

KERMAN REDEVELOPMENT AGENCY

AGENDA

**June 17, 2009– Regular Meeting
6:30 PM**

**Community Teen Center
15101 Kearney Plaza
Kerman, CA 93630**

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

Kerman RDA meetings are intended to be accessible to all persons. Please let us know if you require any accommodation to allow you to access and participate in this meeting. For assistance, please call (559) 846-9380 two days prior to the meeting.

Materials related to an item on this agenda that are public documents and are submitted after distribution and posting of the agenda are available for public inspection in the City Clerk's office at 942 South Madera Avenue, Kerman, during normal business hours. Documents that are public documents provided by others during a meeting will be available at the same location during business hours after the meeting.

Present: Agency Chairperson Rodriguez, Board Members Dhaliwal, Jones, Sidhu, and Stockwell.

Absent: None

Also Present:

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

ROLL CALL – Agency Secretary Renee Holdcroft

A. AGENDA APPROVAL

**B. MINUTES – Last Regular Meeting
May 20, 2009**

C. REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for members of the public to address the Redevelopment Agency on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Redevelopment Agency. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Redevelopment Agency on items on the Agenda should notify the Chairperson when that Agenda item is called, and the Chairperson will recognize your discussion at that time. It should be noted that the Redevelopment Agency is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

D. PUBLIC HEARINGS

**1. Public Hearing and Resolution: Final Presentation - Kerman Redevelopment Agency
2009/2010 Budget and Amended 2008/2009 Budget [TLP]**

The RDA Budgets will realize increased expenditures in 2009/2010, due to shifting of personnel to work in those activities (Funds 60.0 and 61.0). However the largest increase from the 2008/2009 Budget is related to the need to include the KUSD/RDA increments as Pass-Throughs in Fund 60.0. Our auditors brought the need for that change to our attention, after the 2008/2009 RDA Budgets had been prepared. That is a change of approximately \$200,000, affecting both the 08/09 Amended and the 09/10

Budgets. Staff will be happy to answer any further questions the Agency may have on these budgets.

Fiscal Year 2009/10 Specifics:

Total Anticipated Kerman RDA Increment \$681,519

Pass Throughs (Includes KUSD/Recreational facilities increment) \$302,118

Net Kerman RDA Increment \$379,118

There are three RDA Budgets:

** General Redevelopment 60 9091 - includes PFA lease payments City Hall; Downtown Master Planning & Engineering, increased amount for PRIDE loans; CTC Parking lot; Youth Center design and engineering; Animal Control Vehicle Cage*

**Low & Moderate Income Housing (LMI) 61 9099 - includes staffing to address housing needs; Home Improvement Grant/Loans program*

**KUSD Recreation Facilities Increment 62 9093 - includes KHS football field renovations (08/09; KHS Softball field lights; Debt service on swimming pool*

BOARD CHAIR OPEN PUBLIC HEARING

Recommendation: Chairman Open Public Hearing & Council approve Resolution approving the Amended 2008/2009 Budget and the 2009/2010 Budget, as presented by staff.

E. ORDER OF BUSINESS

- 1. Agency Treasurer's Report:**
Nos. 764 - 789 \$68,427.52

F. WRITTEN COMMUNICATIONS

- 1. Resolution Authorizing the Executive Director to Proceed with the Sale of RDA House [LP]**

Background

The Kerman Redevelopment Agency partnered with the Kerman Unified School District's Buildings Trade Program for the construction of a single family house on a city-owned lot. The lot served as a temporary storm water retention basin and was subsequently sold by the City to the Kerman RDA for the purpose of developing the lot with a single family home.

Discussion

The RDA House is expected to be completed by the end of June. The Buildings Trade Program worked on the house through May 22. Building Division staff is coordinating the completion of the house. Most of the remaining work is finish work that is being handled by a local contractor. The house is approximately 1,150 square feet and consists of three bedrooms, two baths, kitchen, great room and 2 car garage. The property will include irrigation system and front and side yard landscaping.

Staff is now ready to begin the process for the sale of the house. Staff is requesting that the Board of Directors authorize the Executive Director to:

- 1. proceed with the sale of the RDA house;*
- 2. set the sale price of the house at \$90,000;*
- 3. select a qualified licensed real estate broker to list and market the house; and*
- 4. sell the house to a qualified low, very-low or moderate-income first-time home buyer.*

Staff will present the final sale of the house to the Board of Directors for approval once a qualified home buyer is selected and a purchase contract is executed. Staff will also coordinate an open house ceremony to celebrate the completion of the house.

Fiscal Impact

The Kerman RDA purchased the lot from the City of Kerman for \$30,000 using Low and Moderate Income Housing Set-Aside Funds ("LMI Funds"). The market value of the home was determined to be \$120,000. The sale price will be \$90,000, \$30,000 less than the market value in order to sell the home at an affordable price for a qualified low or very-low income home buyer. The price reduction or "write-down" between the market price and sale price will be considered a loan amortized at five percent (5%) interest for ten years. The principle and interest shall be reduced by 1/10th every year the buyer owns and occupies the home and will be considered paid in full at the anniversary date on the tenth year. Should the home be sold or rented during the ten year period, the owner will be required to repay the outstanding balance owed at the time of the sale.

Recommendation: Kerman RDA Board of Directors adopt a resolution authorizing the Executive Director to proceed with the sale of the RDA house.

G. REQUEST FOR CLOSED SESSION

- 1. Government Code 54956.8 - Real Property Negotiations; Property: 14856 W. "B" Street; Negotiating Parties: Wells Fargo Bank and City Manager; Under consideration: Price and Terms.**

H. ADJOURNMENT

AGENDA POSTING CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the City of Kerman Redevelopment Agency, do hereby declare under penalty of perjury that I caused the above agenda to be posted at Kerman City Hall, 942 So. Madera Avenue, and at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman Ca., at least 72 hours before the meeting for which this agenda was prepared.

Date: _____

L. Renee Holdcroft
City Clerk

KERMAN REDEVELOPMENT AGENCY

MINUTES

Wednesday, May 20, 2009– Regular Meeting
6:30 PM

Community Teen Center
15101 Kearney Plaza
Kerman, CA 93630

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

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Present: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

Absent:

Also Present:

*QUORUM
PRESENT*

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

7:50 p.m.

ROLL CALL – Agency Secretary Renee Holdcroft

ADDED TOO LATE FOR AGENDA CLOSED SESSION ITEM

G.1 Government Code 54956.8 – Real Property Negotiations; Property: 14856 W. “B” Street; Negotiating Parties: Wells Fargo Bank and City Manager; Under Consideration: Price and Terms.

Added to Agenda and approved
Agenda: CJ/RS (5-0-0)

A. AGENDA APPROVAL

B. MINUTES – Last Regular Meeting

April 15, 2009

Approved:
CJ/JS (5-0-0)

C. REQUEST TO ADDRESS AGENCY

None.

D. PUBLIC HEARINGS

None

E. ORDER OF BUSINESS

1. Agency Treasurer’s Report:

Nos. 743 - 763 \$83,522.00

Approved:
CJ/JS (5-0-0)

2. Preliminary Redevelopment Budgets for Fiscal Year 2009-2010 [RM]

Informational.

Recommendation: Kerman RDA Board review and comment regarding Preliminary Redevelopment Budgets for Fiscal Year 2009-2010

3. **Amending the RDA/KUSD Recreational Increment 5-Year Capital Improvement Plan (CIP) for FY 2008/09 to 2012/13 [RM]**

Approved:
CJ/RS (5-0-0)

Recommendation: Kerman RDA Board of Directors approve Amending the RDA/KUSD Recreational Increment 5-Year Capital Improvement Plan (CIP) for FY 2008/09 to 2012/13.

F. WRITTEN COMMUNICATIONS

THE AGENCY RECESSED INTO CLOSED SESSION (for Item G-1)

G. REQUEST FOR CLOSED SESSION

8:04 p.m.

FOLLOWING ITEM WAS ADDED AS TOO LATE FOR AGENDA

G.1 Government Code 54956.8 – Real Property Negotiations; Property: 14856 W. “B” Street; Negotiating Parties: Wells Fargo Bank and City Manager; Under Consideration: Price and Terms.

THE AGENCY RECONVENED FROM CLOSED SESSION (with no action taken)

H. ADJOURNMENT

MINUTES CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the Kerman Redevelopment Agency, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the RDA meeting held on the first date above written at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman Ca.

Date

L. Renee Holdcroft
Secretary

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RESOLUTION NO. 09-___

**A RESOLUTION ADOPTING THE FISCAL YEAR 2009-2010 BUDGET AND
APPROVING THE FISCAL YEAR 2008-2009 AMENDED BUDGET FOR THE
CITY OF KERMAN REDEVELOPMENT AGENCY**

The City Council of the City of Kerman does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City Council has reviewed the proposed final Redevelopment Agency Budget (“Budget”) for fiscal year 2009-2010;
- B. The Budget is based upon appropriate estimates and financial planning for the Redevelopment Agency operations, services, and capital improvements, including the fiscal year 2008-2009 amended budget which is designated “08/09 Amended Budget”;
- C. This budget provides continued services at current levels to the community. This budget also includes continuation and/or completion of several projects to enhance the community.
- D. All procedural requirements for adopting the Budget were fulfilled and the City Council was fully informed regarding the City’s current finances, projected revenue, and financial obligations; and
- E. It is in the public interest for the City Council to adopt the Redevelopment Agency Budget as proposed by the Executive Director.

SECTION 2. ADOPTION. The Budget attached to this Resolution, and incorporated by reference, is approved and adopted subject only to the authorizations set forth below. Such approval and adoption includes, without limitation, the fiscal year 2008-2009 Amended Budget.

BUDGET APPROPRIATIONS. Based upon the Budget, the total fiscal year 2009-2010 appropriation for the Redevelopment Agency is **\$965,356**. The Executive Director, or designee, is authorized to implement the appropriations as detailed in the Budget for City Departments:

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SECTION 3. BUDGET ADJUSTMENTS. The Budget may be subsequently adjusted as follows:

- A. By majority vote of the City Council;
- B. By the Executive Director, or designee, for all appropriation transfers between departments and activities and line items within a City fund;
- C. By Department Director for appropriation transfers between activities and line items within a department;
- D. Line item expenditures within activities and departments are not restricted so long as funding is available in the City fund as a whole.

SECTION 4. The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City’s original resolutions; and make a minute of the adoption of the Resolution in the City Council’s records and the minutes of this meeting.

SECTION 5. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 6: The foregoing Resolution was introduced at a regular meeting of the Kerman Redevelopment Agency, held on the 17th day of June, 2009, and adopted at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Trinidad M. Rodriguez, Mayor

ATTEST:

Renee Holdcroft, City Clerk

City of Kerman and RDA

2009/2010

Annual Budgets

AVAILABLE FOR REVIEW AT:

**KERMAN CITY HALL
CITY CLERKS DEPARTMENT
942 S. MADERA AVE
KERMAN, CA 93630
(559) 846-9380**

Run date: 06/10/2009 @ 13:46
 Bus date: 06/10/2009

City of Kerman
 Check - Complete Detail

CITIBANK RDA

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
764- 1470	1	5/14/2009	3219 CALIFORNIA CONSULTING, LLC		
	1		38017 MONTHLY RETAINER MAY 09	1,000.00	4/30/09 RDA
764- 1470	1	5/14/2009	Logged	*** Total ***	1,000.00
765- 1470	2	5/14/2009	3236 CEN-CAL CONSTRUCTION		
	2		38018 COMPLETE ELECTRICAL/ RDA HOUSE	3,100.00	5/1/2009
765- 1470	2	5/14/2009	Logged	*** Total ***	3,100.00
766- 1470	3	5/14/2009	3143 CITY OF KERMAN		
	3		38015 REIMBURSE RDA PAYROLL EXP	6,207.34	P/E 5/8/09
766- 1470	3	5/14/2009	Logged	*** Total ***	6,207.34
767- 1470	4	5/14/2009	10028 HENRY, LOGOLUSO, & BLUM		
	4		38019 LEGAL FEES/APRIL/RDA	828.00	15587
767- 1470	4	5/14/2009	Logged	*** Total ***	828.00
768- 1470	5	5/14/2009	19063 SLUMBERGER LUMBER		
	5		38014 MISC SUPPLIES/CONSTRUCTION RDA	573.12	18 4/28/09
768- 1470	5	5/14/2009	Logged	*** Total ***	573.12
769- 1470	6	5/14/2009	20014 THE HOME DEPOT CREDIT SERVICES		
	6		38016 MISC SUPPLIES/RDA HOUSE	500.32	4/24/09
769- 1470	6	5/14/2009	Logged	*** Total ***	500.32
770- 1471	1	5/15/2009	11060 KERMAN UNIFIED SCHOOL DISTRICT		
	1		38062 RDA PASS-THROUGHS - OUTSTANDIN OBLIGATIONS	19,246.68	RDA-05/15/09
770- 1471	1	5/15/2009	Logged	*** Total ***	19,246.68
771- 1473	1	5/21/2009	2085 BAKER CUSTON CABINETS, INC		
	1		38119 SUPPLY/FINISH CABINETS / RDA H	4,315.00	6540
771- 1473	1	5/21/2009	Voided	*** Total ***	4,315.00
772- 1473	2	5/21/2009	0 FAHED ALI ALAMRI		
	2		38118 RDA-PRIDE PROGRAM REIMBURSEMEN	1,832.85	307 S MADERA
772- 1473	2	5/21/2009	Voided	*** Total ***	1,832.85
773- 1473	3	5/21/2009	0 LONDON PROPERTIES		
	3		38120 DEPOSIT/14856 W B ST/RDA PROJE	1,000.00	DEPOSIT
773- 1473	3	5/21/2009	Voided	*** Total ***	1,000.00
774- 1473	4	5/21/2009	16021 PACIFIC GAS & ELECTRIC		
	4		38121 NEW SERVICE/RDA HOUSE	5,880.81	C#1091951
774- 1473	4	5/21/2009	Voided	*** Total ***	5,880.81
775- 1474	1	5/21/2009	2085 BAKER CUSTON CABINETS, INC		
	1		38119 SUPPLY/FINISH CABINETS / RDA H	4,315.00	6540
775- 1474	1	5/21/2009	Logged	*** Total ***	4,315.00
776- 1474	2	5/21/2009	0 FAHED ALI ALAMRI		
	2		38118 RDA-PRIDE PROGRAM REIMBURSEMEN	1,832.85	307 S MADERA
776- 1474	2	5/21/2009	Logged	*** Total ***	1,832.85

CITIBANK RDA

Check-Run	Seq#	Date	Vendor / Obligat'n	Name / Description	Net amount	Invoice number
777- 1474	3	5/21/2009		0 LONDON PROPERTIES		
	3			38120 DEPOSIT/14856 W B ST/RDA PROJE	1,000.00	DEPOSIT
777- 1474	3	5/21/2009	Voided	*** Total ***	1,000.00	
778- 1474	4	5/21/2009		16021 PACIFIC GAS & ELECTRIC		
	4			38121 NEW SERVICE/RDA HOUSE	5,880.81	C#1091951
778- 1474	4	5/21/2009	Logged	*** Total ***	5,880.81	
779- 1475	1	5/21/2009		3143 CITY OF KERMAN		
	1			38138 REIMBURSE PAYROLL EXP	6,208.09	P/E 5/22/09
779- 1475	1	5/21/2009	Logged	*** Total ***	6,208.09	
780- 1475	2	5/21/2009		6005 FENCE MASTERS CONTRACTORS		
	2			38137 WOOD ADAPTER CLAMP/POSTS	163.46	051809
780- 1475	2	5/21/2009	Logged	*** Total ***	163.46	
781- 1478	1	6/04/2009		3219 CALIFORNIA CONSULTING, LLC		
	1			38230 MONTHLY RETAINER JUNE 2009	1,297.94	5/31/09 RDA
781- 1478	1	6/04/2009	Logged	*** Total ***	1,297.94	
782- 1478	2	6/04/2009		3143 CITY OF KERMAN		
	2			38228 REIMBURSE PAYROLL EXP 6/5/09	6,303.61	P/E 6/5/09
782- 1478	2	6/04/2009	Logged	*** Total ***	6,303.61	
783- 1478	3	6/04/2009		3104 CONSOLIDATED ELECTRICAL		
	3			38231 SUPPLIES FOR RDA HOUSE	136.44	2574-611871
783- 1478	3	6/04/2009	Logged	*** Total ***	136.44	
784- 1478	4	6/04/2009		7059 GERARDO SAAVEDRA		
	4			38229 CONCRETE/RDA HOUSE	240.00	787262
784- 1478	4	6/04/2009	Logged	*** Total ***	240.00	
785- 1478	5	6/04/2009		25001 YAMABE & HORN ENGINEERING		
	5			38140 APRIL INVOICE CTC PARK/K PALMS	858.75	25471/25473
785- 1478	5	6/04/2009	Logged	*** Total ***	858.75	
786- 1481	1	6/10/2009		3236 CEN-CAL CONSTRUCTION		
	1			38272 FINISH CARPENTRY/INSTALL FORMI	2,500.00	5/21/09
	1			38274 PAINT/PLUMB/FINISH RDA HOUSE	6,806.04	6/2/09
786- 1481	1	6/10/2009	Logged	*** Total ***	9,306.04	
787- 1481	2	6/10/2009		10028 HENRY, LOGOLUSO, & BLUM		
	2			38271 LEGAL SERVICES RDA	420.00	15702
787- 1481	2	6/10/2009	Logged	*** Total ***	420.00	
788- 1481	3	6/10/2009		9019 INDEPENDENT ELECTRIC SUPPLY		
	3			38270 3* 2H COND STRAP/RDA HOUSE	1.70	09-0147981
788- 1481	3	6/10/2009	Logged	*** Total ***	1.70	
789- 1481	4	6/10/2009		18027 RENO'S HARDWARE		
	4			38273 SUPPLIES/RDA HOUSE	7.37	52161
789- 1481	4	6/10/2009	Logged	*** Total ***	7.37	

CITIBANK RDA

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
** Total MFP discount **				.00	
** Total MFP amount **				.00	
** Total check discount **				.00	
** Total check amount **				68,427.52	
** Total void discount **				.00	
** Total void amount **				14,028.66	

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCEED WITH THE SALE OF THE
SINGLE FAMILY DWELLING AT 15412 W. CALIFORNIA AVENUE, KERMAN,
CALIFORNIA

WHEREAS, the Kerman Redevelopment Agency, in partnership with the Kerman Unified School District and the Kerman High School Building Trades Class, caused the construction of a single-family dwelling located at 15412 W. California Avenue, Kerman, California, and

WHEREAS, the development of a single-family dwelling will provide housing affordable for persons of low to moderate income consistent with Section 33334.6 of the Health and Safety Code and the implementation plan adopted pursuant to Section 33490 of the Health and Safety Code; and,

WHEREAS, the single-family dwelling is ready to market for sale to a qualified low to moderate income first-time homebuyer as prescribed herein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Redevelopment Agency of the City of Kerman does hereby resolve, adopts, determine, and order as follows:

1. The Executive Director is hereby authorized and directed to cause the preparation of escrow instructions, grant deeds, deeds of trust, promissory notes, owner participation agreements, and such other documentation as may be necessary or convenient to the sale of the dwelling unit.

2. The sale price of the single-family dwelling unit shall be Ninety Thousand Dollars (\$90,000), which is less than the One Hundred and Twenty Thousand (\$120,000) anticipated fair market value of the home as determined by a local real estate broker. The difference in the sale price and the estimated fair market price of Thirty Thousand Dollars (\$30,000) will be a down payment and shall be structured as a loan amortized at five percent (5%) interest for ten years. The principle and interest will be reduced by 1/10th every year the buyer owns and occupies the home and will be considered paid in full at the anniversary date on the tenth year. Should the home be sold or rented during the ten year period, the owner will be required to repay the outstanding balance owed at the

time of the sale or within 30 days of any change in ownership or occupancy where no sale has occurred.

3. The Executive Director is hereby authorized to select and enter into an exclusive listing agreement with a qualified real estate broker to market the single-family dwelling for sale, assist the Director in identifying and qualifying the prospective homebuyers, and coordinate the execution of all related documents to consummate the sale of the dwelling.

4. The Executive Director is hereby authorized to market the single-family dwelling for sale to qualified low to moderate income first-time homebuyers based upon the most recent Department of Housing and Urban Development (HUD) Income Limits established for Fresno County. The criteria used to identify and select qualified homebuyers is attached hereto as Exhibit 'A'.

5. The Executive Director shall present the final sale of the single-family dwelling to the Board of Directors for approval at a notice public hearing once qualified homebuyers is selected and a purchase contract is executed.

The foregoing resolution was adopted following a regular meeting of the Redevelopment Agency of the City of Kerman on the on 17th of June 2009, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

APPROVED:

Trinidad M. Rodriguez,

Kerman Redevelopment

Chairperson

Agency

ATTEST:

L. Renee Holdcroft, Secretary
Kerman Redevelopment Agency

EXHIBIT 'A'

Criteria for Selection of Eligible Homebuyers

1. The purchaser must verify that he/she has been a resident of the Kerman area (within City limits or within Kerman Unified School District boundaries) for a period of no less than 12 months, prior to the close of escrow.
2. Buyer's income must be less than 120 percent of the median income based on household size as set forth by the latest U.S. Department of Housing and Urban Development (HUD) income limits established for Fresno County. Buyer must verify family income for lower to moderate income for a two year period (2008 and 2007).
3. The single-family dwelling shall remain affordable to persons or families of low to moderate income for the longest feasible time, but no less than ten (10) years. The obligations of this paragraph shall be a covenant running with the land, and shall be enforceable by the Kerman Redevelopment Agency against the original buyer/owner and successors in interest.
4. If the single-family dwelling is sold within ten (10) years at a price that exceeds the affordable housing costs existing at the time of sale, after paying all expenses of sale and encumbrances against the property, if any, the seller may retain one-half of the equity, and the remaining equity shall be returned to the Kerman Redevelopment Agency and deposited into the Agency's Low and Moderate Income Housing Fund. The obligations of this paragraph shall be a covenant running with the land, shall be enforceable by the Kerman Redevelopment Agency against the original buyer/owner and successors in interest.
5. The Kerman Redevelopment Agency shall provide buyer with a down payment assistance loan of up to \$30,000 or the amount that the buyer needs to qualify for mortgage financing, whichever amount is less. The down payment shall be in the form of a loan earning interest at the rate of 5 percent per year amortized over ten (10) years. Buyer is not obligated to make payments on the principal or interest so long as the single-family dwelling is occupied by the original purchaser, his or her spouse or dependents. The principle and interest will be reduced by 1/10th every year the buyer owns and occupies the home and will be considered paid in

full at the anniversary date on the tenth year. Upon the sale, exchange, transfer, or other change of ownership or occupancy, all principal and interest accrued and outstanding shall be paid at closing, or within 30 days of any change in ownership or occupancy if no closing of escrow occurs.

6. The buyer shall execute a promissory note, deed of trust, and any other agreements or documents necessary to effectuate the sale of the dwelling unit in favor of the Kerman Redevelopment Agency. The promissory note shall be secured by a deed of trust which may be subordinated or junior to the line of the purchasers' mortgage lender.
7. The grant deed for the sale of the single-family dwelling shall include the following non-discrimination covenant:

The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, or use or occupancy of tenants, lessees, subtenants, or use or occupancy of tenants, lessees, subtenants, sublessees, or ventees in the premises herein conveyed. The foregoing covenants shall run with the land.