

**CITY OF FONTANA
REGULAR HOUSING AUTHORITY MEETING
February 12, 2019
Grover W. Taylor Council Chambers
8353 Sierra Avenue
Fontana, CA 92335
7:00 PM**

Welcome to a meeting of the Fontana Housing Authority. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Authority, please fill out a card located at the entrance to the left indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Authority Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheel chair accessible and a portable microphone is available.

Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número 350-7602.

CALL TO ORDER/ROLL CALL:

- A.** 7:00 P.M. Call the Meeting to Order

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Authority for up to 5 minutes on items **not** on the Agenda, but within the Authority's jurisdiction. The Authority is prohibited by law from discussing or taking immediate action on non-agendized items.

- A.** Public Communications

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below - there will be no separate discussion on these items prior to the time Authority votes on them, unless a member of the Authority requests a specific item be removed from the Consent Calendar for discussion. **Does any member of**

the public wish to address the Authority regarding any item on the Consent Calendar before the vote is taken?

A. Approval of Minutes

Approve the Minutes of the January 22, 2019, Regular Housing Authority Meeting.

B. Jamboree Housing Apartment Community

Approve the proposed funding levels, per the Disposition and Development Agreement with Jamboree Housing, to effectuate construction of a 60-unit apartment community located at Ramona and Sierra Avenues and authorize the Executive Director to execute any documents necessary or appropriate to effectuate said approval.

Approve Consent Calendar Item(s).

ELECTED OFFICIALS COMMUNICATIONS/COMMITTEE REPORTS:

A. Elected Officials Communications/Committee Reports

EXECUTIVE DIRECTOR'S COMMUNICATIONS:

A. Executive Director Communications

ADJOURNMENT:

A. Adjournment

**MINUTES OF THE CITY OF FONTANA
REGULAR HOUSING AUTHORITY MEETING
January 22, 2019
Grover W. Taylor Council Chambers**

CLOSED SESSION:

A. 6:00 P.M. CLOSED SESSION

A Closed Session was held at 6:00 p.m. in the City Hall Executive Conference Room with Chairperson Armendarez, Authority Members Warren, Roberts, Sandoval and Cothran present.

PUBLIC COMMUNICATION:

There were no public communications received on the following closed session item:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR – PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

Properties: APN #0241-081-11 through 13.

The South-West Corner of Ramona Avenue and Sierra Avenue

Negotiating Parties: Fontana Housing Authority & Jamboree Housing

Negotiator: David R. Edgar, Deputy City Manager

Under Negotiation: Price and Terms

CALL TO ORDER/ROLL CALL:

A. 7:00 P.M. Call the Meeting to Order

The Regular Meeting of the City of Fontana Housing Authority was held on Tuesday, January 22, 2019, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Armendarez called the meeting to order at 8:13 p.m.

ROLL CALL:

Present: Chairperson Armendarez, Authority Members Warren, Sandoval, Roberts, and Cothran.

Absent: None

CLOSED SESSION ANNOUNCEMENT:

City Attorney Jeff Ballinger announced that there was no reportable action on the Closed Session Item.

PUBLIC COMMUNICATIONS:

A. Public Communications

There were no public communications received.

CONSENT CALENDAR:

ACTION: Motion was made by Authority Member Warren, seconded by Authority Member Cothran and passed by a vote of 5-0 to approve Consent Calendar Item "CC-A" (AYES: Warren, Sandoval, Roberts, Armendarez and Cothran; NOES: None) as follows:

A. Approval of Minutes

Approve the Minutes of the January 8, 2019, Regular Housing Authority Meeting.

ELECTED OFFICIALS COMMUNICATIONS/COMMITTEE REPORTS:

A. Elected Officials Communications/Committee Reports

There were no Elected Officials communications received.

EXECUTIVE DIRECTOR'S COMMUNICATIONS:

A. Executive Director Communications

There were no Executive Director communications received.

ADJOURNMENT:

The Fontana Housing Authority meeting was adjourned by consensus at 8:14 p.m.

Tonia Lewis
Authority Clerk

Jesse Armendarez
Chairperson

ACTION REPORT
February 12, 2019

FROM: Department of Housing and Business Development

SUBJECT: Jamboree Housing Apartment Community

RECOMMENDATION:

Approve the proposed funding levels, per the Disposition and Development Agreement with Jamboree Housing, to effectuate construction of a 60-unit apartment community located at Ramona and Sierra Avenues and authorize the Executive Director to execute any documents necessary or appropriate to effectuate said approval.

COMMITTEE GOALS:

* To promote affordable housing by construction of high-quality multi-family housing which also serves to address the affordability needs of this community.

DISCUSSION:

Since 2001, Jamboree Housing and the Fontana Housing Authority have partnered on seven communities/projects – creating over 350 affordable housing units. Following the completion of their last development project, Jamboree Housing expressed a strong desire and commitment to work again with the Fontana Housing Authority to develop an additional high-quality affordable apartment community.

To that end, on February 12th 2018 the Fontana Housing Authority approved a Disposition and Development Agreement with Jamboree Housing. That agreement will effectuate construction of a sixty-unit affordable apartment community at the South-West corner of Ramona and Sierra Avenues. To finance construction of this apartment community, Jamboree Housing Corporation will be applying to the Tax Credit Allocation Committee (TCAC) for Federal and State Tax Credits. The first financing application will be submitted to TCAC on March 4th 2019.

Commensurate with an award of tax credits, as the primary financing source, the Fontana Housing Authority would also agree to provide a “gap” loan to Jamboree Housing Corporation. The proposed “gap” loan amount has been based upon the final site plan, building design and the current anticipated costs of construction along with the current “pricing” available for State and Federal tax credits. As established in the project budget, the proposed 1st round “gap” loan will include \$4.075M in SERAF funds, \$1M in Affordable Housing Trust funds and \$1.6M in Federal Home program funds. As a HUD-designated Community Housing Development Organization (CHDO), Jamboree Housing is eligible to utilize Federal HOME program funds.

Should Tax Credits be awarded based upon the March 2019 application

submittal, Jamboree Housing Corporation would subsequently “close” the project financing in October 2019. When completed, this apartment community will be affordable to very-low and low-income families with incomes at or below 30%, 45%, 50% and 60% of median income.

Approval of the proposed funding levels and the utilization of State and Federal monies for the proposed 1st round “gap” loan will facilitate construction of a high-quality, affordable apartment community at Ramona and Sierra Avenues. In addition to providing affordable housing opportunities, this 60-unit project will be highly-amenitized and will include a learning/resident services center.

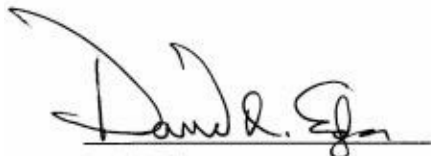
FISCAL IMPACT:

Funds for the gap loan are available in the FY 18/19 budget, Project #9386400297 & 9386400363, Ramona Multifamily Apartments. The remaining funds needed for this project, totaling approximately \$1M, will be available by utilizing the Affordable Housing Trust funds.

MOTION:


Approve staff recommendation.

SUBMITTED BY:



David R. Edgar
Deputy City Manager

APPROVED BY:



Kenneth R. Hunt
City Manager

ATTACHMENTS:

Description:	Type:
No Attachments Available	

ITEM: CC-B