NOTICE OF SPECIAL MEETING
TUESDAY, JANUARY 27, 2015
6:30 p.m.

BOARD OF DIRECTORS OF THE HOUSING RELINQUISHED FUND CORPORATION

Date: January 23, 2015
To: Craig Scharton, Director
    Stacy Sablan, Director
    Reneeta Anthony
    Adrian Jones
    Tracewell Hanrahan

From: Preston Prince, Director

Subject: Notice of Board Meeting

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Housing Relinquished Fund Corporation, Inc., will be held at 6:30 p.m. on Tuesday, January 27, 2015 (subsequent to the meeting of the Boards of the Fresno Housing Authority) at the Fresno Housing Authority Offices, located at 1331 Fulton Mall, Fresno, California.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of the minutes of October 22, 2014
4. Appointment of Directors
5. Election of 2015 Officers – Chair, Vice Chair, Secretary, and Treasurer
6. Consideration of Development Funding – Trailside Terrace
7. Consideration of Development Funding – Lowell Neighborhood Project
8. Adjournment

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Preston Prince, Director/Secretary
Minutes of Special Meeting
Of the Board of Directors of

HOUSING RELINQUISHED FUND CORPORATION

Wednesday, October 22, 2014
6:30 P.M.

There was a duly noticed special meeting of the Board of Directors of the Housing Relinquished Fund Corporation on Wednesday, October 22, 2014 at the offices of the Fresno Housing Authority, 1331 Fulton Mall, Fresno, CA 93721.

1. The meeting was called to order by Director Anthony at 6:10 p.m., and upon roll call, Directors/Officers present and absent were as follows:

   PRESENT: Reneeta, Chair
             Craig Scharton, Director
             Stacy Sablan, Director
             Preston Prince, Director/Secretary
             Tracewell Hanrahan, Treasurer

   ABSENT: Adrian Jones, Director

   Also in attendance were: Lauren Layne, General Counsel and Tiffany Mangum, Special Assistant to the CEO/Executive Director

2. Approval of Agenda

   Upon motion by Director Prince, seconded by Director Scharton, and with unanimous vote, the agenda was approved.

3. Consideration of Predevelopment Funding (various)

   It is recommended that the Board adopt the resolution approving the write off of expenditures to the Housing Relinquished Fund Corporation (HRFC) Pre-Development Financing; the resolution approving a pre-development loan from the HRFC for Rental Assistance Demonstration (RAD) Planning; and the resolution to approve a pre-development loan from the HRFC for West Fresno Planning.

   Upon motion by Director Scharton, seconded by Director Sablan and with unanimous vote, the resolutions were approved.
4. **Adjournment**

There being no further business to be considered by the Board of Directors for the Housing Relinquished Fund Corporation, the meeting was adjourned at approximately 6:13 p.m.

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Preston Prince, Secretary
To: The Board of Directors of the Housing Relinquished Fund Corporation

Date: January 23, 2015

From: Preston Prince

Secretary

Subject: Authorization of Development Loan for Trailside Terrace

At the May 28, 2014 Fresno Housing Authority (“FH”) Board meeting, the Board of Commissioners ratified and approved the Purchase and Sale Agreements for the acquisition of three vacant parcels in Downtown Reedley, at a negotiated price of $575,000. Staff currently envisions a 55-unit multi-family affordable housing development with up to 3,000 sq.ft. of commercial space.

A Site Plan Review and Re-Zone application were submitted to the City of Reedley on August 4, 2014. At the December 4, 2014 Planning Commission meeting, approval of the Re-Zone application was recommended. It is anticipated that final approvals of all City entitlements will be received at the December 22, 2014 City Council meeting.

As part of the development financing plan, FH is preparing to submit a funding application to the County of Fresno for the HOME Investment Partnership Program (“HOME”). The HOME program provides capital funding for the development of affordable housing through the new construction of multifamily housing. The HOME funds will be used as a permanent source of financing and will be repaid through residual receipts.

In addition, the County of Fresno requires verification of commitments for gap financing as part of the HOME application submittal. The current estimated development budget reflects gap financing needs of $2,821,548 (inclusive of residential and commercial components).

Staff is in the process of identifying other public and private funding resources available for the Project, which may include: Affordable Housing Program (AHP) funds from the Federal Home Loan Bank of San Francisco, 9% low-income housing tax credit equity through the California Tax Credit Allocation Committee (“CTCAC”), and other grants, and/or private loans and such other sources identified by the Executive Director.

In addition, Staff is pending notification of a potential Rental Assistance Demonstration (RAD) award that could provide for additional public funds to the project, which could significantly reduce the need for additional unrestricted funds.

At this time, staff is requesting the Board to approve a loan from the Housing Relinquished Fund Corporation (HRFC) of up to $3,000,000. Staff is prepared to move forward with the project and anticipates submittal of a low-income housing tax credit application in March, 2015. The proposed loan
would carry interest at the Applicable Federal Interest Rate (AFR) which is currently approximately 3.49% and be repaid with residual receipts payments for a term of 55 years.

**RECOMMENDATION:**

It is recommended that the Board of Directors of the Housing Relinquished Fund Corporation approve a development loan of up to $3,000,000 for the development of the Trailside Terrace project at the Applicable Federal Interest Rate and residual receipts payments for a term of 55 years and authorize the Secretary, Preston Prince, the Treasurer, Tracewell Hanrahan and/or their designee to execute all agreements and ancillary documents in connection therewith.
BEFORE THE BOARD OF DIRECTORS OF THE
HOUSING RELINQUISHED FUND CORPORATION
RESOLUTION NO. _______

RESOLUTION TO APPROVE A DEVELOPMENT LOAN OF UP TO $3,000,000 MILLION FROM THE
HOUSING RELINQUISHED FUND CORPORATION
FOR THE DEVELOPMENT OF TRAILSIDE TERRACE

WHEREAS, the goals of the Housing Relinquished Fund Corporation (HRFC) include the
financing of the development and provision of affordable housing units within Fresno County
boundaries; and

WHEREAS, HRFC desires to provide support to housing opportunities for low and moderate-
income households within a variety of neighborhoods, and

WHEREAS, HRFC wishes to support the Trailside Terrace multi-family development consisting
of 55 units and to be located at 1233 & 1245 G Street in Reedley, CA (APNs 368-241-08s, 368-241-10, and
368-241-12); and

WHEREAS, the Housing Authority of Fresno County is the proposed developer and will be a
general partner in the to-be-formed limited partnership to own the subject project; and

WHEREAS, HRFC has agreed to provide a development loan of up to $3,000,000 at the
Applicable Federal Rate (AFR) and residual receipts payments for a term of 55 years;

NOW THEREFORE, the Board of Directors does hereby resolve that the Secretary, Preston
Prince, the Treasurer, Tracewell Hanrahan, and/or their designee are authorized to provide a
development loan of up to $3,000,000 for the development of the Trailside Terrace affordable housing
project and execute all agreements and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 27th day of January, 2015. 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:
To: The Board of Directors of the Housing Relinquished Fund Corporation  
From: Preston Prince  
Subject: Authorization of Development Loan for the Lowell Neighborhood Project

At the April 23, 2014 Board meeting, the Board of Commissioners approved to enter into a Property Purchase Agreement for the acquisition of 240-250 N. Calaveras Street, located in the Lowell Neighborhood near Downtown Fresno. This existing site consists of 22 units, ranging in size from single room occupancy to two bedrooms, constructed in 1963.

As part of the effort to make the project financially feasible for tax credit investment, staff began seeking to expand on the scope of the project through the addition of more units within the Lowell Neighborhood. As a result, the scope of the project has since expanded to encompass two vacant parcels located on N. Glenn (APN #459-322-17 and #459-322-18). The two vacant parcels will include the new construction of eight 3-bedroom units.

As part of the development financing plan, FH is preparing to submit a funding application to the City of Fresno for the HOME Investment Partnership Program (“HOME”). The HOME program provides capital funding for the development of affordable housing through the new construction of multifamily housing. The HOME funds will be used as a permanent source of financing and will be repaid through residual receipts.

In addition, the City of Fresno requires verification of commitments for gap financing as part of the HOME application submittal. The current estimated development budget reflects gap financing needs of $932,844.

At this time, staff is requesting the Board to approve a loan from the Housing Relinquished Fund Corporation (HRFC) of up to $1,000,000. Staff is prepared to move forward with the project and anticipates submittal of a low-income housing tax credit application in March, 2015. The proposed loan would carry interest at the Applicable Federal Interest Rate (AFR) which is currently approximately 3.49% and be repaid with residual receipts payments for a term of 55 years.

**RECOMMENDATION:**

It is recommended that the Board of Directors of the Housing Relinquished Fund Corporation approve a development loan of up to $1,000,000 for the development of the Lowell Neighborhood Project at the Applicable Federal Interest Rate and residual receipts payments for a term of 55 years and authorize the Secretary, Preston Prince, the Treasurer, Tracewell Hanrahan and/or their designee to execute all agreements and ancillary documents in connection therewith.
BEFORE THE BOARD OF DIRECTORS OF THE
HOUSING RELINQUISHED FUND CORPORATION
RESOLUTION NO. ________

RESOLUTION TO APPROVE A DEVELOPMENT LOAN OF UP TO $1,000,000 FROM THE
HOUSING RELINQUISHED FUND CORPORATION
FOR THE DEVELOPMENT OF THE LOWELL NEIGHBORHOOD PROJECT

WHEREAS, the goals of the Housing Relinquished Fund Corporation (HRFC) include the
financing of the development and provision of affordable housing units within Fresno County
boundaries; and

WHEREAS, HRFC desires to provide support to housing opportunities for low and moderate-
income households within a variety of neighborhoods, and

WHEREAS, HRFC wishes to support the Lowell Neighborhood Project located at 240 and 250 N.
Calaveras and 146 N. Glenn Avenue in Fresno, CA, 93701, APNs 459-243-19, 459-243-20, 459-322-17 and
459-322-18, and the improvements located thereon (collectively, the Property) for the rehabilitation and
new development of 30-units of affordable multi-family housing (collectively the Project); and

WHEREAS, the Housing Authority of the City of Fresno is the proposed developer and will be a
general partner in the to-be-formed limited partnership to own the subject project; and

WHEREAS, HRFC has agreed to provide a development loan of up to $1,000,000 at the
Applicable Federal Rate (AFR) and residual receipts payments for a term of 55 years;

NOW THEREFORE, the Board of Directors does hereby resolve that the Secretary, Preston
Prince, the Treasurer, Tracewell Hanrahan, and/or their designee are authorized to provide a
development loan of up to $1,000,000 for the development of the Lowell Neighborhood affordable
housing project and execute all agreements and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 27th day of January, 2015. 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:

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Preston Prince, Secretary of the Board of Directors