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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 REEDLEY HERITAGE   | ) |            |
| PROJECT                             | ) |            |

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**WHEREAS**, the Board of Supervisors approved example HOME Investment Partnerships (HOME) agreement and loan documents for the Reedley Heritage rehabilitation project, a 23-unit multifamily affordable housing project for seniors located at 172 S. East Avenue, Reedley, 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 Reedley 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 Reedley 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 Reedley 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 Reedley 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 Reedley Elderly L.P. for the preservation, rehabilitation, and operation of 11 units within the 23-unit Reedley Heritage (formerly Reedley Elderly), an affordable multifamily senior rental housing project in the City of Reedley (the Reedley 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 Reedley 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

1 estoppel certificates, and other necessary documents and amendments for the  
2 purpose of developing the Reedley Heritage Project so long as there is no increase  
3 in funding beyond \$2,000,000, and provided the documents:

- 4 i. Are substantially similar to the example loan documents;
- 5 ii. Contain no terms materially adverse to the County;
- 6 iii. Are consistent with the County's underwriting requirements;
- 7 iv. Are not in conflict with Federal funding requirements; and
- 8 v. When available, electronic copies of all final executed documents are  
9 added to the County's systems of record.

10 4. Following execution of the Affordable Housing Agreement and related documents,  
11 the Director or designee is authorized, subject to review and approval by County  
12 Counsel as to legal form and ACTTC as to accounting form, to:

- 13 A. Approve limited extensions to the construction timeline for delays beyond the  
14 control of Reedley Elderly L.P.;
- 15 B. Amend the end date of the Agreement's term in the County's system of  
16 record, with notice to all parties, to align it with Federal administrative  
17 requirements and to ensure the conditions of the loan documents are  
18 satisfied.

19 5. This resolution takes effect immediately upon adoption.

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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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4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAINED:

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

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

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BY: \_\_\_\_\_  
Deputy

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FUND NO: 0001  
SUBCLASS NO: 10000  
ORG NO: 55122008  
ACCOUNT NO: 7294  
MEMO: 00010  
PROJECT NO: 2557H01  
COST CENTER: 7702  
ACTIVITY CODE: 7219

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