



Board of Commissioners Special Board Meeting

June 28, 2021



AGENDA

O (559) 443-8400 F (559) 445-8981

1331 Fulton Street Fresno, California 93721 TTY (800) 735-2929

www.fresnohousing.org

Special Meeting of the Boards of Commissioners of Fresno Housing

5pm - June 28, 2021 – Per Executive Order N-25-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically," this Board Meeting will be held via conference call and can be accessed as follows:

To join via Zoom: https://bit.ly/06282021SBM

To join via teleconference, call: (669) 900-6833. Meeting ID: 974 1463 0121

Passcode: 685802

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within their subject matter jurisdiction, are asked to submit a "Request to Speak". You will be called to speak under Agenda Item 3, Public Comment. Please email your request to speak to executiveoffice@fresnohousing.org.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

5pm

5

1. Call to Order and Roll Call

2. Approval of agenda as posted

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention to the Authority after the posting of this agenda.

3. Public Comment

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is <u>not</u> listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Consent

a. Consideration of Acceptance of the Tax Credit Allocation Committee Award – Esperanza Commons Acceptance of the 9% Tax Credit Award from the Tax Credit Allocation Committee.

b. Consideration of Approval to Apply for City of Fresno
HOME Funds: Step Up on 99

Approval of the application for \$2 million of City HOME funds.

5. Closed Session

a. CONFERNCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Gov't Code §54954.5(b))

Address: Vacant Land, Fresno, CA 93706 (APN: 477-060-04)

Agency Negotiator: Housing Authority of the City of Fresno (HACF)

Negotiating Parties: HACF, Housing Successor to the Redevelopment Agency of the City of Fresno

Under Negotiation: Price and Terms

6. Staff Presentation and Discussion

a. Housing Relinquished Fund Corporation (HRFC) Reserve 13
 Analysis

An update on the cash reserves. Continued from the June 22, 2021 Board Meeting.

b. Real Estate Development Update
Staff will present an update on development activities.

14

7. Action

a. Consideration of Approval to Submit Funding
 Applications for Avalon Commons (Phase 1)

 Continued from the June 22, 2021 Board Meeting.

		PAGE #
b.	Consideration of Approval to Submit Funding	25
	Applications for Sun Lodge (fka Days Inn)	
	Continued from the June 22, 2021 Board Meeting.	
c.	Consideration of Approval to Submit Funding	35
	Applications for City of Fresno HOME Funds: SW Fresno	
	Single Family Project	
	Approval of an application for funding a homeownership project in Southwest	
	Fresno.	

8. Adjournment



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www.fresnohousing.org

TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 4a

Interim CEO/Chief Programs Officer **AUTHOR:** Scott Berry

SUBJECT: Approval to Accept Low-Income Housing Tax Credit Award for

Esperanza Commons

Executive Summary

On February 23rd, 2021, the Board of Commissioners adopted resolutions approving the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application for Esperanza Commons to the California Tax Credit Allocation Committee (CTCAC) for purposes of substantial rehabilitation and to secure new financing for the property. The LIHTC program provides incentives for the utilization of private equity in the development of affordable housing. CTCAC administers the federal and state LIHTC programs in California.

On March 8th, 2021 the Fresno Housing Authority (FH) submitted a funding application to CTCAC for 9% LIHTCs for Esperanza Commons located in Mendota, CA. On June 16, 2021, CTCAC formally awarded a preliminary reservation for Esperanza Commons. The LIHTC reservation equates to approximately \$12,000,000 in tax credit equity towards the redevelopment of the project. Once CTCAC issues the Preliminary Reservation letter, FH has approximately 20 days to accept the award and concurrently commit to start construction within approximately 180 days from award. The deadline to accept the award is July 6th, 2021, and the 180 day readiness deadline is December 13th, 2021.

Fiscal Impact

There is a \$54,254 Reservation Fee and a \$54,254 Allocation fee, for a total of \$108,508 to accept the CTCAC award. Both of these costs will be paid from the approved pre-development funds and will be reimbursed to the Agency at the time of financial closing from construction/permanent sources.

Recommendation

It is recommended that the Boards of Commissioners accept the award from the California Tax Credit Allocation Committee for 9% Low-Income Housing Tax Credits for Esperanza Commons for the purpose of substantial rehabilitation and to secure new financing for the property.

It is further recommended to authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA in connection with the approved actions.

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

RESOLUTION AUTHORIZING THE ACCEPTANCE OF LOW-INCOME HOUSING TAX CREDITS AWARDED TO ESPERANZA COMMONS

WHEREAS, the Housing Authority of Fresno County, California (the "Agency") seeks to expand the availability of affordable rental housing and homeownership opportunities to low income persons within Fresno County; and

WHEREAS, the Agency desires to support housing opportunities for low and moderate income households within a variety of neighborhoods; and

WHEREAS, on February 23rd, 2021 the Board of Commissioners adopted a resolution approving the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application for Esperanza Commons to the California Tax Credit Allocation Committee; and

WHEREAS, on March 8th, 2021, Silvercrest, Inc., in partnership with the Housing Authority of Fresno County, submitted a funding application to the California Tax Credit Allocation Committee for LIHTCs for the rehabilitation of Esperanza Commons; and

WHEREAS, on June 16th, 2021, Esperanza Commons received a Preliminary Reservation Letter for 9% LIHTCs from the California Tax Credit Allocation Committee and the Agency desires to accept the award; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California do hereby approve the acceptance of the award from the California Tax Credit Allocation Committee for 9% Low-Income Housing Tax Credits for Esperanza Commons and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute all related documents therein.

certify that the foregoing Resolution was duly a	adopted by the governing body with the
following vote, to-wit:	
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
_	
	Angelina Nguyen, Secretary of the Boards of Commissioners

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersigned, hereby



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www.fresnohousing.org

TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 4b

Interim CEO/ Chief Programs Officer AUTHOR: Lela Schwartz

SUBJECT: Approval to Submit Funding Application for City of Fresno

HOME Funds for Step Up at 99 (fka Motel 99)

Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the substantial rehabilitation and new construction financing of Step up at 99 (fka Motel 99) (the "Property"). In August of 2020, Fresno Housing (FH) acquired the property as part of the State of California Housing and Community Development Department's (HCD's) Homekey Program. Minor rehabilitation work occurred and the property was fully leased up in December 2020. Partners for the Step up at 99 transitional housing site include Turning Point as manager and supportive services provider, and the City of Fresno.

Since that time, staff has been working with various partners to redevelop the entire property and to turn the site into permanent affordable housing units. The proposed project would include a combination of rehabilitation and reconfiguration of existing units to allow for differing bedroom sizes, as well as new construction of two buildings to allow for three bedroom units, and a new community building. The redeveloped property will have a total of 63 units, with 62 reserved as affordable rental units, and 1 onsite managers unit.

In order to begin assembling the financing commitments to redevelop the site, Staff is asking for approval to apply to the City of Fresno HOME program in an amount up to \$2,000,000.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to submit the Step Up at 99 project (fka Motel 99) (APN 449-232-01 & 02) project to the City of Fresno HOME program in an amount up to \$2,000,000, and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

None.

Background Information

Step Up at 99 (fka Motel 99) 1240 & 1280 Crystal Ave, Fresno CA 93728 (APN's: 449-232-01 & 02) is an existing 98-unit commercial motel on approximately 2.15 acres in Fresno, CA. The property was purchased as part of the HCD Homekey program in August 2020. Minor rehabilitation work was performed, and the project leased all unit in December 2020.

Past Board Actions

- November 17, 2020 Step up at 99 (Fka Motel 99) Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- August 25, 2020 Ratified Purchase and Sale Agreement for Step up at 99 (fka Motel 99)

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE SUBMISSION OF A CITY OF FRESNO HOME PROGRAM APPLICATION FOR STEP UP AT 99 (FKA MOTEL 99) (APN's: 449-232-01 & 02)

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in Fresno County, California ("the County"); and,

WHEREAS, the Authority is authorized, among other things, to enter into limited partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Authority desires to facilitate the redevelopment of real property located at 1240 Crystal Ave, Fresno CA 93728 (APN 449-232-01 & 02), and the improvements located thereon into a 63-unit apartment complex (collectively, the Property); and,

WHEREAS, the project's financing structure calls for the submission of a City of Fresno HOME program application in an amount up to \$2,000,000 to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to submit the Step Up at 99 project to the City of Fresno HOME program in an amount up to \$2,000,000, and authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connectio

P y certify that g vote, to-v

on with the approved actions.	
ASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersign at the foregoing Resolution was duly adopted by the governing body with the vit:	
AYES:	
NOES:	
ABSENT:	

ABSTAIN:	
	Angelina Nguyen. Secretary of the Boards of Commissioner



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TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 6a

Interim CEO/Chief Programs Officer AUTHOR: Juan Lopez

SUBJECT: Update on Housing Relinquished Fund Corp. (HRFC) Reserves

Executive Summary

Staff will be presenting an update on the Housing Relinquished Fund Corporation (HRFC) cash reserves. The analysis will include actual inflows and outflows as of June, 2021, as well as current commitments.

Recommendation

No action is necessary. This item is informational only.



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Boards of Commissioners TO:

Fresno Housing

FROM: Angelina Nguyen

Interim CEO/Chief Programs Officer AUTHOR: Michael Duarte

SUBJECT: Real Estate Development Update

DATE: June 24, 2021

BOARD MEETING: June 28, 2021

AGENDA ITEM: 6b

Executive Summary

Staff will present an overview of development activities.

Recommendation

None at this time. Informational only.



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www.fresnohousing.org

TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 7a

Interim CEO/Chief Programs Officer AUTHOR: Francisco Nuñez

SUBJECT: Approval to Submit Funding Applications for Avalon Commons

- Phase I

Executive Summary

The purpose of this Board memo is to request approvals from the Board of Commissioners related to the development of an affordable housing property being contemplated at 7521 N. Chestnut Avenue, Fresno, CA (APN: 404-071-50). The requested action includes authorization of funding applications, which will include the submission of a Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC), a City of Fresno HOME funding application, and a Housing Relinquished Fund Corporation (HRFC) loan commitment. The proposed Avalon Commons – Phase I project will consist of 60 units to be developed on a portion of the site. The remaining 45 units will be developed as part of Phase II.

At the June 23, 2020 meeting, the Board authorized entering into a Purchase and Sale Agreement for the land at the corner of Chestnut and Alluvial. On October 27, 2020, the Board subsequently authorized acquisition of the parcel in addition to authorizing a loan from the Housing Relinquished Fund Corporation (HRFC).

As part of an effort to secure Low-Income Housing Tax Credit (LIHTC) financing for the development of Avalon Commons project, FH is requesting Board approval for the submission of a 9% LIHTC application to CTCAC. In addition to the LIHTC application submission, staff is also requesting an HRFC commitment for Avalon Commons – Phase I of up to \$1,800,000

Avalon Commons is ideally situated for an LIHTC funded project in a High Opportunity Neighborhood. It is located within the Clovis Unified School District with Mountain View Elementary School located within a quarter of a mile from the project site. In addition there is a City of Fresno Park located on the same block between the Elementary School and Avalon Commons. The project is located in a Highest Resource Opportunity area which allows the project to receive a 20% boost to the CTCAC tiebreaker. The boost equates to a value of approximately \$4,600,000 in gap financing.

The County of Fresno Department of Behavioral Health (DBH) has selected Avalon Commons to receive non-competitive No Place Like Home (NPLH) funding. In collaboration with the County of Fresno, an extension to the County's NPLH funding was submitted to the California Department of Housing and Community Development (HCD) in February 2021. Staff will be submitting a complete application to HCD on or before November 1, 2021. Staff is seeking NPLH funding in a total amount of \$2,183,000.

In order to fully finance the project, it is necessary to submit a funding application to the California Tax Credit Allocation Committee (CTCAC) for an allocation of 9% Low-Income Housing Tax Credits (LIHTC). Staff has been working with design teams as well as service providers to ensure the project has the necessary approvals to submit the funding application. The recommended action in this memo is to authorize the submission of a funding application to CTCAC for Avalon Commons project and to commit HFRC funding to the project along with other related actions.

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the necessary actions needed to move forward with funding application submissions for Avalon Commons – Phase I project (APN 404-071-50), and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- 1. Authorize approval of a funding commitment from the Housing Relinquished Fund Corporation for a loan in an amount up to \$1,800,000 for development of the Avalon Commons Phase I project. The most recent development pro forma (Exhibit C) is attached.
- 2. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in the amount of \$2,700,000, (f) submission of an application to the California Department of Housing and Community Development (HCD) for No Place Like Home (NPLH), and (g) other grants, operating subsidies and/or private loans and such other sources identified by the Interim CEO/Chief Programs Officer.
- 3. Authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
- 4. Provide for other matters related thereto.

Fiscal Impact

Staff is requesting an HRFC loan commitment of up to \$1,800,000. Staff is continuing to pursue partnerships and additional sources of gap financing to reduce this commitment. A \$2,000 CTCAC application fee and other due diligence costs are budgeted from the current approved predevelopment budget. The current approved predevelopment financing from the Housing Relinquished Fund Corporation would be utilized to fund due diligence activities until finance closing should the CTCAC application be successful. The predevelopment funds would be fully reimbursed upon finance closing by other construction sources.

Background Information

The Avalon Commons site (APN: 404-071-50) is an existing vacant site located at the northwest corner of Chestnut and Alluvial Avenues on approximately 7.1 acres in Fresno, CA. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in December 2020 for \$2,800,000. The current Phase I site plan envisions a 60-unit community with approximately 3,492 square feet of community space. The community would serve both families (one-, two-, and three- bedroom units) and Special Needs population (one-bedroom units) in partnership with the County of Fresno DBH.

Past Board Actions

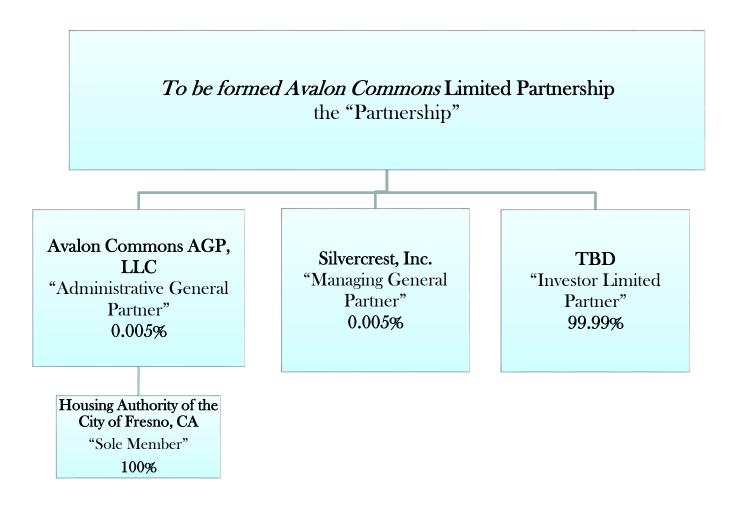
- June 23, 2020 Approval Authorizing Assignment of Purchase & Sale Agreement
- October 27, 2020 Approval of Site Acquisition and HRFC Funding

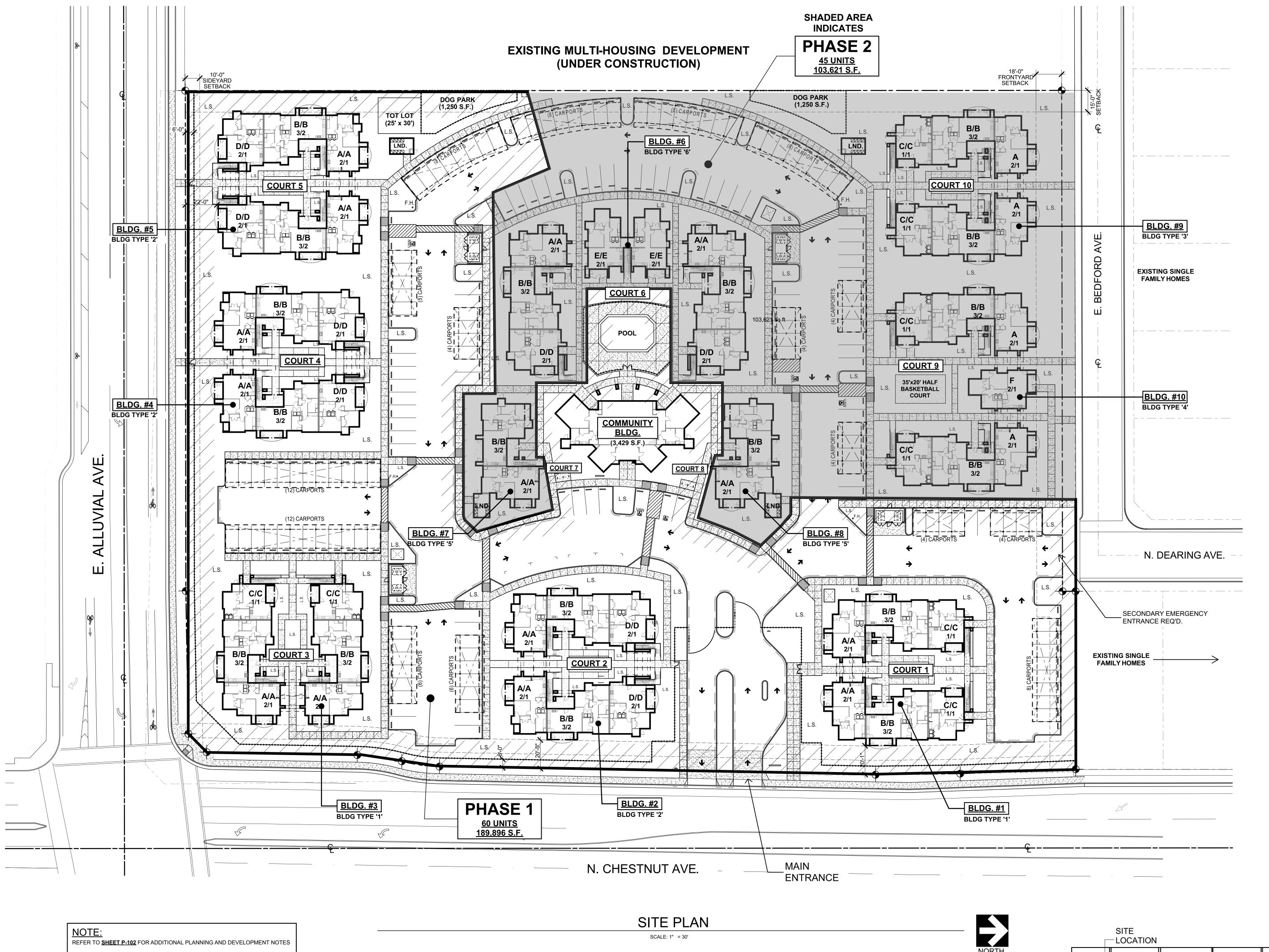
Attachments: Exhibit A – Organizational Chart

Exhibit B – Site Plan

Exhibit C – Sources and Uses

Ownership Structure AVALON COMMONS





SEE LANDSCAPE PLAN **SHEET P-105** FOR LANDSCAPE REQUIREMENTS PROPERTY CURRENTLY VACANT. ALL ON-SITE IMPROVEMENTS ARE REFER TO CIVIL PLANS FOR ALL EXISTING PROPERTY LINES, SITE DATA, GRADES, HORIZONTAL CONTROL AND BUILDING LOCATIONS, ETC.

"AVALON COMMONS"

AN AFFORDABLE APARTMENT COMMUNITY

7521 N CHESTNUT AVE, FRESNO, CALIFORNIA





425 SPRUCE AVE. CLOVIS, CA 93611 559 . 435 . 3303 WWW.RLDAVIDSON.COM



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AVALON COMMONS FRESNO, CA

FRESNO HOUSING AUTHORITY

08-12-2020 OWNER REVIEW 09-21-2020 OWNER REVIEW

SITE PHASE PLAN

SHEET TITLE:

PROJECT NO.

AS SHOWN P-101

EXHIBIT C
Avalon Commons Phase I Pro Forma
Residential # Units: 60

Development Sources and Uses		
	Amount	
Sources of Funds	6/24/2021	Per Unit
HRFC Loan*	\$ 1,800,000	\$ 30,000
City of Fresno Loan	\$ 2,700,000	\$ 45,000
NPLH Capital	\$ 1,300,000	\$ 21,667
LIHTC Equity	\$ 21,397,860	\$ 356,631
Total Sources of Funds	\$ 27,197,860	\$ 453,298
Uses of Funds	Amount	Per Unit
Acquisition Costs (Land/Building)	\$ 1,755,789	\$ 29,263
Construction Costs**	\$ 17,077,453	\$ 284,624
Hard/Soft Cost Contingencies	\$ 2,157,692	\$ 35,962
Permits/Impact Fees/etc.	\$ 1,253,121	\$ 20,885
Professional Fees	\$ 605,565	\$ 10,093
Loan Fees and other Soft Costs	\$ 1,873,657	\$ 31,228
Reserves	\$ 274,583	\$ 4,576
Developer Fee	\$ 2,200,000	\$ 36,667
Total Uses of Funds	\$ 27,197,860	\$ 453,298

Draft as of 6/24/2021

Avalon Commons Phase I Pro Forma Non-Residential

Development Sources and Uses		
		Amount
Sources of Funds	(6/24/2021
LIHTC Equity	\$	330,000
Total Sources of Funds	\$	330,000
		,
Uses of Funds	-	Amount
Uses of Funds Community Building Construction*	\$	•
	\$	Amount
Community Building Construction*	\$	Amount

Draft as of 6/24/2021

^{*}HRFC investment is limited to \$30,000 of the overall \$453,298 cost per unit

^{**}State Prevailing Wage

^{*}State Prevailing Wage

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR AVALON COMMONS – PHASE I PROJECT (APN: 404-071-50), HRFC FUNDING COMMITMENT AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in City of Fresno, California ("the County"); and,

WHEREAS, the Authority is authorized, among other things, to enter into limited partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Avalon Commons site located at 7521 N. Chestnut Avenue, Fresno, CA (APN: 404-071-50) is located in an area with high demand for housing and is generally in line with the Authority's housing and development goals; and,

WHEREAS, a Phase I project concept and architectural plan envisions up to 59 low income units, 1 manager's unit and approximately 3,429 square feet of community space; and,

WHEREAS, the Avalon Commons development was selected by the County of Fresno to receive a non-competitive No Place Like Home Program (NPLH) funding allocation of \$2,183,000 from the State of California Housing and Community Development Department (HCD); and,

WHERAS, the Authority desires to commit funding from the Housing Relinquished Fund Corporation ("HRFC") in an amount up to \$1,800,000 for the Avalon Commons Phase I project; and

WHEREAS, the project's financing structure calls for the submission of a 9% LIHTC application, and a City of Fresno HOME application in the amount of \$2,700,000 to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of City of Fresno, CA hereby authorizes Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Avalon Commons project:

- 1. Authorize approval of a funding commitment from the Housing Relinquished Fund Corporation in an amount up to \$1,800,000 for the development of the Avalon Commons Phase I project.
- 2. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in the amount of \$2,700,000, (f) submission of an application to the California Department of Housing and Community Development (HCD) for No Place Like Home (NPLH), and (g) other grants, operating subsidies and/or private loans and such other sources identified by the Interim CEO/Chief Programs Officer.
- 3. Authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the to-be-formed Partnership; and
- 4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

	Angelina Nguyen, Secretary of the Boards of Commissioners
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR AVALON COMMONS – PHASE I PROJECT (APN: 404-071-50), HRFC FUNDING COMMITMENT AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of Fresno County, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in Fresno County, California ("the County"); and,

WHEREAS, the Authority is authorized, among other things, to enter into limited partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Avalon Commons site located at 7521 N. Chestnut Avenue, Fresno, CA (APN: 404-071-50) is located in an area with high demand for housing and is generally in line with the Authority's housing and development goals; and,

WHEREAS, a Phase I project concept and architectural plan envisions up to 59 low income units, 1 manager's unit and approximately 3,429 square feet of community space; and,

WHEREAS, the Avalon Commons development was selected by the County of Fresno to receive a non-competitive No Place Like Home Program (NPLH) funding allocation of \$2,183,000 from the State of California Housing and Community Development Department (HCD); and,

WHERAS, the Authority desires to commit funding from the Housing Relinquished Fund Corporation ("HRFC") in an amount up to \$1,800,000 for the Avalon Commons Phase I project; and

WHEREAS, the project's financing structure calls for the submission of a 9% LIHTC application, and a City of Fresno HOME application in the amount of \$2,700,000 to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Avalon Commons project:

- 1. Authorize approval of a funding commitment from the Housing Relinquished Fund Corporation in an amount up to \$1,800,000 for the development of the Avalon Commons Phase I project.
- 2. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in the amount of \$2,700,000, (f) submission of an application to the California Department of Housing and Community Development (HCD) for No Place Like Home (NPLH), and (g) other grants, operating subsidies and/or private loans and such other sources identified by the Interim CEO/Chief Programs Officer.
- 3. Authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the to-be-formed Partnership; and
- 4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

	Angelina Nguyen, Secretary of the Boards of Commissioners
ABSTAIN:	
ABSENT:	
A DCENIT.	
NOES:	
AYES:	



O (559) 443-8400 F (559) 445-8981

1331 Fulton Street Fresno, California 93721 TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 7b

Interim CEO/ Chief Programs Officer **AUTHOR:** Lela Schwartz

SUBJECT: Approval to Submit Funding Applications and Funding Commitment for Sun Lodge (fka Day's Inn)

Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the adaptive reuse of Sun Lodge (fka Day's Inn) (the "Property"). The subject Property is located at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41). Staff envisions a 64-unit large family development with 1,195 square foot community room. The targeted income for the site is 30% to 60% AMI.

In November of 2020, Fresno Housing (FH) acquired the property as part of the State of California Housing and Community Development Department's (HCD's) Homekey Program. Minor rehabilitation work occurred and the property was fully leased up in February 2021. Partners for the Sun Lodge emergency housing site include Turning Point as manager and supportive services provider, and the City of Fresno.

Staff is proposing that Fresno Housing (FH) enter into a Memorandum of Understanding (MOU) with Silvercrest, Inc. to co-develop the Sun Lodge project. Upon formation of the "to be formed" limited partnership, Silvercrest, Inc. will take on the role of Managing General Partner and FH will serve as the Administrative General Partner.

In order to fully finance the project, it is necessary to submit a 9% application to the California Tax Credit Allocation Committee (CTCAC) Low Income Housing Tax Credit (LIHTC) program. Staff has been working with design teams to ensure the project has the necessary approvals to submit the funding application. In addition to the LIHTC application, Staff is requesting a Housing Relinquished Fund Corporation (HRFC) loan of up to \$2,000,000 for the proposed development.

The recommended action in this memo is the authorize the submission of a funding application to CTCAC for the Sun Lodge project, and an HRFC commitment of up to \$2,000,000, along with other related actions.

Should the Project be selected for a CTCAC award, Staff will return to the Boards for final approval prior to acceptance of the award.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with funding application submissions for the Sun Lodge project (APN 449-270-41), and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- 1. Authorize the Housing Authority of the City of Fresno to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
- Authorize the Housing Authority of the City of Fresno to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
- 3. Authorize a Housing Relinquished Fund Corporation loan of up to \$2,000,000 for the development of the Sun Lodge project.
- 4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in an amount up to \$3,000,000, (f) submission of an application to California Department of Housing and Community Development funding programs, and (g) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
- 5. Authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the "to be formed" Partnership; and
- 6. Provide for other matters related thereto.

Fiscal Impact

Staff is requesting an HRFC commitment of up to \$2,000,000 for the Sun Lodge project. Staff will continue to pursue additional gap financing sources to reduce this commitment. The \$2,000 CTCAC application fee and other due diligence is budgeted from the current approved predevelopment budget. Predevelopment financing would be necessary until the close of construction/permanent financing should the TCAC application be successful. All predevelopment funds would be fully reimbursed once the construction/permanent financing close occurs.

Background Information

Sun Lodge is currently operating as a 97-room homeless shelter through Project Homekey. The site is located on 2.6 acres at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41). The former motel was acquired in November 2020 and completed rehabilitation in February 2021. Staff envisions the permanent conversion of Sun Lodge to be the first phase in the transformation of the various Homekey properties along Parkway Drive. The project is designed to be a large family site with sixty four (64) units and a community room.

Past Board Actions

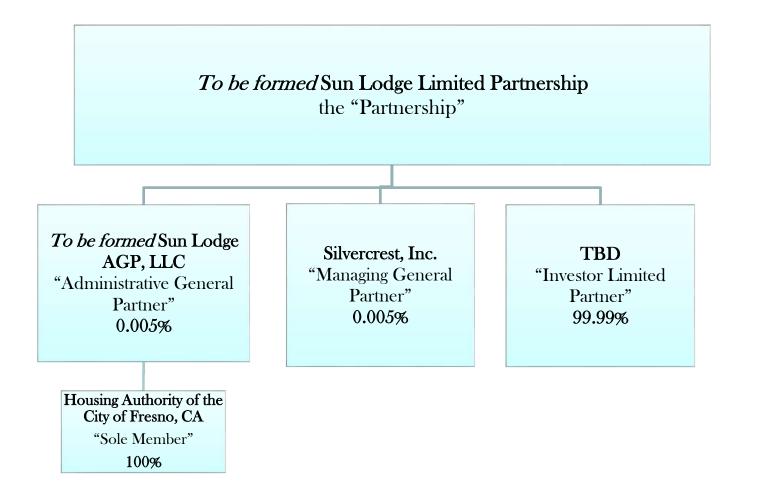
- November 17, 2020 Day's Inn Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- August 25, 2020 Ratified Purchase and Sale Agreement for Day's Inn

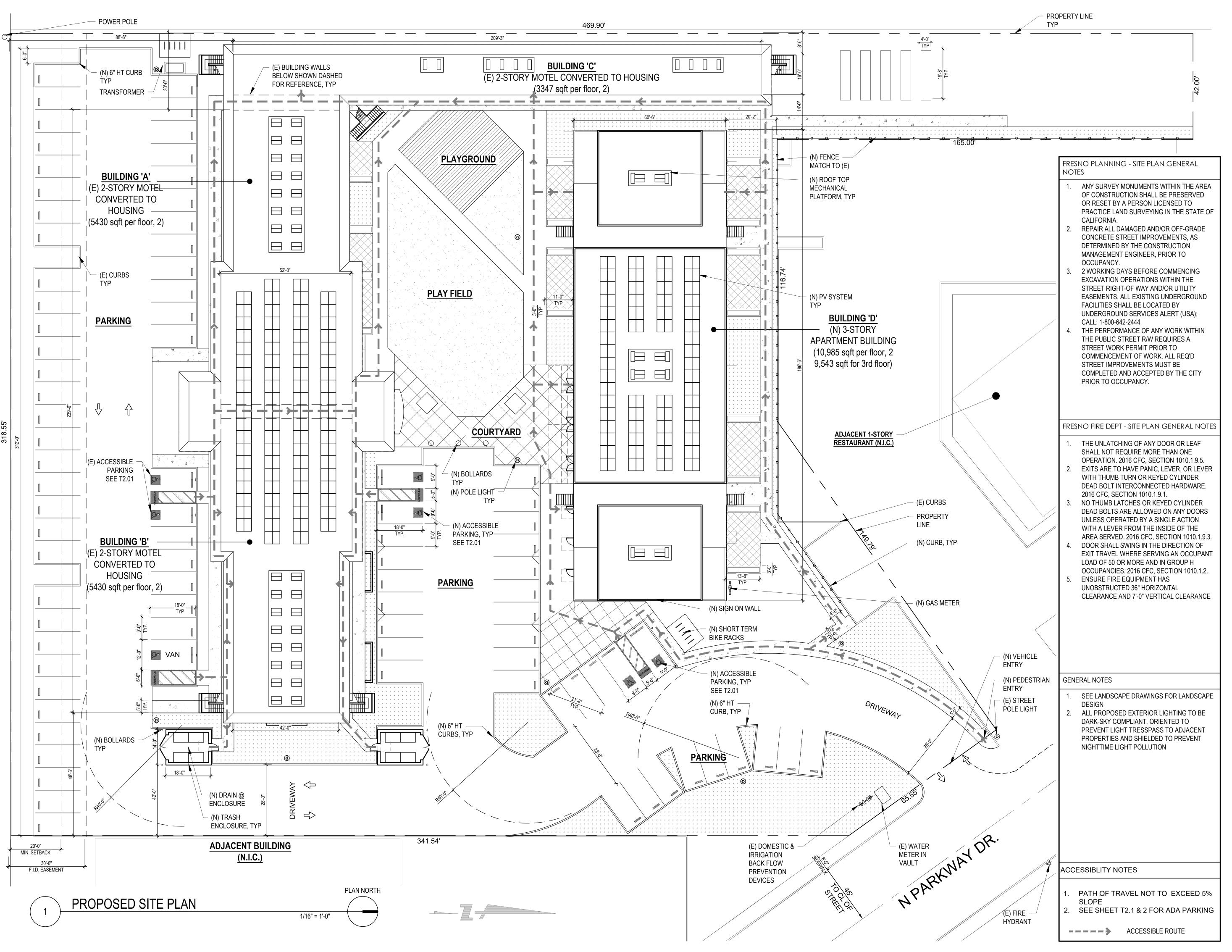
Attachments: Exhibit A – Organizational Chart

Exhibit B – Site Plan

Exhibit C – Sources and Uses

Exhibit A Ownership Structure SUN LODGE







ARCHITECTURE

3032 MAGNOLIA STREET OAKLAND CA 94608 † 5 1 0 . 8 4 1. 7 0 5 6 www . aparch. com



RKWAY

FIELD VERIFICATION: Contractor to verify all dimensions and site conditions and inform Anne Phillips Architecture of all dimension errors, omissions or conflicts prior to any work beginning. Do not scale these drawings.

2021.04.27 PLANNING SET

PROPOSED SITE PLAN

AV
MK
20-09

A1.01

EXHIBIT C Sun Lodge Pro Forma Residential # Units: 64

Development Sources and Uses			
		Amount	
Sources of Funds	-	6/24/2021	Per Unit
HRFC Loan*	\$	2,000,000	\$ 31,250
HomeKey - Acquisition	\$	4,790,000	\$ 74,844
HomeKey - Soft Costs	\$	1,082,988	\$ 16,922
City of Fresno Loan	\$	3,000,000	\$ 46,875
LIHTC Equity	\$	17,628,009	\$ 275,438
Total Sources of Funds	\$	28,500,997	\$ 445,328
Uses of Funds		Amount	Per Unit
Acquisition Costs (Land/Building)	\$	4,790,000	\$ 74,844
Construction Costs**	\$	14,855,833	\$ 232,122
Hard/Soft Cost Contingencies	\$	1,920,482	\$ 30,008
Permits/Impact Fees/etc.	\$	558,650	\$ 8,729
Professional Fees	\$	1,183,209	\$ 18,488
Relocation	\$	250,000	\$ 3,906
Holding Costs	\$	1,082,988	\$ 16,922
Loan Fees and other Soft Costs	\$	1,426,873	\$ 22,295
Reserves	\$	232,962	\$ 3,640
Developer Fee	\$	2,200,000	\$ 34,375
Total Uses of Funds	\$	28,500,997	\$ 445,328

Draft as of 6/24/2021

Sun Lodge Pro Forma Non-Residential

Development Sources and Uses		
	Amount	
Sources of Funds	6	/24/2021
LIHTC Equity	\$	440,000
Total Carmana of French	<u>,</u>	440.000
Total Sources of Funds	<u> </u>	440,000
Uses of Funds	>	Amount
	\$ \$	· ·
Uses of Funds		Amount
Uses of Funds Community Room Construction		Amount

Draft as of 6/24/2021

^{*}HRFC investment is limited to \$31,250 of the overall \$445,328 cost per unit

^{**}State prevailing wages; \$236,500 included due to mold abatement

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR THE SUN LODGE PROJECT (APN: 449-270-41), HOUSING RELINQUISHED FUND CORPORATION COMMITMENT AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in City of Fresno, California ("the County"); and,

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Sun Lodge site (1101 N Parkway Drive, Fresno, CA) is generally in line with the Authority's housing and development goals; and,

WHEREAS, a project concept and architectural plan envisions up to 63 low income units, 1 manager's unit and approximately 1,717 square feet of community and office space; and,

WHEREAS, the Authority desires to commit a Housing Relinquished Fund Corporation ("HRFC") loan in an amount up to \$2,000,000 to the Sun Lodge project; and

WHEREAS, the project's financing structure calls for the submission of a 9% LIHTC application to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of City of Fresno, CA hereby authorizes Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Sun Lodge project (APN 449-270-41):

- 1. Authorize the Housing Authority of the City of Fresno to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
- 2. Authorize the Housing Authority of the City of Fresno to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.

- 3. Authorize a Housing Relinquished Fund Corporation loan of up to \$2,000,000 for the development of the Sun Lodge project.
- 4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in an amount up to \$3,000,000, (f) submission of an application to California Department of Housing and Community Development funding programs, and (g) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
- 5. Authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the "to be formed" Partnership; and
- 6. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Angelina Nguyen, Secretary of the Boards of Commissioners

RESOLUTION NO.____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR THE SUN LODGE PROJECT (APN: 449-270-41), HOUSING RELINQUISHED FUND CORPORATION COMMITMENT AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of Fresno County, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in Fresno County, California ("the County"); and,

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Sun Lodge site (1101 N Parkway Drive, Fresno, CA) is generally in line with the Authority's housing and development goals; and,

WHEREAS, a project concept and architectural plan envisions up to 63 low income units, 1 manager's unit and approximately 1,717 square feet of community and office space; and,

WHEREAS, the Authority desires to commit a Housing Relinquished Fund Corporation ("HRFC") loan in an amount up to \$2,000,000 to the Sun Lodge project; and

WHEREAS, the project's financing structure calls for the submission of a 9% LIHTC application to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Sun Lodge project (APN 449-270-41):

- 1. Authorize the Housing Authority of the City of Fresno to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
- 2. Authorize the Housing Authority of the City of Fresno to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.

- 3. Authorize a Housing Relinquished Fund Corporation loan of up to \$2,000,000 for the development of the Sun Lodge project.
- 4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of a funding request to the County of Fresno Department of Behavioral Health (c) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for City of Fresno HOME funds in an amount up to \$3,000,000, (f) submission of an application to California Department of Housing and Community Development funding programs, and (g) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
- 5. Authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the "to be formed" Partnership; and
- 6. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2021. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Angelina Nguyen, Secretary of the Boards of Commissioners



O (559) 443-8400 F (559) 445-8981

1331 Fulton Street Fresno, California 93721 TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners **DATE:** June 24, 2021

Fresno Housing **BOARD MEETING:** June 28, 2021

FROM: Angelina Nguyen AGENDA ITEM: 7c

Interim CEO/ Chief Programs Officer AUTHOR: Michael Duarte

SUBJECT: Approval to Submit a Funding Application to the City of Fresno for the Development and Financing of Single Family Homes in Southwest Fresno

Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the development/construction and potential financing of 35 (est.) single family homes in Southwest Fresno that are planned for homeownership. The subject property is located near S. Plumas St. and E. Florence Ave. (APN 477-060-04) in southwest Fresno. The homes would be marketed toward a mix of household income levels and provide much needed homeownership opportunities in the California Avenue Neighborhood area.

The potential development is being explored in partnership with the Housing Successor to the Redevelopment Agency of the City of Fresno who is the owner of the subject Property. It is anticipated that gap financing and/or down payment assistance will be necessary as part of the financing plan. On June 14th, 2021 the City of Fresno issued a Notice of Funding Availability for HOME and Permanent Local Housing Allocation funds with a deadline of July 16, 2021 to submit a funding application. It is staff's recommendation for the Board to consider submitting a funding application of up to \$3,000,000.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the necessary actions needed to submit a funding application to the City of Fresno for the proposed southwest Fresno single family development (APN 477-060-04) in an amount up to \$3,000,000 and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

No fiscal impact at this time.

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE SUBMISSION OF A CITY OF FRESNO FUNDING APPLICATION FOR A PROPOSED SINGLE FAMILY DEVELOPMENT IN SOUTHWEST FRESNO (APN 477-060-04)

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") seeks to expand the development and availability of long-term housing for low and moderate income households residing in Fresno County, California ("the County"); and

WHEREAS, the Authority is exploring a partnership with the Housing Successor to the Redevelopment Agency of the City of Fresno to develop an estimated 35 single family homes to provide homeownership opportunities in SW Fresno (APN 477-060-04); and

WHEREAS, it is anticipated that gap financing and/or down payment assistance will be necessary as part of the financing plan; and

WHEREAS, the City of Fresno has issued a Notice of Funding Availability on June 14th, 2021 for HOME Program and Permanent Local Housing Allocation funding; and

WHEREAS, the Authority desires to submit a funding application to the City of Fresno to request up to \$3,000,000 to help facilitate the homeownership development; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to submit the Southwest Fresno single family development project to the City of Fresno in an amount up to \$3,000,000, and authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

PASSED AND ADOPTED THIS 28TH DAY OF JUNE, 2021. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:			

NOES:

ABSENT:	
ABSTAIN:	
	Angelina Nguyen, Secretary of the Boards of Commissioners



Update on HRFC Reserves

Boards of Commissioners Meeting June 28, 2021



FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED HOUSING RESIDENTS



HRFC Reserves

- The Housing Relinquished Fund (HRFC) reserves allow for the expansion of affordable housing
- Reserves have accumulated from various sources including:
 - Proceeds and loan repayments from development projects
 - Interest income from loans
 - Sales of properties
- HRFC reserves can be restricted by the Boards or agreements with HUD

Current HRFC Reserves

Cash Balance as of 12/31/2020	6.59
2021 Cash Inflow (Outflow):	
Pre-development Expenses	(0.10)
Pre-development Reimbursements	0.05
The Monarch PG&E Reimbursement	0.59
Alegre Commons Predev Reimbursement	2.28
2019 Waterfall Payments	0.62
Management Fee to FHA	(0.02)
Cash Balance as of 6/15/2021	10.01

- This list includes the major transactions that have occurred in 2021
- Cash balance as of 06/15/2021 is \$10.01 million



Potential Cash Inflows

Potential Inflows

2020 Waterfall Payments	0.70
Magnolia Commons Construction Loan Repayment	0.30
City of Clovis Special Program Revenue Fund - Solivita	1.00
Avalon Commons Phase I Pre-dev Repayment	1.75
The Arthur @ Blackstone Pre-dev Repayment	1.73
Parc Grove Parking Lot	0.12
Total	5.60

- Staff conservatively estimates that HRFC may receive an estimated \$5.6 million in additional cash during 2021-2022
- Avalon Commons and The Arthur repayments are contingent upon tax credit development awards
- Total amounts shown may change based on final calculations



Other Potential Cash Inflows

Other Potential Short-Term Inflows

The California Endowment Loan 3.00

The Kresge Foundation Loan 2.00

 These loans may provide short-term cash flow for development work around neighborhoods of opportunity, supportive housing, and rural development



Outflows from HRFC

	Total			
	Total	Expenditures		
	Commitment	through	Remaining	
Current Commitments	6/15/2021	6/15/2021	Commitment	
Pre-developments Loans				
West Fresno Planning/CA Triangle	1.57	1.10	0.47	
General Pre-Development	0.60	0.59	0.01	
Avalon Commons Phase I & II Pre-dev	2.90	2.86	0.04	
RAD Pre-developments				
The Arthur @ Blackstone	2.00	1.73	0.27	
Other RAD Pre-Development	0.25	0.20	0.05	
Other Commitments				
* Sun Lodge Permanent	2.00	-	2.00	
* Avalon Commons Phase I Permanent	1.80	-	1.80	
Choice Neighborhoods Planning (CNI) Grant	0.02	-	0.02	
466 N. Roosevelt	0.78	0.42	0.36	
Parc Grove Parking Lot	0.16	0.12	0.04	
Total Commitments	12.08	7.02	5.06	

- Table above shows current commitments, total expenditures as of 06/15/21, and remaining commitments
- Items highlighted are pending approval from the Boards of Commissioners



Cash Flow Projections

Cash Balance as of 6/15/2021	10.01
Potential Inflows	5.60
Remaining Commitments	(5.06
Uncommitted Cash	10.55

- Total cash at 06/15/2021 is \$10.01 million
- Staff is conservatively estimating inflows of \$5.60 million and \$5.06 million in remaining commitments
- This leaves about \$10.55 million in uncommitted funds







Real Estate Development Update

June 28, 2021

Special Board Meeting



FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED HOUSING RESIDENTS



Development Updates

- Avalon Commons Phase I (fka Chesnut/Alluvial)
 - Consideration of Approval
- Sun Lodge (fka Day's Inn)
 - Consideration of Approval

Avalon Commons Phase I (Fresno)

- Site is one parcel of vacant land totaling approximately 7 acres
 - Northwest corner of Alluvial Avenue and Chestnut Ave
- Board approved Purchase and Sale Agreement June 11, 2020
- Board approved acquisition October 27, 2020 and escrow closed December 2, 2020
- Pre-Application Review by DRC was submitted to City of Fresno Planning and Development April 1, 2021
- Current site plan proposes 105 units
- Phase I (60 units) proposed for 2nd Round 2021 9% LIHTC application and Funding Commitment



Avalon Commons (Fresno) Aerial



Avalon Commons Elevation R.L. Davidson Inc. ABCHITECTS 开 册 田 520 Errore Son. Compre. Da. 92811 550 425 2202 H BUILDING TYPE '1' - SIDE ELEVATION BUILDING TYPE '1' - FRONT ELEVATION BUILDING TYPE '1' - REAR ELEVATION DR. (1-200) CHINGS PROVIDE





Avalon Commons Sources & Uses

EXHIBIT C
Avalon Commons Phase I Pro Forma

Residential # Units: 60

Development Sources and Uses				
		Amount		
Sources of Funds		6/24/2021	Per Unit	
HRFC Loan*	\$	1,800,000	\$	30,000
City of Fresno Loan	\$	2,700,000	\$	45,000
NPLH Capital	\$	1,300,000	\$	21,667
LIHTC Equity	\$	21,397,860	\$	356,631
Total Sources of Funds	\$	27,197,860	\$	453,298
Uses of Funds		Amount		Per Unit
Acquisition Costs (Land/Building)	\$	1,755,789	\$	29,263
Construction Costs**	\$	17,077,453	\$	284,624
Hard/Soft Cost Contingencies	\$	2,157,692	\$	35,962
Permits/Impact Fees/etc.	\$	1,253,121	\$	20,885
Professional Fees	\$	605,565	\$	10,093
Loan Fees and other Soft Costs	\$	1,873,657	\$	31,228
Reserves	\$	274,583	\$	4,576
Developer Fee	\$	2,200,000	\$	36,667
Total Uses of Funds	\$	27,197,860	\$	453,298

Draft as of 6/24/2021

Avalon Commons Phase I Pro Forma Non-Residential

Development Sources and Uses			
		Amount	
Sources of Funds	6	6/24/2021	
LIHTC Equity	\$	330,000	
Total Sources of Funds	\$	330,000	
Uses of Funds		Amount	
Community Building Construction*	\$	300,000	
Commercial Space N/A			
Hard Cost Contingency	\$	30,000	
Total Uses of Funds	\$	330,000	

Draft as of 6/24/2021

^{*}HRFC investment is limited to \$30,000 of the overall \$453,298 cost per unit

^{**}State Prevailing Wage

^{*}State Prevailing Wage

Sun Lodge (fka Day's Inn) 1101 N. Parkway Drive, Fresno (APN: 449-270-41)

- Proposed 64-unit multifamily housing development with studios to 3-bedroom units
- Sun Lodge is currently operating as 97 rooms of transitional homeless housing through HCD's Homekey program
- Site was acquired on December 2, 2020 for \$4.79M
- Board authorized into entering into Standard Agreement with HCD and grant agreement with Enterprise on November 17, 2020
- Proposed 2nd Round 2021 9% LIHTC Application and Funding Commitment





Sun Lodge Sources & Uses

EXHIBIT C

Sun Lodge Pro Forma

Residential # Units: 64

Development Sources and Uses		
	Amount	
Sources of Funds	6/24/2021	Per Unit
HRFC Loan*	\$ 2,000,000	\$ 31,250
HomeKey - Acquisition	\$ 4,790,000	\$ 74,844
HomeKey - Soft Costs	\$ 1,082,988	\$ 16,922
City of Fresno Loan	\$ 3,000,000	\$ 46,875
LIHTC Equity	\$ 17,628,009	\$ 275,438
Total Sources of Funds	\$ 28,500,997	\$ 445,328
Uses of Funds	Amount	Per Unit
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Construction Costs**	\$ 14,855,833	\$ 232,122
Hard/Soft Cost Contingencies	\$ 1,920,482	\$ 30,008
Permits/Impact Fees/etc.	\$ 558,650	\$ 8,729
Professional Fees	\$ 1,183,209	\$ 18,488
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Holding Costs	\$ 1,082,988	\$ 16,922
Loan Fees and other Soft Costs	\$ 1,426,873	\$ 22,295
Reserves	\$ 232,962	\$ 3,640
Developer Fee	\$ 2,200,000	\$ 34,375
Total Uses of Funds	\$ 28,500,997	\$ 445,328
0.0. (0.0.4.0.0.4.		

Sun Lodge Pro Forma Non-Residential

Development Sources and Uses		
	Amount	
Sources of Funds	6/24/2021	
LIHTC Equity	\$	440,000
Total Sources of Funds	\$	440,000
Uses of Funds	Amount	
Community Room Construction	\$	400,000
Commercial Space N/A	ı	-
Hard Cost Contingency	\$	40,000
Total Uses of Funds	\$	440,000

Draft as of 6/24/2021

Draft as of 6/24/2021

^{*}HRFC investment is limited to \$31,250 of the overall \$445,328 cost per unit

^{**}State prevailing wages; \$236,500 included due to mold abatement

Questions?