



Real Estate Development Pipeline Update

September 21, 2015



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Development Real Estate Strategic Priorities

- Current portfolio conversion utilizing RAD or other tools
- Focus on neighborhoods surrounding existing properties
- Explore acquisition opportunities
 - Neighborhoods with low quality rental stock
- Downtown developments including Admin Site
- Permanent Supportive Housing or related projects
 - Must include strong support from partners
- New construction opportunities to increase quality stock and diversify income streams
- Neighborhoods of opportunity

* Priorities from Board Retreat in May 2013



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Pipeline Overview

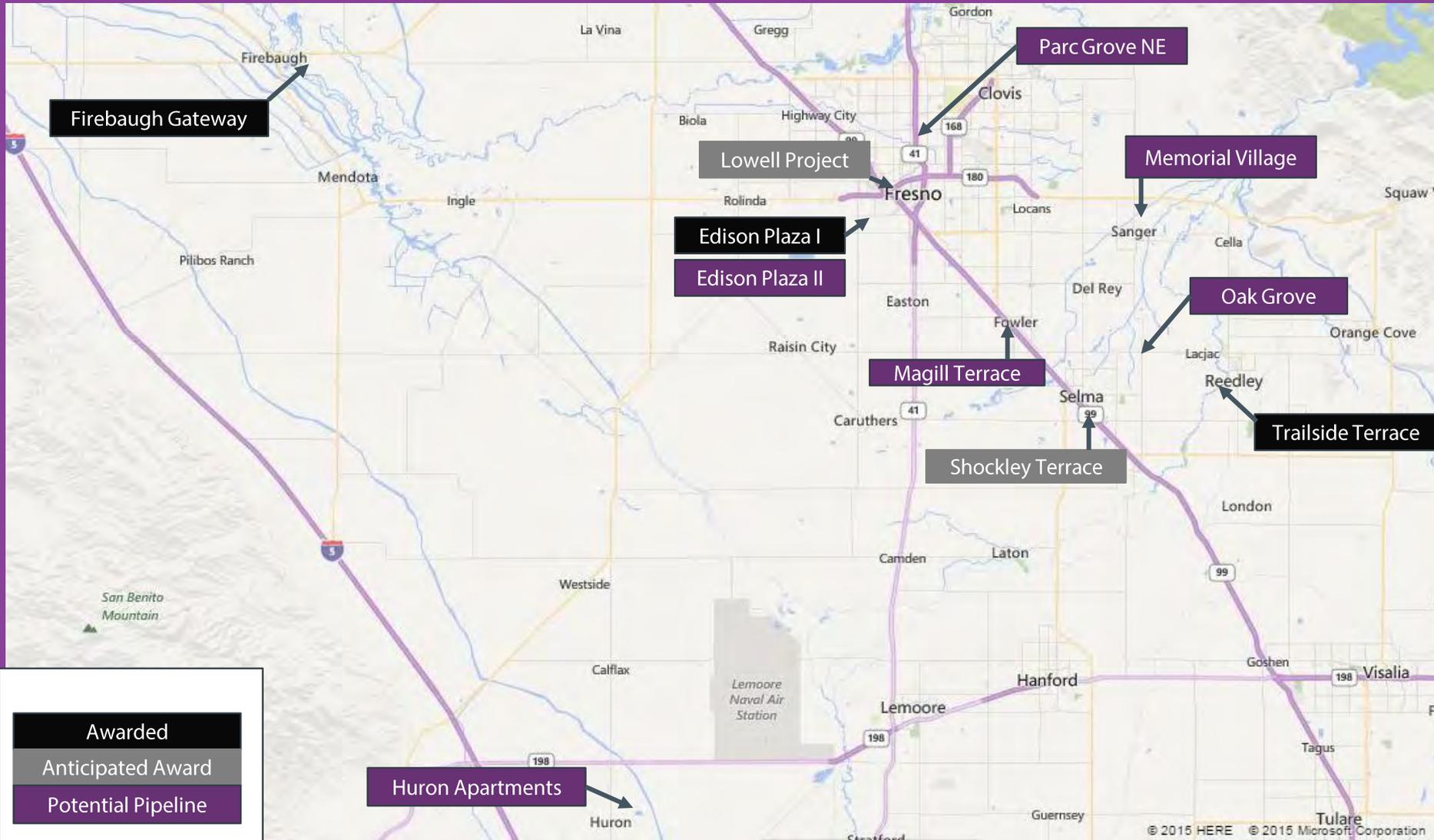
- Lowell Neighborhood Project (Fresno)
- Shockley Terrace (Selma)
- Magill Terrace (Fowler)
- Edison Apartments II (Fresno)
- Memorial Village (Sanger)
- Oak Grove (Parlier)
- Huron Apartments (Huron)
- Parc Grove Northeast (Fresno)



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Location of Projects in the Pipeline



Lowell Neighborhood Project

-Fresno, CA

- Proposed 30 units of family housing in the Lowell neighborhood near downtown Fresno
 - 22 units of rehabilitation (Calaveras site)
 - 8 units of new construction (Glenn site)
- Partnership with Better Opportunities Builder, Lowell Community Development Corp. and Silvercrest
- Award of HOME funds on June 25, 2015
- HRFC commitment of up to \$1M
- Anticipated Tax Credit award on September 23, 2015

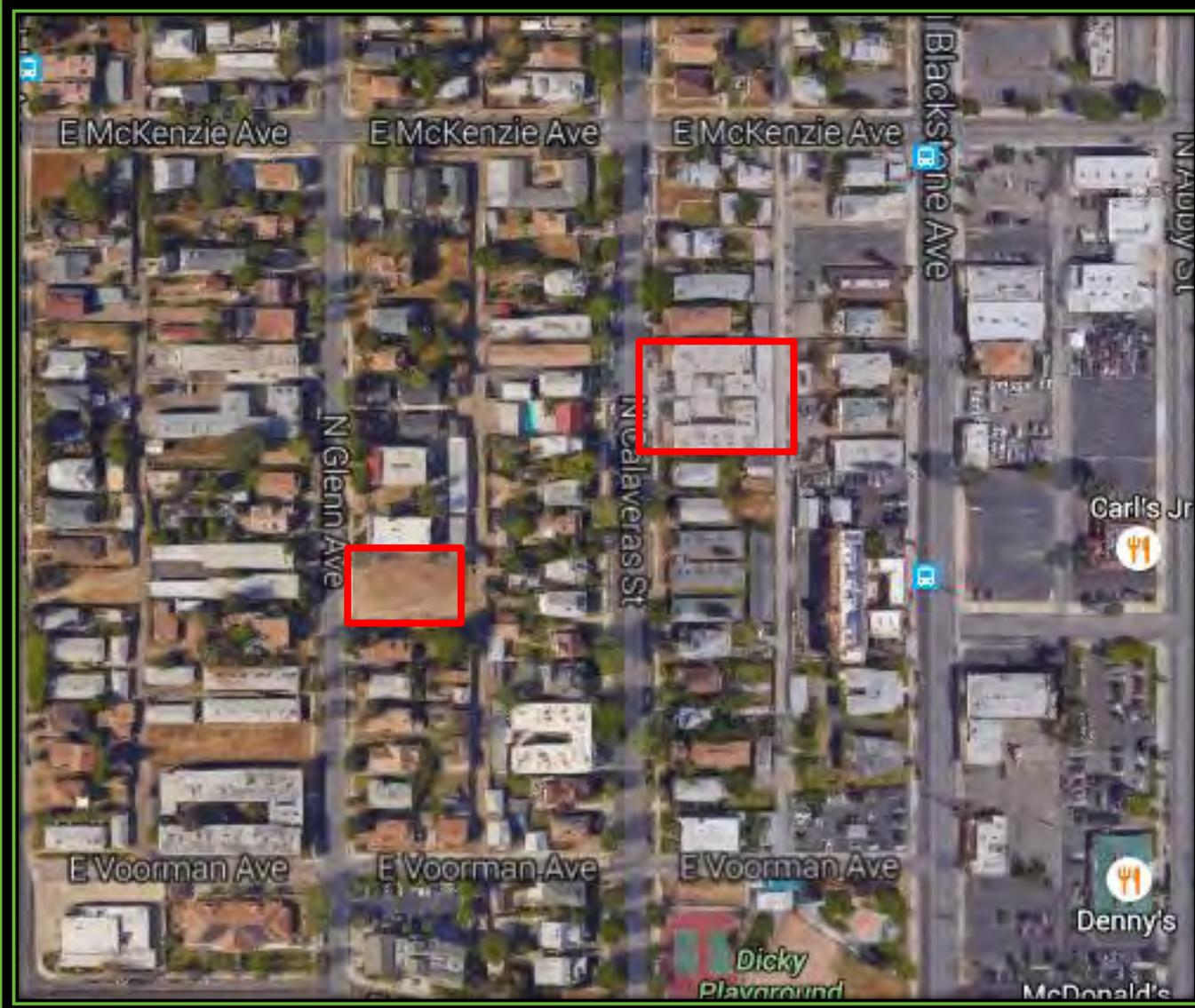


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Lowell Neighborhood Project

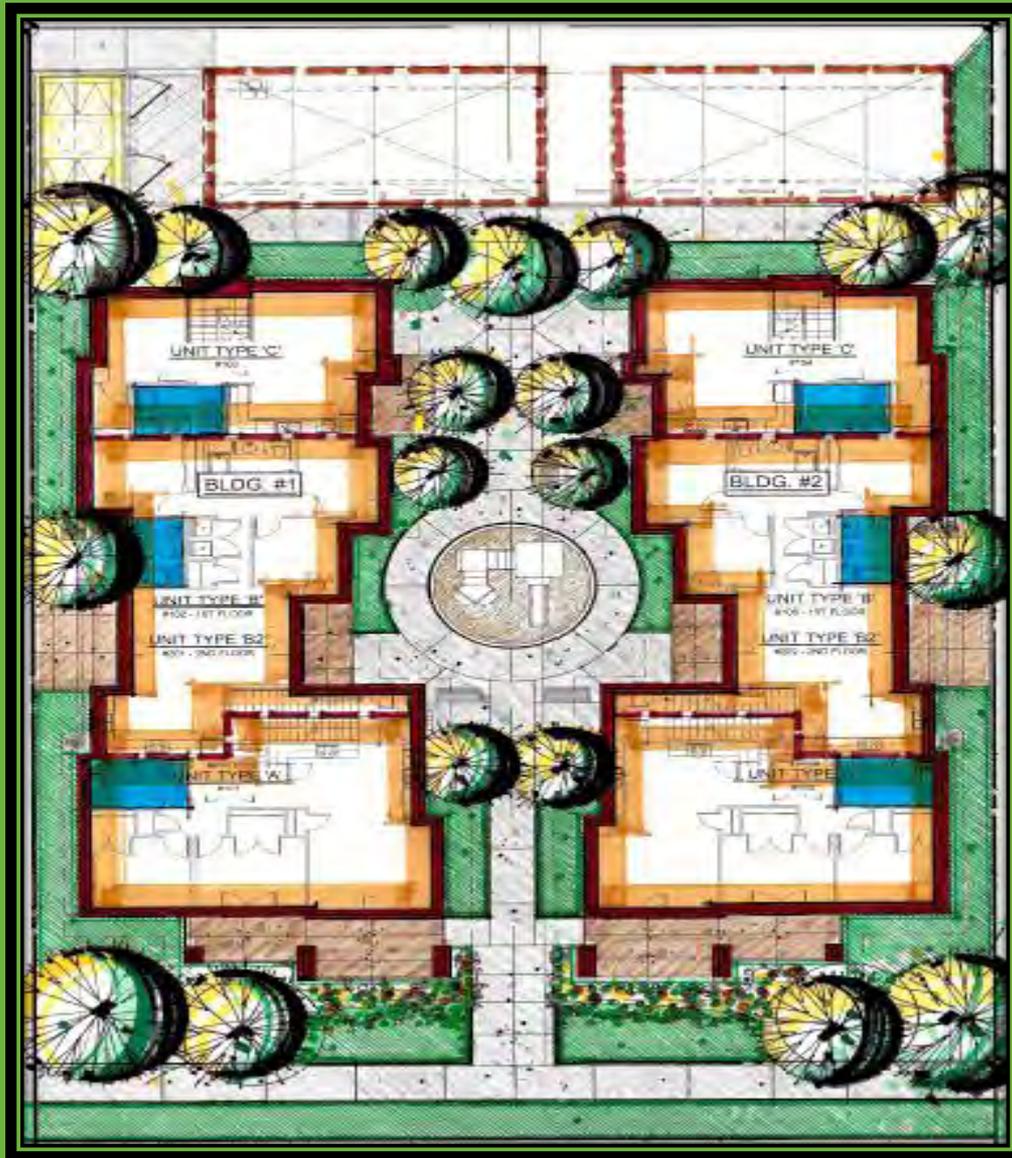


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Lowell Neighborhood Project



Glenn Site Plan

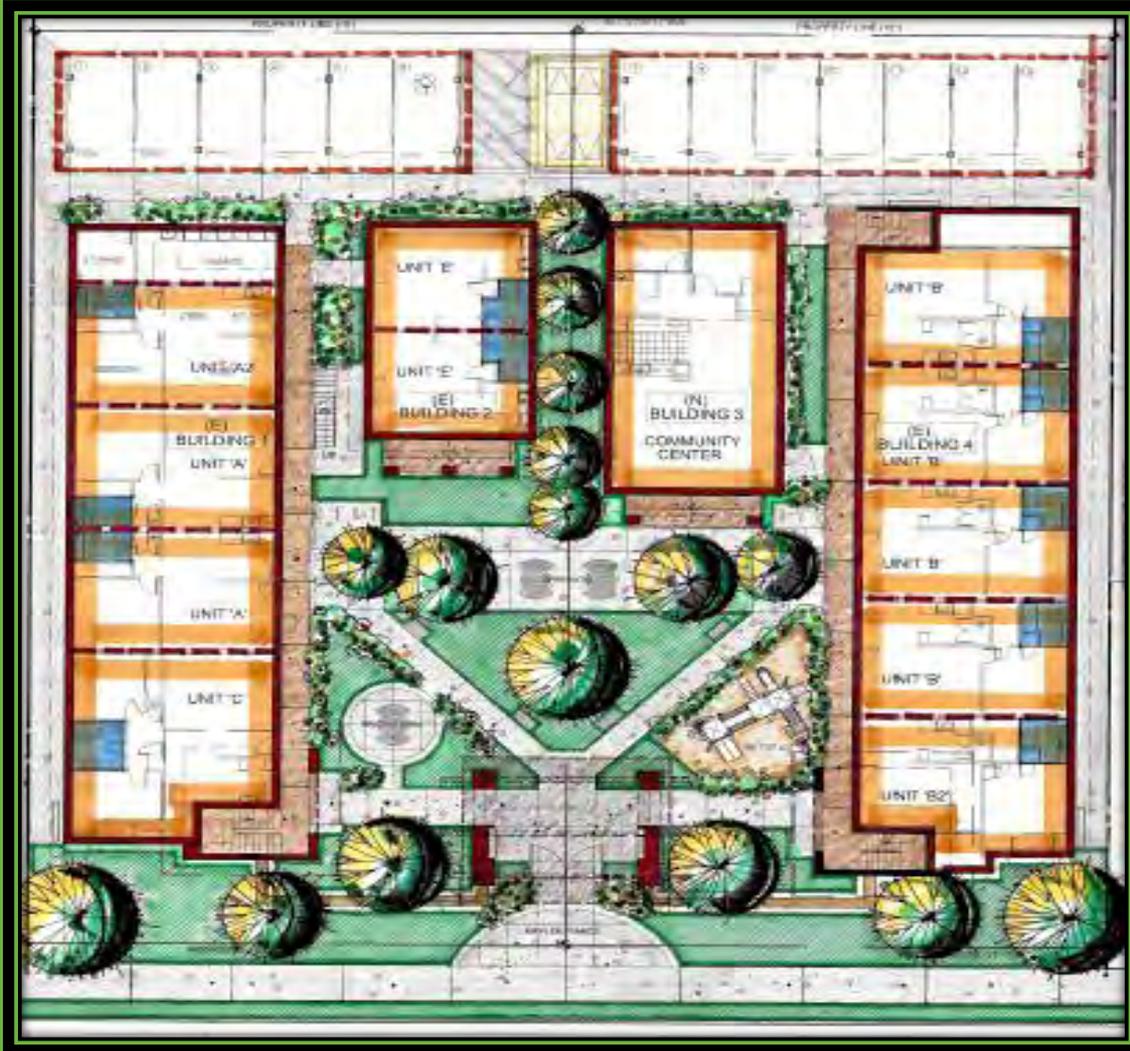


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Lowell Neighborhood Project



Calaveras Site Plan



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Lowell Neighborhood Project Financing Plan

Update Forthcoming



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Lowell Neighborhood Project

Board Actions to Date:

- Resolution to approve pre-development (entity formation, option to purchase)
- Submission for City of Fresno HOME funds
- Approval of HRFC Financing Commitment
- Application for 9% LIHTC & various financing sources.

Recommended Actions:

- Acquisition of 240-250 Calaveras



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Shockley Terrace

-Selma, CA

- Proposed redevelopment of an existing 25 unit low income public housing site
- New construction project of 48 units of which 25 units will be RAD conversion units
- FH estimated seller financing and LIPH cap/op funds of approx. \$1.5M
- HRFC estimated commitment of up to \$1.8M
- Anticipated award of Tax Credits on September 23, 2015
- Potential Fresno County HOME/NSP application



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Shockley Terrace Site Map



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Shockley Terrace Site Plan



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Shockley Terrace Financing Plan

Update Forthcoming



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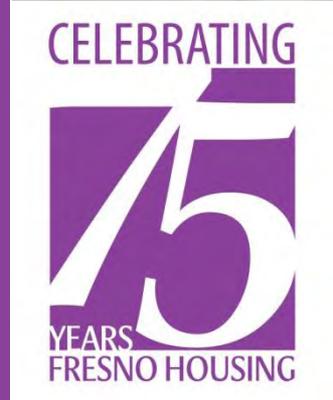
Shockley Terrace

Board Actions:

- Approval of MOU with Silvercrest, Inc. & the formation of a to-be-formed Limited Partnership.
- Funding commitment from HRFC, Public Housing Capital Funds and/or Operating Reserves and Seller Financing Proceeds.
- Application for 9% LIHTC & various financing sources.
- Award of Architectural contract with Mogavero & Notestine

Recommended Actions:

- Approval of submission for additional funding



***Project Pipeline:
- Potential 2016-2017***



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Magill Terrace

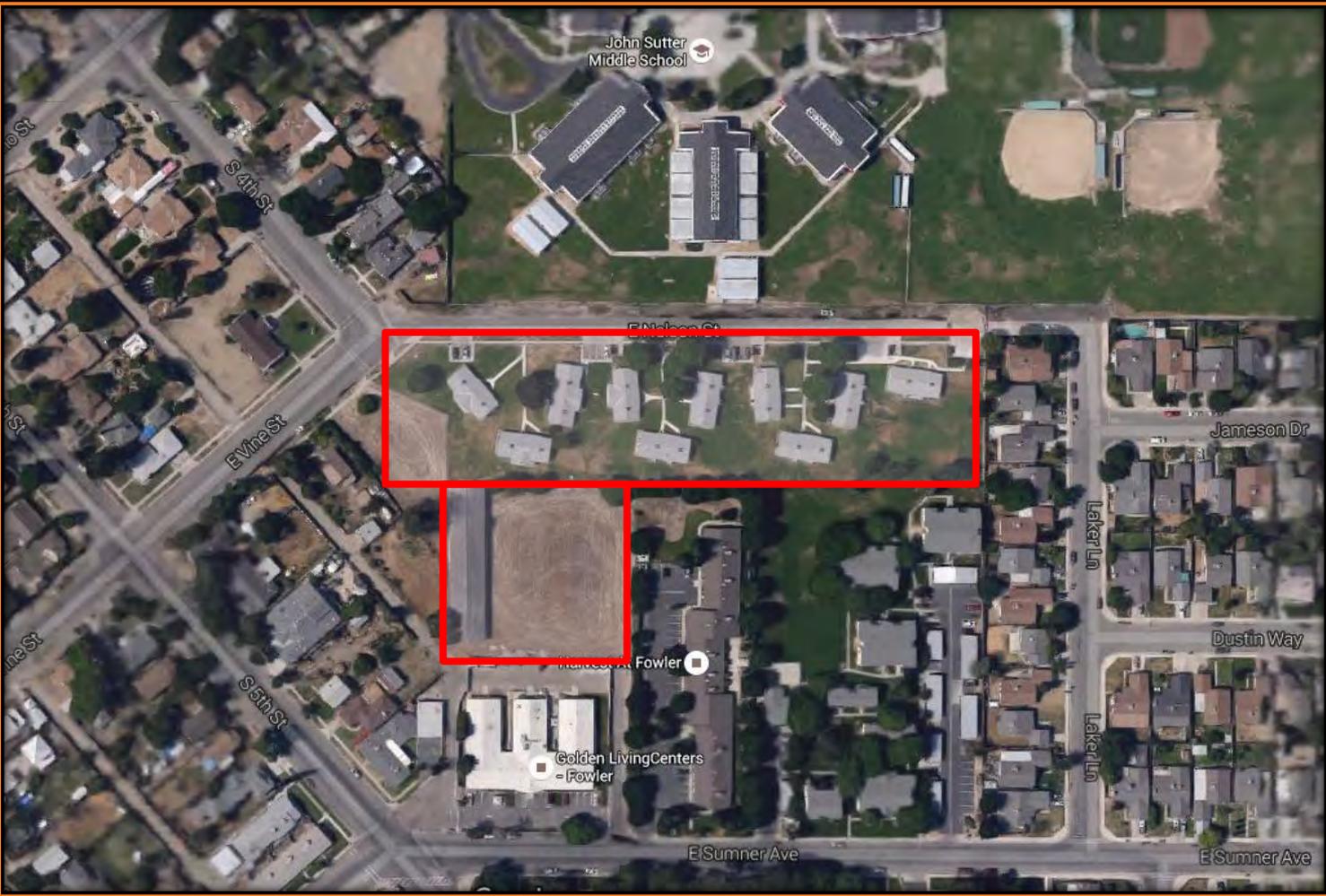
-Fowler, CA

- Proposed redevelopment of an existing 20 unit low income public housing site
- New construction project of 60 units of which 20 units will be RAD conversion units
- FH estimated seller financing and LIPH cap/op funds of approx. \$1.5M
- HRFC estimated commitment of up to \$2M
- Unsuccessful July 1, 2015 CTCAC application.
- Potential re-submission March, 2016



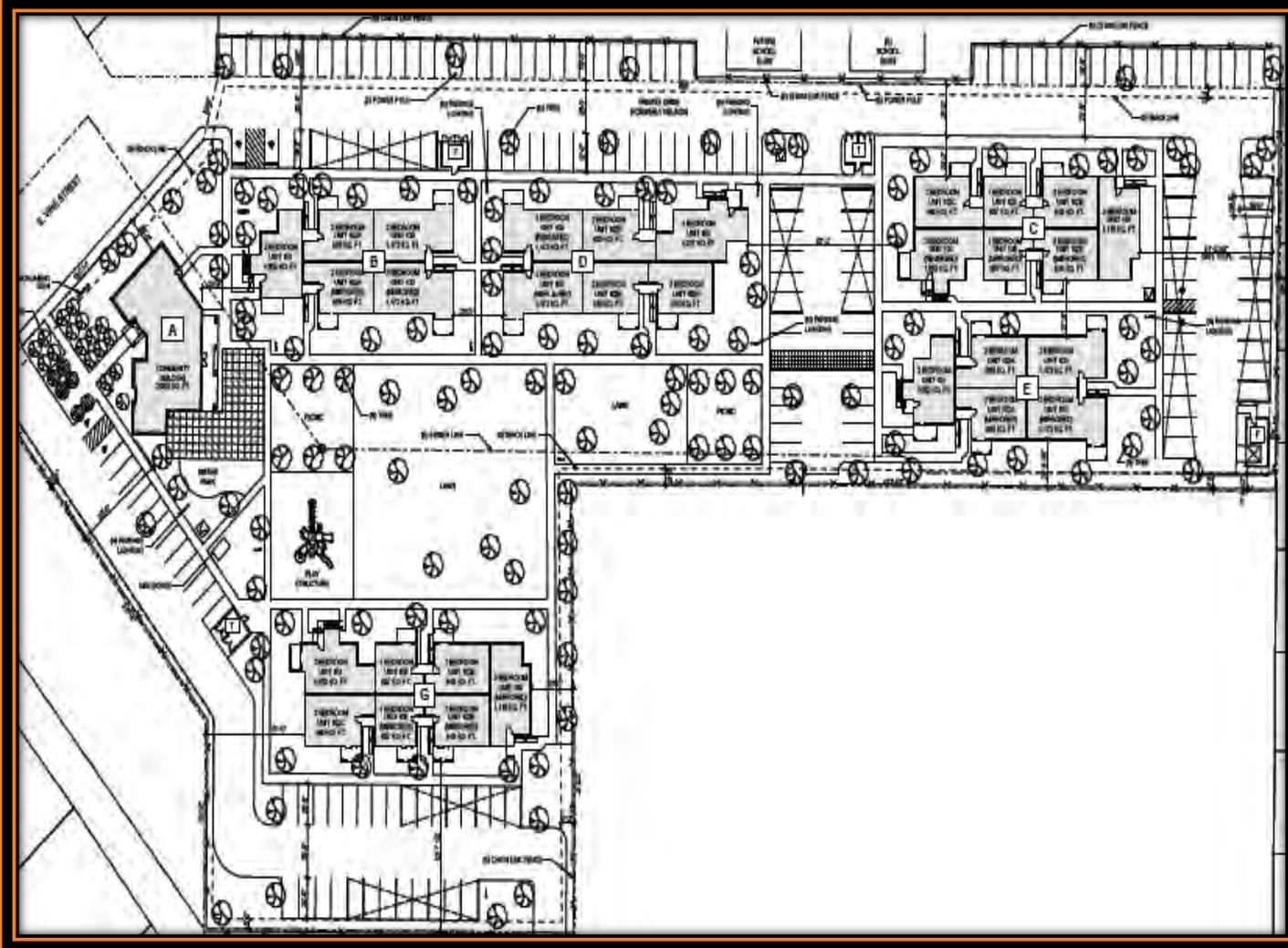
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Magill Terrace



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Magill Terrace Site Plan



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Magill Terrace Financing Plan

Update Forthcoming



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Magill Terrace

Board Actions to date:

- Approval of MOU with Silvercrest, Inc. & the formation of a to-be-formed Limited Partnership.
- Funding commitment from HRFC, Public Housing Capital Funds and/or Operating Reserves and Seller Financing Proceeds
- Application for 9% LIHTC & various financing sources
- Award of Architectural contract with Mogavero & Notestine



Edison Apartments II

-Fresno, CA

- Proposed new construction of 64 units on a shared site with Edison Apartments I in SW Fresno
- HRFC estimated commitment of approx. \$1.7M
- Partnership with Edison Plaza Partners and City of Fresno (Housing Successor)
- Potential 2016 CTCAC submission



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Edison Apartments II



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Edison Apartments II Financing Plan

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