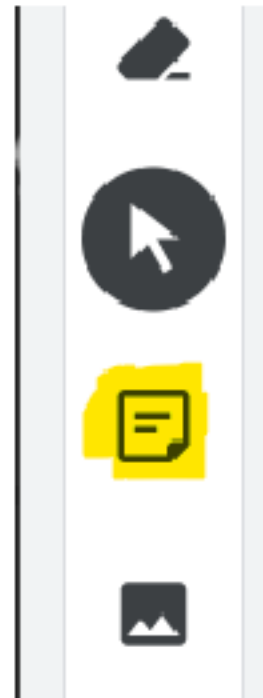


How to use Jamboard

**How  
fun is  
this!!**

Step 1.  
Make a  
Sticky



Step 2.  
Write your  
initials +  
your notes

**CL - here  
are my  
notes**

Step 3. Use the  
corners to make  
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Slides 2-8: background/alternatives  
Slides 9+: group notes

# State of California LHTF Grant Program

## Eligible Activities



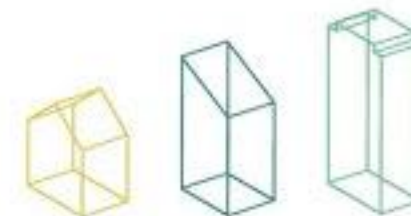
### Construction & Rehab

- Affordable rental and ownership housing
- Emergency Shelters
- Permanent Supportive Housing
- Transitional Housing
- Accessory Dwelling Units



### Down-payment assistance

Researching  
the gaps to  
home  
ownership.  
-Phil



# Alternatives

## Alternative A – Program Match (Category 1)

Activity/Project	AMI level	%
Affordable Rental Housing Development	≤ 60%	100

60% AMI for Fresno is \$42,420/yr for a household of four (4) or \$29,700/yr for a household of one (1).



# Alternatives

Feels city isn't ready to implement option B. phil

Agree with Phil. Casey

Perfer alt A- People having difficulty finding housing. City should focus on low income housing. Maria

Desire to prioritize first time home buyers - Kimberly

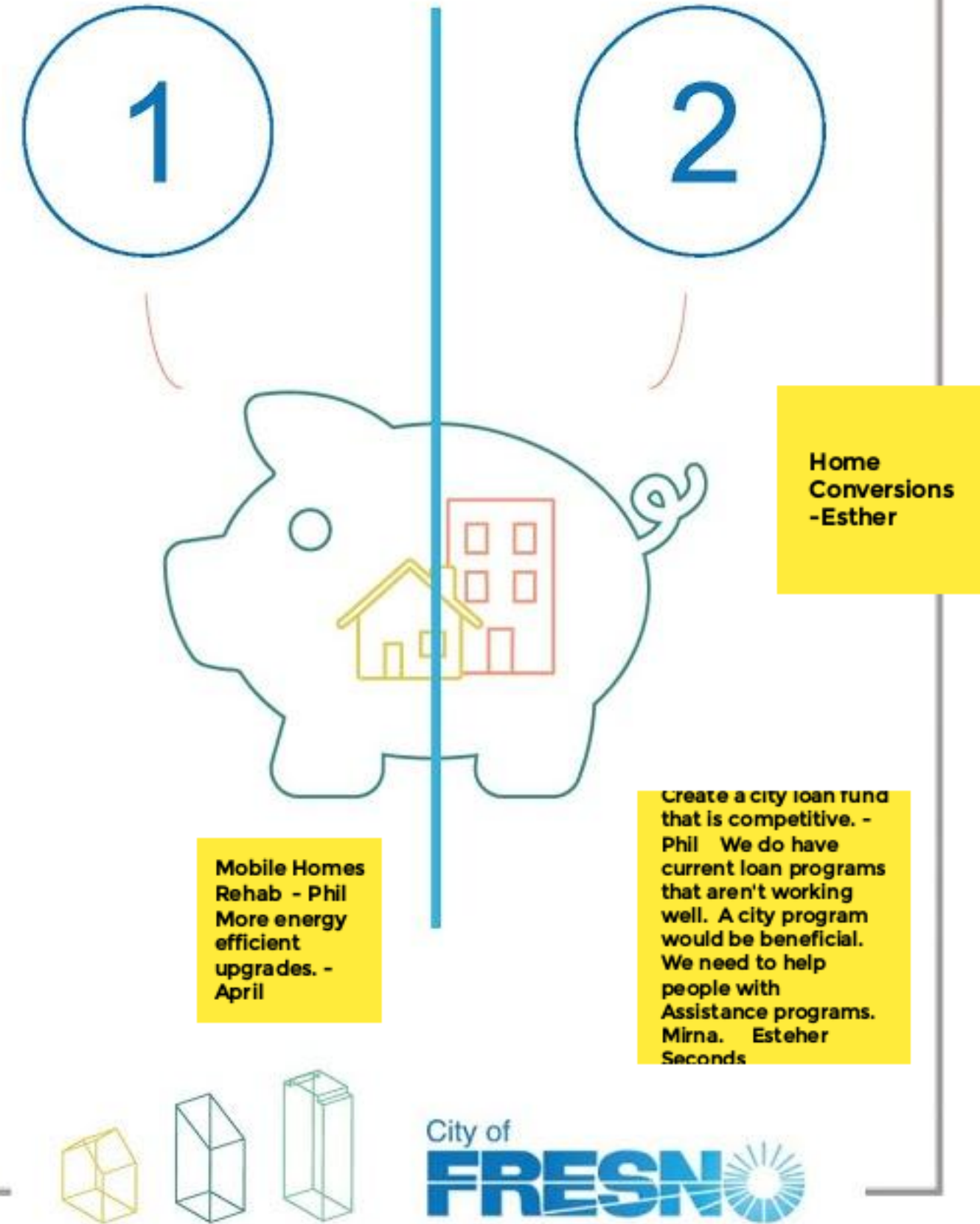
Missing housing for younger generation. - April

## Alternative A – maximize competitiveness

Create two categories within the HTF.

- Category 1 is designed to maximize points for the Grant Application.
- Category 2 is established later with other funding sources for activities not included in Category 1.

funding general home upkeep - Kimberly Senior Paint & landscape renovations. Desire to get roof



# Scoring with Alternative A

Criterion	Max Pts.	✓
Non-Residential Matching Funds	15	15
Deeper Income Targeting	20	20
Readiness	15	0
Increasing Supply of Lower Income Rental Housing	20	20
Community Need	15	10
Regional Housing Trust Fund	5	0
40% Commitment from Prior Award (n/a)	10	10
<b>Total</b>	100	75



# Alternatives

## **Alternative B** – maximize local priorities

All selected activities are Grant-eligible, but instead of maximizing application points, they are selected according to local need.

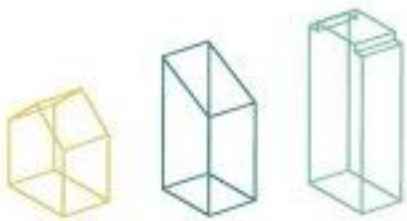
A second Category can still be created later to address needs that are not Grant-eligible.



# Alternatives

## Alternative B – Program Match

Activity/Project	AMI level	%



# Scoring with Alternative B

Criterion	Max Pts.	✓
Non-Residential Matching Funds	15	15
Deeper Income Targeting	20	?
Readiness	15	0
Increasing Supply of Lower Income Rental Housing	20	?
Community Need	15	10
Regional Housing Trust Fund	5	0
40% Commitment from Prior Award (n/a)	10	10
<b>Total</b>	<b>100</b>	<b>?</b>



# Group A {Spanish} - Sophia

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1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

# Group A - open notes

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2/2

# Group B {Hmong} - Drew

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1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

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Do you also want a Category 2?

# Group B - open notes

---

2/2

# Group C {Punjabi} - Shawn

---

1/2

Which Alternative do you prefer?

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Do you also want a Category 2?

# Group C - open notes

---

2/2

# Group D - Lachea

---

1/2

Which Alternative do you prefer?

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# Group D - open notes

---

2/2

## Alternative A

- Best opportunity for full funding
- City is best-positioned to implement
- Desire for homeownership program
- ID ownership gaps for all residents
- Garage Conversions
- Mobile Home Rehab
- Major Owner-Occupied Rehab (Health/Safety)
- Re-roof Program

## Alternative B

- Believed this will result in less funding
- City is not as well prepared to implement

# Group E - Brandon & Mague

1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

BS/MT- Safety net program for Seniors

BS/MT- Rehab or new construction development ideas similar to tiny houses/C-train or cargo containers.

**BS/MT - High need for affordable housing in the community.**

BS/MT- Weatherization Programs Vacant Structures for Sale Grants and/or low/no-interest loans for small LLs to do upgrades to their properties – would require agreement to not increase rent for X number of years

BS/MT- Production: Leveraging already existing programs and implement the Housing Elements specifically Program 27 for development and rezoning of sites

**BS/MT- Alternative A maximizes the ability to score higher due to affordable rental housing development.**

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

1) Add prevention and education of tenant/landlord rights

# Group E - open notes

---

2/2

# Group F - Karen

Priority on  
Homelessness  
Crisis & Perm  
Affordable  
Housing -

1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

Need to have a comprehensive trust fund that covers production, preservation, prevention, and homeownership.

Prevention - emergency rental assistance prgm, eviction protection prgm with legal representation, housing rights education for LLs and tenants

Production - implement housing element prgrms that support production (especially for ELI and VLI) this includes prgm 27 & another one that supports incentives for development

Leverage already existing programs within the city and work that has been done externally (i.e. DRIVE). Identify available prgrms and projects that should be included (i.e. AHSC, IIG, etc.)

Homeownership - support with weatherization of homes (state and federal \$ to leverage here too)

Homeownership - homeowner educational programs (especially for BIPOC households), first-time homebuyer downpayment assistance prgrms, support for those with poor credit scores who can't get good loans

Preservation - weatherization programs, support purchasing blighted buildings for purchase or rent, grants and/or low/no-interest loans to do upgrades to properties - require agreement to maintain affordability

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

Preserve/Rehab  
Naturally Occurring  
Affordable Housing -

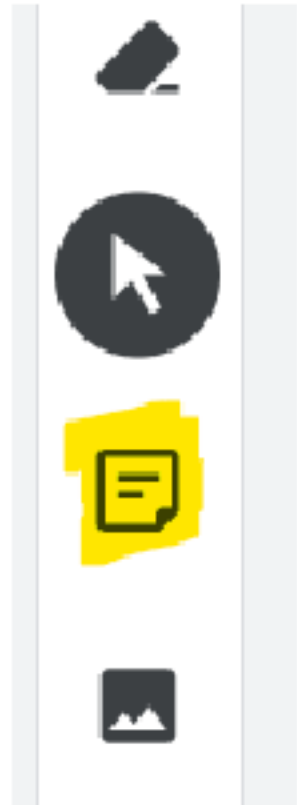
# Group F - open notes

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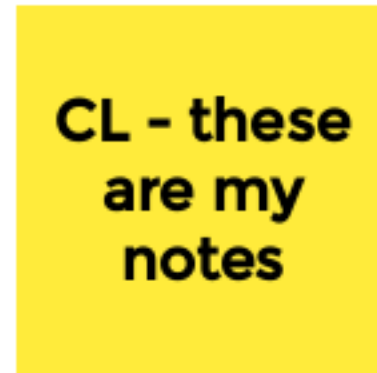
2/2

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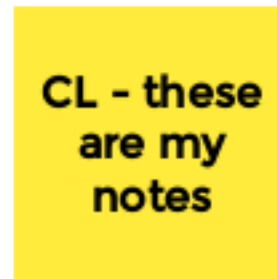
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### Down-payment assistance



# Alternatives

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# Alternatives

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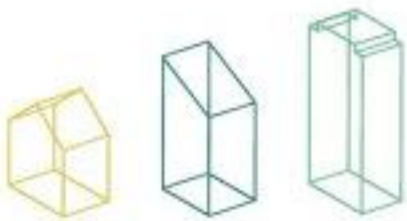
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# Alternatives

## Alternative B – Program Match

Activity/Project	AMI level	%



# Scoring with Alternative B

Criterion	Max Pts.	✓
Non-Residential Matching Funds	15	15
Deeper Income Targeting	20	?
Readiness	15	0
Increasing Supply of Lower Income Rental Housing	20	?
Community Need	15	10
Regional Housing Trust Fund	5	0
40% Commitment from Prior Award (n/a)	10	10
<b>Total</b>	<b>100</b>	<b>?</b>



# Group A {Spanish} - Sophia

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1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

# Group A - open notes

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2/2

# Group B - Drew

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1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2  
(to be established in 2021-22)?

**EP**

**MA**

**PM**

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

Does 60%AMI  
apply to the  
whole  
project?

# Group B - open notes

---

2/2

# Group C {Punjabi} - Shawn

---

1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

# Group C - open notes

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2/2

# Group D - Lachea

---

1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

Alternative A may not yield many units if program is limited to new

**A or  
B?**

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

# Group D - open notes

2/2

Total of \$5 million for grant, and \$5 million match

Janine - Tiny Home or ADU possible? How many could the funding cover? Conrad - \$100k is cost goal for ADUs/Tiny Homes

Rehab and acquisition could stretch the grant monies longer

Conrad - more tools to low income home owners the better. Open barriers of entry for home owners

Jennifer - would need to be constructed on parcel (stick built) to be considered real estate. Also ADUs and Tiny Homes could be built in back of other parcels if owners want to be landlords.

Jennifer - Concerned with alt A perm financing in regards to multiple projects. Funds could go fast stuck in permanent financing. Expensive to build affordable housing. We don't want to stretch the grant too thin.

Casey - we could develop our own program and get funding depending on grant competition

Mobile homes could have their own parcel so they own the property and structure, not just the structure

Marianne - how many units would this funding cover? (if \$400k each unit)

Fund rental units improvements?

In category 2 for education and tannates rights and responsibilities. Technical skills - repair homes, run property management

Can we create a board as oversight for this funding? CVOs working with renters in historically disadvantaged communities.

Land donation or discount from City? Lachea - this is being considered

Conrad - Who should developers contact for affordable housing?

# Group E - Drew

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1/2

Which Alternative do you prefer?

If Alternative A, what activities do you want incorporated into Category 2 (to be established in 2021-22)?

If Alternative B, what other Grant-eligible activities do you want incorporated?  
Do you also want a Category 2?

# Group E - open notes

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2/2



