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Title: Approve Amendment No. I to the HOME Investment Partnerships (HOME) Program, Community Housing Development Organization (CHDO) Agreement with Habitat for Humanity Fresno, Inc., granting a time extension for the completion of the Laval/Belgravia Single-Family Housing project

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - Amendment 1 to HOME Agreement- Laval.pdf, 2. Exhibit B - Extension Request.pdf

Date	Ver.	Action By	Action	Result
5/19/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 19, 2016

FROM: JENNIFER K. CLARK, Director
Development and Resource Management Department

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Development and Resource Management Department

SUBJECT

Approve Amendment No. I to the HOME Investment Partnerships (HOME) Program, Community Housing Development Organization (CHDO) Agreement with Habitat for Humanity Fresno, Inc., granting a time extension for the completion of the Laval/Belgravia Single-Family Housing project

RECOMMENDATION

Staff recommends the City Council approve Amendment No. I (Exhibit "A") to the August 27, 2013, HOME CHDO Agreement with Habitat for Humanity Fresno, Inc. (Habitat), granting a time extension for completion of the project from May 1, 2016 to June 30, 2016 (Exhibit "B" Time Extension Request), for the sale of the remaining five affordable single-family homes at Laval/Belgravia Avenue Single-Family Housing Project.

EXECUTIVE SUMMARY

On March 25, 2013, the City entered into a HOME CHDO Agreement with Habitat for the development of nine single-

family homes at Laval Avenue and Belgravia Avenue in southeast Fresno. On March 31, 2016, the City received a second time extension request from Habitat to extend the project's completion date beyond that provided for in the HOME CHDO Agreement (180 days). Habitat is requesting this second extension to the project completion date due to pre and post construction delays. The revised project schedule, as outlined in Amendment No. I, provides for an extension of the project completion date to June 30, 2016.

BACKGROUND

On January 11, 2014, Habitat commenced construction of nine single-family homes to be located at 4713, 4714, and 4719 E. Belgravia Avenue, and 2370, 2374, 2378, 2382, 2386 and 2390 S. Laval Avenue. Due to delays along the way, Habitat is requesting a second time extension from the original November 1, 2015, completion date. Of the nine homes, eight are completed and one is awaiting final sign-off on the construction. Additionally, four of the nine homes, to be sold to low-income households, have closed escrow. The remaining five homes will close escrow on or before May 25, 2016.

The project plan was to construct five 3-bedroom units consisting of 1,100 square feet; two 4-bedroom units consisting of 1,300 square feet; and two 5-bedroom units consisting of 1,600 square feet.

Once the project is completed, the Laval single-family housing units will assist the City in meeting its affordable housing goals as identified in the Housing Element of the 2035 General Plan, the 2015-2019 Consolidated Plan, and the HOME Program funding priorities for new housing development. The project has already positively impacted the neighborhood by offering new, quality, durable, and affordable in-fill housing.

The Housing and Community Development Commission considered and recommended this item for approval on April 27, 2016.

ENVIRONMENTAL FINDINGS

This is not a project for CEQA purposes.

LOCAL PREFERENCE

Not applicable

FISCAL IMPACT

Not applicable

Attachments:

Exhibit A - Amendment No. I to HOME CHDO Agreement

Exhibit B - Habitat's Time Extension Request