



Boards of Commissioners Meeting

February 25, 2020

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton St

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

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

5pm - February 25, 2020 – Board Room

1331 Fulton Street, Fresno, CA 93721

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. Please note: that while the Boards appreciate your comments, pursuant to the Ralph M. Brown Act, we are unable to immediately respond to any subject matter 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. **Acknowledgement of Agency Retirees**6. **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.

- | | |
|--|----|
| a. Consideration of the Minutes of January 28, 2020 | 5 |
| b. Consideration of Affordable Housing Program (AHP) Funding Application Submission – Huron RAD | 11 |
| c. Consideration of Affordable Housing Program (AHP) Funding Application Submission – Firebaugh Family | 15 |
| d. Consideration of Affordable Housing Program (AHP) Funding Application Submission – Sequoia Courts/Sequoia Terrace | 19 |
| e. Ratification of the Housing Relinquished Fund Corps (HRFC) Funding Commitment – Paseo 55 (Reedley) | 23 |

7. **Informational**

- | | |
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| a. Real Estate Development Update – The Villages @ Barstow | 29 |
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8. **Executive Director's Report** 36

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9. Discussion	
a. Governance Reconvening	41
10. Commissioners' Report	
11. Adjournment	

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

Tuesday, January 28th, 2020

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, January 28, 2020 at Magnolia Commons, located at 325 E. Vine St., Fowler, California.

1. The regular meeting was called to order at 5:06 p.m. by Board Chair, Commissioner 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
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt

ABSENT: Rueben Scott
 Terra Brusseau

The regular meeting was called to order at 5:06 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

ABSENT: Joey Fuentes

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)

Commissioner Sablan requested that the Commissioner's Report be added to the Agenda.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 4-0

3. PUBLIC COMMENT

Susie Rico-Vasquez, Fresno County Department of Public Health – Cal-Fresh Healthy Living, wanted to thank Fresno Housing for partnering with them and their program. She mentioned that there are two specific sites that they work closely with, one being Magnolia Commons. She stated that it is really important that they are able to engage parents onsite this community because Fowler is in the process of updating their General Plan. She stated that in order for residents to be accommodated during the General Plan processing, they would need to voice out their views and ideas. She stated that the county has been working to complete an application to do a local walking audit. She mentioned that they are working with Monique Narciso and Magnolia Commons residents. She mentioned that some residents have become a part of the planning committee and will be able to participate in the walking audit. She stated that it is wonderful to have this beautiful building (Magnolia Commons) to meet and engage with residents and their children.

Stacy Vaillancourt arrived approximately at 5:11 pm.

4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest presented at this time.

5. CONSENT AGENDA

- a. Consideration of the Minutes of December 3, 2019 and December 17, 2019.
- b. Consideration of Out of State Travel – CEO/Commissioners

- c. Consideration of Funding Application for the Infrastructure Infill Grant (IIG) – Blackstone/Simpson

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve consent agenda items.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve consent agenda items.*

MOTION PASSED: 5-0

6. INFORMATIONAL

- a. Resident Empowerment Update – Resident Presentation

Irma Garcia, Resident Services Coordinator, introduced Rocio Chavez, a long time Housing recipient, who presented on this item.

- b. Real Estate Development Update

Michael Duarte, Director of Real Estate Development, presented on this item.

7. ACTION

- a. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Aurora Ibarra, Senior Manager, presented on this item.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification.*

MOTION PASSED: 5-0

- b. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification.*

MOTION PASSED: 5-0

- c. Consideration of the Purchase and Sale Agreement – 466 N. Roosevelt

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

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the purchase and sale agreement – 466 N. Roosevelt.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the purchase and sale agreement – 466 N. Roosevelt.*

MOTION PASSED: 5-0

8. COMMISSIONERS' REPORT

Commissioner Sablan discussed the Linnea Groundbreaking and the Solivita Groundbreaking within the past 10 days. She stated that it was great to see all of the different partners come together and the hard work to kick off the project. She thanked everyone who was able to attend those events and the hard work leading up to them.

Commissioner Jones added onto Commissioner Sablan's comments. She recalled how Barbara Cavey and Christine were working at Fresno Housing when Commissioner Jones was a temporary employee. She acknowledged Barbara's retirement and thanked her for 25 years of service. She appreciates that we are reevaluating the FSS Program. She stated that the program was established in the 1990s - over 30 years now. She stated that without this program, she would not have been able to obtain her Master's Degree, and further expressed her interest in getting these programs to work.

Commissioner Christensen took a moment and thanked staff. He stated that he doesn't often get the chance to attend the groundbreaking events. He shared his experience going to the Solivita groundbreaking earlier that day. He stated that it became a lot more "real" to him on what the housing authority does. The speeches around creating opportunities for families, especially the children, are exciting because we are building future opportunities that will have lasting generational changes. He appreciated Preston's leadership and all the hard work staff does because there are kids, that are not born yet, that will receive these benefits and that will look back to say thank you.

Commissioner Catalano recalled to when Commissioner Jones discussed the story of how our work really transforms lives during the groundbreaking event earlier in the day. He states that she was right on point and those are the stories we would like to tell because it would silence the disbelievers. He believed that it was a good moment for Clovis City officials to really struggle on what it really means to bring affordable housing to their community. He stated that it was transformative to see some of those elected officials that had nay-sayers, many years ago in the planning commission, become believers of the work. He mentioned how the neighbors really embraced the groundbreaking and that staff did an “A+” job on the media event. He believed that this is an important time for the City of Fresno, and how they put together a General Plan Review Committee and that he is on the committee as Chair. He mentioned that they are looking at the digital plan, making recommendations around accessing affordable housing and how to fund it. He believed that it will be real important to have conversations on inclusionary zoning and getting the private sector to pay their fair share.

9. EXECUTIVE DIRECTOR’S REPORT

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

- Linnea Groundbreaking on Wednesday, January 15, 2020
- Solivita Groundbreaking on Tuesday, January 28, 2020
- New Hires
 - o Jaicee Felan, Administrative Assistant – Real Estate Development
 - o Esteven Pineda, Maintenance Technician – Housing Management
 - o Eliseo Gallegos, Maintenance Technician – Housing Management
 - o Miguel Soto-Campos, Maintenance Technician – Housing Management
 - o Martin Gallegos, Maintenance Technician – Housing Management
 - o Nick Franco, Maintenance Technician – Housing Management
 - o Phil Skei – Neighborhood Initiatives Manager
- Promotions:
 - o Yolanda Keiser, Assistant Manager – HCV
 - o Desiree Berdugo, Leasing Specialist
 - o Zainal Mohammed, Maintenance Technician
 - o Tiffany Mangum, Executive Operations Manager
- Annual Coffee with Preston in Kerman, Central Office, Pine Street, Parc Grove, & Oak Grove
- Received a Draft Report with IVY Team and now working on Finalizing Report
- Looking for next steps for coaching leadership staff on implementing DEI
- DEI All-Staff Stewardship Event on February 6th, 2020
 - o D.E.I. - Richard Rothstein Visit
 - o C.A.N. Staff Group Project
 - o Stewardship Awards
- Central Valley Community Foundation is set to host Richard Rothstein after DEI All-Staff Event for the DRIVE process at 2:30 pm

- Exhibit Evicted has closed at the end of December – Over 12,000 visitors throughout 60 days
- NAHRO Policy Conference on March 28-31, 2020
- Housing Tour set for 3 dates in April 6, 20, & 24 (*pending confirmation*)
- Ken Burns Documentary on Public Housing is set to debut in Chicago, IL on Monday, March 9th, 2020

10. 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 6:17 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 457-4294

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

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: February 21, 2020

BOARD MEETING: February 25, 2020

AGENDA ITEM: 6b

AUTHOR: Lela Schwartz

SUBJECT: Request for Approval to Submit Funding Applications for the
Huron Family Housing Development (APNs: 075-330-02T, 075-330-07T)

Executive Summary

Fresno Housing ("FH") continues to seek opportunities to develop affordable housing throughout Fresno County. The City of Huron is one community that FH has been exploring for the potential to develop new affordable housing. FH currently owns and manages 64 LIPH units and 50 CalHFA units in the Huron community.

The Huron Family Housing project is a potential development to further the goal of new affordable housing development in Fresno County. The proposed new construction project would consist of 60 units of affordable housing and 1 manager's unit ranging from one to three bedroom units. Staff envisions a mixed-use project with up to 3,500 square feet of commercial space. The targeted income for the site is 30% to 60% AMI.

As Staff continues to explore pre-development opportunities for future properties, staff has been evaluating potential sources of gap financing that would increase the competitiveness of a future Low-Income Housing Tax Credit ("LIHTC") application, which is considered the final piece of financing needed to start construction. A current opportunity for gap financing is the Federal Home Loan Bank's Affordable Housing Program ("AHP") funds, with a funding application due March 9, 2020.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit various funding applications. Staff will continue to present the Board with updates; neither the submission of funding applications nor the award of project applications obligates Fresno Housing to implement the development. Should the Board accept the award, staff would return to the Board for final approval prior to submission of an LIHTC application.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution authorizing the undertaking of all actions necessary to

assemble additional financing sources, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for State of California HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, (e) submission of a Joe Serna, Jr. Farmworker Housing Grant application to the California Department of Housing and Community Development, (f) submission of an Infill Infrastructure Grant (IIG) application to the California Department of Housing and Community Development, (g) the Community Development Block Grant program, and (h) grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director Preston Prince, and further authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director and/or their designee to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

No fiscal impact at this time.

Background Information

The Huron Family Housing Development site consists of two vacant parcels located on the Southwest and Southeast corners of 12th and Fresno Streets on approximately 6.60 acres in Huron, CA (APNS: 075-330-02T, 07T). The project is a partnership with the City of Huron, with which the FH holds a conditional purchase and sale agreement that would allow the FH to acquire the land for \$1. Staff envisions a mixed-use project with sixty one (61) multifamily units and up to 3,500 sq. ft. of commercial space.

Past Board Actions

- April 23, 2019 – Approval of GC/CM Contract
- November 27, 2018 – Approval to Enter into a Conditional Purchase and Sale Agreement
- May 29, 2018 – Approval Authorizing Acceptance of Deed Transfer of 6.0 Acre Parcel

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

RESOLUTION APPROVING THE SUBMISSION OF FUNDING APPLICATIONS FOR
MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT KNOWN AS HURON
FAMILY APARTMENTS; APNs: 075-330-02T, 075-330-07T

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

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, a project concept and architectural plan envisions up to 60 low income units, 1 manager’s unit and 3,500 square feet of community space; and,

WHEREAS, the Authority desires to submit funding applications for the project, including but not limited to the Federal Home Loan Bank of San Francisco’s Affordable Housing program, the State of California HOME funds program, the California Housing Finance Agency program fund, the Affordable Housing Sustainable Communities program, the Joe Serna, Jr. Farmworker Housing Grant program, the Infill Infrastructure Grant program, the Community Development Block Grant program, among others; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California authorize and empower the CEO/Executive Director Preston Prince, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to undertake all actions necessary to assemble additional financing sources for the Huron Family Housing Development, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for State of California HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, (e) submission of a Joe Serna, Jr. Farmworker Housing Grant application to the California Department of Housing and Community Development, (f) submission of an Infill Infrastructure Grant (IIG) application to the

California Department of Housing and Community Development, (g) the Community Development Block Grant program, and (h) grants, operating subsidies and/or private loans and such other sources, and execute any supporting documents in conjunction with the above programs.

PASSED AND ADOPTED THIS 25th DAY OF FEBRUARY, 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

BOARD MEMO

O (559) 443-8400

F (559) 457-4294

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

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: February 21, 2020

BOARD MEETING: February 25, 2020

AGENDA ITEM: 6c

AUTHOR: Eduardo Rodriguez

SUBJECT: Request for Approval to Affordable Housing Program (AHP)
Funding Application for the Firebaugh Family Development (APNs: 007
140 07 ST & 007 140 04 ST)

Executive Summary

Fresno Housing ("FH") continues to seek opportunities to develop affordable housing throughout Fresno County. The City of Firebaugh is one community that FH has been exploring for the potential to develop new affordable housing. FH currently owns and manages 152 LIPH units, 34 former Farm Labor units and 64 Migrant units in the Firebaugh community.

The Firebaugh Family housing project is a potential development to further the goal of new affordable housing development in Fresno County. The Firebaugh Family project is proposed as the demolition of thirty-four (34) existing units with extensive capital needs backlog and the new construction of sixty (60) units of affordable housing and one (1) manager's unit, serving both families and individuals.

As Staff continues to explore pre-development opportunities for future properties, staff has been evaluating potential sources of gap financing that would increase the competitiveness of a future Low-Income Housing Tax Credit ("LIHTC") application, which is considered the final piece of financing needed to start construction. A current opportunity for gap financing is the Federal Home Loan Bank's Affordable Housing Program ("AHP") funds, with a funding application due March 9, 2020.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit various funding applications. Staff will continue to present the Board with updates; neither the submission of funding applications nor the award of project applications obligates Fresno Housing to implement the development. Should the Board accept the award, staff would return to the Board for final approval prior to submission of an LIHTC application.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution authorizing the undertaking of all actions necessary to

assemble additional financing sources, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for State of California HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, (e) submission of a Joe Serna, Jr. Farmworker Housing Grant application to the California Department of Housing and Community Development, (f) submission of an Infill Infrastructure Grant (IIG) application to the California Department of Housing and Community Development, (g) the Community Development Block Grant program, (h), the United States Department of Agriculture, and (i) grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director Preston Prince, and further authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director and/or their designee to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

There is no financial impact at this time.

Background Information

The Firebaugh Family site (APNs APNs: 007 140 07 ST & 007 140 04 ST) was constructed in 1974 and was formerly known as Firebaugh Labor Housing. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the department's recent history to be paid off. Fresno Housing has continued managing the property to low, very-low, and moderate-income families under a Restrictive Use Agreement with USDA Rural Development, allowing Fresno Housing to serve families beyond the farmworker restriction. Fresno Housing has maintained the property; however, the property has remained in use beyond its expected lifetime, and the necessary improvements go beyond regular maintenance.

The existing site is adjacent to Cardella Courts (32 units), Mendoza Terrace (50 units), Mendoza Terrace II (40 units), Firebaugh elderly (30 units), and Maldonado Migrant Center (64 units). The proposed unit mix will continue to serve the existing population with one-, two-, three-, and four-bedroom units.

Firebaugh Family is within the city limit of the City of Firebaugh. In the next coming years, West Hill Community College District will be building a new two-story \$40 million campus, which will include state-of-the-art laboratories.

Past Board Actions

- None

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY, CA

RESOLUTION APPROVING THE SUBMISSION OF FUNDING APPLICATIONS FOR
THE LARGE FAMILY AFFORDABLE HOUSING DEVELOPMENT KNOWN AS
FIREBAUGH FAMILY 1501 CLYDE FANNON DRIVE, FIREBAUGH, CALIFORNIA 93622;
APNs: 007-140-07st & 007-140-04st

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

WHEREAS, the Authority's mission is the creation of safe, affordable, quality housing; and

WHEREAS, a project concept and architectural plan envisions up to 60 low income units and 1 manager's unit to be located at 1501 Clyde Fannon Drive in Firebaugh, California 93622 (APNs: 007-140-07st and 007-140-04st); and,

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Authority desires to submit funding applications for the project, including but not limited to the Federal Home Loan Bank of San Francisco's Affordable Housing program, the State of California HOME funds program, the California Housing Finance Agency program fund, the Affordable Housing Sustainable Communities program, the Joe Serna, Jr. Farmworker Housing Grant program, the Infill Infrastructure Grant program, the Community Development Block Grant program, among others; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California authorize and empower the CEO/Executive Director Preston Prince, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to undertake all actions necessary to assemble additional financing sources for the Firebaugh Family Housing Development, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for State of California HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an

Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, (e) submission of a Joe Serna, Jr. Farmworker Housing Grant application to the California Department of Housing and Community Development, (f) submission of an Infill Infrastructure Grant (IIG) application to the California Department of Housing and Community Development, (g) the Community Development Block Grant program, (h) the United States Department of Agriculture, and (i) grants, operating subsidies and/or private loans and such other sources, and execute any supporting documents in conjunction with the above programs.

PASSED AND ADOPTED THIS 25th DAY OF FEBRAURY, 2020. I, the undersigned, herby 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

BOARD MEMO

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TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

DATE: February 21, 2020

BOARD MEETING: February 25, 2020

AGENDA ITEM: 6d

AUTHOR: Scott Berry

SUBJECT: Request for Approval to Submit Funding Applications for
Sequoia Courts and Sequoia Courts Terrace (APNs: 465-141-01T, 465-142-
02T, 465-143-01T, and 465-144-01T)

Executive Summary

Fresno Housing ("FH") continues to seek opportunities to develop and revitalize affordable housing throughout Fresno County. The Southwest Fresno community is one such community that is in great need of revitalization. FH is currently engaging the Southwest community in discussions regarding the California Avenue Neighborhood ("CAN") plan. The Sequoia Courts and Sequoia Courts Terrace sites are located north of the CAN planning area and their revitalization would be a great complement to the CAN development work. FH currently owns and manages 334 LIPI units in the Southwest Fresno community.

The proposed Sequoia Courts/Sequoia Courts Terrace project envisions the potential rehabilitation of up to 136 public housing units in Southwest Fresno. Sequoia Courts is comprised of 60 units; Sequoia Courts Terrace is comprised of 76 units, and the renovation would include the entirety of both sites. Each project was constructed in 1942, and would be a great candidate for substantial rehabilitation to address needed repairs and updates. In addition to rehabilitating the units, the project would include a community center, recreation facilities for the youth, an onsite property manager's unit, and other amenities comparable to market rate developments..

As Staff continues to explore pre-development opportunities for future properties, staff has been evaluating potential sources of gap financing that would increase the competitiveness of a future Low-Income Housing Tax Credit ("LIHTC") application, which is considered the final piece of financing needed to start construction. A current opportunity for gap financing is the Federal Home Loan Bank's Affordable Housing Program ("AHP") funds, with a funding application due March 9, 2020.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit various funding applications. Staff will continue to present the Board with updates; neither the submission of funding applications nor the award of project applications

obligates Fresno Housing to implement the development. Should the Board accept the award, staff would return to the Board for final approval prior to submission of an LIHTC application.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution authorizing the undertaking of all actions necessary to assemble additional financing sources, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for City of Fresno HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, (e) submission of a Joe Serna, Jr. Farmworker Housing Grant application to the California Department of Housing and Community Development, (f) submission of an Infill Infrastructure Grant (IIG) application to the California Department of Housing and Community Development, (g) the Community Development Block Grant program, and (h) grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director Preston Prince, and further authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director and/or their designee to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

No fiscal impact at this time.

Background Information

The Sequoia Courts/Sequoia Courts Terrace Development site consists of 4 parcels located in Southwest Fresno. All units are 1-5 bedroom, multifamily public housing units that are over 70 years old and are in need of rehabilitation. To facilitate the needed repairs, staff is applying to to convert the Low-Income Public Housing assistance for all units to Project Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program, and is also pursuing other funding sources to finance the project.

Past Board Actions

- November 19, 2019 – Approval to Submit Rental Assistance Demonstration (RAD) Application for Sequoia Courts and Sequoia Courts Terrace.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE SUBMISSION OF FUNDING APPLICATIONS FOR
MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT KNOWN AS SEQUOIA
COURTS/SEQUOIA COURTS TERRACE; APNs: 465-141-01T, 465-142-02T, 465-143-01T, and
465-144-01T**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Authority”) intends to be the developer of the Sequoia Courts/Sequoia Courts Terrace (the “Development”), an affordable large family housing development located at 154 E. Dunn Avenue and 549 S. Thorne Avenue, Fresno, CA 93706; and,

WHEREAS, the Authority’s mission is the creation of safe, affordable, quality housing within the City of Fresno; and

WHEREAS, the Authority has determined that the Development is in need of substantial rehabilitation to address needed repairs and updates,

WHEREAS, the Authority desires to submit funding applications for the project, including but not limited to the Federal Home Loan Bank of San Francisco’s Affordable Housing program, the City of Fresno HOME funds program, the California Housing Finance Agency program fund, the Affordable Housing Sustainable Communities program, the Joe Serna, Jr. Farmworker Housing Grant program, the Infill Infrastructure Grant program, the Community Development Block Grant program, among others; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the CEO/Executive Director Preston Prince, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to undertake all actions necessary to assemble additional financing sources for the Sequoia Courts/Sequoia Courts Terrace Housing Development, which may include, but are not limited to: (a) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) submission of an application for City of Fresno HOME funds, (c) submission of an application for California Housing Finance Agency (CalHFA) program funds, (d) submission of an Affordable Housing and Sustainable Communities (AHSC) application to the California Department of Housing and Community Development, and (e)

grants, operating subsidies and/or private loans and such other sources, and execute any supporting documents in conjunction with the above programs.

PASSED AND ADOPTED THIS 25th DAY OF FEBRUARY, 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

BOARD MEMO

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www.fresnohousing.org

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

DATE: February 21, 2020
BOARD MEETING: February 25, 2020
AGENDA ITEM: 6e
AUTHOR: Sevag Jierian

SUBJECT: Paseo 55 (Reedley Trailside Terrace LP) Development Financing Update

Executive Summary

The purpose of this memo is to request that Boards approve an amendment to the authorizing resolution dated November 28, 2017, which approved an increase to the Housing Relinquished Fund Corporation ("HRFC") loan for the Paseo 55 housing development to \$2,234,652. This proposed action would simply further clarify the November 28, 2017 Board approval to satisfy a request from the California Tax Credit Allocation Committee ("CTCAC").

Paseo 55 is a 55-unit multi-family affordable housing development with approximately 3,000 sq. ft. of commercial space located in Downtown Reedley. Staff presented an analysis of the funds needs to complete the project due to issues with value engineering, PG&E issues and weather delays that led to cost increases at the November 2017 Board meeting, and the Boards approved the increased HRFC loan amount.

Final construction was completed on the Paseo 55 development in December, 2017. The construction loan was repaid and a final cost certification that summarized the sources and uses was completed in July, 2018, and Staff subsequently submitted the Placed-In-Service package to CTCAC for review. During the course of CTCAC's review, they noted the change in the initial HRFC loan commitment from \$1,576,956 at financial closing to \$2,234,652 at the time the development was placed in service. CTCAC has requested that a new Deed of Trust be executed for the final loan amount before they will issue the final project approval and IRS Form 8609's.

Staff has engaged legal counsel to review the prior Board approvals and draft the requested Deeds of Trust, and legal counsel has requested that the Boards approve an amended resolution that clarifies that the Housing Authority of Fresno County, CA ("HAFC"), is authorizing the loan increase in its capacity as the Administrative General Partner ("AGP") of Reedley Trailside Terrace, LP.

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority authorize and ratify the execution and delivery of documents by

Reedley Trailside Terrace, LP to implement and increase the principal amount of certain project financing in connection with the Paseo 55 development, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute any related documents.

Fiscal Impact

There is no financial impact in authorizing this resolution. This action serves only to clarify the November 28, 2017 Board action.

Background Information

Paseo 55 is a 55-unit multi-family affordable housing development with approximately 3,000 sq. ft. of commercial space located in Downtown Reedley. Construction completed in December, 2017.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

A RESOLUTION AUTHORIZING AND RATIFYING THE EXECUTION AND DELIVERY OF DOCUMENTS BY REEDLEY TRAILSIDE TERRACE, LP (“PARTNERSHIP”) TO IMPLEMENT AN INCREASE IN THE PRINCIPAL AMOUNT OF CERTAIN PROJECT FINANCING IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF THE PASEO 55 HOUSING DEVELOPMENT.

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

WHEREAS, the Authority is authorized, among other things, to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority entered into an operating agreement pursuant to which the Authority is the managing member of Reedley Trailside Terrace AGP, LLC, a California limited liability company (the “**Administrative General Partner**”), and the Authority filed articles of organization with the California Secretary of State on September 4, 2015; and

WHEREAS, the Administrative General Partner, together with Silvercrest, Inc., entered into an agreement of limited partnership dated as of August 20, 2015 (as amended and restated as of December 2, 2015), pursuant to which the Administrative General Partner is the “**Administrative GP**” and Silvercrest, Inc. is the “**Managing GP**” and “**Limited Partners**” of Reedley Trailside Terrace, LP, a California limited partnership (the “**Partnership**”) and filed a certificate of limited partnership with the California Secretary of State on September 4, 2015; and

WHEREAS, the Authority has facilitated the development of real property located at 1233 & 1245 “G” Street Reedley, CA, 93654, APNs 368-241-10, 368-241-12, and 368-241-08s, and the improvements located thereon for the development of 55-units of affordable multi-family housing (collectively, the “**Project**”); and

WHEREAS, the Housing Relinquished Fund Corporation (“**HRFC**”) initially made a loan to the Partnership in the original principal amount of \$1,576,956 for the construction and development of the Project (the “**HRFC Loan**”); and

WHEREAS, HRFC’s Board approved an increase to the HRFC Loan for a total loan amount of \$2,234,652 on November 28, 2017; and

WHEREAS, the Authority now desires to request and accept an increase of the HRFC Loan, for a total loan amount of \$2,234,652; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of HFRC Loan Increase.** The Authority has been presented with a draft Omnibus Amendment to HFRC Loan Documents between HFRC and the Partnership (the “**HFRC Loan Amendment**”) in connection with the increase to the HFRC Loan, which document is on file with the Authority’s Secretary, and pursuant to which the Partnership and HFRC agree to increase the principal amount of the HFRC Loan to \$2,234,652. The CEO/Executive Director, Preston Prince, the Deputy Executive Director, Tracewell Hanrahan, and/or their respective designees (each an “**Authorized Officer**” and collectively, “**Authorized Officers**”), and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the sole member of the Administrative General Partner, the HFRC Loan Amendment substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf any further changes to the draft HFRC Loan Amendment, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final HFRC Loan Amendment shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the sole member of the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HFRC Loan Amendment.
2. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.
3. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Executive Director of the Authority, respectively or by the designee of the Chair of the Board or Executive Director.
4. **Execution of Obligations.** The Board directs the Authority’s Executive Director to cause the Authority to fulfill the Authority’s duties and obligations under the various agreements authorized.
5. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
6. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California hereby (detail of the action being taken, approved, or authorized and its contingencies).

PASSED AND ADOPTED THIS ____ DAY OF FEBRUARY, 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 Board of Commissioners

CERTIFICATE

I, the undersigned, the duly appointed CEO/Executive Director of the Housing Authority of Fresno County, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the ____ day of February 2020, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of February 2020.

**HOUSING AUTHORITY OF FRESNO
COUNTY, CALIFORNIA**

Preston Prince, CEO/Executive Director

BOARD MEMO

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

DATE: February 21, 2020
BOARD MEETING: February 25, 2020
AGENDA ITEM: 7a
AUTHOR: Michael Duarte

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an update on The Villages at Barstow development.

Recommendation

None at this time. Informational only.



Villages at Barstow Financing Update

February 25, 2020



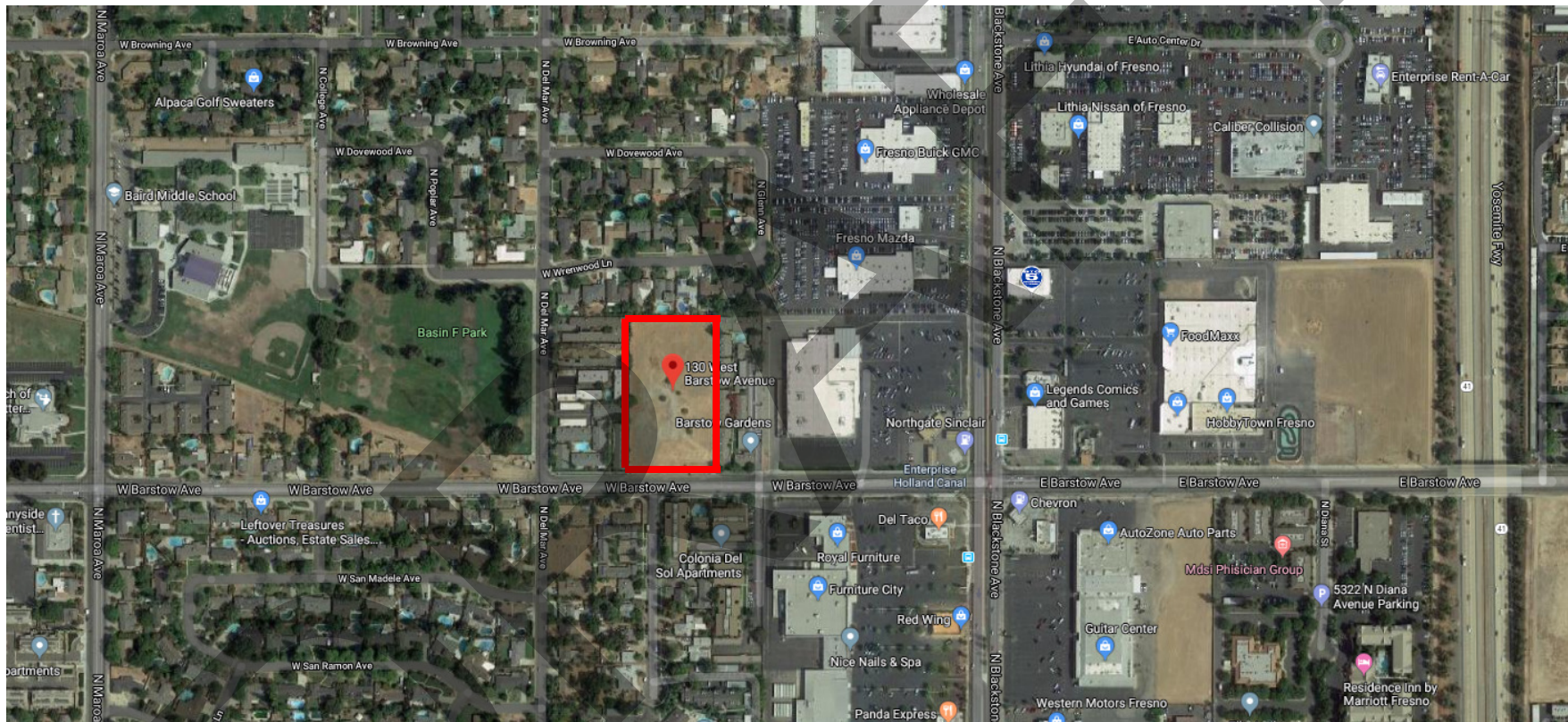
The Villages at Barstow (Fresno)

- Project is a proposed 42-unit development on a 2.78 acre site located at 130 W. Barstow Avenue, Fresno, CA
- The project is located along the Blackstone transit corridor
- Staff are exploring innovative options for the proposed new construction project, including trauma-informed designed
- Partnership with County of Fresno Department of Behavioral Health to develop PSH; 20 units at this site
- Project received a No Place Like Home (NPLH) Funds award June 14, 2019
- RAD Transfer of Assistance planned for 21 units
- Board authorized allocation of up to 20 Project-Based Vouchers in June, 2019
- Board authorized staff to apply for competitive Low Income Housing Tax Credits and an LIPH Capital Funds commitment of \$1,500,000 in June, 2019
- Staff anticipates submitting the project for 1st Round Tax Credit Application March 2020



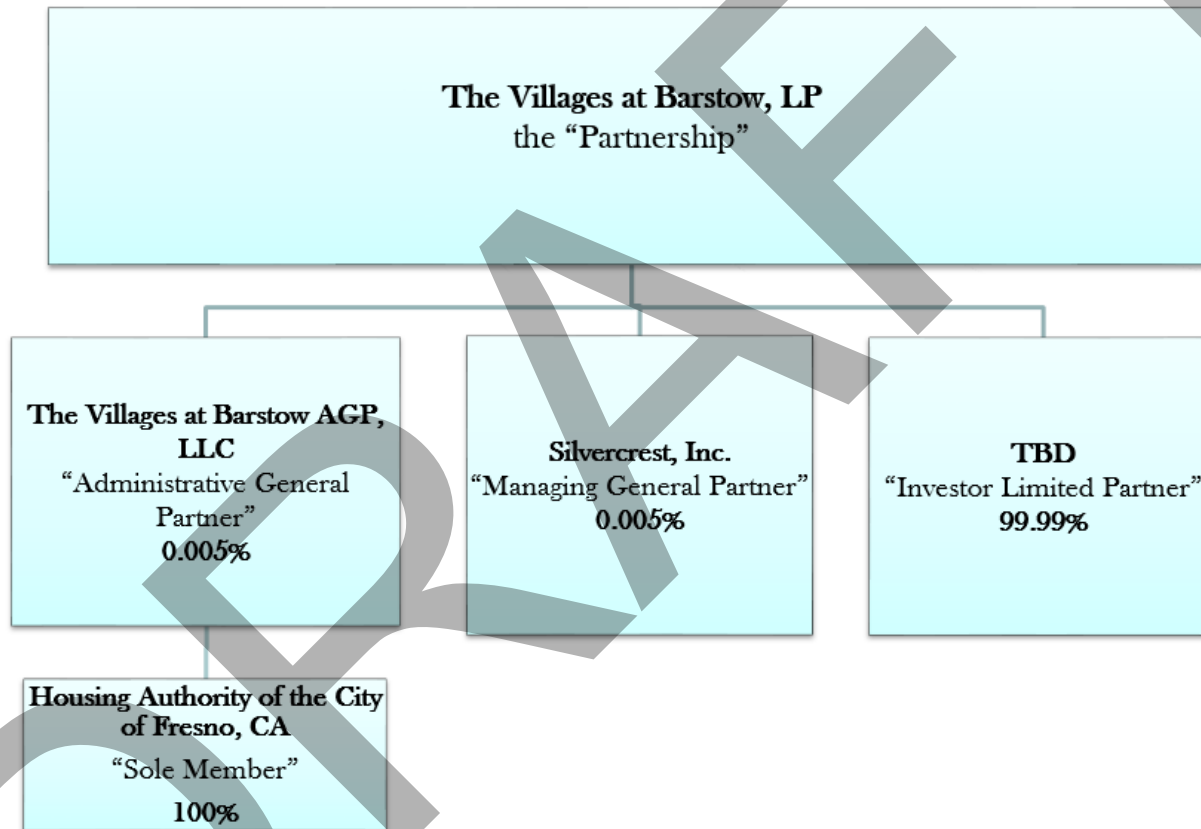
FRESNO HOUSING

The Villages at Barstow Aerial



FRESNO HOUSING

The Villages at Barstow Ownership Structure



FRESNO HOUSING

The Villages at Barstow Pro Forma

Development Sources and Uses		
Sources of Funds	Amount 6/21/2019	Amount 2/19/2020
No Place Like Home (NPLH) Loan	\$ 2,739,793	\$ 2,739,793
Special Need Housing Program (SNHP) Loan	\$ 2,800,000	\$ 2,800,000
Fresno HA Capital Funds	\$ 1,500,000	\$ 1,500,000
LIHTC Equity	\$ 16,151,406	\$ 16,392,025
Total Sources of Funds	\$ 23,191,199	\$ 23,431,818
Uses of Funds	Amount	Amount
Acquisition Costs	\$ 840,000	\$ 840,000
Construction Costs	\$ 13,580,000	\$ 13,580,000
Hard/Soft Cost Contingencies	\$ 879,000	\$ 879,174
Permits/Impact Fees/etc.	\$ 552,907	\$ 552,907
Professional Fees	\$ 1,465,000	\$ 1,465,000
Relocation	\$ 350,000	\$ 350,000
Loan Fees and other Soft Costs	\$ 2,093,711	\$ 2,108,557
Reserves **	\$ 1,883,397	\$ 1,883,397
Developer Fee	\$ 1,547,184	\$ 1,772,783
Total Uses of Funds	\$ 23,191,199	\$ 23,431,818

**Draft as of 2/19/2020*

*** Additional NPLH COSR (Capitalized Operating Subsidy Reserve)*

In the amount of \$2,739,793 is available and can be drawn down on an annual basis.

FRESNO HOUSING

Questions?

FRESNO HOUSING

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
DATE: February 21, 2020
BOARD MEETING: February 25, 2020
FROM: Preston Prince
CEO/Executive Director
AGENDA ITEM: 8
AUTHOR: Staff
SUBJECT: February 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	98%
Orchard Apartments	Under Construction	295 S Newmark Avenue, Parlier, CA	41	87%
The Villages at Paragon (<i>fka Plaza Terrace</i>)	Under Construction	4041 Plaza Drive West, Fresno, CA	28	10%
Linnaea Villas (<i>fka Kingsburg Seniors</i>)	Under Construction	2530 Sierra Street, Kingsburg, CA	47	5%
Solivita Commons (<i>fka Willow/Alluvial</i>)	Under Construction	725 W Alluvial Avenue, Clovis, Ca	60	3%
The Villages at Broadway (<i>fka Econo Inn</i>)	Pre-Development TCAC allocation received NPLH funds awarded Apr. 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 Awarded May/June 2020 Closing	1101 F Street, Fresno, CA	57	N/A
Blackstone/Simpson	Pre- Development 2020 NPLH Submitted 2020 IIG Submitted	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 Broadway has selected Redstone Capital as its equity provider and JP Morgan Chase as its construction lender, with a scheduled financial closing date and start of construction in early April 2020. Doragon at Chinatown has received both its TCAC and CDLAC allocation and is anticipated to have a financial closing date and start of construction in June 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 January staff continued to hold regular meetings to review both HAP and voucher utilization. On-going data assessments are reviewed in an effort to maintain the leasing rates.

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

HCV City

- 2 new applicants attended briefings to receive their vouchers for the Mainstream program. This is a special program with specified eligibility criteria.
- 91 HAP contracts were completed for families who leased up.
- 224 applicants and participants are searching for housing.

HCV County

- 74 HAP contracts were entered for families who leased up.
- 244 applicants and participants are searching for housing.

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 staff have been working closely with the auditors of DavisFarr LLC and Novogradac & Company, LLC to complete the required financial and compliance audits for fiscal year 2019. Audits and tax returns for the limited partnerships (mixed finance properties) are due in the months of February and March. The audits for Garland Gardens and Parkside are due to the California Housing Finance Agency (CalHFA) on March 31st. The agency is also required to submit out unaudited Financial Data Submission (FDS) to HUD on March 15th. Overall, staff has been working diligently to close the books on 2019 and as such, the department is confident that all deadlines will be met. Finance staff continued their resident engagement meetings at public housing sites in Sanger, Laton and Southwest Fresno.

Information Technology and Information Systems

The IT department launched a new internal tool to assist with the management of Agency pooled vehicles. The new tool allows staff to reserve vehicles, automatically schedule maintenance, and notify Facilities when issues arrive. The tool will also greatly improve communication and documentation through the use of automatic email notifications and report generation.

Zee Patel, Senior Impact Analyst, worked closely with the Neighborhood Initiatives Department to support the County of Fresno during their Consolidated Plan process. The team provided data and narrative to help convey the need for affordable housing in Fresno County. The Consolidated Plan is an incredible document as it acts as a roadmap for affordable housing initiatives for the next five years.

Procurement

Over the past month, Procurement staff has been working on several solicitations for department across the Agency. Staff is in the process of evaluating bids for painting services, trade services and security guard services. Recently posted procurements include, general contractor services for Villages at Barstow, civil engineering, youth education & enrichment services, and several procurements related to asphalt, seal & stripe work.

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.

BOARD MEMO

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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

SUBJECT: Governance Reconvening

DATE: February 21, 2020

BOARD MEETING: February 25, 2020

AGENDA ITEM: 9a

AUTHOR: Tiffany B. Mangum

Executive Summary

The attached report, prepared and issued by EJP Consultants, outlining a summary, outcomes, and final recommendations on matters of the Boards' Governance. The report is the product of the Board's governance convening in August 2019. Additionally, the report is being provided for the discussion during the Governance reconvening segment of the Board agenda, pursuant to the consensus of the Boards during their retreat.

Recommendation

None at this time. Informational only.

Fiscal Impact

None at this time.

Background Information

In August 2019, EJP Consultants facilitated the 2019 Board Retreat for the purpose of developing, facilitating and preparing a final report on Governance matters with the Boards of Commissioners. The attached report represents the findings of EJP Consultants.

FH achieves goal
of 5,000 New and
Rehabbed housing units,
Connecting families to
The growing economy

FHA
Leads nation in ending
homelessness and transitioning
families from Assisted subsidy
to homeownership!

Fresno Housing
unveils ^{thousands} hundreds of
new units, despite
massive federal
budget cuts

FRESNO HOUSING AUTHORITY

Board Governance Retreat Summary



Prepared by EJP Consulting Group, LLC

02.21.20



Fresno Housing Authority

2019 Board Governance Retreat Summary Report

Background

In June 2019, EJP Consulting Group, LLC (EJP) was engaged by the Fresno Housing Authority (FHA) to provide Board facilitation and retreat services. The purpose of the retreat was to define the Boards' roles and responsibilities, discuss and clarify Board governance and leadership, and discuss ways to enhance and strengthen the infrastructure currently in place to enable Board members to be more engaged and effective decision makers for the agency. EJP co-facilitators were Rhae Parkes and Naomi Byrne.

Methodology and Workplan

In order to design the most appropriate retreat workplan, EJP structured the engagement in three phases: Data Gathering, Assessment of FHA's Current State, and Retreat Facilitation.

Phase 1 - Data Gathering

FHA provided EJP with a plethora of agency documents, which were invaluable in learning about the agency and its operations, as well as highlighting the unique nature of FHA's operations as two housing authorities under a Joint Powers Agreement and with two Boards (Housing Authority of the City of Fresno and Housing Authority of Fresno County). FHA is a very entrepreneurial agency that not only manages foundational programs (Public Housing and the Housing Choice Voucher program), but also is a very active developer of affordable housing, primarily through the use of Low Income Housing Tax Credit (LIHTC) financing.

Phase 2 - Assessment of Current State

Concurrently with the gathering and review of the agency data, EJP conducted interviews with FHA Board members, legal counsel and employees. EJP interviewed all but one Board Member, legal counsel, and all Executive and Senior staff. Interviews were conducted in person or via telephone. Interviews were typically thirty minutes to an hour, and both Board Chairs, Executive Director, and Deputy Executive Director were interviewed more than once. Interviews were informal and meant to probe on several themes – concerns, goals and interest, desires for the retreat, direction of FHA, etc. See Attachment 1 for a list of interviewees.

EJP listened and gathered input from the interviews, calls with Board Chairs and Executive staff to develop a list of recurring themes that emerged across the conversations. Interviews were

confidential and a summary of themes was shared with the Board Chairs and Executive Staff in advance of the retreat.

Phase 3 - Retreat Facilitation

Based on findings from Phases 1 and 2, plus experience of EJP facilitators, EJP developed a one-day Board Retreat agenda that was designed to give attendees (Board and Executive staff) the opportunity to openly discuss the themes and noted concerns, clarify and define roles and responsibilities, begin to develop/reaffirm relationships with each other, and identify ways to become more effective Board members in concert with staff. A key emphasis of the retreat was an acknowledgement that FHA is a strong and vital institution in the community and both Board and staff are committed to the continued success of FHA to fulfill its mission.

EJP planned a series of discussions interspersed with activities designed to engage everyone in candid, honest discussions about each topic and to begin to set some ground rules and structure. Board members and staff were organized around four tables and rotated throughout the day. See Attachment 2 – Retreat Discussion Topics.

EJP also facilitated weekly team calls with the FHA project team (Preston, Tracewell and Tiffany) and periodic calls with Board Chairs to discuss the retreat workplan, goals and direction.

Major Themes

After EJP completed the in person and phone interviews, several common themes arose. First, individuals were quick to praise FHA for the activities of the agency to date. The interviewees were very complimentary of the work being done by staff to elevate FHA to higher heights and to proactively address the demand for affordable housing in the City and County of Fresno. However, there were some concerns in the following areas, which formed the basis for the retreat sessions. It should be stated that these concerns were among the reasons FHA sought a third-party facilitator for this project.

Board/ Staff Relationships

- *Staff Concerns*

Staff were concerned that some Board members were not fully comfortable with their rationale for some of the proposals they provided to the Board. Staff are diligent in attempting to anticipate Board questions and concerns and preemptively provide relevant information and but felt that at times, the information provided was not adequate or sufficient. Information could be misperceived and staff were looking for ways to ensure that the decision making process was as transparent and objective as possible.

- *Board Concerns*

While the Board was overall complimentary about the staff, there was some discussion that because of the complexity of FHA's business and the volume of activity, that staff was not providing enough relevant information to the Board, including items of

concern, that would allow them to be fully engaged in the decision making process. Other Board members were concerned that they were focusing on more operational issues rather than broader policy and financial issues but were unsure of how to pivot to focus on those items. In addition, Board members were unsure of the most effective ways to work with the Board Chairs to ensure that each Board member fully understand the information staff provided to them and to use Board meetings and discussions more effectively.

Board Meetings

The consensus from both Board and staff was that the Board meetings are too long. There was a perception by all that the volume of presentations was overwhelming and contained too much information, and some confusion as to what type of information was best utilized to provide the Board with sufficient background to discuss items and vote. There were some presentations that the Board referred to as very helpful – presentation on *Gold, Silver, and Red Money* and *Tax Credit 101*, for example. But for the most part, it seemed that staff spent a substantial amount of time on presentations that the Board was not fully satisfied with, but were responding to what they thought the Board asked for.

Board Capacity

Newer Board Members do not feel that they are given a good introduction to FHA mission, strategic goals, or programs as part of their new member/onboarding process. As complex as FHA's business is, many Board Members noted that FHA provides them with written information in the form of a Board Introductory Binder, and then follow-up meetings, but many feel overwhelmed by the magnitude of information provided and the format in which it is provided to new members. As a result, some newer Board members feel "lost" during Board meetings, or that they are not sure what their role as Board members should be.

Strategic Direction

Lastly, there was a clear contrast between those Board members who feel that FHA is providing enough Resident and supportive services and those that feel that FHA could do more in the provision of supportive services. This seemed to be more based on perception than objective budget data. Both Board and staff felt that more clarity around the level of services and funding that FHA is already providing for supportive services would be helpful.

Retreat Summary

The retreat was held on Friday August 23, 2019 from 9am to 4pm. The meeting was considered a Public Meeting and was posted accordingly. All but two Board members participated; all Executive Staff participated; one member of the public was in attendance. There were several interactive sessions throughout the day. Board and staff members were broken out into smaller

working groups of four to five members for each session and were encouraged to work with different individuals throughout the day. Discussion topics are noted below (See Attachment 3 for additional details):

Roles and Responsibilities

Attendees were encouraged to discuss their thoughts on the role of a Board member versus the role of staff versus the role of legal counsel. In addition, longer-serving Board members were encouraged to discuss their perceptions of the agency's role and newer Board members asked clarification questions in areas they were unsure of. Legal counsel also reiterated the role of the board during the session.

- The Board is responsible for:
 - ✓ Approving FHA's annual budget
 - ✓ Approving major/development transactions
 - ✓ Approving policies
 - ✓ Educating the public about FHA and the role it plays in the community
 - ✓ Hiring and firing the Executive Director
 - ✓ The Board DOES NOT get involved in staffing decisions, agency operations and the general business operations of FHA
- The Board Chairs are responsible for:
 - ✓ Setting meeting agendas
 - ✓ Facilitating meetings
 - ✓ Communicating with members
 - ✓ Liaising with the Executive Director
- Staff, led by the Executive Director, are responsible for:
 - ✓ Day-to-day management, decision making and operations of FHA
 - ✓ Implementing the policies approved by the Board
- Legal Counsel is responsible for:
 - ✓ Representing FHA and the Board (as singular entities, not individuals within each entity)
 - ✓ Note: FHA has separate legal counsel for development transactions and HUD-related financial closing matters.

Communications and Chain of Command

Attendees discussed the way communications happen now: between Board members, between Board and staff, and between Board members and the Chairs. Attendees clarified the "chain of communication" and committed to following a consistent process for all Board members and Executive staff going forward:

- ✓ How does a Board member get an item on the board agenda? Contact the Chairs to make the request - do not contact staff. Chairs will discuss request with Executive Director and Executive Committee.
- ✓ What happens if a requested item does not make it onto the agenda? Board chairs are responsible for explaining why and closing the loop.

- ✓ What happens if Board members have a specific question about an item in the board packet in advance of a meeting that requires a board action? Contact FHA/board legal counsel, Preston and/or the Board Chairs. Note: this is limited to seeking clarification in order to make an informed decision at the board meeting. This is not intended as ‘side conversations’, which attendees agreed need to stop.

Board Meetings

There was consensus by Board members that the Board meetings are too lengthy. One exercise allowed both Board and staff to suggest actions to shorten the time of the Board meetings. Board and staff did not formally resolve any specific items but agreed to “pilot” items for future Board meetings and to get feedback from the Board after testing different tools and strategies. Suggestions included:

- ✓ Limit number of informational items on a single board agenda
- ✓ Allow Chairs the latitude to determine which informational items are placed on the agenda
- ✓ Have shorter discussions on each item and authorize Chairs to terminate discussion if it becomes repetitive or unproductive; use a timer if needed
- ✓ Formalize the meetings; use Roberts Rules of Order to limit unnecessary discussion; limit informational items by third parties
- ✓ Eliminate some items from meeting agendas; share these via another format such as email, newsletters, or secondary informational meeting, as needed
- ✓ Use Consent Agenda more frequently. Note: Consent Agenda means all items are approved as a bloc without discussion. However, any member can request an item to be removed from the Consent Agenda for discussion and then voted on individually
- ✓ Explore the interest (or not) in the use of subcommittees
- ✓ Distill information in summaries in lieu of PowerPoint presentations
- ✓ Hold each other accountable for reviewing board packet prior to meetings (or seek clarification in advance for technical questions)
- ✓ Chairs to manage meetings more tightly

Board On-Boarding and Continuing Education

One of the most consistent concerns from Board members was the fear that members were not prepared enough to be able to effectively make decisions about complex FHA matters. While staff provide each Board member with written and oral information about FHA and its activities, some Board members feel overwhelmed by the volume of information that is provided to them and the time frame they receive it. Some Board members feel that it would be more beneficial to have a longer on-boarding/acclimation process while others feel that it would be better provided through “Cliff Notes” or reference guides. In addition, Board members indicated a desire to get to know Board members and staff better. Board members also want to reiterate that each Board member must commit to reading board packets, emails and other communications, attending meetings and being engaged. Board members need to be held accountable for reviewing, understanding and asking questions.

Board members had a lively discussion during the retreat about what they would like to see included in an updated On-boarding process and well as Continuing Education of Board members, such as:

- ✓ Learn from each other – using more tenured Board members as mentors for newer Board members
- ✓ Emphasize FHA’s mission, strategic goals, Housing First and FHA’s impact on families in the community, quality of life issues and what FHA does early in the process; repeat as needed
- ✓ Invest in training (third party) for all Board members; consider bringing trainers to Fresno
- ✓ Develop/Introduce a set of standard tools and materials:
 - Board + Staff Organizational Chart
 - Glossary of frequently used terms, definitions and acronyms
 - Cliff Notes on Board process
 - City vs County processes
 - Board meeting structure, especially given the unique City/County boards
 - Board Do’s and Don’ts
 - Commissioner responsibilities and requirements, ethics training; and
 - Chair of Command; who to contact
- ✓ Introduce each department (rolling basis); create a type of FHA Academy/ Scavenger Hunt to learn more about all FHA departments and what they do; meet key staff
- ✓ Educate new members prior to the first meeting so they are more prepared
- ✓ Introduce new Board members to other Board members in advance; organize periodic getting to know each other functions; facilitate introductory and periodic ongoing meetings with Board Chairs

FHA Grounding

One of the key sessions was to get consensus and understanding of FHA’s current state. Board members reviewed information on FHA’s budgets, revenues, expenses, restrictions, flexibilities, priorities, clientele, and demand (See Attachment 3). The intent was to level-set for everyone the objective facts underlying FHA’s operations. In addition, staff were able to reiterate some of the challenges they face in implementing Board priorities, from funding levels to federal restrictions to the idea that certain activities generate revenue while others do not and how to balance these priorities.

This led to a visioning exercise in which attendees were asked to imagine FHA in the headline of the local newspaper five years into the future and share what that headline would be. Every headline chosen by the smaller groups for sharing congratulated FHA on reaching some milestone, whether it was developing more housing, serving more families, or enabling FHA youth to succeed in greater numbers than before.

Outcomes

Each attendee was asked at the beginning of the retreat to identify what success at the end of the day would look like to them. Again, there were themes that arose very quickly:

- ✓ Greater clarity in their respective roles

- ✓ Improved relationships between Board members and/or staff
- ✓ Get to know each other better
- ✓ Strategies for more effective board governance
- ✓ Greater understanding of what the Board needs in order to be able to make informed decisions
- ✓ Commitment to moving forward together as one team

At the end of the retreat, EJP asked the attendees to gauge how successful they had been in meeting their goals set earlier:

- ✓ Majority of the attendees felt that the retreat had been successful in most areas and agreed that this was likely the first step in a longer process.
- ✓ Board and staff agreed that they had gotten to know each other better, there was some improved clarification around their respective roles and the processes around communication between Board and staff was clearer.
- ✓ There was agreement to begin to pilot some of what was discussed at the retreat, especially ways to make meetings shorter and more effective.
- ✓ There was a commitment by Board members to take ownership of their actions and to be held responsible for being engaged and informed.
- ✓ There was consensus that there were still areas that need further work beyond this single retreat – improving communications, moving forward together as a team, and understanding what staff need to provide for Board members.

Recommendations

Below is a list of recommendations. These are not meant to be comprehensive; these are suggestions we think may help FHA improve an already stellar agency. Some of these recommendations repeat suggestions from the retreat; others are as a result of our observations and conversations:

- ✓ Board Chairs need to be more assertive in managing Board meetings
- ✓ Board members need to hold each other accountable and responsible, but also need to reach across the aisle to engage other Board members in discussions
- ✓ Both staff and Board members need to actively listen to each other
- ✓ Staff should reconsider/diversify how they share information with the Board and what they share when; consider alternate tools to minimize PowerPoints
- ✓ Board members need to ask questions but not necessarily engage in day to day operational discussions (i.e.: staffing, salaries, concerns specific to one individual or property); continue dialogue about Board and staff roles and responsibilities
- ✓ Board members need to be fully engaged in the goal setting process; and once goals/policies are approved, Board members must commit to following the approved plan
- ✓ Board members need to act as a singular entity
- ✓ Board and staff should quickly update the Board Onboarding process manual to reflect recommendations from the retreat
- ✓ Board and staff should pilot recommendations from the retreat and reconvene in 3-6 months to reassess progress and tweak as needed
- ✓ In the short-term, and in consultation with legal counsel, consider rotating the meeting facilitator between the two chairs

- ✓ Over the long-term, and in consultation with legal counsel, explore the option to transition to a single board

Attachments:

- ✓ Attachment 1 – List of Interviewees
- ✓ Attachment 2 – Retreat Sessions
- ✓ Attachment 3 – Data Boards

Attachment 1 – List of Interviewees

- | | |
|-----------------------|---------------------------|
| 1. Adrian Jones | 15. Nikki Henry |
| 2. Angie Nguyen | 16. Preston Prince |
| 3. Bobby Coulter | 17. Reverend Rueben Scott |
| 4. Brandi Johnson | 18. Ruby Yanez |
| 5. Caine Christensen | 19. Scott Fetterhoff |
| 6. Cary Catalano | 20. Sharon Williams |
| 7. Christina Husbands | 21. Stacy Sablan |
| 8. Doreen Eley | 22. Stacy Vaillancourt |
| 9. Emily De La Guerra | 23. Summer Nunes |
| 10. Hilda Reeves | 24. Terra Brousseau |
| 11. Joey Fuentes | 25. Tiffany Mangum |
| 12. Ken Price | 26. Tracewell Hanrahan |
| 13. Michael Duarte | 27. Valori Gallaher |
| 14. Nicole Diaz | |

Attachment 2 – Retreat Work Sessions

- I. Attendees
 - a. Current FHA board members
 - b. FHA Executive Staff
 - c. FHA Counsel
 - d. EJP Facilitators – Rhae Parkes + Naomi Byrne
- II. Sessions
 - a. **Opening Session**
 - i. Welcome – why are we here?
 - ii. Purpose and goals of today's session
 - iii. Introductions: Name, Time on Board, Why on the Board?
 - iv. Icebreaker (2 Truths, 1 Lie)
 - v. Blank Slate Jar instructions
 - 1. Throughout the day, any time you identify a prior issue or concern, write it down and put it in Jar #1
 - 2. Throughout the day, write a note at any time during the session when they remember a time, event, or behavior for which they would like to thank another team member and put in Jar #2
 - vi. What does Success Look Like for **YOU** today? Each member defines what they would like to achieve from **TODAY'S SESSION**
 - b. **Roles and Responsibilities/Communications**
 - i. What is board's role v staff's role v counsel's role?
 - ii. What does the board need from staff? What do staff need from the board?
 - iii. Onboarding new members – what do you need to know and when do you need to know it
 - iv. Each One Teach One (Board Members talking directly to other Board Members) v Staff Onboarding
 - v. Continuing Education for All Board Members – what do you need to know and when?
 - c. **Relationship Building**
 - i. Speed Dating for Commissioners and Staff
 - 1. Everyone forms two lines of equal length facing each other
 - 2. Each person tells the person across from them fact about themselves
 - 3. Each line shifts to the right and repeat #2
 - ii. Trust Building/Know Your Colleagues – Assume intentions are good!
 - d. **FHA Identity**
 - i. Data Walk - Grounding exercise
 - ii. Strategic Plan Goals and Priorities for FY2019/2020; Where we are now [adopted plan] and to ensure everyone has the same baseline of knowledge.
Note: this session is NOT about coming up with new goals – talk about the

Strategic Plan Goals amongst themselves; write down their individual thoughts to the goals as they stand today

- iii. Where does our money come from, where does it go and why? What can FHA do and not do [rules and restrictions]
- iv. What is FHA's mission? Do we have an identity crisis? What does FHA do and why? Is it time to revisit the mission and/or priorities? This is setting the stage for the 2020 Strategic Plan goal setting
 - 1. Exercise – Newspaper From the Future
 - a. What do you want the Headline to be in Five Years?
 - b. Everyone writes a headline, and the table picks one headline per table to share

e. Board Meetings

- i. What are they for and why are they so long?
- ii. What do you NEED?
- iii. What can we CUT OUT?
- iv. What items can move outside of regular board meetings? What will you READ?
- v. Review FHA current agendas and past agendas

f. Paradigm Shift

- i. Chain of Command – Role of Chairs
 - 1. Chairs – discuss how they see their role
 - 2. Table discussion about the roles of the chair – do you agree? Disagree? What changes would you recommend (if any)?
- ii. Communications – Is all communications good? Discuss:
 - 1. Communication among board members
 - 2. Communication between board and staff
 - 3. How to get items on board agenda
- iii. Mutually assured success or destruction?
 - 1. How do we support each other to succeed? An effective board is essential to a strong agency and a strong, competent staff is essential to execute the vision of the board.

g. Erase the Slate

- i. Recommitment Ceremony – Acknowledging the past but firmly looking ahead.
- ii. Will review the contents of Jars #1 and 2

h. Closing Thoughts

- i. Wrap up, Close Out and Next Steps
- ii. Reminder from AM: What does Success Look Like for You today? Each member defines what they would like to achieve today. Did YOU achieve YOUR goal today?



Villages at Barstow Financing Update

February 25, 2020



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



The Villages at Barstow (Fresno)

- Project is a proposed 42-unit development on a 2.78 acre site located at 130 W. Barstow Avenue, Fresno, CA
- The project is located along the Blackstone transit corridor
- Staff are exploring innovative options for the proposed new construction project, including trauma-informed designed
- Partnership with County of Fresno Department of Behavioral Health to develop PSH; 20 units at this site
- Project received a No Place Like Home (NPLH) Funds award June 14, 2019
- RAD Transfer of Assistance planned for 21 units
- Board authorized allocation of up to 20 Project-Based Vouchers in June, 2019
- Board authorized staff to apply for competitive Low Income Housing Tax Credits and an LIPH Capital Funds commitment of \$1,500,000 in June, 2019
- Staff anticipates submitting the project for 1st Round Tax Credit Application March 2020



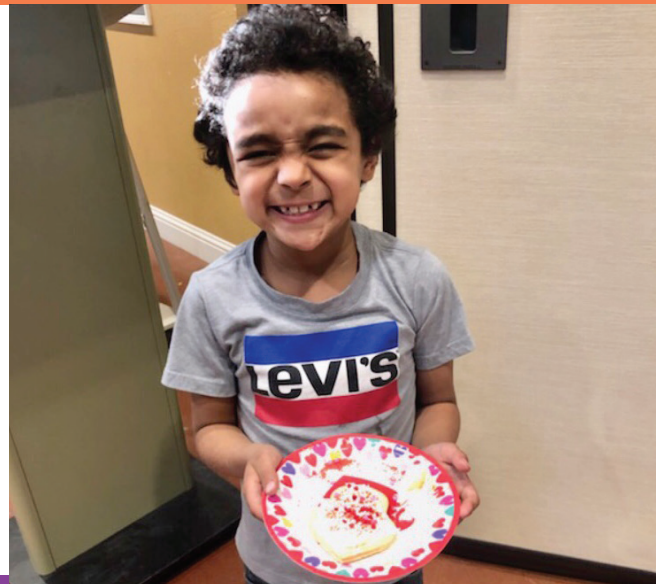
The Villages at Barstow Pro Forma

Development Sources and Uses		
Sources of Funds	Amount 6/21/2019	Amount 2/19/2020
No Place Like Home (NPLH) Loan	\$ 2,739,793	\$ 2,739,793
Special Need Housing Program (SNHP) Loan	\$ 2,800,000	\$ 2,800,000
Fresno HA Capital Funds	\$ 1,500,000	\$ 1,500,000
LIHTC Equity	\$ 14,268,009	\$ 14,508,628
Total Sources of Funds	\$ 21,307,802	\$ 21,548,421
Uses of Funds	Amount	Amount
Acquisition Costs	\$ 840,000	\$ 840,000
Construction Costs	\$ 13,580,000	\$ 13,580,000
Hard/Soft Cost Contingencies	\$ 879,000	\$ 879,174
Permits/Impact Fees/etc.	\$ 552,907	\$ 552,907
Professional Fees	\$ 1,465,000	\$ 1,465,000
Relocation	\$ 350,000	\$ 350,000
Loan Fees and other Soft Costs	\$ 2,093,711	\$ 2,108,557
Developer Fee	\$ 1,547,184	\$ 1,772,783
Total Uses of Funds	\$ 21,307,802	\$ 21,548,421

Project Reserves Sources and Uses		
Sources of Funds	Amount 6/21/2019	Amount 2/19/2020
NPLH COSR	\$ 2,739,793	\$ 2,739,793
LIHTC Equity	\$ 1,883,397	\$ 1,883,397
Total Sources of Funds	\$ 4,623,190	\$ 4,623,190
Uses of Funds	Amount	Amount
Capitalized Operating Reserve	\$ 216,778	\$ 216,778
Capitalized Subsidy Transition Reserve	\$ 252,912	\$ 252,912
Capitalized Reserve: NPLH COSR	\$ 2,739,793	\$ 2,739,793
Capitalized Reserve: Non-HCD COSR	\$ 1,413,707	\$ 1,413,707
Total Uses of Funds	\$ 4,623,190	\$ 4,623,190

*Draft as of 2/19/2020

Questions?



FEBRUARY HIGHLIGHTS

American Heart Month

February is National Heart Awareness Month. The American Heart Association offered a workshop with information on how residents can take care of their hearts and stay healthy.

Parc Grove Commons (Fresno)

Tuesday, February 25, 11 a.m.

Villa Del Mar (Fresno)

Wednesday, February 12, 1 p.m.

Renaissance at Parc Grove Commons (Fresno)

Tuesday, February 11, 10 a.m.

Fulton West (Fresno)

Wednesday, February 12, 10 a.m.

Viking Village (Fresno)

Thursday, February 13, 3 p.m.

Magnolia Commons (Fowler)

Thursday, February 13, 10 a.m.

Cedar Courts (Fresno)

Wednesday, February 12, 1:30 p.m.

Women's Social Dinner

A social dinner was held for those who participated in the group that was formed to encourage women to support one another, discuss various topics such as healthy relationships, self-care, managing time, parenting and more. Group members are always encouraged to bring a friend.

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

Helping Others Pursue Excellence (HOPE) Builds

HOPE Builds hosted a workforce development workshop for residents interested in employment and training opportunities.

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

Fairview Heights (Fresno) – Wednesday, February 19, 5 p.m.

Sequoia Courts (Fresno) – Wednesday, February 26, 5 p.m.

Sweethearts Day

The 3rd annual sweetheart's day dinner for adult residents was held to celebrate Valentine's Day. Residents enjoyed a nice dinner, played games and were able to socialize with each other.

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

Storyland with Care Fresno

Cedar Courts youth currently participating in the after-school program through Care Fresno enjoyed a day of storybook fun, field games, snacks and lunch at Storyland.

Cedar Courts (Fresno) – Monday, February 17, 8:30 a.m. - 2:30 p.m.

BINGO and Game Day

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

Parc Grove Commons (Fresno) – Tuesday, February 2, 11:30 a.m.

Neighborhood Dance Fitness

Neighborhood Dance Fitness is hosted by Every Neighborhood Partnership (ENP). An hour of fun aerobic exercise activity and community engagement is offered to residents through ENP.

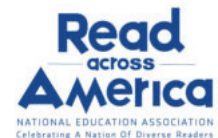
Parc Grove Commons (Fresno) – Every Tuesday and Friday, 10-11a.m.



MARCH HAPPENINGS

Read Across America

Read Across America is an initiative on reading created by the National Education Association that began in 1997. One part of the project is National Read Across America Day, an observance in the United States held on the school day closest to March 2, the birthday of Dr. Seuss.



In honor of Dr. Seuss, several sites will be hosting a birthday celebration.

Residents will enjoy some activities, snacks, birthday cake and story time by a special guest.

Granada Commons (Kerman) – Tuesday, March 2, 4 p.m.

Magnolia Commons (Fowler) – Tuesday, March 2, 4 p.m.

Oak Grove (Parlier) – Tuesday, March 2, 4 p.m.

Sequoia Courts (Fresno) – Tuesday, March 2, 4 p.m.

Census 2020

A Census representative will be available to inform residents of the importance of Census 2020. A brief background and history will be presented on the census, which will explain 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 will also be 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.

Mendoza Terrace I & II (Firebaugh) – Tuesdays and Thursdays, 3-6 p.m. beginning March 3rd through May 28th

BINGO and Game Day

Residents will be 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 are also able to engage with others.

Parc Grove Commons (Fresno) – Tuesday, March 17, 10 -11 a.m.

Rio Villas (Firebaugh) – Thursday, March 19, 2 p.m.

Neighborhood Dance Fitness

Neighborhood Dance Fitness is hosted by Every Neighborhood Partnership (ENP). An hour of fun aerobic exercise activity and community engagement is offered to residents through ENP.

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

Root and Rebound

Root and Rebound is a free clinic dedicated to restoring and protecting rights, dignity and opportunities of people directly impacted by the justice system. Root and Rebound's mission is to transfer power and information from the policy and legal communities to the people most impacted by our criminal justice system through public education, direct services and policy advocacy, so that the law serves, rather than harms, low-income communities and communities of color.

Parc Grove Commons (Fresno) – Saturday, March 21, 8:30 a.m.-4:30 p.m.

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



Sherwin Williams - Home Work Program

Sherwin Williams is offering a one-week painters certification course. The **Home Work** Program will consist of classroom instruction, a Renovation, Repair and Renovation (RRP) Certification, and hands on experience in painting. Participants will receive a certificate of completion at the end of the course.

Legacy Commons - Monday, March 23-Friday, March 27, 8 a.m.-4:30 p.m.