

10x10 Affordable Housing Blue Ribbon Meeting Minutes
Tuesday, August 18, 2009, 10:30 a.m.
Fresno City Hall, Meeting Room 3054
2600 Fresno Street
Fresno, California 93721

Committee Members Present: Cynthia Sterling, Co-Chair, Fresno City Council President, District #3
Dennis Woods, United Security Bank
Sara Hedgpeth-Harris, League of Woman Voters
Sharon Stanley, FIRM
Tony Miranda, Habitat for Humanity
Bonnie Rusko, Center for Independent Living, DAV
Brian Domingos, Sol Development
Jose Luis Barraza

City Staff Present Claudia Cázares, Housing and Community Development Division Manager
Gregory Barfield, Homeless Prevention and Policy Manager

Members Absent: Veda Stamps, The Ramsey Group
Keith Berghold, Co-Chair, Interim City of Fresno Planning and Development
Department Director
Robert Lutes
Jeff Roberts, Granville Homes

CALL TO ORDER

The meeting was called to order at 10:39 a.m. by Co-Chair Cynthia Sterling.

I. INTRODUCTIONS

Attendees introduced themselves

II. INFORMATIONAL REPORTS

Claudia Cázares, Housing and Community Development Division Manager, City of Fresno provided an update on the status of the re-drafting of the Housing Trust Fund Gaps Analysis by the hired consultant, David Rosen and Associates (DRA). Ms. Cázares noted that since efforts to provide DRA with local single family home costs from area builders have proved unsuccessful, she has asked DRA to move forward with re-drafting the Gaps Analysis to only include the information that was provided. Council President Sterling noted that her office contacted developers to provide cost information and the data was not provided. Ms. Sterling noted that developers mentioned they would not provide data because the City may use it to develop an inclusionary housing ordinance. The Committee decided to not further discuss inclusionary housing until the Housing Trust reports were completed. The Committee discussed that efforts now should be focused on facilitating the completion of the Housing Trust Fund reports, then move forward from that point. Dennis Woods noted that the Committee may have to refocus affordable housing efforts as there currently is a large availability of low cost housing on the market in need of rehabilitation. Tony Miranda provided the Committee with costs estimates based on research he conducted with several local developers (attached). The Committee came to a consensus to direct staff to forward the information provided by Mr. Miranda, information provided to City staff from an anonymous developer, and estimates provided by Mike Prandini from the Building Industry Association.

III. FRESNO HOME COSTS (RESEARCH) – Tony Miranda

The data provided by Mr. Miranda was discussed in item II. above.

IV. PUBLIC COMMENTS

Gregory Barfield, the City of Fresno's Homeless Prevention and Policy Manager provided an update on the City's efforts in providing housing to the homeless. Mr. Barfield stated that the City had received over \$3.1 million in

Homeless Prevention and Rapid Re-Housing Program (HPRP) funds from the federal government. The City conducted a joint Request for Proposals with the County of Fresno. Proposals were accepted until August 14, 2009, and a review committee would be scoring the proposals soon. Mr. Barfield proposes to take the HPRP contracts to Council in September 2009. Mr. Barfield also continues to work with the Housing and Community Development Division on the oversight of the Neighborhood Stabilization Program. Mr. Barfield is also overseeing the work of a consultant providing a cost benefit analysis to determine the costs associated with the continued operations and services for the homeless. The analysis will not include local data, as this data has been difficult to obtain. The City also provided \$550,000 of General Fund money for the closing of the "H" street encampment. To date, 103 people have been provided a housing unit, and over 30 people have received services indirectly through local partnerships. Additionally, the City is proposing to set aside approximately \$1,000,000 in HPRP funds to rapidly re-house homeless individuals in other areas of the City. Bonnie Rusko advised that case management and supportive services need to be provided to the clients to ensure they remain in their housing. Mr. Barfield mentioned that many local homeless service providers have been negatively affected by the local economy and reduction in state funds. Jose Luis Barraza asked why local cost data for services to the homeless was difficult to obtain. Mr. Barfield responded that reporting agencies are not keeping records that make data easy to analyze.

Mr. Barraza advised the Committee that he has been hired by Madera to provide services in the drafting of a Universal Design Ordinance.

Rev. Dr. Sharon Stanley advised the Committee that she continues to be involved in the lead collaborative with the City in relation to the Lead Based Paint grant received by the City from HUD.

Council President Sterling advised the Committee that she is working with the City's Police Department to ensure parolees aren't concentrated for drop off in Council District 3.

Sara Hedgepeth Harris advised the group that the area has seen a rise in scams from groups and agencies that claim to be able to assist a homeowner in avoiding foreclosure, and that Central California Legal Services can provide assistance in these cases.

V. ADJOURNMENT

Meeting was adjourned at 12:00 p.m.

**Table A-1
PER UNIT PROTOTYPE DEVELOPMENT COSTS BY BEDROOM COUNT
OWNER PROTOTYPE #1
CITY OF FRESNO**

Prototype Description: Total Number of Units:	Single Family Detached Owner Small Lot	TYPE AND SIZE OF UNIT	
		3 Bedroom 1,100 Net S.F. 1,100 Total S.F. (1)	4 Bedroom 1,500 Net S.F. 1,500 Total S.F. (1)
Hard Construction Costs			
Site Improvements	\$55,000/Unit	\$55,000	\$55,000
Unit/Parking Constr. Costs	\$68.00/S.F.	<u>\$74,800</u>	<u>\$102,000</u>
Total Hard Costs		\$129,800	\$157,000
Development Impact and Processing Fees	\$15,000/Unit	\$15,000	\$15,000
Indirect/Soft Costs	\$18,000/Unit	\$18,000	\$18,000
Total Costs (Except Land and Overhead/Profit)		<u>\$162,800</u>	<u>\$190,000</u>
Land Costs	\$10,000/Unit	\$10,000	\$10,000
Dev. Fee/Profit & Overhead	5%	<u>\$8,640</u>	<u>\$10,000</u>
Total Project Costs Per Dwelling Unit		<u>\$181,440</u>	<u>\$210,000</u>