

**San Joaquin Hotel - proposed permanent housing
Community Meeting, November 15, 2021**

Questions and Answers

1. How soon will funds be awarded?

According to the Homekey Notice of Funding Availability (NOFA), funds will be awarded on a rolling basis and applicants will be notified within approximately 45 days of submission on whether or not they will receive funding.

2. I saw that Homekey is for homeless.

Eligible populations under the Homekey NOFA follow federal regulations under 24 CFR 578.3. This definition includes several categories including people with housing insecurity or those at risk of homelessness including youth under 25 years of age who:

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disability; or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment.

Many of the students at Fresno City College students are considered insecurely housed, “doubled up”, or “couch surfing” between family and friends. Providing a stable housing option will assist students in succeeding in their education and moving forward with their education.

3. What assurances will there be that FCC students will be housed there?

The project will only serve eligible households in accordance with the Homekey NOFA.

Our partnership with Fresno City College identifies enrolled students who also meet one of the criteria above as Homekey eligible.

Only persons listed on the lease are allowed to reside in a unit.

4. How will "typical college" behaviors be addressed?

Lease requirements, including but not limited to noise and other disruptive behaviors, are strictly enforced. Residents that don't comply with the terms of their lease will be given a three-day notice to vacate. In the event that a tenant fails to comply with their lease, they will be evicted from the property.

5. How many parking spots will there be?

Parking spaces will be determined by city code in effect at the time permits are pulled.

6. Why is UPHoldings involved in the project?

UPHoldings is a co-applicant for the Homekey funding. UPHoldings is a nationally experienced affordable housing sponsor with a robust central valley pipeline.

7. How many occupants per room?

Each apartment will be leased to one household with no more than two people per bedroom.

8. There is drug activity happening around the hotel property. How will that be addressed?

We echo the desire for increased safety in all neighborhoods and will augment these concerns with the police and sheriff. There will be onsite property management as well as security that provide combined 24 hour, 7 days per week coverage. Illegal activities within or around the complex will be reported to law enforcement.

9. How can we support this project?

We welcome an email or letter in support of this proposal, addressed to Mayor Jerry Dyer and cc'd to us at info@rhcb.com and info@upholdings.net.