



INFILL HOUSING PROGRAM

Presented by:
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Director of Community Development and Housing



HOME PROGRAM

HOME Investment Partnership Program (HOME)

HOME is a federal assistance initiative administered by the U.S. Department of Housing and Urban Development (HUD) that provides formula grants to participating jurisdictions. These grants fund activities such as building, buying, and rehabilitating affordable housing or providing direct rental assistance to low-income individuals.

One of the ways these funds are utilized is through the Infill Housing Program which leverages city owned vacant lots to build affordable single-family homes to low- and moderate-income families.

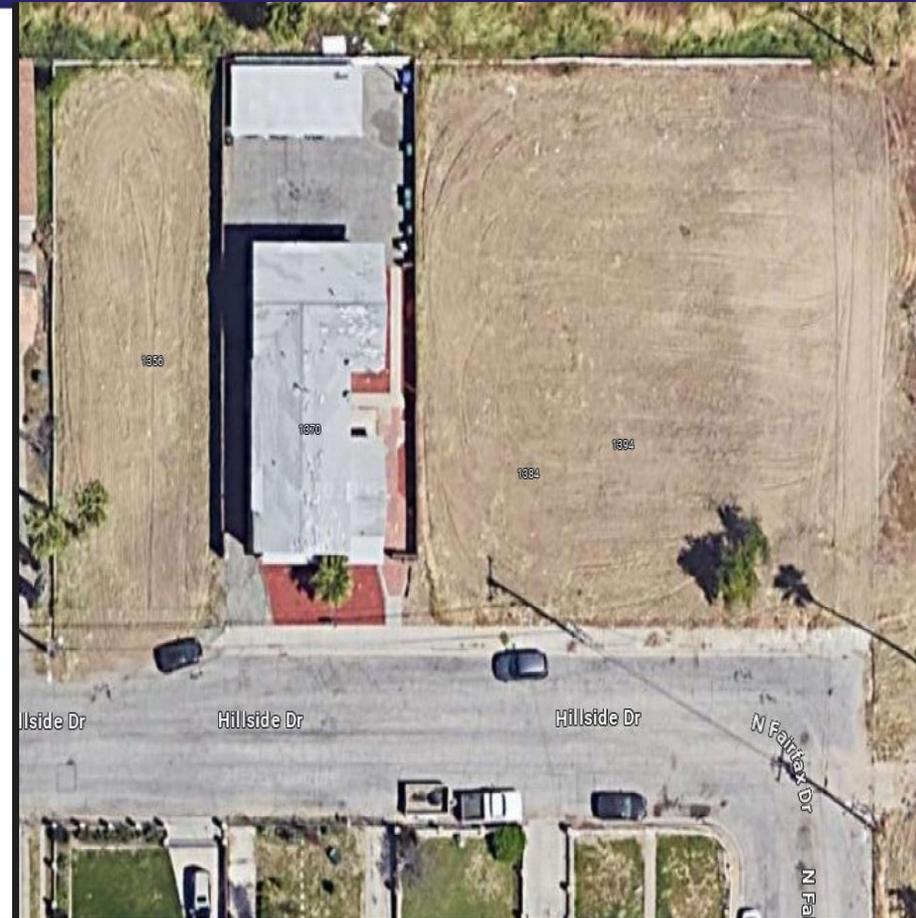




INFILL HOUSING PROGRAM

Purpose

To provide affordable housing options for low-income families and individuals on underutilized parcels of land within the City limits. This approach helps to revitalize these areas, making better use of existing infrastructure and public services.





PHASE I

On December 2, 2020, the Mayor and City Council approved the HOME Infill Housing Development Master Agreement with NPHS, that provided HOME funding for:

- 676 W. 10th Street
- 2129 Wall Avenue
- 815 W. Orange Street

The project was completed in 2022.



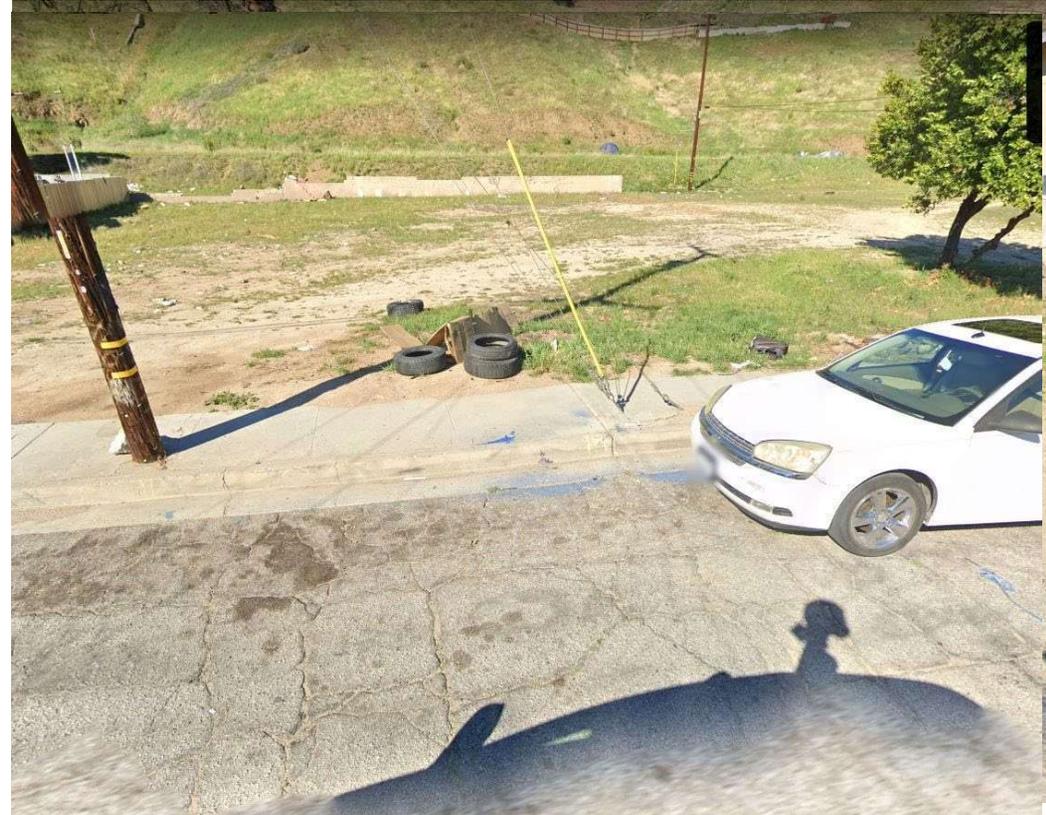


PHASE II

The City owns several properties that are suitable for infill development. The City proposes to convey the following three vacant parcels to NPHS for the Project:

- 1356 Hillside Drive
- 1384 Hillside Drive
- 1394 Hillside Drive

NPHS will develop one manufactured single-family home on each vacant parcel.





PHASE II – FINANCING & TIMELINE

Total Construction Cost \$1,494,000
 NPHS' Secured Funding -\$ 750,000
 Funding Gap \$ (744,000)

City Investment:
 HOME Investment Partnership: \$744,000

Name	Phase	Start Date	End Date
Execute Master Agreement With City	Predevelopment	8/7/2024	8/21/2024
Due Diligence to clear liens	Predevelopment	8/7/2024	9/5/2024
City Bid Review	Predevelopment	8/7/2024	9/5/2024
Transfer lots to NPHS	Predevelopment	9/5/2024	9/5/2024
Permit Process and Review	Predevelopment	9/5/2024	12/3/2024
Purchase Manufactured Homes	Predevelopment	11/5/2024	12/11/2024
Onsite Construction	Construction	12/4/2024	9/2/2025
Offsite Construction	Construction	2/3/2025	8/2/2025
Final Walk Through	Completion	9/4/2025	9/4/2025
CalHOME Funds Deadline	Completion	9/12/2024	9/12/2024
Final City inspection	Completion	9/6/2025	9/6/2025
Certificate of Occupancy	Completion	9/11/2025	9/11/2025
Escrow	Completion	9/14/2025	10/11/2025



Conclusion

Staff Recommendation

1. Adopt Resolution 2024-XXX, authorizing the execution of the HOME Investment Partnership Program Infill Housing Development Master Agreement Between the City of San Bernardino and Neighborhood Partnership Housing Services Community Redevelopment, Inc.; and
2. Approve the HOME Investment Partnership Program Infill Housing Development Master Agreement between the City of San Bernardino and Neighborhood Partnership Housing Services Community Redevelopment, Inc., which:
 - a. Is in the amount of \$744,000.
 - b. Authorizes the transfer of ownership of 3 blighted parcels from the City of San Bernadino to NPHS Community Redevelopment, Inc.
3. Authorize the Director of Finance & Management Services to adjust the Fiscal Year 2023-2024 Budget Appropriation to allocate \$744,000 in HOME Investment Partnership funds; and
4. Authorize the City Manager, or designee, to take further actions and execute any further documents as necessary to effectuate the agreements.



Questions?