



# Local Housing Trust Fund Basics

## 1. What is a Local Housing Trust Fund (LHTF)?

A Local Housing Trust Fund is similar to a savings account that can receive money from different sources and to spend on local housing needs. The LHTF spends money according to its Program Guidelines.



## 2. How are the Program Guidelines Determined?

Program Guidelines are the rules by which a LHTF can spend money. Guidelines can be established in two ways: by the organization that is providing money to the Fund or through a community input process.



## 3. What are “Round 1” and “Round 2” Funds?

“Round 1” refers to funds that the State of California granted to the LHTF. These funds must be spent on housing projects that meet the following Program Guidelines criteria: new construction, rental, multifamily, and affordable to people with low or very low income.

“Round 2” refers to future funds that the City of Fresno will provide to the LHTF. In 2023, City staff will work with community members to create the Program Guidelines for Round 2 funding.

## 4. How can the Community shape the Local Housing Trust Fund?



Round 1 will have a Notice of Funding Availability (NOFA) where housing projects will apply to receive money from the LHTF. Community members are invited to rank priorities for how the applications will be scored.

In Round 2, community members will be able to co-create the Program Guidelines to determine how the LHTF will spend its future funding.



Stay up to date! Visit [www.fresno.gov/LHTF](http://www.fresno.gov/LHTF)





**Location.** Promote new affordable housing in areas of high-opportunity, in our Downtown neighborhoods, on Housing Element sites already identified for affordable housing, or near high-frequency transit.

*Location helps residents access resources efficiently, promotes equity in higher-income neighborhoods and new investment in existing neighborhoods.*

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**Community Need.** Promote projects that include a documented community need such as publicly accessible plazas or parks, a healthy food grocery store or medical facility.

*Incorporating a community need helps residents easily access amenities that improve quality of life.*

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**Universal Design.** Promote projects that include accessibility into their design so that people of all ages and abilities can live there.

*Universal design ensures residents of all abilities can live in a home that functions for them and allows them to also age-in-place.*

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**Climate Change.** Promote buildings that are designed to reduce the impacts of climate change. This can include better energy efficiency and reduction of carbon emissions.

*More climate-friendly buildings can help our city have less pollution and be more resilient over time.*



**Adaptive Reuse.** Promote the reuse of old buildings into new residences.

*Using existing buildings can be efficient and can breathe new life into historic properties.*

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**BIPOC/Women-led.** Promote projects that are led by or commit to hiring local Black, Indigenous, People of Color, (BIPOC) and women-owned businesses.

*Promoting projects that lift-up those who have been traditionally left out can increase equity and empowerment in our local development and building trades industries.*

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**Nonprofit-led.** Promote projects that are led by a non-profit entity whose mission is related to affordable housing, community empowerment, and/or neighborhood development.

*Promoting projects by mission-driven nonprofits can help ensure long-term oversight and affordability for residents.*

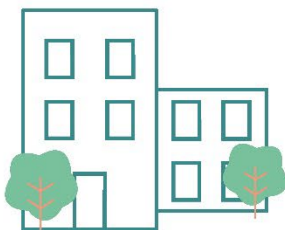
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**Small Home Villages.** Promote affordable small home villages to provide housing to residents with very low income.

*Small homes can be produced faster but may serve fewer people.*

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**Traditional Multifamily.** Promote traditional multi-family buildings to provide housing to residents with low to moderate income.

*Traditional multifamily takes longer to develop but could serve more people.*

## Definitions

**High-Opportunity Areas.** Areas with access to high quality resources such as jobs and education. As defined by the City of Fresno Housing Element OR the State of California Tax Credit Allocation Committee / Housing and Community Development Department.

**High-frequency transit routes.** A route where a bus arrives every fifteen minutes or less.

**Nonprofit.** A charitable nonprofit organization described in Section 501 (c)(3) of the Internal Revenue Code.

**Universal Design Standards.** When the functional aspects of a building (i.e. anything you use like doors, showers, outlets, etc.) are designed in a way that is accessible to people of all ages and abilities.

**BIPOC.** Black, Indigenous, and People of Color.

**Small Home Villages.** Also known as “Tiny House Villages.” These are multiple small homes that are arranged together on the same lot.