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Resolution No. 26-_____

Before the Board of Supervisors

of the County of Fresno

DELEGATION OF SIGNATURE AUTHORITY)	
TO THE DIRECTOR OF PUBLIC WORKS)	
AND PLANNING AND CONDITIONS FOR)	RESOLUTION
APPROVAL FOR EXECUTION OF DOCUMENTS)	
REQUIRED FOR THE SELMA HERITAGE)	
PROJECT)	

WHEREAS, the Board of Supervisors approved example HOME Investment Partnerships (HOME) agreement and loan documents for the Selma Heritage rehabilitation project, a 24-unit multifamily affordable housing project for seniors located at 2745 Wright Street, Selma, CA, 11 of which will be HOME assisted; and

WHEREAS, the County may only commit HOME funds after (and effectively on the same day as) all other financing is committed and the commitment date of Federal funds from the United States Department of Agriculture is unknown; and

WHEREAS, due to the complex financing and time-sensitive nature of Tax Credit-funded housing development and rehabilitation projects like Selma Heritage Project, the Board is authorizing delegation of authority to the Director of Public Works and Planning (Director) for the completion and execution of all necessary documents supporting the Selma Heritage Project, subject to certain conditions described in this Resolution.

NOW, THEREFORE, BE IT RESOLVED the Fresno County Board of Supervisors:

1. Conditionally approve and authorize the Director to execute (and if applicable record) an Affordable Housing Agreement, loan documents, and related documents described below and necessary to the Selma Heritage Project, subject to the following conditions:
 - A. Self-Help Enterprises (in their capacity as the sole member of the Managing General Partner for the Selma Elderly L.P.) shall have secured firm, written commitments and executable documents of all necessary funding sources prior to November 30, 2026;

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- B. Review and approval by the Department of Public Works and Planning (Department) as to final underwriting and subsidy layering analyses;
- C. Review and approval of all documents by County Counsel as to legal form; and
- D. Review and approval of all documents by the Auditor-Controller/Treasurer-Tax Collector (ACTTC) as to accounting form.

2. If these conditions are met, the Director shall execute the Affordable Housing Agreement with Selma Elderly L.P. for the preservation, rehabilitation, and operation of 11 units within the 24-unit Selma Heritage (formerly Selma Elderly), an affordable multifamily senior rental housing project in the City of Selma (the Selma Heritage Project) with a 15-year Period of Affordability. This Affordable Housing Agreement shall provide a funding up to \$2,000,000 of Federal U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) program funds as a loan at 3% simple interest, repayment via residual receipts, and a loan term through March 31, 2083, so long as the document:

- A. Is substantially similar to the Example Affordable Housing Agreement provided here;
- B. Does not contain terms materially adverse to the County or the County's obligation to administer the HOME funds in accordance with Federal regulations;
- C. Is consistent with the County's underwriting requirements; and
- D. When available, electronic copies of the final executed document are added to the County's systems of record.

3. Execute (and if applicable record) loan and related documents necessary to the Selma Heritage Project, including but not limited to, the Regulatory Agreement and Declaration of Restrictive Covenants, the Promissory Note, the Deed of Trust, any required subordination agreements that align with the final lien order, required estoppel certificates, and other necessary documents and amendments for the

1 **THE FOREGOING RESOLUTION** was passed and adopted by the following vote of the
2 Board of Supervisors of the County of Fresno this _____, 2026, to-wit:

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AYES:

NOES:

ABSENT:

ABSTAINED:

BY: _____
Garry Bredefeld, Chairman of the
Board of Supervisors of the
County of Fresno

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

BY: _____
Deputy

FUND NO: 0001
SUBCLASS NO: 10000
ORG NO: 55122008
ACCOUNT NO: 7294
MEMO: 00010
PROJECT NO: 2565H02
COST CENTER: 7702
ACTIVITY CODE: 7219