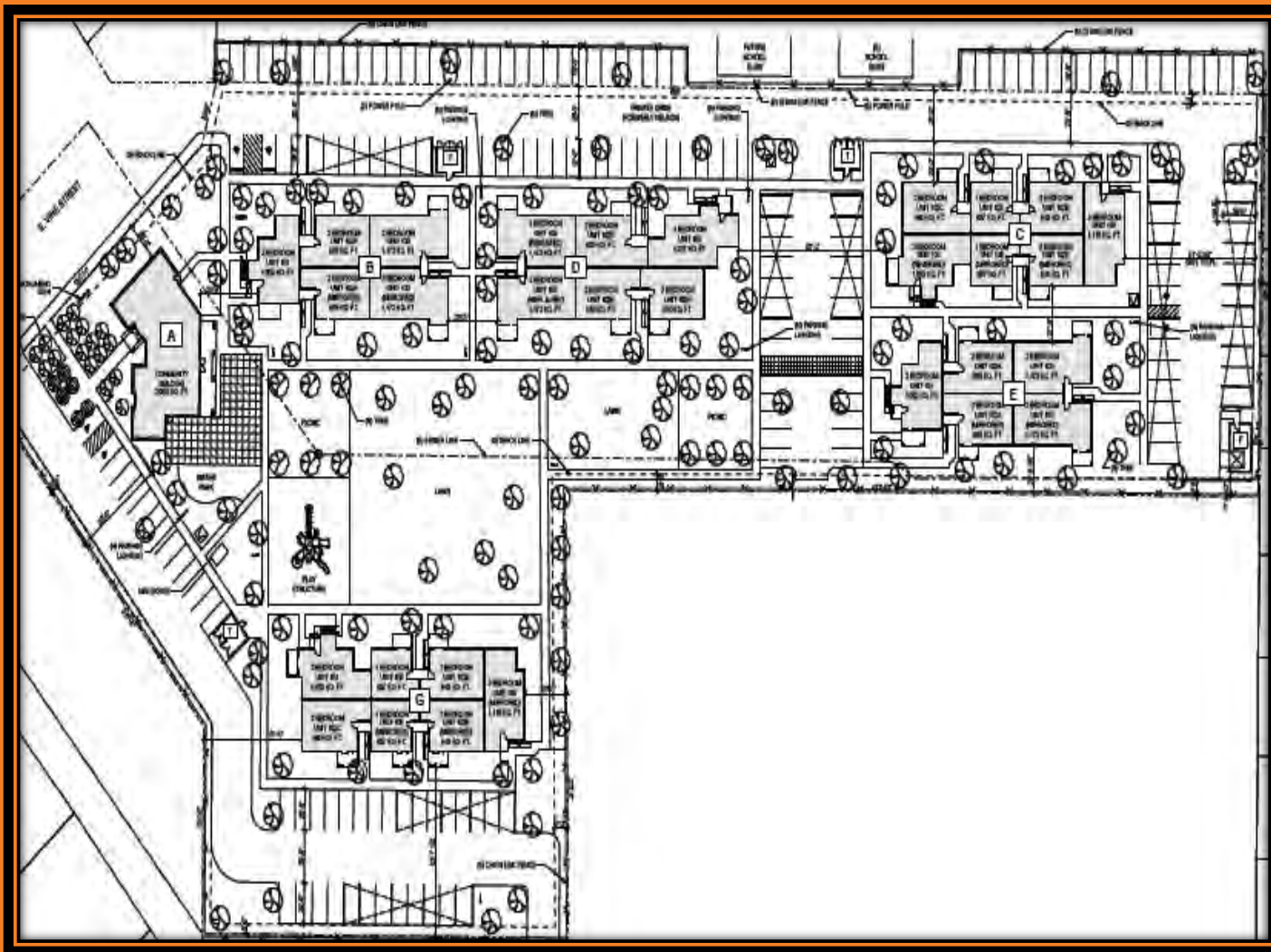
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Magill Terrace



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Magill Terrace Site Plan



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Magill Terrace

Board Actions to date:

- Approval of MOU with Silvercrest, Inc. & the formation of a to-be-formed Limited Partnership.
- Funding commitment from HRFC, Public Housing Capital Funds and/or Operating Reserves and Seller Financing Proceeds
- Application for 9% LIHTC & various financing sources
- Award of Architectural contract with Mogavero & Notestine



Edison Apartments II

-Fresno, CA

- Proposed new construction of 64 units on a shared site with Edison Apartments I in SW Fresno
- HRFC estimated commitment of approx. \$1.7M
- Partnership with Edison Plaza Partners and City of Fresno (Housing Successor)
- Potential 2016 CTCAC submission



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Edison Apartments II



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LORENA AVENUE

ADJACENT PROPERTY

SOUTH WALNUT AVENUE

EAST FLORENCE AVENUE

Site plan showing building footprints, parking lots, and streets. The plan includes labels for Lorena Avenue, East Florence Avenue, and South Walnut Avenue. It also shows various building footprints, parking lots, and a north arrow.



Memorial Village

-Sanger, CA

- Proposed redevelopment of an existing 35unit, 3.72 acre low income public housing site
- New construction project of up to 88 units of which 35 units will be RAD conversion units
- Potential March 2016 CTCAC application



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Memorial Village – Area Map



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Memorial Village – Site Map



Existing complex



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Oak Grove -Parlier, CA

- Proposed redevelopment of an existing 50 unit low income public housing site
- New construction project of approx. 100 units of which 50 units will be RAD conversion units
- Potential March 2016 CTCAC application



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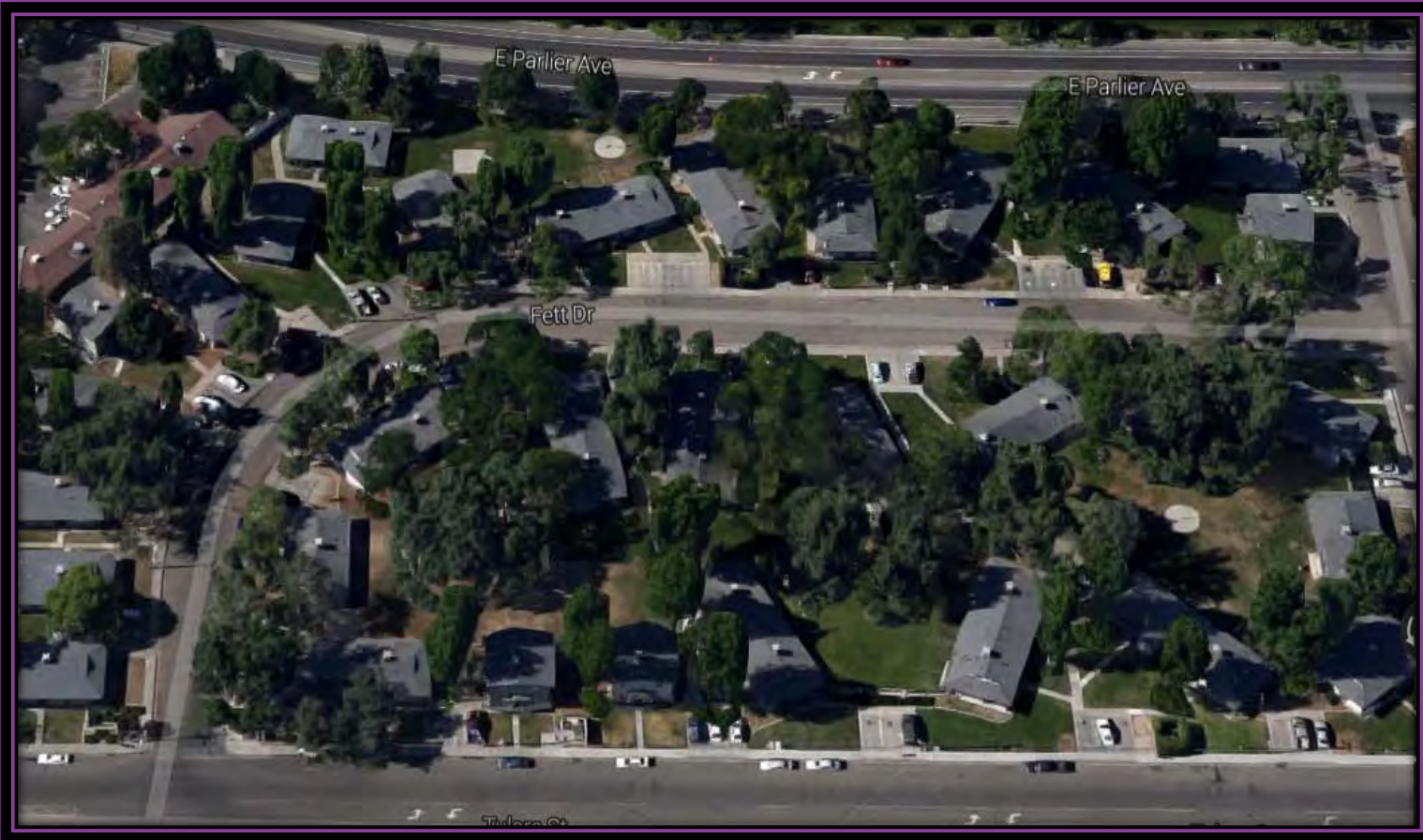
Oak Grove – Site Map



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Oak Grove- Site Map



Existing complex



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Huron Apartments -Huron, CA

- Proposed redevelopment of 64 unit low income public housing at four non-contiguous sites
- New construction project of approx. 100 units of which 64 units will be RAD conversion units
- Potential 2016 CTCAC Application



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Huron Apartments– Site Map



Existing complex (Casarez I&II)



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Huron Apartments – Site Map



Existing complex (Huron Apts)



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Parc Grove Northeast -Fresno, CA

- Proposed new construction on over 4 acres of vacant land adjacent Parc Grove Commons
- New construction of up to 100 units in two separate phases
- Proposed 40 units of veterans housing
- Proposed 60 units of senior housing
- Potential early learning center
- Potential 2016 TCAC application



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Parc Grove Commons NE



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Thank you!

For additional potential projects in the planning phases,
please see the spreadsheet:

Fresno Housing Real Estate Development Pipeline and
Pre-development Opportunities



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