

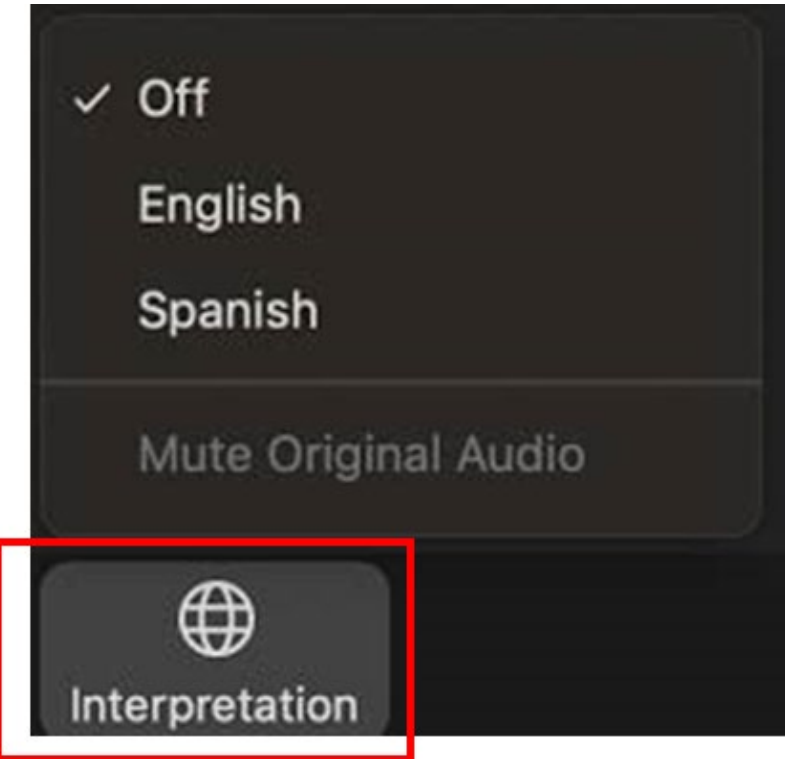
Local Housing Trust Fund & Matching Grant Program

Community Workshop
June 30, 2021



Welcome

1. Translation services are available
2. ALL participants should join a language channel
3. Select the Interpretation Globe at the bottom of your screen
4. Choose your preferred language



This meeting is being recorded and publicly broadcasted.

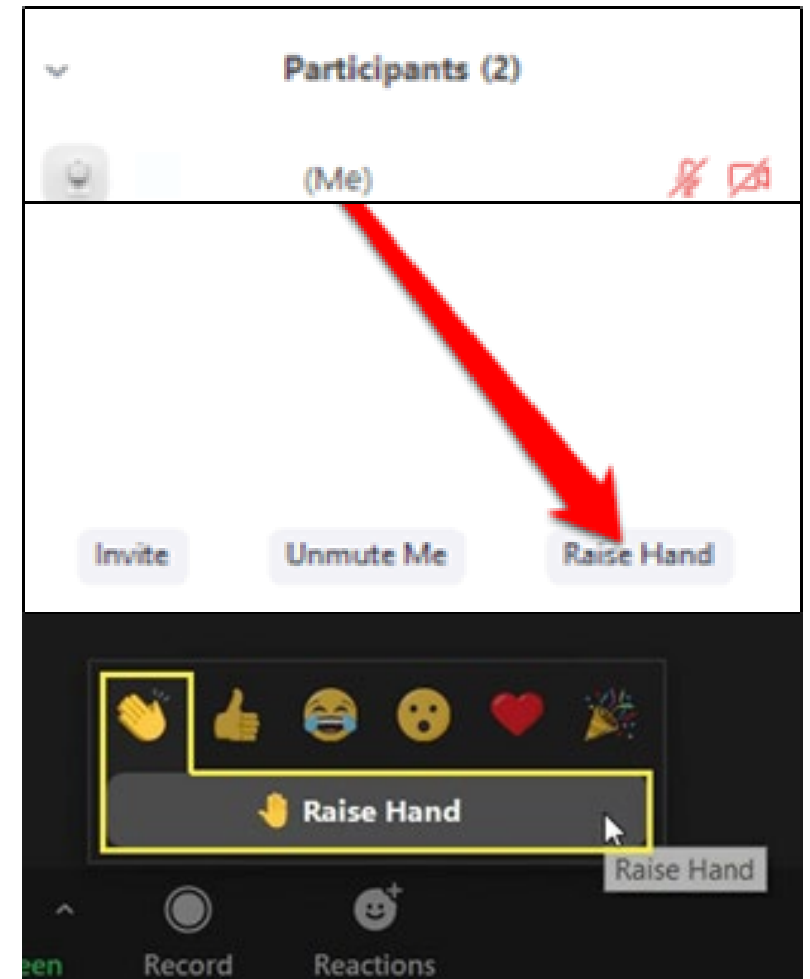
Participating in this meeting is considered consent to being recorded.







Using Zoom

To ask a question during the presentation, please use the “Raise Hand” feature or dial *9 by phone.

In Breakout Rooms you may mute/unmute yourself.



Workshop Outline

-  1. What is a Local Housing Trust Fund?
-  2. State of California LHTF Grant Program
-  3. Determining Program Guidelines – Breakout Sessions
-  4. Next Steps



Workshop Goals

Determine a community preference for Program Guidelines

Present community feedback alongside the grant application requirements to the City Council



1. What is a Local Housing Trust Fund?



What is a Local Housing Trust Fund?

A savings account for local housing needs.



What is a Local Housing Trust Fund?

Main characteristics of a City Local Housing Trust Fund



Created by
ordinance or
resolution



Receives ongoing
revenue from
dedicated sources



Adopts
Program
Guidelines



2. State of CA LHTF Grant Program



State of California LHTF Grant Program

The State has announced \$57 million in matching funds available to new and existing LHTFs

- Up to \$5 million in matching funds is available per applicant*

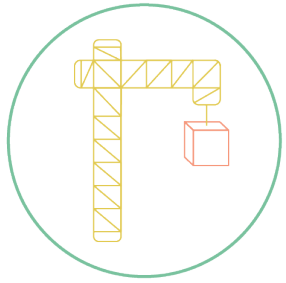
The application period will open July 19th and close on August 3, 2021

*minimum is \$500k



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



State of California LHTF Grant Program

Eligible Sources of Matching Funds



Ongoing and dedicated sources, such as taxes, fees, and loan repayments and/or public or private contributions.

A General Fund donation might be eligible, if the original source of the funds is eligible (i.e. sourced from taxes).

Q & A



3. Determining Program Guidelines



NOFA Scoring Criteria

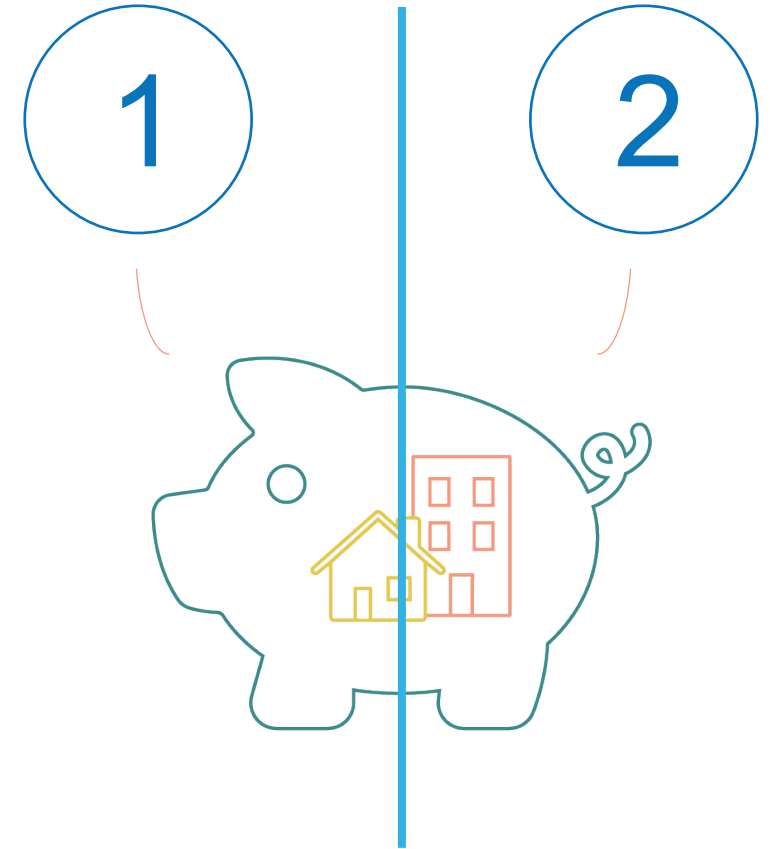
| Criterion | Max Pts. | ✓ |
|--|------------|-----------|
| Non-Residential Matching Funds | 15 | 15 |
| Deeper Income Targeting | 20 | ? |
| Readiness | 15 | 0 |
| Increasing Supply of Lower Income Rental Housing | 20 | ? |
| Community Need | 15 | 10 |
| Regional Housing Trust Fund | 5 | 0 |
| 40% Commitment from Prior Award (n/a) | 10 | 10 |
| Total | 100 | 35 |

Alternatives

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.



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).



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 |
| Total | 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.

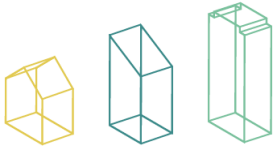
A second Category can still be created later to address needs that are not Grant-eligible.



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 |
| Total | 100 | ? |

Q & A



Related Housing Studies



Related Housing Studies

Analysis of Impediments - Safety net programs; Improved housing conditions*, Addressing racial disparities in homeownership; Access to areas of opportunity*, Better communication; Addressing prejudices; and More education

* programs that may be eligible for the State grant



Related Housing Studies

Annual Action Plan / Consolidated Plan – Alternative housing models; low barrier housing/shelter*; housing and programs for people who are experiencing homelessness or survivors of domestic violence*; home repair and rehabilitations*; affordable housing construction*; home purchase assistance*; rental assistance; senior programs and services.

* programs that may be eligible for the State grant



Related Housing Studies

“Here to Stay” Anti-Displacement Report - City of Fresno “Here to Stay” Community Land Trust; - Department of Anti-Displacement and Homelessness Intervention; - Dignified Tiny House Villages and Scattered Site Housing*; - Eviction Right-to-Counsel; Expanded Project Roomkey*; Fair Chance Housing; Fresno-Specific Universal Design Standards; - “Here to Stay” Homeowner and Renter Assistance Programs; Land Banks; Rapid Rehousing Dispatch; Right To Return Home

* programs that may be eligible for the State grant



Related Housing Studies

Housing Element - Program 5: Housing Funding Sources; Program 7: Special Needs Housing*; Program 8: Home Buyer Assistance*; Program 9: Homeless Assistance*; Program 10A: Mobile Home Parks; Program 12-A: Downtown Displacement Prevention*; Program 22: Housing Rehabilitation*; Program 24: At-Risk Housing; Program 26: Fair Housing Services; Program 27: Equitable Communities*; Program 28: Relocation Services

* programs that may be eligible for the State grant



Breakout Rooms – 30 minutes



Ground Rules

- Respect the meeting and each other
- Listen
- Everyone participate, no one dominate
- Take turns talking
- Stay on topic
- Seek unity (not separation)
- Disagree without being disagreeable



Breakout Rooms

1. Introductions + appoint a note-taker and a reporter
2. Q: Which **Alternative** do you prefer?
 1. If **Alternative A**, what activities do you want incorporated into Category 2 (to be established later in 2021-22)?
 2. If **Alternative B**, what other Grant-eligible activities do you want incorporated? Do you also want a Category 2?



Breakout Rooms – Report Back



4. Next Steps



Next Steps

1. Consolidate input on potential Program Guidelines
2. Present resolution(s) to the City Council to establish the local housing trust fund, adopt its program guidelines, and authorize submission of the grant application

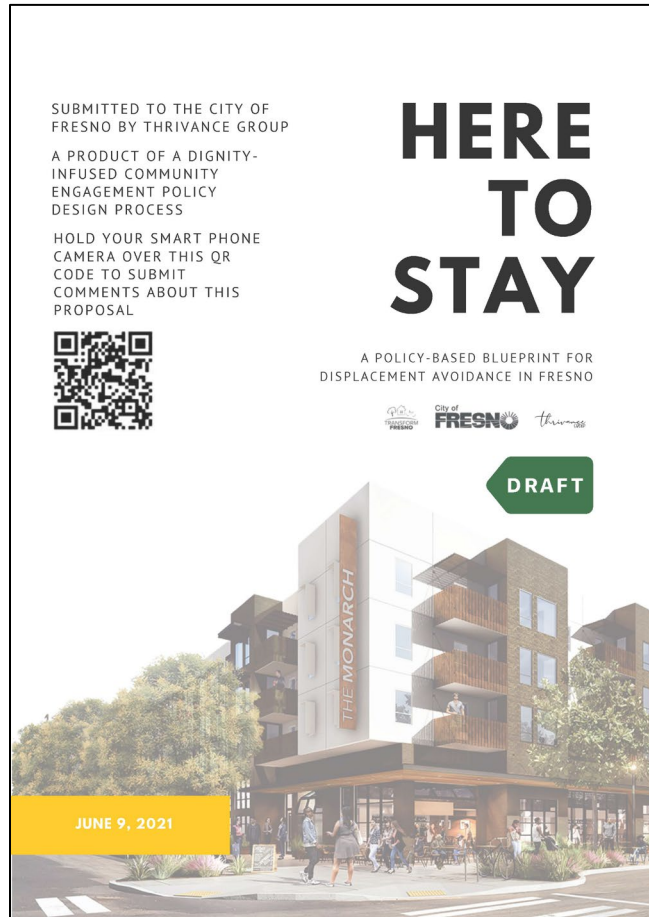


Save the Dates - LHTF

- Today's workshops:
June 30, 2021 at 9 am to 11 am
June 30, 2021 at 5:30 pm to 7:30 pm
- City Council hearing: July 2021



Save the Dates – Other Housing Efforts



Here to Stay

A Policy-Based Blueprint on Displacement Avoidance in Fresno

www.transformfresno.com



Contact Us

For questions or to provide comments:

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End of Presentation

