



Attachment A - LHTF Program Guidelines

Program Guidelines 01

Applicability

These Program Guidelines apply to \$2.5 million allocated on July 29, 2021, to the Local Housing Trust Fund (LHTF) - Fund #10502 and any matching funds provided by the State of California, should the City be awarded from the 2021 State of California LHTF Grant Program.

Funding Sources

- City of Fresno Real Estate Transfer Tax - \$1,500,000
- City of Fresno General Fund - \$1,000,000
- State of California LHTF Grant Program (to be determined) - \$2,500,000

Supported Programs and Activities

Program/Activity	Description	Supported AMI	Required Affordability Period	Eligible Applicants	Allocation*
1. Multifamily New Construction	Permanent financing for new multifamily rental housing	≤ 60%	55 years; secured via covenant filed on deed of property/ies	Nonprofit housing developers, including Community Development Corporations (CDCs); and for-profit housing developers	100% (minimum of 30% to support households at ≤30% AMI)

*After administrative expenses

Funding Distribution

The City shall annually publish a Notice of Funding Availability (NOFA) to solicit applications for the distribution of funding from the LHTF. Applicants must meet eligibility criteria as outlined in the Program Guidelines and NOFA. Projects meeting the conditions listed under the *Priority Points* section below shall receive additional points in the NOFA. Awarded projects will be subject to performance milestones outlined in the NOFA.



Priority Points Conditions

- Projects located in High-Opportunity Areas, on Housing Element Sites, within the Downtown Neighborhoods Community Plan, and/or within ¼ mile of existing or future designated high-frequency transit routes.
- Projects that incorporate a needed non-residential component that promotes community well-being, such as publicly accessible plazas or parks, a Healthy Food Grocery, and/or Medical Facility. Need must be demonstrated by available data.¹
- Projects that incorporate Universal Design Standards.
- Projects that incorporate components designed to reduce the impacts of climate change.
- Projects that incorporate adaptive reuse of a previously non-residential historic building.
- Projects that are led by or commit to hiring local Black, Indigenous, People of Color, (BIPOC) and women-owned businesses.
- Projects that are led by a non-profit entity whose mission is related to affordable housing, community empowerment, and/or neighborhood development.

Definitions

Affordability Period. The amount of time in which a project must remain affordable to households at the assigned AMI levels. When the affordability period ends, a project may elect to convert to market rate pricing.

Area Median Income (AMI). The most recent applicable county median family income published by the State of California Department of Housing and Community Development.

Non-profit. A charitable nonprofit organization described in Section 501(c)(3) of the Internal Revenue Code.

¹ Uses such as fast-food, drive-throughs, tobacco, and liquor stores are expressly prohibited from consideration as a needed non-residential component.