



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

November 24, 2025

Thomas J. Collishaw  
President/CEO  
Self-Help Enterprises  
P.O. Box 6520  
Visalia, CA 93291

**Subject: Reservation of County of Fresno Affordable Housing Development Loan funds for the Cherry Crossing II project in Sanger, CA**

Dear Mr. Collishaw:

The County of Fresno has completed its review of your agency's March 5, 2025 application, amended October 31, 2025, for Affordable Housing Development Loan (AHDL) funds, which may include HOME Investment Partnerships (HOME) program funds from the United States Department of Housing and Urban Development (HUD), as well as HOME Community Housing Development Organization (CHDO) set-aside funds, and/or Permanent Local Housing Allocation (PLHA) funds from the State of California.

The County's Review Team unanimously determined that the proposed project, **Cherry Crossing II, located at 1360 Cherry Avenue in Sanger, CA 93657**, and **Self-Help Enterprises'** application to develop, construct, operate, and maintain 64 new rental housing units (with 63 affordable to households at or below 60% of the Area Median Income), helps support affordable housing in the County and have voted unanimously in favor of providing a reservation of the requested funds for the project.

This letter serves to update the funding reservation for Cherry Crossing II. The County had originally reserved a loan of \$1,000,000 in HOME funds for the project. On November 1, 2025, a different entity, which had received \$2,670,353 in PLHA funds failed to demonstrate funding readiness. To ensure State funds are not recaptured, the County is seeking a replacement project from amongst other 2025 AHDL awardees with funding reservations. Based upon your agency's revised funding request, your agency will not receive a loan of \$1,000,000 in HOME funds for Cherry Crossing II; instead:

**The County of Fresno, through its Department of Public Works and Planning, Community Development Division, has reserved \$2,670,353.00 in Year 3 PLHA funds for hard construction costs, provided as a 58-year loan (55-year affordability period + 3 years for construction), with 3% simple interest, residual receipts, interest beginning at conversion to permanent financing. This award is contingent upon (1) final underwriting and subsidy layering analysis, and (2) securing all other funding necessary to complete the project.**

This letter supersedes the letter from April 14, 2025 and may be used in support of your efforts to seek complimentary financing for this project that have application deadlines through December 31, 2026.

Should you or the project's potential funders have any questions, please contact Jennifer Kish Kirkpatrick, Senior Staff Analyst for Community Development, at (559) 600-4292 or [ComDev@fresnocountyca.gov](mailto:ComDev@fresnocountyca.gov).

Sincerely,

Steven E. White, Director  
County of Fresno, Department of Public Works and Planning

cc: Sheila Scheitrum, Assistant Director, Self-Help Enterprises (via email)