



Board of Commissioners Meeting

January 28, 2020

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

Regular Joint Meeting of the Boards of Commissioners of the Fresno Housing Authority

5pm - January 28, 2020

Magnolia Commons @ Magill Plaza – 325 E. Vine Street, Fowler, CA

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

5pm

1. Call to Order and Roll Call
2. Approval of agenda as posted (or amended)

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention to the Authority after the posting of this agenda.

3. Public Comment

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest – Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)**5. Consent Agenda**

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed the Consent Agenda and considered following approval of the Consent Agenda.

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| b. Real Estate Development Update | 21 |

7. Action

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| a. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification | 22 |
| b. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification | 25 |
| c. Consideration of the Purchase and Sale Agreement – 466 N. Roosevelt | 28 |

8. Executive Director's Report 32**9. Adjournment**

Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, December 3rd, 2019

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special session on Tuesday, December 3, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Adrian Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt

ABSENT: Caine Christensen, Vice Chair
 Terra Brusseau
 Rueben Scott

The meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Stacy Sablan, Chair
 Nikki Henry
 Cary Catalano
 Valori Gallaher
 Joey Fuentes

ABSENT: Mary G. Castro, Vice Chair

Also, in attendance were the following: Preston Prince, CEO/Executive Director, and Ken Price, Baker Manock and Jensen -General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen, to approve the agenda as posted.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry, to approve the agenda as posted.*

MOTION PASSED: 5-0

3. PUBLIC COMMENT

There was no public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

5. INFORMATIONAL

a. Overview of the 2020 Agency Budget Development Process

Emily De La Guerra, Director of Finance, presented on this item.

Publicly speaking under this topic were the following:

Eric Payne, Executive Director at Central Valley Urban Institute, highlighted some challenges and opportunities within the budget. He stated that there are a few things that he found to be very valuable. He mentioned that residents have taken a position to like and support these opportunities. One of the opportunities includes the Resident Services Program analysis. He mentioned that the data and program evaluation is valuable; however, it should be measured, especially around successes. Another opportunity he highlighted was the transition of some of the new technology that the agency is using to capture some of the data, specifically the Agency's investment in software. Another area of support includes the lobby and the board room refresh and the value of it. He said that most of the people coming in the building are families that bring their children into the lobby, and that the lobby isn't the most welcoming. Additionally, some of the concerns that they had were specifically centered around miscommunication. He recognized that this program had started with Tammy (Townsend, Former Chief Operation Officer) and made the transition to Emily (De La Guerra, Director of Finance and Administration). He stated that they have

seen different implementation metrics around how the agency perceives participatory budgeting. He said that he thought that they were on a good path until they heard things like “it’s an imperfect process” and “we have several months to sharpen our sword and get it right”, but that they haven’t seen improvement and have expressed repeatedly to the boards these concerns. He stated that they were able to see in the current budget presentation the disinvestment of the human capital that is a necessary to engage families in this work. For example, he believed that if they were to cut \$60,000 from an outreach specialist in the CAN program, there would have been a different narrative from residents, had the agency engaged them. He stated that two years ago, when the board made the \$250,000.00 investment, the agency would do the right thing to engage those residents and redevelop and revitalize this community that has experienced generations and generations of oppression. He stated that the Housing Authority is the vehicle and the partner that has made that commitment to ensure to its residents that they are going to do the right thing. Solely, he stated that he would like to see the agency fulfill that commitment in this budgetary process because he recognized that the agency’s budget is its value system. He mentioned that they have had a couple of community leaders participate in the participatory budget and that they only saw very few other residents at the forums. He mentioned that he is unaware of any other vehicles used by the agency to ensure that there was a sense of authentic engagement in this process. Lastly, Mr. Payne mentioned that he did like the mobility pilot; however, there is uncertainty on what it will be, but is hopeful for a future presentation on the mobility pilot, if it is connected to workforce development component. He hopes to have further conversation on the budget document as it progresses towards final adoption.

6. ACTION

- a. Consideration of Omnibus Resolutions – The Villages at Paragon (*formerly Plaza Terrace*)

Michael Duarte, Director of Planning & Community Development, presented on this item.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the Omnibus Resolution – The Villages at Paragon.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Omnibus Resolution – The Villages at Paragon.

MOTION PASSED: 5-0

- b. Ratification of the Tentative Agreement – SEIU

Scott Fetterhoff, Director of Human Resources & Organizational Development, presented on this item.

CITY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the Ratification of the Tentative Agreement.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Williams to approve the Ratification of the Tentative Agreement.*

MOTION PASSED: 5-0

7. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:01 p.m.

Preston Prince, Secretary to the Boards of Commissioners

Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, December 17th, 2019

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, December 17, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:10 p.m. by Board Chair, Commissioner Adrian Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Caine Christensen, Vice Chair
 Terra Brusseau
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt

ABSENT: Rueben Scott

The meeting was called to order at 5:10 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Stacy Sablan, Chair
 Mary G. Castro, Vice Chair
 Nikki Henry
 Cary Catalano
 Valori Gallaher
 Joey Fuentes

ABSENT: None.

Also, in attendance were the following: Preston Prince, CEO/Executive Director, and Ken Price, Baker Manock and Jensen -General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

The Boards presented their recommendation to postpone agenda items 5 and 8c to a subsequently scheduled board meeting. Additionally, Commissioner Sablan recommended removing agenda item 7b from the consent agenda for discussion.

General Counsel has determined a need to add an item to closed session for conference with legal counsel – anticipated litigation.

CITY MOTION: Commissioner Vaillancourt moved, seconded by Commissioner Christensen, to approve the agenda as amended.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Castro, to approve the agenda as amended.

MOTION PASSED: 6-0

3. PUBLIC COMMENT

There was no public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

Commissioner Catalano announced a conflict of interest with agenda item 7b: *Consideration of the Approval of the Legal Services Contract – General Counsel; thus, will recuse himself.*

5. Acknowledgement of Retirees

This item was postponed to a subsequently scheduled board meeting.

6. City: Election of the Board Chair and Vice Chair for 2020-2021 Biennial

CITY MOTION: Commissioner Vaillancourt moved, seconded by Commissioner Yanez, to ratify election of the Board Chair and Vice Chair for the 2020-2021 Biennial as follows;

Chair – Commissioner Adrian Jones

Vice Chair – Commissioner Caine Christensen

MOTION PASSED: 6-0

There was no public comment on this matter.

7. CONSENT AGENDA

- a. Consideration of the Minutes of October 22, 2019 (continued from November 2019) and November 19, 2019
- b. Consideration of the Approval of the Legal Services Contract – General Counsel
- c. Consideration of the Approval of the Legal Services Contract – Human Resources
- d. Consideration of the Approval of the Legal Services Contract – Federal and State of California Matters
- e. Consideration of the Approval of the Legal Services Contract – Affordable Housing Development
- f. Consideration of the Approval of the Legal Services Contract – Unlawful Detainers
- g. Consideration of Submission of No Place Like Home (NPLH) Funding Application – Blackstone/Simpson

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve consent agenda items 7a, c-g.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve consent agenda items 7a, c-g.*

MOTION PASSED: 6-0

Commissioner Catalano recused himself from discussion and action on item 7b.
Commissioner Catalano stepped out of the room.

Consideration of Item 7b – Consideration of the Approval of the Legal Services Contract – General Counsel.

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Brusseau to approve consent agenda item 7b.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Henry to approve consent agenda item 7b.*

MOTION PASSED: 5-0**8. INFORMATIONAL****a. Resident Empowerment Overview – San Joaquin Valley Veterans**

Monique Narciso, Resident Services Coordinator, introduced Robert Lee, Specialist at San Joaquin Valley Veterans, who presented on this item.

b. 2020 Mixed Finance Budgets Update

Juan Lopez, Finance Manager, presented on this item.

c. Real Estate Development Update

This item was postponed to a subsequently scheduled board meeting.

9. ACTION**a. Consideration of the 2020 Agency Operations and Housing Assistance Program Budgets**

Emily De La Guerra, Director of Finance and Administration, presented on this item.

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Williams to approve the consideration of the 2020 Agency Operations and Housing Assistance Program Budgets.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the consideration of the 2020 Agency Operations and Housing Assistance Program Budgets.

MOTION PASSED: 6-0

b. Consideration of Contract Award for Project-Based Vouchers – Homeless and Special Needs

Emily De La Guerra, Director of Finance and Administration, presented on this item.

Nikki, Fresno Resident, gave a public comment. She encouraged the boards to take some time to study and really pay attention to these action items to know what has been talked about and what has changed. She mentioned that she would like to see something on the

website that would allow access to these conversations being made. She stated that there is nothing wrong with holding people accountable and asking questions when it's in the best interest of the residents.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the Contract Award for Project-Based Vouchers – Homeless and Special Needs.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the Contract Award for Project-Based Vouchers – Homeless and Special Needs.*

MOTION PASSED: 6-0

10. COMMISSIONERS' REPORT

Commissioner Catalano recalled to a couple of board meetings, where he mentioned his appreciation towards the Housing Authority for donating \$5,000.00 to the Calwa Recreational District for the reconstruction of their pool. He mentioned that the groundbreaking happened two weeks ago. He stated that not only are they going to have a new pool, they are going to have a new community center, new aquatic programs for seniors and youths, and nearly 1 million dollars as a private investment is being made in the Recreational Center. The Boards will be invited for a grand opening celebration in the last week of April (*specific date contingent on construction*). He stated that he is excited that it is a free recreation for all the communities' children in the area and a much needed investment.

11. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- Acknowledgement of Monique Narciso's first presentation to the Boards.
- DEI Draft Assessment Report will be finalized soon.
- Guest speaker, Jeff Olivet, DEI All-Staff Event on December 3rd, 2019.
- Evicted Exhibit at the library will be available for 2 more weeks.
- Closing on Solivita and Linnea with construction to start in two weeks.
- City of Clovis contribution of \$1,000,000 to Solivita Real Estate development.
- Housing Tour scheduled for March 5th and/or March 16th.
- Tomorrow, December 18th, at 4:00pm there will be a gathering in Parlier – Oak Grove Commons.
- Resident Newsletter.
- Point-In-Time kicks off next month from January 28th – 30th.
- March 29th-30th, 2020 is the NAHRO Conference in Washington D.C.

- Our newest hires are: Julie Babich – Information Technology and Systems Manager, Zee Patel – Senior Impact Analyst, Chantal Williams – On-Site Property Specialist II, Abby Miller – On-Site Property Specialist II, Itzel Rodriguez – On-Site Property Specialist II, and Jomar Rushdan – Assistant Manager – Housing Choice Voucher Program.

12. CLOSED SESSION

The Boards went into closed session at approximately 6:05 pm.

a. PUBLIC EMPLOYEE EVALUTION

Title: CEO

b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Pursuant to Government Code section 54956.9(d)(2)

The Boards returned to open session at approximately 6:38 p.m.

13. REPORT ON CLOSED SESSION ITEM(S)

There was no action to report at this time.

14. ACTION

a. Consideration of the CEO Compensation

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the CEO Compensation.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the CEO Compensation.*

MOTION PASSED: 6-0

15. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:41 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

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1331 Fulton Mall
 Fresno, California 93721
 TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
 Fresno Housing Authority

FROM: Preston Prince
 CEO/Executive Director

DATE: January 23, 2020

BOARD MEETING: January 28, 2020

AGENDA ITEM: 5b

AUTHOR: Tiffany Mangum

SUBJECT: Consideration of Out of State Travel – CEO and Commissioners

Executive Summary

Out-of-State Travel is requested for the CEO/Executive Director and/or Commissioners as follows:

Date	Location	Event
1/8-1/10/20	Ft. Lauderdale, FL	Novogradac Tax Credit Developers Conference*
3/9/20	Chicago, IL	National Public Housing Museum Meeting
3/18-3/20/20	Washington, DC	CLPHA Spring Meeting
3/25-3/26/20	Washington, DC	NLIHC Policy Forum
3/28-3/31-20	Washington, DC	NAHRO Washington Conference
4/29-5/1/20	Washington, DC	CLPHA Housing Is Convening
6/6-6/28/20	N/A	CEO - Vacation

Recommendation

It is recommended the Boards of Commissioners of the Fresno Housing Authority, approve the aforementioned out-of-state travel itinerary and attendee(s).

Fiscal Impact

All travel and conference expenditures are within budget, and funds have been previously approved as part of the FY2020 Operating Budgets submitted and approved in December 2019.

BOARD MEMO

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TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: January 23, 2020

BOARD MEETING: January 28, 2020

AGENDA ITEM: 5c

AUTHOR: Brandon Gonzalez

SUBJECT: Request for Approval to Submit Infill Infrastructure Grant (IIG)
Funding Application for the Blackstone & Simpson Development (APNs:
443-104-08 thru 443-104-10, & 443-104-23)

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to submit a funding application for an Infill Infrastructure Grant on behalf of the Blackstone & Simpson development. The Blackstone & Simpson project is a new construction/rehabilitation project currently comprised of forty (40) units of affordable housing and one (1) manager's unit, serving both families and individuals.

The Infill Infrastructure Grant ("IIG") program has been identified as potential funding source to assist with the development of the Blackstone & Simpson site. A competitive NOFA was released on October 30, 2019 that provides for a minimum grant amount of \$1,000,000 for qualifying infill projects for various infrastructure improvements, including but not limited to water, sewer, or utility improvements, grading and demolition, environmental remediation, landscaping, and impact fees. Staff are currently identifying appropriate Capital Improvement Projects to submit to IIG to better serve the Blackstone & Simpson project.

The Fresno Housing Authority ("FH") continues to seek opportunities to develop affordable and supportive housing within the Fresno community, and the Blackstone & Simpson project and subsequent funding application would help further this goal.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolutions approving the necessary actions needed to move forward with a State of California Infill Infrastructure Grant ("IIG") Program funding application, and authorize the undertaking of all actions necessary to assemble additional financing sources, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or their designee to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

There is no fiscal impact at this time.

Background Information

The Blackstone & Simpson site (APNs: 443-104-08 thru 443-104-10, & 443-104-23) is an existing commercial/retail site along the Blackstone corridor in close proximity to Manchester Transit Center on approximately 0.83 acres in Fresno, CA. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in November 2017 for \$1,142,000.

In May 2019, the architectural firm GGLO revised the previously approved site plan. The new iteration envisions a 41-unit community with approximately 2,000 square feet of community space and approximately 8,000 square feet of renovated commercial space. The community would serve both families (one-, two-, and three- bedroom units) and a special needs population (studios and one-bedroom units).

Past Board Actions

- March 21, 2017 – Approval Authorizing Assignment of Purchase & Sale Agreement
- June 27, 2017 – Approval of Site Acquisition and HRFC Funding
- December 19, 2017 – Approval of Increased HRFC Commitment & Submission of Grant Funding Applications
- January 23, 2018 – Approval of GCCM Contract Award
- December 17, 2019 – Approval to Submit Funding Application to the No Place Like Home Program
- December 17, 2019 – Approval of Allocation of Twenty (20) Project-Based Vouchers

RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS OF THE
THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA**

All of the Commissioners of The Housing Authority of the City of Fresno, CA, a public body corporate and politic, organized and existing under the laws of the State of California and a “public housing agency” as defined in the United States Housing Act of 1937 (42 U.S.C. § *et seq.*, as amended) (the “Authority”), hereby consent to, adopt and ratify the following resolutions:

Infill Infrastructure Grant Program

**RESOLUTION AUTHORIZING THE AUTHORITY TO APPLY FOR AN AWARD
FROM THE INFILL INFRASTRUCTURE PROGRAM**

WHEREAS, the Authority is authorized to do business in the State of California; and

WHEREAS, the Authority wishes to apply for and receive an allocation of funds through the Infill Infrastructure Grant Program (“IIG”); and

WHEREAS, The State of California Department of Housing and Community Development (the “Department”) has issued a Notice of Funding Availability (“NOFA”) for IIG established under Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which authorizes the Department to approve funding allocations utilizing monies made available by the State Legislature, subject to the terms and conditions of the statute and the IIG Guidelines implemented October 30, 2019.

NOW, THEREFORE, IT IS RESOLVED: That the Authority pursuant to the above-described Notice of Funding Availability wishes to apply for and receive an allocation of funds in an amount not to exceed \$1,833,700 (the “IIG Grant”).

RESOLVED FURTHER: That in connection with the Authority’s IIG Grant, the Authority is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the IIG Grant, the Authority’s obligations related thereto, and the Department's security therefore; including, but not limited to, an affordable

housing covenant, a performance deed of trust, a disbursement agreement, and certain other documents required by the Department as security for, evidence of or pertaining to the IIG Grant, and all amendments thereto (collectively, the "IIG Grant Documents").

RESOLVED FURTHER: That **Preston Prince, CEO/Executive Director; or Tracewell Hanrahan, Deputy Executive Director, or their Designee** are hereby authorized to execute the IIG Grant Documents, and any amendment or modifications thereto, on behalf of the "Authority".

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, this 28th day of January, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Signature of Attesting Officer: _____

Printed Name and Title of Attesting Officer: Adrian Jones, Chair

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of **the Housing Authority of the City of Fresno, CA** does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Board of Commissioners of the Housing Authority of the City of Fresno, CA which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: January 28, 2020

Preston Prince, Secretary

BOARD MEMO

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Fresno, California 93721

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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

DATE: January 23, 2020

BOARD MEETING: January 28, 2020

AGENDA ITEM: 6a

AUTHOR: Angie Nguyen, Chief of Staff

SUBJECT: Resident Empowerment Update – Resident Presentation

Executive Summary

Rocio Chavez, a Fresno Housing resident of Oak Grove Commons in Parlier will be providing a personal update. She is a previous Education Advancement Scholarship Recipient and a Fresno State graduate receiving her Bachelor of Arts Degree in Liberal Studies. She has achieved her dream of becoming an Elementary School Teacher and is now teaching at Sanger Unified School District.

Recommendation

No action is necessary. This item is informational only.

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TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director

DATE: January 23, 2020
BOARD MEETING: January 28, 2020
AGENDA ITEM: 6b
AUTHOR: Michael Duarte

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an overview of current real estate activities.

Recommendation

None at this time. Informational only.

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TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director

DATE: January 23, 2020
BOARD MEETING: January 28, 2020
AGENDA ITEM: 7a
AUTHOR: Aurora Ibarra

SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (City)

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the 14 Indicators, for a total maximum of 135 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Fresno Housing received a rating of “High” performer based on achieving 135 points or 100%. The 13 Indicators, 2018 and 2019 comparisons, and related points and ratings are shown in the attached table.

Please note that the 14th indicator, FSS Enrollment and FSS Escrow accounts does not apply to the City program since it is a County program.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD by the deadline date of March 1, 2020.

SEMAP Comparison of Previous Two (2) Years for the HCV City Program

SEMAP Indicator	Maximum Points	2018	2019
1. Selection from the Waiting List	15	15	15
2. Reasonable Rent	20	15	20
3. Determination of Adjusted Income	20	20	20
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	10	10
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	20	20
14. FSS Enrollment and Escrow Accounts	N/A	N/A	N/A
Total Points Earned	135	130	135
Rating		High	High

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING SUBMISSION OF THE 2019
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 14 criteria; and

WHEREAS, HUD requires each housing authority to provide a certification as to the accuracy of data according to these criteria.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno hereby authorizes the Executive Director, or designee(s) to submit the SEMAP certification to HUD by the deadline date of February 29, 2020.

PASSED AND ADOPTED THIS 28th DAY OF JANUARY, 2020. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOARD MEMO

O (559) 443-8400
F (559) 445-8981

1331 Fulton Mall
Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director

DATE: January 23, 2020
BOARD MEETING: January 28,
2020 **AGENDA ITEM:** 7b
AUTHOR: Aurora Ibarra

SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (County)

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the 14 Indicators, for a total maximum of 145 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Fresno Housing received a rating of “High” performer based on achieving 138 points or 95.2%. The 14 Indicators, 2018 and 2019 comparisons, and related points and ratings are shown in the attached table.

Indicator 14; Family Self Sufficiency – The PHA has filled 60% of its mandatory slots, resulting in three points for this indicator.

Staff have developed a strategy to increase outreach and awareness of the program to residents in effort to fill all FSS mandatory slots and improve active participation and retention in the program.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD by the deadline date of March 1, 2020.

SEMAP Comparison Previous Two (2) years for the HCV County Program

SEMAP Indicator	Maximum Points	2018	2019
1. Selection from the Waiting List	15	15	15
2. Reasonable Rent	20	20	20
3. Determination of Adjusted Income	20	15	20
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	10	10
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	15	20
14. FSS Enrollment and Escrow Accounts	10	8	3
Total Points Earned	145	133	138
Rating		High	High

RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF FRESNO**

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2019
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 14 criteria; and

WHEREAS, HUD requires each housing authority to provide a certification as to the accuracy of data according to these criteria.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County hereby authorizes the Executive Director to submit the SEMAP certification to HUD by the deadline date of February 29, 2020.

PASSED AND ADOPTED THIS 28TH DAY OF JANUARY, 2020. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOARD MEMO

O (559) 443-8400
F (559) 457-4294

1331 Fulton Mall
Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director

DATE: January 21, 2020
BOARD MEETING: January 28, 2020
AGENDA ITEM: 8
AUTHOR: Emily De La Guerra

SUBJECT: Consideration of Acquisition and Funding Commitment for the Real Property located at 466 N. Roosevelt Ave, Fresno, CA

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to acquire the real property at 466 N. Roosevelt Ave. in Fresno, CA and to provide a funding commitment of up to \$775,000 from the Housing Relinquished Fund Corp. (HRFC) for the acquisition and rehabilitation costs of said property.

The property at 466 N. Roosevelt Avenue (APN 459-03-320) is located in Fresno, CA at the major cross streets of Palm Avenue and Belmont Avenue. The parcel of land is approximately 0.17 acres with a multi-family building comprised of two floors, 4,098 square feet, five (5) apartment units, parking and a laundry room. The negotiated purchase price of the property is \$400,000 dollars with an anticipated closing date of February 15, 2020. At this time, staff is requesting a total commitment of \$775,000 from HRFC, of which, \$400,000 will be for the acquisition of the property and \$375,000 for the rehabilitation/improvements. Currently included in the rehabilitation budget is site improvements, exterior upgrades, ADA and safety improvements, as well as interior upgrades including new paint, new flooring, and miscellaneous repairs.

Recommendation

It is recommended that the Boards ratify the Purchase and Sale Agreement of the subject property APN 459-03-320 and adopt the attached resolution authorizing Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to finalize the acquisition(s) in accordance with the executed Purchase and Sale Agreement and amendment(s) thereto. It is also recommended that the Boards of Commissioners approve a loan from the Housing Relinquished Fund Corporation of up to Seven Hundred and Seventy-Five Thousand dollars (\$775,000) for the acquisition, related closing costs and rehabilitation activities.

Fiscal Impact

Concurrent with this action, FH will request a loan from the Housing Relinquished Fund Corporation for up to \$775,000 for the acquisition and

rehabilitation of the project. After rehabilitation and stabilization of property operations, staff will seek out permanent financing to be supported by the cash flow of the property.

Background Information

The Agency's 2019-2020 Strategic Goals included developing and expanding the availability of quality housing, balancing new construction and renovation while investing in existing and new neighborhoods. Over the past year, staff has been working to identify and analyze different purchase opportunities and financing structures for rehabilitation that would also meet the strategic financial goals of the Agency.

In June 2019, information was presented to the Boards of Commissioners on various acquisitions and rehabilitations, financing scenarios, as well as specific properties including the Roosevelt Avenue site. In September 2019, an update was given in closed session on the status of the Purchase & Sale Agreement and the short-term and long-term funding commitment needed from HRFC. Since then, staff has been working on multiple inspections of the property along with updated cost estimates for the rehabilitation.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING ACQUISITION & FUNDING COMMITMENT FOR THE
REAL PROPERTY AT 466 N. ROOSEVELT AVENUE, FRESNO CA (APN: 459-03-320),**

WHEREAS, the Housing Authority of the City of Fresno, California (“the Authority”) seeks to expand the development and availability of long-term housing for low and moderate income households residing in the City of Fresno, California (“the City”); and,

WHEREAS, the acquisition of 466 N. Roosevelt Ave. (APN: 459-03-320) is in line with the Authority’s development goals; and,

WHEREAS, the agreed upon purchase price for the property is \$400,000, excluding closing costs; and,

WHEREAS, the Authority desires to complete the acquisition of the subject site and necessary rehabilitation of the property;

WHEREAS, as the Authority is willing to accept a loan from HRFC for an amount of up to \$775,000 dollars for the purchase of the real property located at 466 N. Roosevelt Ave., Fresno, CA (APN: 459-03-320); and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby ratifies the Purchase and Sale Agreement for APN 459-03-320 and authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to adopt the attached resolutions approving up to \$775,000 of HRFC funding for the acquisition of the site, acquisition closing costs and related rehabilitation activities, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to close on the acquisition of the site pending reasonable due diligence.

PASSED AND ADOPTED THIS 28th DAY OF JANUARY, 2020. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

O (559) 443-8400
F (559) 445-8981

1331 Fulton Street
Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
DATE: January 23, 2020
BOARD MEETING: January 28, 2020
FROM: Preston Prince
CEO/Executive Director
AGENDA ITEM: 8
AUTHOR: Staff
SUBJECT: January 2020 Executive Director's Report

Executive Summary

The Boards of the Fresno Housing Authority have established the four strategic goals as: Place, People, Public, and Partnership. In addition, the following have been outlined as the management goals: Sustainability, Structure, and Strategic Outreach. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards the realization of these goals.

PLACE

Overview

Fresno Housing seeks to develop and expand the availability of quality affordable housing options throughout the City and County of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

The matrix below outlines the Development Pipeline and status of each project.

Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
------------------	-------------	---------	-------------	------------------

Mariposa Meadows	Under Construction	1011 W Atchison Avenue, Fresno, CA	40	92%
Orchard Apartments	Under Construction	295 S Newmark Avenue, Parlier, CA	41	81%
The Villages at Paragon (<i>fka Plaza Terrace</i>)	Under Construction	4041 Plaza Drive West, Fresno, CA	28	1%
Linnaea Villas (<i>fka Kingsburg Seniors</i>)	Under Construction	2530 Sierra Street, Kingsburg, CA	47	1%
Solivita Commons (<i>fka Willow/Alluvial</i>)	Under Construction	725 W Alluvial Avenue, Clovis, Ca	60	1%
The Villages at Broadway (<i>fka Econo Inn</i>)	Pre-Development TCAC allocation received NPLH funds awarded Mar. 2020 closing	1828 Broadway Street, Fresno, CA	26	N/A
The Villages at Barstow (<i>fka Barstow Commons</i>)	Pre-Development NPLH funds awarded Proposed 1 st Round 2020 TCAC	130 W Barstow Avenue, Fresno, CA	42	N/A
Doragon @ Chinatown	Pre-Development TCAC Allocation Recommended CDLAC Allocation Pending	1101 F Street, Fresno, CA	57	N/A
Blackstone/Simpson	Pre- Development 2020 NPLH Submitted Proposed 2020 IIG	3039 N Blackstone Avenue, Fresno, CA	41	N/A
California Avenue Neighborhood	Pre-Development	Southwest Fresno - TBD	TBD	N/A

Project Highlights

The Villages at Paragon, formerly known as Plaza Terrace, completed its financial closing on December 9, 2019. The Villages at Paragon is the first project statewide with No Place Like Home funding to commence construction. This project will provide special needs services to homeless individuals in partnership with the Fresno County Department of Behavioral Health. The Villages at Broadway, selected its equity investor, with a scheduled financial closing date and start of construction to be set in April 2020. Linnaea Villas completed its financial closing on December 20, 2019 and began construction, with their groundbreaking ceremony taking place on January 15, 2020. Solivita Commons hosted their groundbreaking ceremony on the morning of January 28, 2020.

PEOPLE

Overview

Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and responding to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.

Housing Choice Voucher (HCV) Leasing Update

During the month of December staff held regular meetings to review both HAP and voucher utilization and continued it's on-going communication with HUD's Shortfall Prevention Team (SPT). At this time, both programs are out of shortfall status for 2020. Plans have been set in place to resume leasing in January to serve as many eligible households while maximizing HAP and voucher utilization.

Below is a breakdown of leasing activities that took place for the HCV City and County programs in December.

HCV City

- 4 new applicants attended briefings to receive their vouchers for the Mainstream program. This is a special program with specified eligibility criteria.
- 71 HAP contracts were completed for families who were in the move process and successfully leased up.
- 153 applicants and participants are searching for housing. Most of these families are participants in the move process or households who have been accommodated with extensions. Any new applicants searching are those eligible through special programs.

HCV County

- 58 HAP contracts were completed for families who were in the move process and successfully leased up.
- 147 applicants and participants are searching for housing. Most of these are participants in the move process or households who have been accommodated with extensions. Any new applicants searching are those eligible for special programs.

PUBLIC

Overview

Fresno Housing seeks to build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents.

Efforts are ongoing and we will report on those items as outcomes are achieved.

PARTNERSHIP

Overview

Fresno Housing seeks to collaborate to strengthen its ability to address the challenges facing Fresno communities.

Fresno Housing is exploring several partnerships in the course of pre-development activities.

Project	Organization	Role
844 S. Chance Avenue	Habitat for Humanity Fresno City College	Partner in the rehabilitation of a former Neighborhood Stabilization Program (NSP) property to provide a homeownership opportunity for a low-income family
The Villages at Paragon	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Broadway	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Barstow	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Blackstone and Simpson	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations

MANAGEMENT GOALS

The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decision making related to Sustainability (staffing, finances, effectiveness, evaluation, technology, facilities); Structure (governance); and Strategic Outreach (communications, image, visibility, public affairs, policy).

Sustainability

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

Fiscal Services

Accounting and Finance staff have been working diligently to complete year-end accounting transactions and analyses to close the books on 2019. This work is being done in preparation for the required 2019 financial and compliance audits conducted by DavisFarr LLC and Novogradac & Company, LLC. Staff will conduct interim testing with DavisFarr in February to begin the agency audit. LP audits conducted by Novogradac will begin this month. Finance staff continued their resident engagement meetings at public housing sites in Sanger, Laton and Southwest Fresno.

Information Technology and Information Systems

The Fresno Housing Authority (FH) Information Technology (IT) Team implemented software and a new process to handle the threat of suspicious attempts to trick Fresno Housing users to share sensitive information. The ongoing effort supports a more secure environment and proactive process reducing the exposure of FH to scams and attacks. The implementation includes security awareness training for FH employees.

A new project was implemented to proactively checkout and avoid technical problems and increase support of the Central Office reception staff. The ongoing project includes preemptive checks of IT equipment in the Central Office and other locations. The checkouts are scheduled and completed on a repeating schedule outlined in the plan.

Human Resources

Fresno Housing's 2020 Benefits Open Enrollment was held from December 9, 2019 through December 20, 2019. The Human Resources team dedicated several hours of time to work with employees 1 on 1 to guide them through their online enrollments, and offered educational Open Enrollment Workshops which were held in the Agency's East County, West County and Central Office locations. HR also had Colonial representatives available at these locations over 5 days during our Open Enrollment window. Finally, HR is happy to report a significant increase in the number of enrollments in both our Colonial voluntary benefit plans and our Medical Flexible Spending Account (FSA) benefit.

On December 17, 2019 Training & Development Analyst, Damian Rivera, provided Occupational Safety and Health Administration (OSHA) training to our Maintenance team at three different sites. Important topics that were covered included reading Safety Data Sheets, managing combustible/flammable liquids, and reviewing defensive driving techniques.

In 2019, Damian Rivera, Training & Development Analyst, organized and/or facilitated 97 training sessions for Agency employees.

Also in 2019, the Human Resources Department coordinated more than 70 rounds of interviews, interviewed 292 candidates, and hired 20 new employees.

Human Resources is currently recruiting for positions within the Real Estate Development, Housing Choice, Accounting & Finance, and Property Management Departments.

New Hires

- Jaicee Felan, Administrative Assistant – Real Estate Development
- Esteven Pineda, Maintenance Technician – Housing Management

Promotions

- Yolanda Keiser, Assistant Manager – HCV
- Desiree Berdugo, Leasing Specialist
- Zainal Mohammed, Maintenance Technician

- Tiffany Mangum, Executive Operations Manager

Structure

Maintain a committed, active, community-based Boards of Commissioners.

Efforts are ongoing and we will report on those items as outcomes are achieved.

Strategic Outreach

Heighten agency visibility, facilitate community dialogue about housing solutions; and build support for the agency and quality affordable housing.

Efforts are ongoing and we will report on those items as outcomes are achieved.



Resident Empowerment Update Rocio Chavez

Oak Grove Commons, Parlier



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS





Real Estate Development Update

January 28, 2020



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



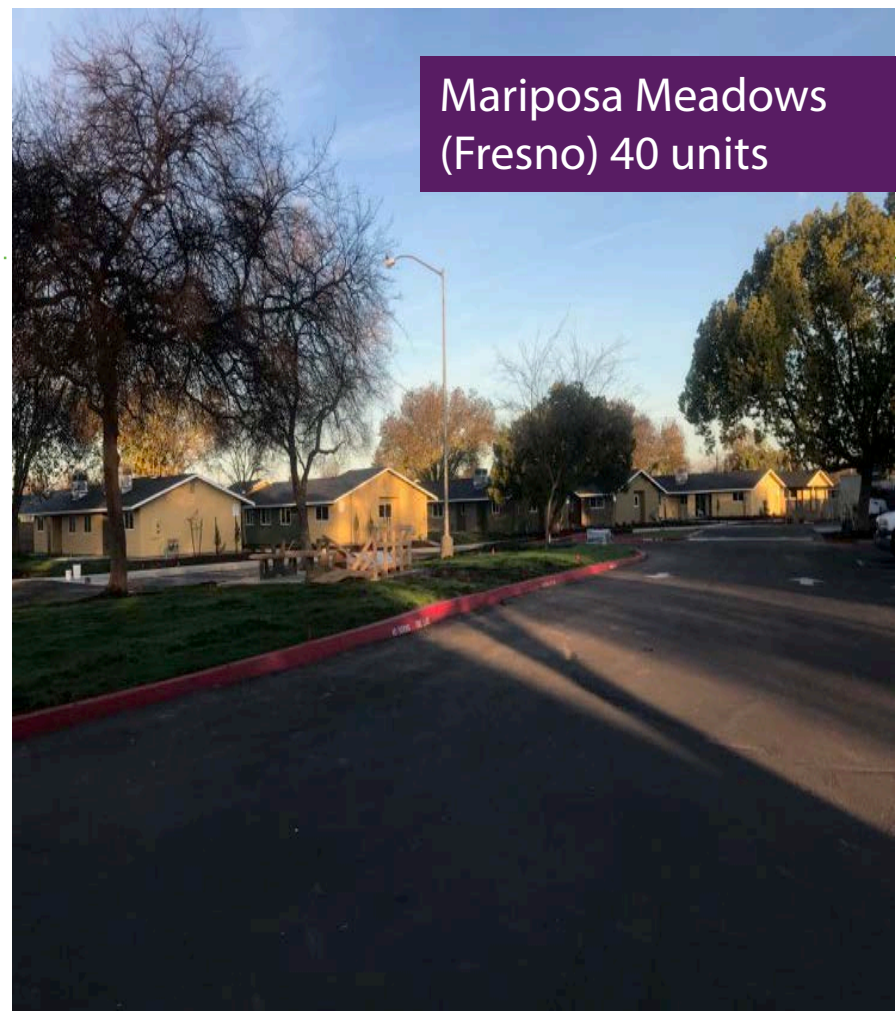
Presentation Overview

- Construction Project Updates
- Projects in Financing
 - Villages at Broadway
 - Chinatown Development
 - Blackstone & Simpson
 - The Villages at Barstow
- Project Pipeline

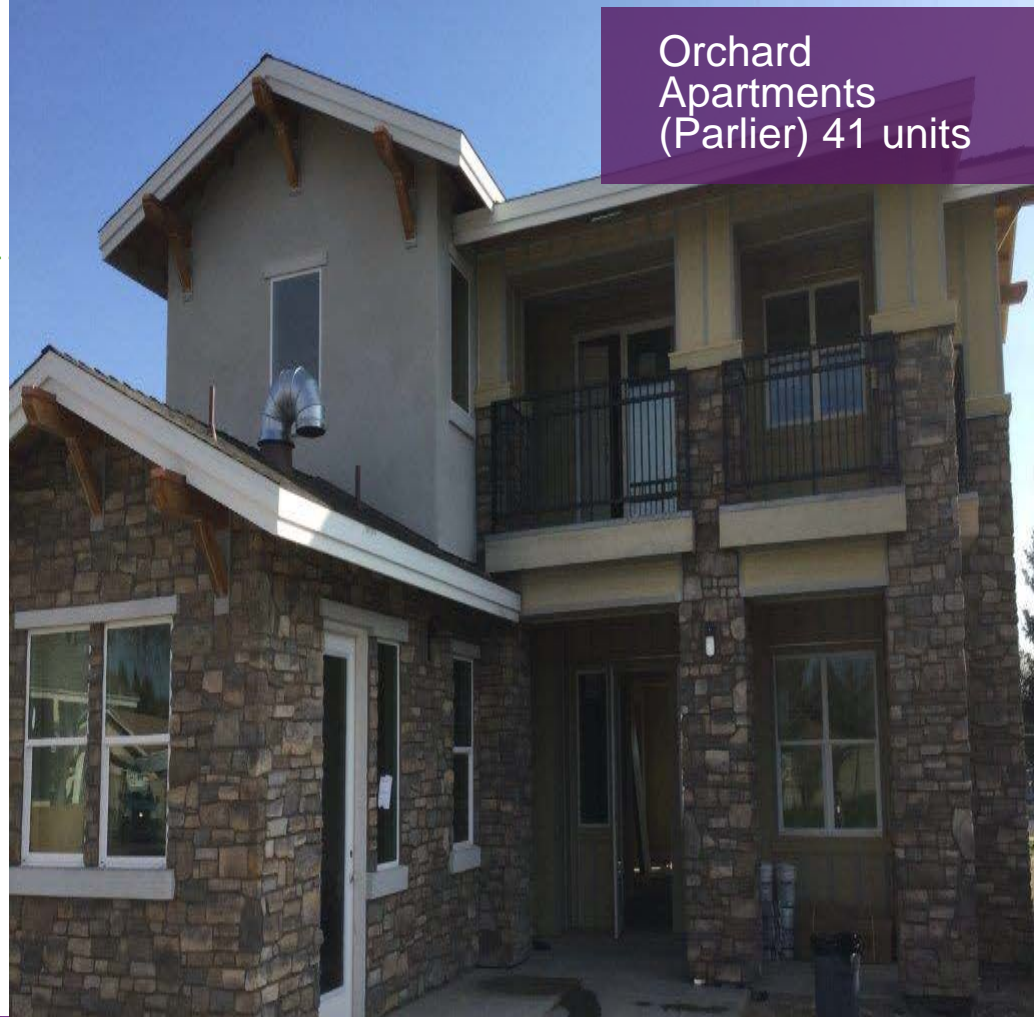


Construction Project Updates

- Mariposa Meadows
- Orchard Apartments
- Linnaea Villas
- Solivita Commons
- Villages at Paragon



Mariposa Meadows
(Fresno) 40 units



Orchard
Apartments
(Parlier) 41 units

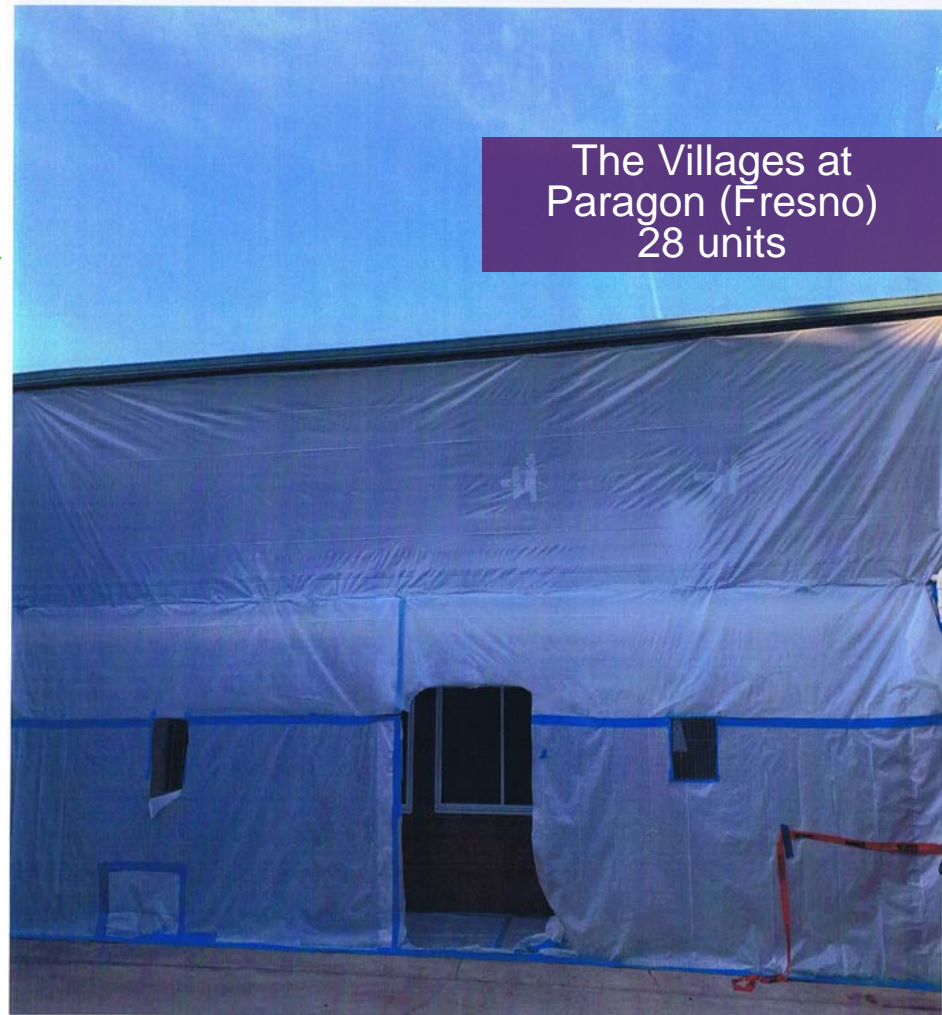


Linnaea Villas
(Kingsburg)
47 units



Solivita
Commons
(Clovis) 60 units

FRESNO HOUSING



The Villages at
Paragon (Fresno)
28 units

Projects In Financing

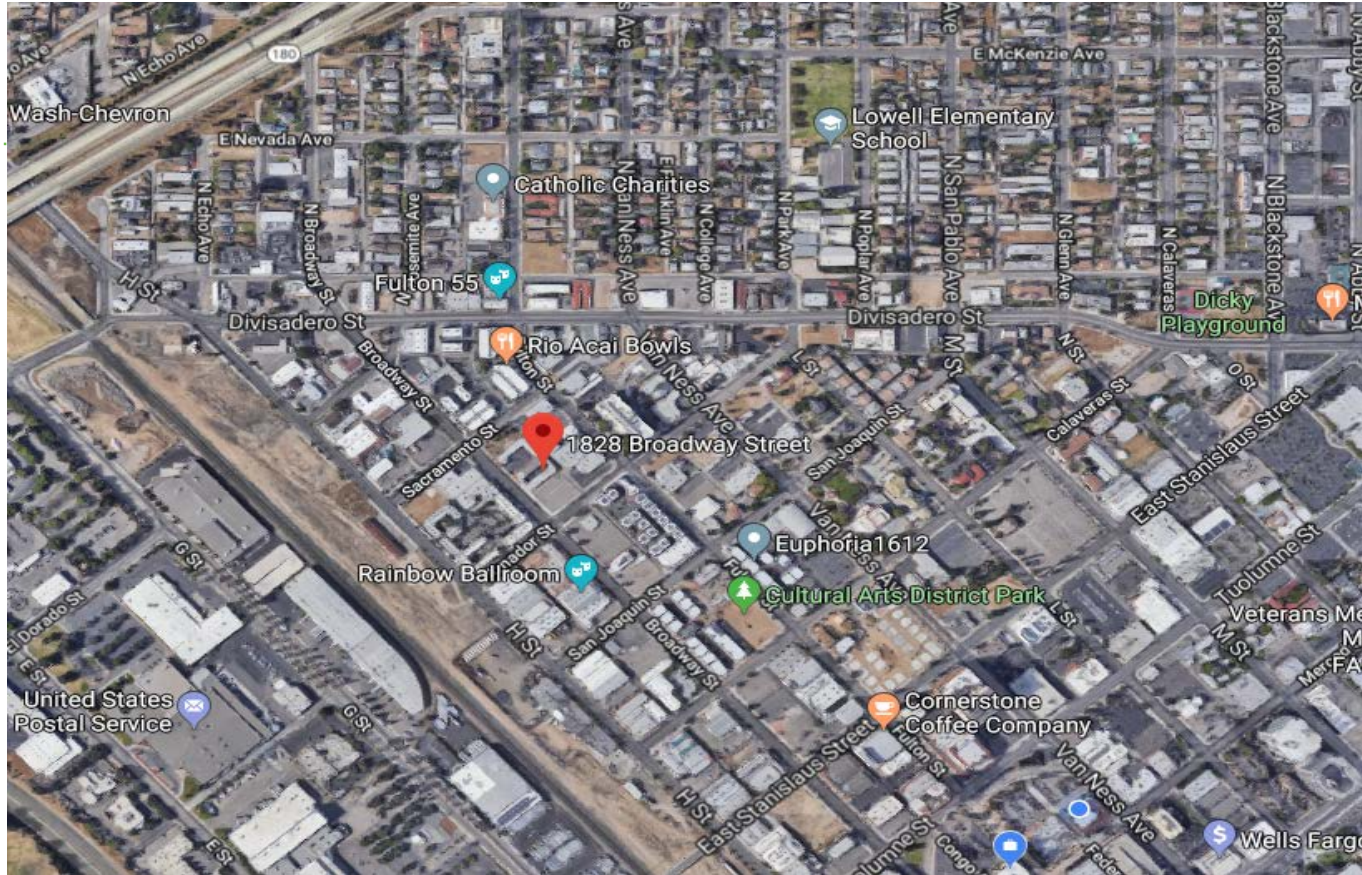
- Villages at Broadway
- Chinatown Development
- Blackstone & Simpson
- Villages at Barstow

Villages at Broadway (Fresno)

- Project is a proposed 26-unit development on a .64 acre site located at 1828 Broadway Street in Downtown Fresno
- Partnership with County of Fresno Department of Behavioral Health (DBH) to develop PSH
- No Place Like Home funds were awarded on June 14, 2019
- Project received a tax credit allocation on September 25, 2019
- Construction Start/Financial Closing by April 6, 2020



Villages at Broadway Aerial



Villages at
Broadway
Rendering



FRESNO HOUSING

Chinatown Development (Fresno)

- Proposed 51 workforce housing units located at 1101 F. Street Fresno, CA. Project has 1st floor commercial with housing above.
- Project received conditional award of Tax Credits January 2020
- Project anticipates award of CDLAC Bond Allocation February 2020
- RAD Transfer of Assistance planned for 13 units
- Financial Closing/Construction Start June/August 2020



Chinatown Development Aerial



FRESNO HOUSING

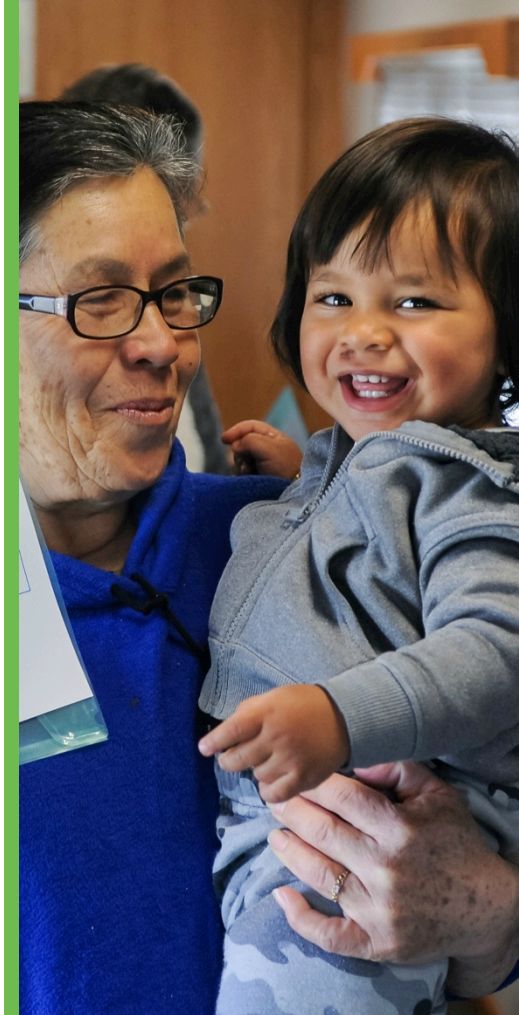
Chinatown
Development
Rendering



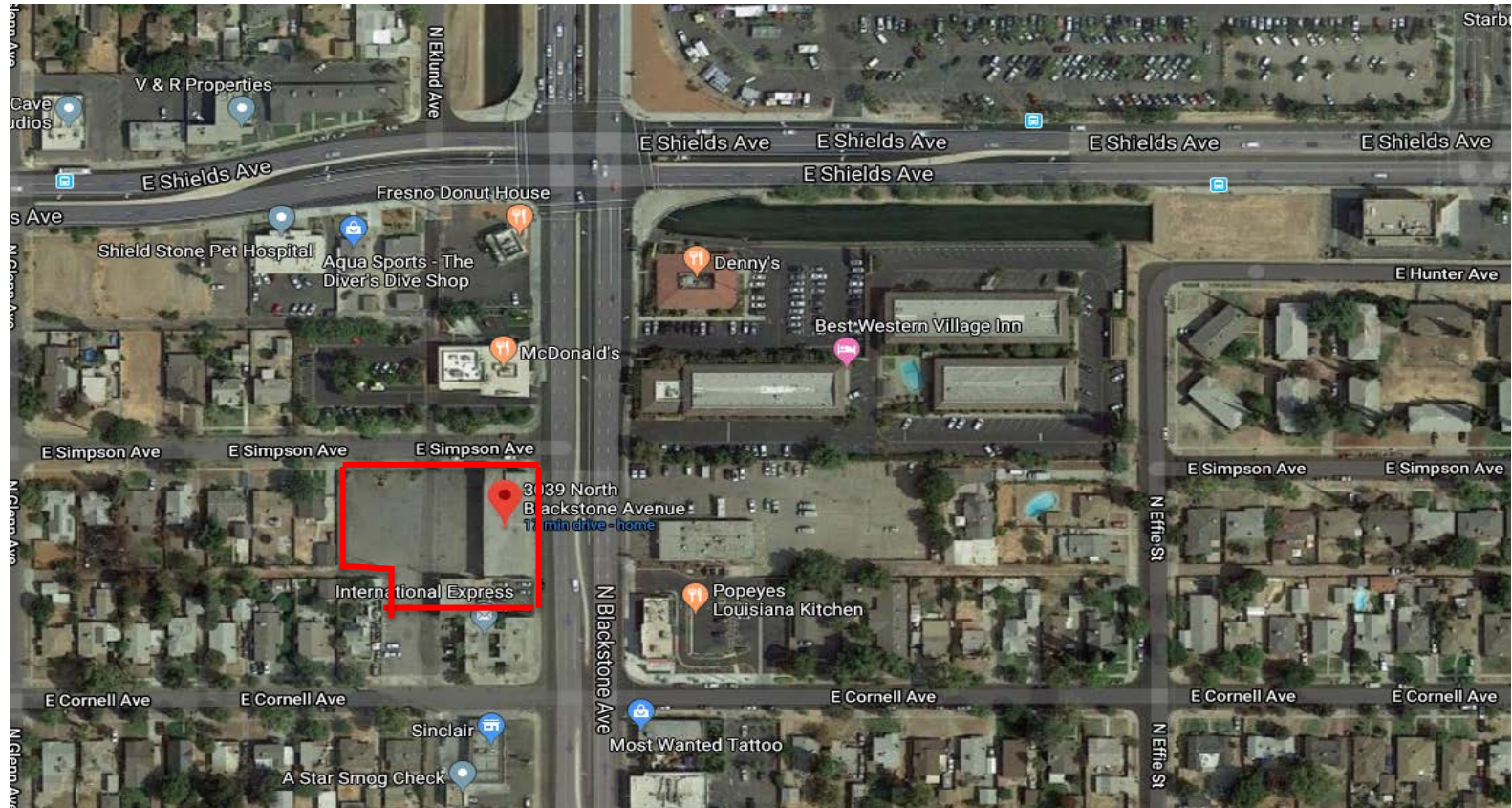
FRESNO HOUSING

Blackstone & Simpson (Fresno)

- Project is a proposed 41-unit mixed family and permanent supportive housing development located at 3039 N Blackstone Avenue, Fresno, CA
- June 2017 – Board approved HRFC funding
- January 2018 – Board awarded GCCM Contract
- December 2019 – submitted NPLH application
- Potential 2020 Round 2 Tax Credit Application
- RAD Transfer of Assistance planned for 20 units
- *Staff is requesting approval to apply to the Infill Infrastructure Grant Program*



Blackstone & Simpson Aerial

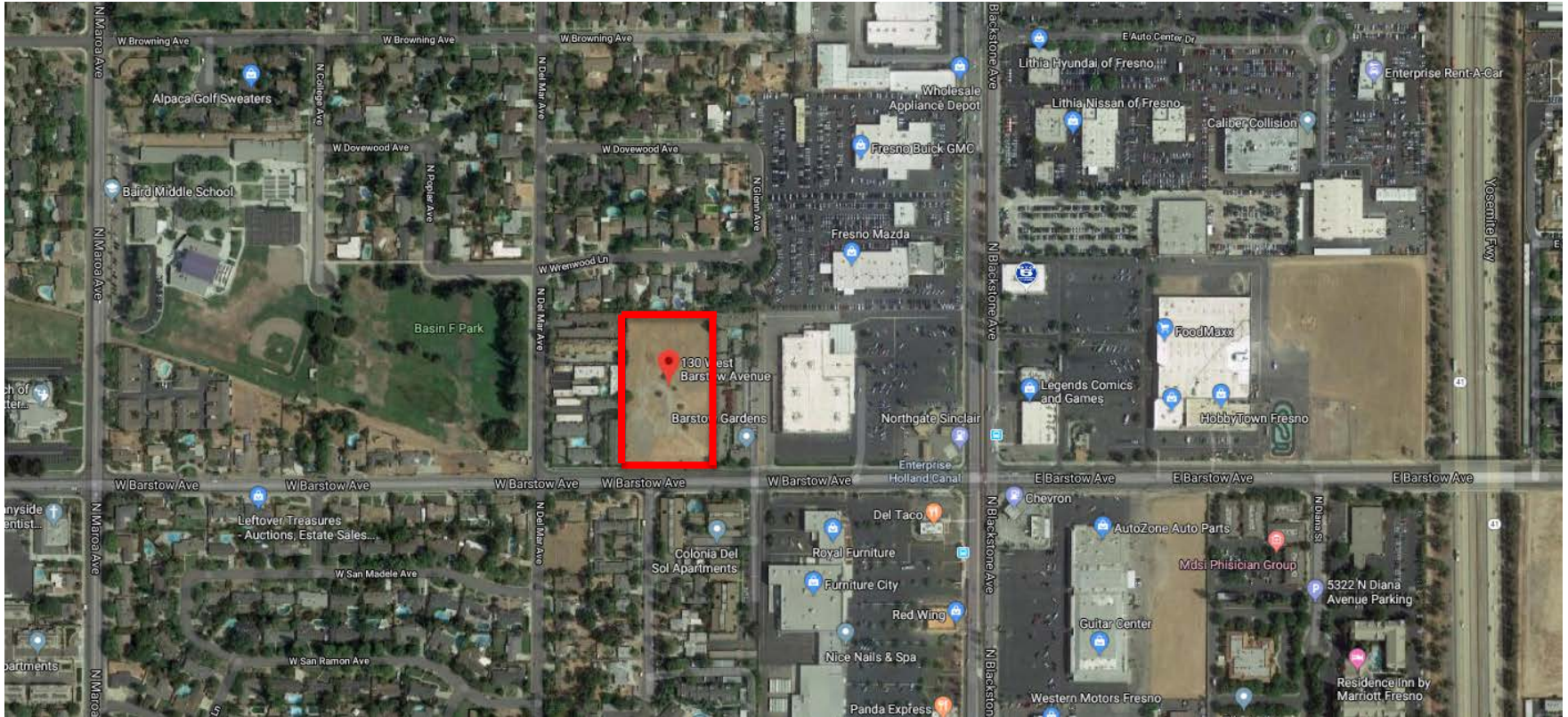


The Villages at Barstow (Fresno)

- Project is proposed 42-unit new construction on vacant land, with integrated multi-family and special needs residents located at 130 W. Barstow Avenue, Fresno, CA
- Project received a No Place Like Home (NPLH) Funds award June 14, 2019
- RAD Transfer of Assistance planned for 21 units
- Staff anticipates submitting the project for 1st Round Tax Credit Application March 2020



The Villages at Barstow Aerial



Project Pipeline

- Huron Family (RAD)
- Firebaugh Family
- San Joaquin (RAD)
- Sequoia Courts/Sequoia Terrace
- Fairview Heights

Huron Family RAD (Huron)

- Potential new construction mixed-use housing development on approximately 6-acres of vacant land located West of Lassen Avenue and South of 12th Street in Huron, CA
- Proposed RAD transfer of assistance for 33 units
- Staff intend to resubmit CDBG Funding Application in partnership with the City of Huron

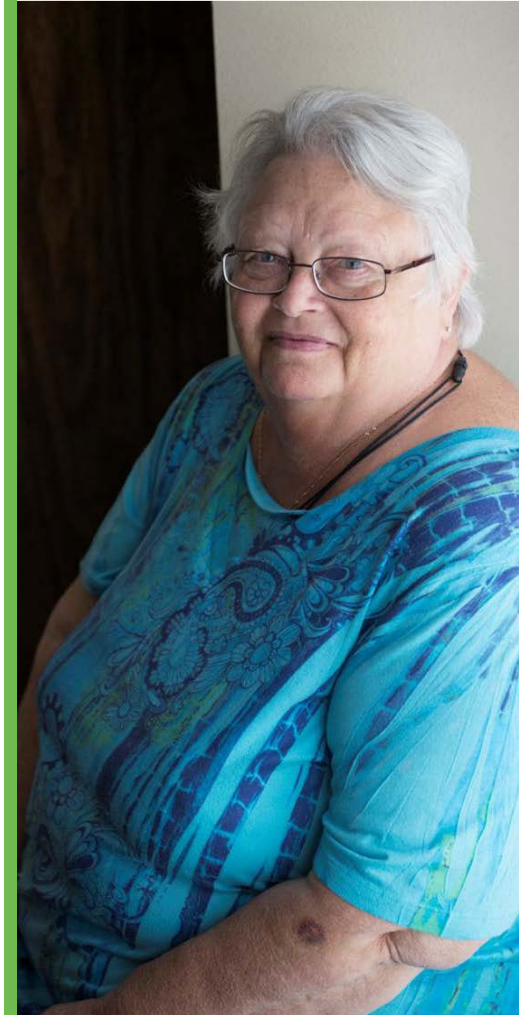


Huron Aerial



Firebaugh Family

- Project is an existing 34-unit USDA development located on Clyde Fannon & P Street in Firebaugh
- Proposed for demolition/new construction of up to 60 farm labor units
- Staff currently in discussions with City on initial feasibility



Firebaugh Family Aerial

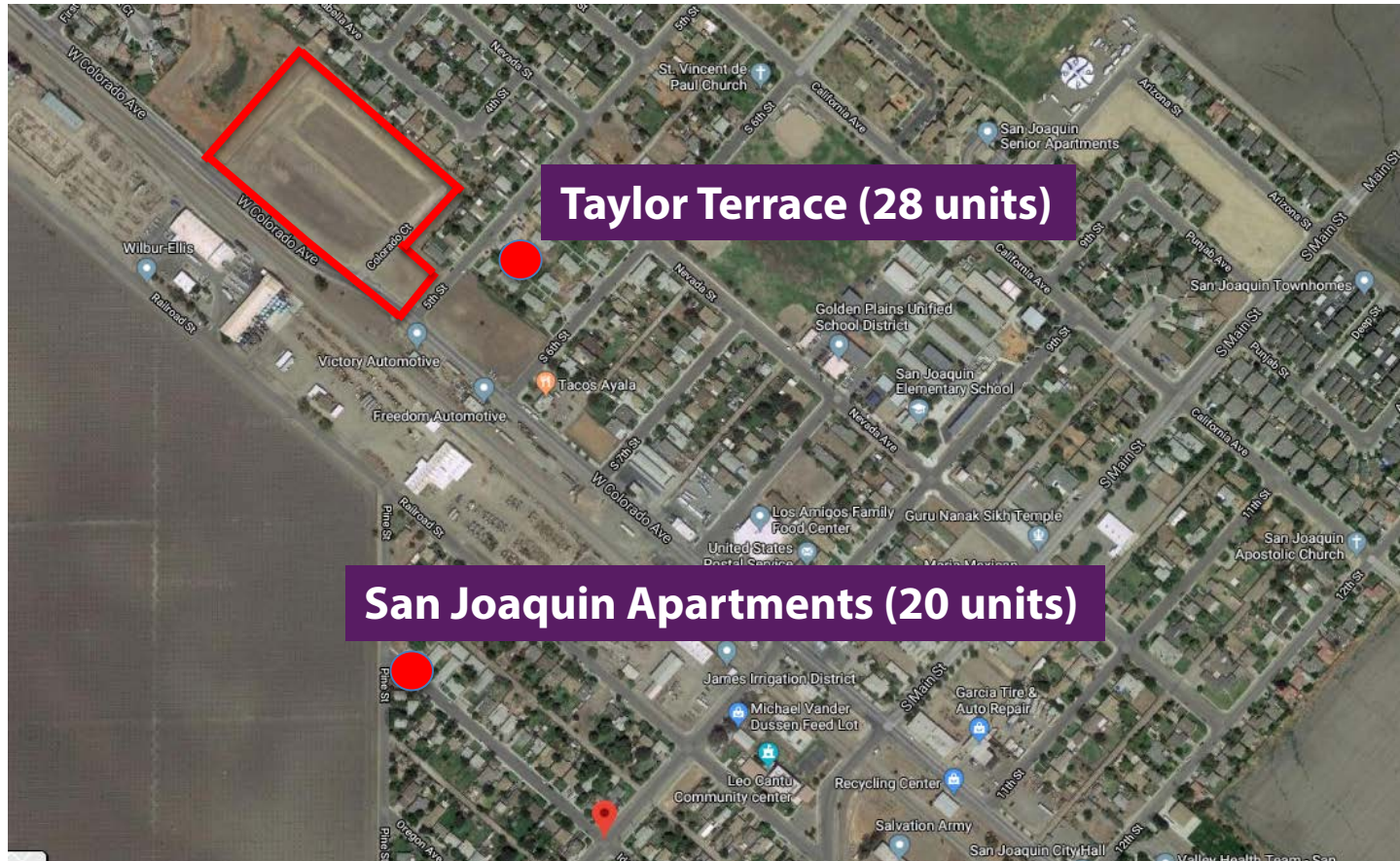


San Joaquin

- Project site is comprised of approximately 6.0 acres of vacant land located at the Southeast corners of Colorado and Fifth Streets in San Joaquin, CA
- Potential for new construction with a RAD transfer of assistance from Taylor Terrace and/or San Joaquin Apartments



San Joaquin Aerial

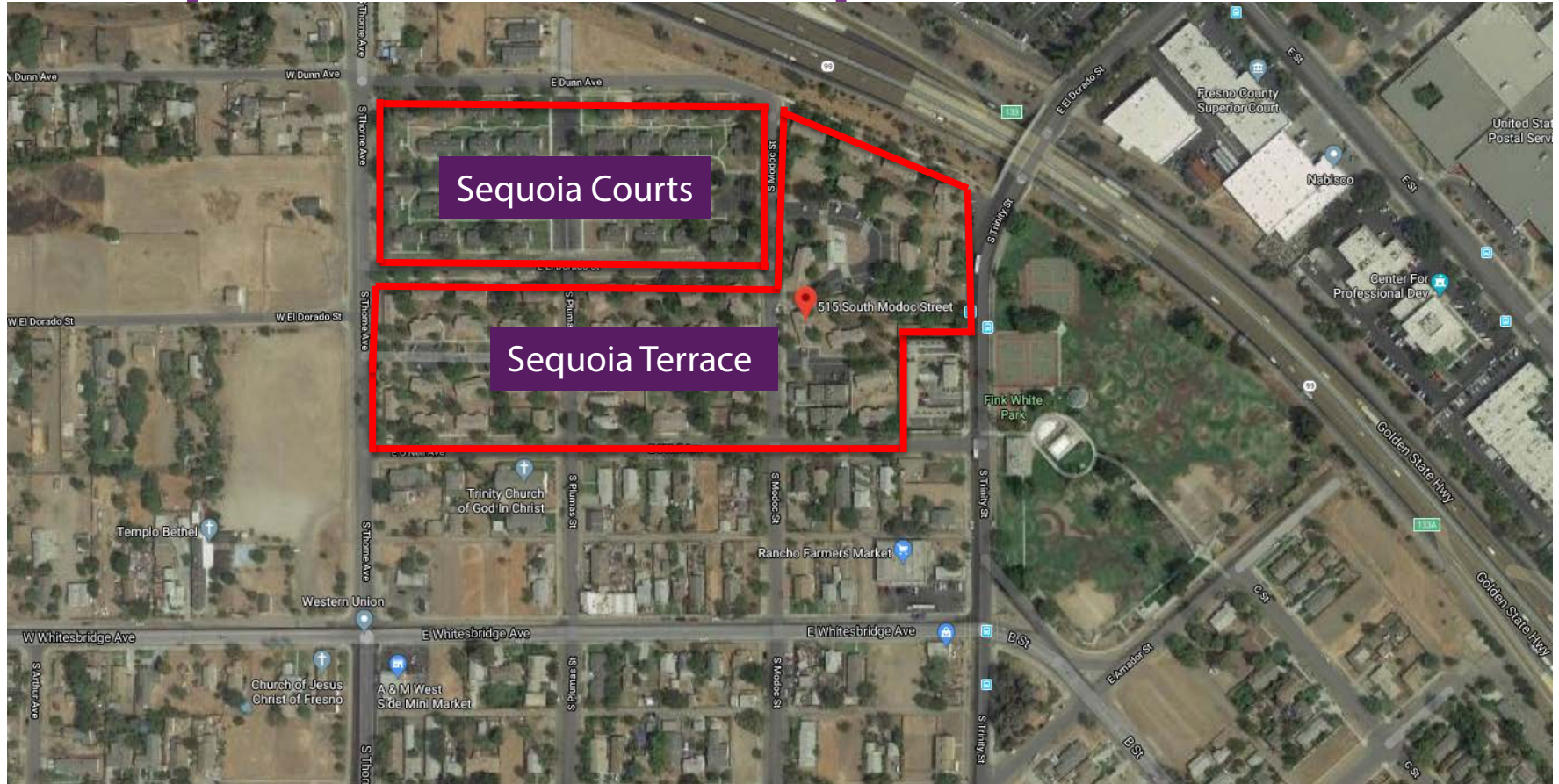


Sequoia Courts & Sequoia Terrace (Fresno)

- The proposed project is an existing 138-unit site located near Fink White Park and bounded by Trinity, O'Neil, Dunn and Thorne Avenues in Southwest Fresno
- Potential rehab with RAD conversion

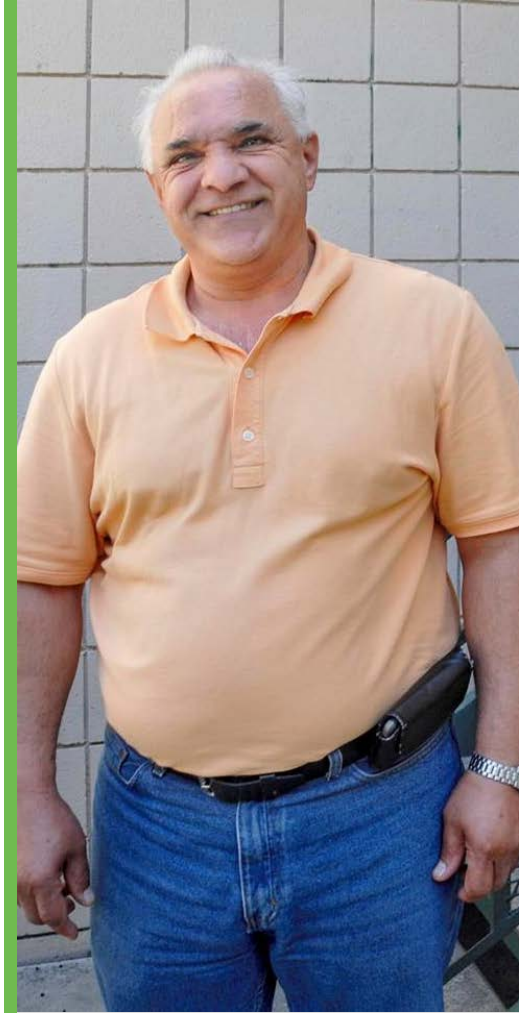


Sequoia Courts & Sequoia Terrace Aerial



Fairview Heights (Fresno)

- Site is an existing 74 unit site located on California Avenue in Southwest Fresno and is included in the California Avenue Neighborhood (CAN) planning process
- Potential 1st phase of CAN development work



[illegible]

Questions?



Section Eight Management Assessment Program

Board of Commissioners Meeting

January 28, 2020



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



SEMAP

- Measures the performance of a PHA that administers the Housing Choice Voucher program
- 14 Indicators
 - Indicators 1 – 8 are audited internally and self-certified by Quality Assurance
 - Indicators 9 – 14 are verified through data submitted through HUD's national database, and information conducted by independent auditors.

Overall Performance Ratings

- Maximum Points Possible

- City Program 135

- County Program 145

- SEMAP Status

- 90% - 100% High Performer

- 60% - 89% Standard Performer

- Below 60% Troubled Performer



	HCV City Program	2019	Max Points	%
1	Selection from Waiting List	15	15	98.0%
2	Rent Reasonableness	20	20	98.1%
3	Determination of Adjusted Income	20	20	90.2%
4	Utility Allowance	5	5	Yes
5	Housing Quality Standard (HQS) Inspections	5	5	Yes
6	HQS Enforcement	10	10	100%
7	Housing Opportunity	5	5	Yes
8	Payment Standards	5	5	Yes
9	Annual Reexaminations	10	10	Yes
10	Correct Tenant Rent Calculations	5	5	Yes
11	Pre-Contract HQS Inspections	5	5	Yes
12	Annual HQS Inspections	10	10	Yes
13	Lease-Up	20	20	Yes
14	FSS Enrollment & Escrow Accounts	N/A	N/A	N/A
	Total Points & Overall Rating	135	135	100%

HCV City Program

	HCV County Program	2019	Max Points	%
1	Selection from Waiting List	15	15	100%
2	Rent Reasonableness	20	20	100%
3	Determination of Adjusted Income	20	20	91.7%
4	Utility Allowance	5	5	Yes
5	Housing Quality Standard (HQS) Inspections	5	5	Yes
6	HQS Enforcement	10	10	100%
7	Housing Opportunity	5	5	Yes
8	Payment Standards	5	5	Yes
9	Annual Reexaminations	10	10	Yes
10	Correct Tenant Rent Calculations	5	5	Yes
11	Pre-Contract HQS Inspections	5	5	Yes
12	Annual HQS Inspections	10	10	Yes
13	Lease-Up	20	20	Yes
14	FSS Enrollment & Escrow Accounts	3	10	60%
	Total Points & Overall Rating	138	145	95.2%

HCV County Program

2019 SEMAP Scores

- HCV City received “High” performer status with an overall score of 100%.
- HCV County received “High” performer status with an overall score of 95.2%
 - Indicator 14: FSS 35 slots
 - *21 families are enrolled*



Questions?



Acquisition of Roosevelt Ave. Property

Board of Commissioners Meeting

January 28, 2020



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



Small, Neighborhood Acquisition/Rehabilitations

- 2019-20 Strategic Goals included developing and expanding the availability of quality housing, balancing new construction and renovation while investing in existing and new neighborhoods
- June 2019: Acquisition opportunities were presented to Boards
- September 2019: Update was given regarding Roosevelt site, where the Purchase & Sale Agreement was discussed along with financing scenarios



466 N. Roosevelt Ave.



- Fresno, CA at Palm & Belmont
- 5 units, all 2 bedroom units
- Purchase Price = \$400,000 (\$80k/unit)
- Estimated Rehab Cost = \$375,000 (\$75k/unit)
- Requested HRFC Loan= \$775,000 (\$155k/unit)

Rehabilitation Budget

Line Item	Amount
Site Improvements	27,500
Structural/Common Areas	47,500
Mechanical/Electrical/Plumbing	42,000
Unit Upgrades	54,000
Accessibility/Code/ADA Compliance	86,000
Other (GC, Permits, Architect, Contingency)	118,000
Total	375,000



Next Steps

- February 2020: Close escrow on purchase of property
- March-May 2020: Continue to refine the rehab scope of work and procure vendors
- Summer 2020: Begin construction





Questions or
Comments

FRESNO HOUSING



JANUARY HIGHLIGHTS

Identity Theft Prevention

An educational presentation on identity theft prevention was offered to residents, where they learned common practices to avoid and what to do if they become victim of identity theft.

Rios Terrace (Mendota)

Wednesday, January 8, 3 p.m.

Fulton West (Fresno)

Wednesday, January 8, 10 a.m.

Renaissance at Parc Grove Commons (Fresno)

Tuesday, January 14, 10 a.m.

Villa Del Mar (Fresno)

Wednesday, January 15, 1 p.m.

Paseo 55 (Reedley)

Tuesday, January 14, 1 p.m.

Granada Commons (Kerman)

Wednesday, January 15, 10 a.m.

Viking Village (Fresno)

Thursday, January 16, 3 p.m.

Magnolia Commons (Fresno)

Thursday, January 16, 10 a.m.

Yosemite Village (Fresno)

Thursday January 16, 1p.m.

Rio Villas (Firebaugh)

Thursday, January 16, 2 p.m.

Parc Grove Commons (Fresno)

Tuesday January 21, 9:30 a.m.

Legacy Commons (Fresno)

Wednesday, January 22, 11 a.m.

Cedar Courts (Fresno)

Wednesday, January 29, 1:30 p.m.

Housing America “What Home Means to Me” Calendar Contest

As part of the National Association of Housing and Redevelopment Officials (NAHRO) Housing America campaign, a poster contest is held each year for children residing in affordable housing and community developments. The competition encouraged youth between grades K-12 to artistically express and write an essay about what home means to them. Resident Services Coordinators hosted art workshops at various Fresno Housing properties. Artwork will be submitted to NAHRO for the contest, and winners will be published in the 2021 NAHRO calendar.

Cognitive Development

Residents were provided the opportunity to exercise their brain by strengthening cognitive development and community engagement through board games and bingo. Residents enhanced their skills while they were also able to engage with others.

Parc Grove Commons (Fresno) – Tuesday, January 21, 10 a.m.

Rio Villas (Firebaugh) – Thursday, January 23, 2 p.m.

Neighborhood Dance Fitness

Neighborhood Dance Fitness is hosted by Every Neighborhood Partnership (ENP). The organization offers an hour of fun aerobic exercise activities and community engagement to residents.

Parc Grove Commons (Fresno) – Every Tuesday & Friday, 11 a.m.-12 p.m.

Fresno Metro Ministry - Cooking Matters

Fresno Metro Ministry – in partnership with Kaiser Permanente, The California Wellness Foundation, The California Endowment, Anthem Blue Cross, Regenerate Innovation and Fresno Community Health Improvement Partnership (FCHIP) – offer a series of cooking classes once a week. Participants can learn hands-on how to cook a delicious and nutritious meal on a budget, discuss nutrition concepts, all while working with a chef to prepare healthy meals. Residents also receive a bag of groceries.

Sequoia Courts (Fresno) – Every Tuesday, 10 a.m. starting January 28

Fresno Metro Ministry- Food to Share

Food to Share is a community food partnership that provides unique opportunities to address both food insecurities and environmental solutions. Food distribution is offered weekly at the following locations:

Cedar Courts (Fresno) – Thursdays, 11 a.m.

Legacy Commons (Fresno) – Mondays, 4 p.m.

Renaissance at Parc Grove Commons (Fresno) – Tuesdays, 1:30 p.m.

Neighborhood Watch

Residents were provided the opportunity to meet with Community Service Officers to voice their concerns regarding the property and surrounding neighborhoods. Conversations included theft, door-to-door salespeople, scam phone calls and strangers walking through the property.

Cueva De Oso (Selma) – Thursday, January 23, 1 p.m.

Wedgewood Commons (Sanger) – Wednesday, January 29, 11 a.m.

Blossom Trail Commons (Sanger) – Friday, January 31, 3 p.m.

Health Workshops

A health educator for California Health Collaborative Every Woman Counts Program provided information on cancer detectors, risk factors, and specifically early detection of breast and cervical cancer.

Villa Del Mar (Fresno) – Wednesday, January 8, 3p.m.

Sequoia Courts (Fresno) – Wednesday, January 15, 11 a.m.

Legacy Commons (Fresno) – Wednesday January 15, 1 p.m.

Renaissance at Parc Grove Commons (Fresno) – Tuesday, January 21, 1 p.m.

Fulton West (Fresno) – Wednesday, January 22, 1 p.m.

Kuffle Terrace (Orange Cove) – Thursday, January 23, 11 a.m.

Blossom Trail Commons (Sanger) – Monday, January 27, 11 a.m.

Viking Village (Fresno) – Thursday, January 30, 10 a.m.

Coffee Hour

At Coffee Hour, residents have coffee and pastries and discuss different events happening in the community, while enjoying each other's company. This is a time for residents to build community and get to know each other. They are encouraged to bring their neighbor.

Granada Commons (Kerman) – Wednesday, January 8, 10 a.m.

Rio Villas (Firebaugh) – Thursday, January 9, 2 p.m.

Legacy Commons (Fresno) – Friday, January 17, 10 a.m.

Yosemite Village (Fresno) – Tuesday, January 21, 10 a.m.

Rios Terrace (Mendota) – Wednesday, January 22, 2 p.m.

Fairview Heights (Fresno) – Thursday, January 23, 10 a.m.

Sequoia Courts (Fresno) – Friday, January 31, 10 a.m.

Census Workshops

A Census representative was available to inform residents of the importance of Census 2020. A brief background and history were presented on the census, which explained that the census has been done once a decade since 1790 and the census results impact housing, education, transportation, employment, health care and public policy. Residents were also advised to apply for the thousands of temporary positions to assist with the 2020 census count. The positions offer flexible hours, extra income and is an opportunity to be a part of history.

Paseo 55 (Reedley) – Tuesday, January 28, 1 p.m.

Blossom Trail Commons (Sanger) – Thursday, January 30, 1 p.m.

Villa Del Mar (Fresno) – Wednesday, February 5, 3 p.m.

Renaissance at Parc Grove Commons (Fresno) – Tuesday, February 5, 10 a.m.

Fulton West (Fresno) – Wednesday, February 5, 1 p.m.

Viking Village (Fresno) – Thursday, February 6, 3 p.m.

Magnolia Commons (Fowler) – Thursday, February 6, 10 a.m.

Citizenship and DACA Workshop

United Farm Workers (UFW) Foundation provided an all-day workshop to assist families with citizenship and DACA renewal.

Parc Grove Commons (Fresno) – January 14, 9 a.m.

Rosca De Reyes

Residents coordinated a Rosca De Reyes gathering – a cultural tradition with their neighbors. Rosca de Reyes is a Spanish pastry traditionally eaten to celebrate Epiphany. The pastry is decorated with slices of crystallized or candied fruit colors, and it commemorates the arrival of the Wise Men.

Granada Commons (Kerman) – Wednesday, January 8, 10 a.m.

Rio Villas (Firebaugh) – Thursday, January 9, 2 p.m.



FEBRUARY HAPPENINGS

American Heart Month

February is National Heart Month. Residents will be offered a presentation by the American Heart Association and will provide a variety of materials showing what they can do to take care of their hearts and stay healthy.



Rios Terrace (Mendota) – Tuesday, February 11, 3 p.m.

Renaissance at Parc Grove Commons (Fresno) – Tuesday, February 11, 10 a.m.

Villa Del Mar (Fresno) – Wednesday, February 12, 1 p.m.

Fulton West (Fresno) – Wednesday, February 12, 10 a.m.

Granada Commons (Kerman) – Wednesday, February 12, 10 a.m.

Viking Village (Fresno) – Thursday, February 13, 3 p.m.

Magnolia Commons (Fresno) – Thursday, February 13, 10 a.m.

Rio Villas (Firebaugh) – Thursday, February 13, 2 p.m.

Parc Grove Commons (Fresno) – Tuesday February 25, 11 a.m.

Women's Social Dinner

A social dinner will be held to invite women within the community to join the women's group. The group is designed to encourage women to support one another and also discuss various subjects, such as healthy relationships, self-care, managing time and other topics. The current group members are encouraged to bring a friend.

Sequoia Courts (Fresno) – Wednesday, February 12, 5:30 p.m.

Helping Others Pursue Excellence (HOPE) Builds

HOPE Builds will introduce residents to a workforce development project that will include employment services offered by the program. The meet and greet will provide information to residents interested in employment and training opportunities.

Legacy Commons (Fresno) – Wednesday, February 5, 5 p.m.

Faith & Finance

Faith and Finance provides a congregational approach to financial literacy. Classes provide participants with important training and resources that help prepare them for success.

Sequoia Courts (Fresno) – Every Monday starting February 24 – May 11, 5:30-7:30 p.m.

Home Ownership Workshop

Echo Canyon Properties will be offering a homeownership workshop to higher-income families who live in subsidized housing. Financial assistance and credit counseling are provided to low-income families to purchase one of the new homes that are currently under construction in the west county cities.

Cazares Terrace (Huron) – Wednesday, February 19, 3 p.m.

Mendoza Terrace (Firebaugh) – Thursday, February 20, 3 p.m.

Sweethearts Day Dinner

Adult residents will be celebrating their 3rd Annual Sweethearts Day Dinner to celebrate Valentine's Day. They will be able to participate in various activities and interact with each other.

Legacy Commons (Fresno) – Thursday, February 13, 5 p.m.

Black History Month Celebration

Black History Month will be celebrated for the second year. Residents will enjoy dinner, a musical celebration and a play. Coordinators at other sites have encouraged residents to attend any celebrations in honor of Black History Month through local libraries and community events in their cities.

Legacy Commons (Fresno) – Thursday, February 20, 5 p.m.