



# Boards of Commissioners Meeting

August 25, 2020

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## AGENDA

O (559) 443-8400

F (559) 445-8981

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

[www.fresnohousing.org](http://www.fresnohousing.org)

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

**5:00pm - August 25, 2020 – Per Executive Order N-25-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically, this Board Meeting will be held via conference call and can be accessed as follows:**

**To join via Zoom: <https://bit.ly/FHBoard08252020>**

**To join via teleconference, call: (669) 900-6833. Meeting ID: 970 0037 8826.  
Password: 489019.**

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. Please email your request to speak to [executiveoffice@fresnohousing.org](mailto:executiveoffice@fresnohousing.org).

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.

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**5pm**

1. **Call to Order and Roll Call**

2. **Approval of agenda as posted (or amended)**

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

3. **Public Comment**

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

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

5. **Consent Agenda**

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

- a. Consideration of the Minutes of June 23, 2020 (*continued from the July 28, 2020 Board Meeting*)
- b. Consideration of the Minutes of July 28, 2020 19
- c. Consideration of Property Acquisition – City of Huron, CA
- d. Consideration of Rental Assistance Demonstration (RAD) Conversion - Wedgewood Commons (Sanger, CA)
- e. Consideration of Funding Application and Entity Formation for Multifamily Housing Program (MHP) Grant – Firebaugh Family 34
- f. Consideration of Funding Application and Entity Formation for Multifamily Housing Program (MHP) Grant – Huron Family
- g. Consideration of Funding Application for City of Fresno HOME Funds – Chestnut/Alluvial

6. **Informational**

- a. Update on Brierwood Limited Partnership
- b. Diversity, Equity, and Inclusion Overview
- c. Overview of the HomeKey Program – State of CA
- d. California Avenue Neighborhood (CAN) Update

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**7. Action**

- a. Consideration of Submission of Funding Application – Choice Neighborhood Initiative (West Fresno)
- b. Consideration of Planning Coordinator Contract – Choice Neighborhood Initiative (West Fresno)

**8. Commissioners' Report****9. Executive Director's Report**

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**10. Closed Session**

- a. PUBLIC EMPLOYEE EVALUATION  
Title: CEO
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 1254 Fulton Street, Fresno, CA 93721  
(APN: 466-154-14)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Michael G. Marderosian  
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 1101 N Parkway Drive, Fresno, CA 93728  
(APN: 449-270-41)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Day's Inn of Fresno Partnership  
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 1240 Crystal Avenue, Fresno, CA 93728  
(APN: 449-232-02 & 449-232-01)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Adinath Hospitality  
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 777 N Parkway Drive, Fresno, CA 93728  
(APN: 449-335-19 & 449-342-01)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Shrigi, Inc.  
Under negotiation: Price and Terms

- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 1415 W. Olive Ave, Fresno, CA 93728  
(APN: 449-270-56)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Akshar, Inc.  
Under negotiation: Price and Terms
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 36010 S. Lassen Ave., Huron, CA 93234  
(APN: 075-110-16S)  
Agency negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority; Patel Avni  
Under negotiation: Price and Terms

#### **11. Report on Closed Session Items**

#### **12. Action**

- a. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Day’s Inn
- b. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Alamos Motel (Huron)
- c. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Welcome Inn
- d. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Motel 99
- e. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Parkside Inn

#### **13. Adjournment**

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 5a

**AUTHOR:** Ken Price, General  
Counsel

**SUBJECT:** Minutes of June 23, 2020

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### Executive Summary

During its July 28, 2020 meeting, the Boards of Commissioners took action to continue the June 23, 2020 meeting minutes. Specifically, the Boards directed staff and legal counsel to review the minutes in order to determine if they were concise, accurate and consistent with prior minutes. Staff and legal counsel reviewed the minutes and compared them with the meeting transcript. After this review, while the minutes contained a bit more detail with respect to Commissioner comments as compared to past minutes, they were accurate and generally consistent with prior minutes.

### Recommendation

Staff and legal counsel recommend approval of the June 23, 2020 minutes.

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

**Tuesday, June 23<sup>rd</sup>, 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, June 23, 2020, via teleconference.

1. The regular meeting was called to order at 5:09 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:       Terra Brusseau

The regular meeting was called to order at 5:09 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  
                  Cary Catalano  
                  Joey Fuentes  
                  Nikki Henry  
                  Valori Gallaher

ABSENT:       None.

Also, in attendance were the following: Tracewell Hanrahan, COO/Deputy Executive Director, and Ken Price, Baker Manock and Jensen -General Counsel. Preston Prince, CEO/Executive Director was absent due to a pre-scheduled vacation.

APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

**MOTION PASSED:** 6-0

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

**MOTION PASSED:** 5-0

### 3. PUBLIC COMMENT

Eric Payne, Executive Director of Central Urban Valley Institute, began with saying there may be some residents that would rather not release their names for the public record, out of fear of retaliation. He stated that it is a legal matter and that Fresno Housing can seek legal counsel on that subject. He felt overwhelmed by the death of George Floyd and the many other men and woman that have lost their lives. The historical actions of this administration requires us, in this moment, to pull back the curtains on the system we are dealing with. A system with a lack of organizational diversity and racist housing policies. Many would like to believe that this country has moved on from its racist past. At the Central Valley Urban Institute, they have always known that it has not. Hearing phrases, such as “defund the police”, for the first time may feel scary. There are times for moderation and times to push for systematic changes. This is the time to push for those systematic changes. He referred to the letter sent on August 6, 2019 requesting a public hearing to examine the Fresno Housing on Equity, Diversity and Inclusion. Almost a year later and they have yet to see anything come from it. The most egregious manifestation on institutionalized racism would be the Public and Private Real Estate policies. This would triage Black and Armenian families to substandard housing in Southwest Fresno. This is where Fresno Housing serves as the largest real estate holder. Today’s racial segregation in housing is entrenched, and that people of any race are unaware that system reforms are required. Right now, there is an opportunity to chip away at some of that structural racism and look at our budgets as value documents, and reinvest in people. To be able to move toward reform, there needs to be an acknowledgement of hurt and anger felt by communities of color. He quoted Fresno State Professor, Dr. Francine Oputa, in saying that “there is systemic racism that has worked in many ways for decades to keep Black and LatinX residents at the margins of education and economic systems in Fresno.” Until that racism is dealt with, true justice cannot be realized. The zip code in which you were raised does not determine our



destiny. Segregation is not an individual's fault but it is every person's responsibility. He ended with asking the Commissioners what changes they will make today.

Stacy Williams started by wanting to confirm that Preston Prince was not in attendance of this meeting. She stated that he is conveniently vacationing in the middle of a pandemic. When the agency, residents, and community needs his leadership the most, he is absent. Now, this board has to answer to the community for their negligence and demand they do their job. This intergovernmental agreement with the Fresno Housing Authority and the Fresno Police Department is nothing more than a "money grab" from the City of Fresno to the Fresno Housing Authority, she said. She stated that this is an effort of a pay to play for development projects. These projects have overly saturated communities of low-income housing and are plagued by the racist policies of redlining. She goes on to say that Mayor Brand, whose racist and anti-Black & brown policies, appointed Commissioner Terra Brusseau, the campaign manager of retired Police Chief and Mayor elect, Jerry Dyer, to the Housing Authority Board. All to push developers, like Brad Hardy, to get development contracts, throw money at Lee and Jerry's "pet projects" that she manages. She stated that Commissioner Brusseau has a known history of racist comments on this board and has yet to be held accountable by this body.

County Chair Sablan interrupted and concluded that the comment was referencing Agenda Item 6a and asked that her comments be made during that public comment section of the item. Ms. Williams then concluded her comments.

Sara Haze, long-term resident of Fresno, spoke on behalf of the community as a health researcher. She asked the board to focus on reinvesting in social programs that help our community. As a person who has studied homelessness and housing insecurity, she has started to feel an increase of concern in the direction that the Board is going. There needs to be reinvestment going back into the community. Back into the community where we put the most marginalized people at the top. As we go throughout this agenda, as we discuss the many things that are going to be affecting the most vulnerable, she asked the board to put them in the center of our board's work.

Leneesha Senegal shared her support of Fresno Housing. She asked the board to keep in mind the intended beneficiaries for all the programs provided. She stated that some programs lack any trickle down effects. Because of Covid-19, she has been able to see the income fragility that the residents are enduring from not having the same level of access to technology as everyone else. Fresno Housing facilities are a key tool for the residents to have and utilize. Residents need the type of technology to help residents competing in researching employment opportunities in the job market and residents with micro-enterprises. Considering that, she asked the Board to think about policies that support Section 3 outcomes, that any dollars that do trickle down, would indeed benefit the residents.

Rosemary Wanis submitted a written public comment as follows:

“I am Deaf and can’t use the microphone to express my comments, so I am typing my comment here. Can someone please read my comments aloud for the record? We agree with Mr. Payne’s comments that reinvestment needs to be done with the Deaf, Hard of Hearing, and Deaf/Blind communities. The current system addresses and is designed for able-bodied individuals. We need to look at those who have access to the housing authority through American Sign Language. This includes providing training to housing authority staff on how to provide linguistically accessible services as well as cultural humility in working with members of the Deaf community, at large. This is a marginalized group and we ask to be brought to the table. This includes not asking our children to interpret.”

#### 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 May 26, 2020
- b. Consideration of the Contract for Replacement of Stairs at Maldonado Plaza
- c. Consideration of Acceptance of Award of Tax Credit Allocation – Barstow Commons
- d. Consideration of the Omnibus Resolutions – Chinatown
- e. Consideration of the Amendment to the No Place Like Home (NPLH) Resolution – Villages at Paragon

Commissioner Catalano asked to remove agenda item 5d for discussion.

City Chair Jones entered the meeting at 5:22 pm.

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the consent agenda items 5a-c, & 5e.*

**MOTION PASSED:** 4-0

Commissioner Christensen was absent from the vote.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Castro to approve the consent agenda items 5a-c & 5e.*

**MOTION PASSED:** 6-0

A discussion ensued on Consent Agenda Item 5D.

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the consent agenda item 5d.*

**MOTION PASSED:** 6-0

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to approve the consent agenda item 5d.*

**MOTION PASSED:** 5-0

## 6. INFORMATIONAL

### a. Update on Inter-governmental Agreement with the Fresno Police Department

Tracewell Hanrahan, Deputy Executive Director, presented on this item.

Public Comment:

Suquaina Hussain, Outreach Director for the Counsel on American and Islamic relations in Central California, wanted to share the support of the demands that have been shared by the Central Valley Urban Institute. They are rooted with input from the most impacted community members. This gives the Board the opportunity to intentionally reflect on its priorities and ensure that Fresno Housing's budget puts people first. Budgets are a reflection of priorities, and they are demanding that the Fresno Housing prioritize people, not the increased investment of the targeting, punishing and policing of our communities of color. She emphasized that the commission should ensure that black community leaders and members are included in the decision making process, as they have been the target of the worst police violence, systemic racism, and exclusion for hundreds of years. The disparities in our communities and the lack of resources are backed by data and research. It is well known that systemic racism has manifested into a decreased quality of life, life expectancy, fewer mental health services, few healthy food options, and less funding in educational youth programs in communities of color. These are not new issues and are well-known to those that have experienced it. This budget needs to reflect prioritization of underserved communities and not further investment into police programs. She asked the board to not spend further funds towards police and allocate these funds to youth development programs, workforce development, and any additional Covid-19 recovery efforts.

Eric Payne, Central Valley Urban Institute, stated that they have undertaken an urgent public process of participatory budgeting with over 200 resident participants to solicit the input of Fresno Housing's residents on their priorities for the Fresno Housing Authority. We, along with the residents, are requesting \$1 million in new funding to workforce development, training, youth programming, tenant associations, and Covid-19 recovery fund. They believe that

the agency needs to redirect its focus in reinvesting in people. The agency has a responsibility because people are struggling to live, survive and thrive. We need to be investing in alternative forms of care, safety and emergency response. Instead, residents are met with lethal outcomes and disproportionate arrest in communities of color. Our communities are not warzones. They should be a place for individual opportunity. Instead, they are met with violent reaction by its own government and housing authority, and racist housing policies that are tied to lease agreements and evictions. The agency should develop a security plan with stakeholders, but instead they push through with a flawed process and a flawed contract.

Nourbese Flint, Executive Director of Black Woman for Wellness Action, stated that they are a state wide, reproductive justice organization that centers the health of black women and girls. One of the core components of reproductive justice is to be able to live in the world where you can raise a family with dignity and respect. Black families are constantly living under systemic and institutionalized racism that affects every aspect of their lives. These stressors cause harm to the emotional, mental, economic, physical and spiritual health, resulting in lower lifespans, hiding mental trauma and a lesser quality of life. Racism is the leading contributor to one of the core issues of maternal and infant mortality and morbidity. We are in a moment to reimagine what it looks like to have a system that benefits all of us, centers people in their humanity at the core of our work. We can start rebuilding a system that looks at public safety and emergency responses differently. She reiterated what Eric Payne mentioned earlier, where the Central Valley Urban Institute has interviewed 200 residents where they have already done the work of looking at what they see as priorities, in terms of a budget. Workforce training, youth programs, and Covid-19 Recovery aid, being some of the recommendations. She stated that because of this work, there is no need to go through a yearlong process to talk to the community when they have already expressed their wants and needs. They are looking for leaders that are willing to be bold and courageous into the reimagining what public safety looks like. They are looking for people trained and specialized in substance abuse, homelessness, and mental health services.

Kimberly McCoy, Project Director at Fresno Building Healthy Communities, agreed with Central Valley Urban Institute's comments. Playing basketball with kids occasionally or putting on events are not enough for what is needed for these communities. Statements like "defund the police" may seem scary but the police department receives 53% of the city's budget. That budget includes a contract with Fresno Unified School District, Fresno Housing and other agencies. It is time to invest in our communities and our residents - not police. Residents would like workforce development and other programs that would provide resources and job opportunities to them. As a community organizer by trade, and as someone who has spoken directly with residents of Southeast and Southwest Fresno, these things are the biggest priority on their list.

Kiel Lopez-Schmidt, experience in architectural and research on homelessness, wanted to speak to the commissioners regarding this issue. One thing that the board should remember is that they should not just listen to thoughts and opinions from the public, but to dig into the data that is presented from the Fresno Police Department. From what Kiel has dug into, there has been a severe lack of information about arrests, violent confrontations, who's been excluded from housing, and what are those processes like. In order to identify what the issues are that

the agency can solve, there must be an unwinding of the 30-year bond between Fresno Housing and the Fresno Police Department. On January 3, 2019 Fresno Police officers raided the Phoenix property and detained several individuals on suspicions of drug trafficking. Although there were no arrests made or evidence being found, a 17-year-old (London Wallace) was brutalized on video by the Fresno Police officer that is currently on the force. Although there may be good connections and relationships between police officers and Fresno Housing staff, they are still intertwined in a system that is ready to militarize and cause harm to the communities. He asked the board to start to evaluate that and request real data from the Fresno Police Department.

Marissa Moraza, representing Fresno Barrios Unidos and several youth and families that are Fresno Housing residents, wanted to echo the previous comment made to reimagine safety. She gave thanks to the Central Valley Urban Institute and the other agencies that have provided feedback from the community on how they no longer want investment into the Police. They would rather refocus those potential investments to the communities' needs. Workforce training, youth programs, tenant associations, and Covid-19 recovery funds would be the ideal designation for those potential funds. She asked the board to analyze if Fresno Housing is using the best tool for the intended outcomes. If Fresno Housing is focused on creating access to quality housing and to build vibrant communities, then she asked would this be able to be accomplished without the continued investment to the police department.

Marcel Woodruff, youth organizer, began with saying that although he does not live at any of current Fresno Housing properties, he has served by organizing youth through the music studio at Legacy Commons. He has heard stories about police officers playing and engaging with the youth and the community. On the other hand, some youth do not feel safe when police officers are around. This makes the youth unwilling to participate in those programs. He stated that this is a wonderful opportunity to look into the plan and recommendations made by Eric Payne, Central Valley Urban Institute, by reimagining public safety.

Cary Ayala (Email read by County Chair – SS) Writing to urge Fresno Housing Authority to sever ties with Fresno PD, who have a long and well-documented history of racism at the individual level in addition to the historic systemic racism of policing in general. It is deeply disturbing that a public agency caring for some of our most vulnerable residents would participate in and perpetuate policies and relationships based on a Racist War on Drugs that only exacerbated poverty and housing insecurity in Fresno and across the country. It is also disturbing that leadership either did not notice the problematic nature of these relationships, or did not care to change them. Divest from police and use funds to HELP people, not further criminalize poverty.

Commissioner Jones wanted to let the public and residents know that she is aware of everything being said about this item. None of it is lost on her. She believed that by having this contract as long as we have, that it was the right thing to do. The intended outcome was protecting the residents. These contracts would not have been executed if leadership believed they were not protecting the residents. She stated that they would continue to hear from the public in order to come together with a compromise that would benefit all.

Commissioner Williams acknowledged that no one, that has made a public comment, has stated that they reside in one of the Fresno Housing properties. She shared her experience with the Fresno Police department in the community. Although she acknowledged that everything being said is true, she is appreciative of the police department and the officer she has worked with. She asked the commissioners to evaluate whether getting rid of the contract now, and the security that it comes with, in order to think of another solution is the right thing. As an African-American woman, she felt safer observing police officers patrol the properties periodically. She stated that there are several programs that are already working on providing workforce training to residents and taking away this program would only take away the safety it provides to the community.

Commissioner Castro thanked and appreciated all of the public comments on this topic. It is important to hear from the new programs that work extensively in that area. She appreciated the comments Commissioner Williams made about her experience as a resident in the community. As a commissioner, she felt that there have been many programs to help empower and enrich the residents. She stated finding a balance on increasing those programs while keeping the safety of the Police department contract is key. The goal is to figure out what would work the best and make the residents feel safe, valued and supported.

Commissioner Henry echoed the sentiments made by the other commissioners. She was thrilled to know that City Chair Jones is on the Fresno Police Reform Committee. She is confident in Commissioner Jones as a representative of Fresno Housing. She has confidence that Commissioner Jones will take this role seriously and provide the empathy and love these communities need. She stated that it is important to disaggregate that data internally and turn it into contracts. There is a need to look at the proportionality and not just the numbers given by the data. Statements like “defund the police” do not necessarily mean eliminating police altogether, but to have the conversation around what police do and respond to. Mental health responses require a person that is skilled and experienced, specifically towards those matters being resolved. There would be push for the agency to provide residents with progress if there is some data to hold conversations on. She was eager to bring to light the DEI work that the agency has been working on. There has been some great work done with consultants and there is a need to expedite those conversations to the public.

Commissioner Yanez has stated that over the past few weeks, there has been more crime being committed near her residence in one of the Fresno Housing properties. She is worried about the safety of these communities without these contracts. She stated that she is against the call to remove this contract and the safety it brings to the residents. She acknowledged the importance of the bonds that have been made with the police officers assigned to the properties and kids they interact with in the community. These officers are not patrolling the community as a security guard. They are interacting with residents and checking on their well-being. A lack of officers in the community would greenlight criminal activity and decrease public safety. She mentioned how some comments were being made that this money could be redirected to workforce, and she points out that there are other companies that specialize and have programs specifically for this issue.

Commissioner Catalano thanked the interpreters for providing a necessary communication tool. He also showed his appreciation to the resident-commissioners that have spoken out on their personal experience, living in these communities. He thanked them for their honesty and insight. There is a misconception on what this contract provides the residents. As the agency does outreach, he asked the boards to open the dialog and educate the community about the partnership with Fresno Housing. He is excited to hear the feedback given by the 200 residents. He stated it is important to show the community how much is being spent on resident engagement and enhancement. He asked staff to discuss more about the contract being provided. He clarified that this contract provides two assigned officers for the properties and it is not a random rotation. He will remain open to the conversation in the coming months.

Commissioner Fuentes has listened to the public comment and believed that what is being said makes sense. As a former victim of police brutality, he does not hold every other officer for the actions of an individual. He stated that if there were a situation to arise with his family, he would not want to call a counselor but rather the police. Security is the most important benefit of keeping this 30 year contract.

Commissioner Vaillancourt thanked the great comments being said by commissioners and the public. She appreciated being able to hold these conversations and hearing all of the perspectives. She thanked staff for not coming into this meeting with answers but with an invitation to open the dialog and listen to the input being provided.

b. Overview of 2019 Mixed Finance Financial Results

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

c. Real Estate Development Pipeline Overview

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

## 7. ACTION

a. Consideration of Funding Application Submission – Mendota Farm Labor

***CITY MOTION:*** Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the Funding Application Submission – Mendota Farm Labor.

***MOTION PASSED:*** 5-0

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Catalano to approve the Funding Application Submission – Mendota Farm Labor.

**MOTION PASSED: 6-0**

b. Consideration of Funding Application Submission – Blackstone and Simpson

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the Funding Application Submission – Blackstone and Simpson.*

**MOTION PASSED: 5-0**

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve the Funding Application Submission – Blackstone and Simpson.*

**MOTION PASSED: 6-0**

c. County: Consideration of the Amended Bylaws

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Amended Bylaws.*

**MOTION PASSED: 6-0**

d. City: Consideration of the Amended Bylaws

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Williams to approve the Amended Bylaws.*

**MOTION PASSED: 5-0**

## 8. COMMISSIONERS' REPORT

Commissioner Jones announced that there are several letters on the NAHRO action alert center for the Commissioners to sign. One is encouraging the Senate to prioritize T-HUD and another encouraging Congress to include HUD funding and additional funding legislation that is currently being considered. She asked the Commissioners to sign the two letters before July 1, 2020.

Commissioner Catalano announced and congratulated Commissioner Jones on her appointment to the City's Police Reform Advisory Board.

## 9. EXECUTIVE DIRECTOR'S REPORT



- Promotions:
  - o Aysha Hills, Human Resources Manager (promoted from Senior Human Resources Analyst)
  - o Lucille Kirchman, Accounting Manager (promoted from Senior Accountant)
  - o Arlene Wood, Accounting Manager (promoted from Senior Accountant)
  - o Samuel Zamora, Property Specialist II (promoted from Maintenance Technician)
  - o Fidel Contreras, Communications Project Manager (promoted from Communications Coordinator)
  - o Tracy Navarro, Senior Manager – Property Management (promoted from District Manager)

#### 10. CLOSED SESSION

The Boards of Commissioners entered closed session at approximately 7:06 pm.

##### a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: N. Chestnut Avenue/E. Alluvial Avenue, Fresno, CA 93720 (APN: 404-071-50)

Agency negotiator: Preston Prince

Negotiating parties: Susan Brosi, Louis Brosi, Jr., and Housing Authority of the City of Fresno

Under negotiation: Price and Terms

#### 11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 7:38 pm.

County Chair Sablan stated that there was no action to report from Closed Session.

#### 12. ACTION

- a. Consideration Purchase and Sale Agreement – Alluvial and Chestnut Avenues

***CITY MOTION:*** Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the Purchase and Sale Agreement – Alluvial and Chestnut Avenues.

***MOTION PASSED:*** 4-0

Commissioner Williams was absent from the vote.

***COUNTY MOTION:*** *Commissioner Fuentes moved, seconded by Commissioner Castro to approve the Purchase and Sale Agreement – Alluvial and Chestnut Avenues.*

***MOTION PASSED:*** *6-0*

13. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:41 p.m.

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Preston Prince, Secretary to the Boards of Commissioners

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

**Tuesday, July 28, 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, July 28, 2020, via teleconference.

1. The regular meeting was called to order at 5:01 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  
                  Terra Brusseau

ABSENT:       None

The regular meeting was called to order at 5:01 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  
                  Cary Catalano  
                  Joey Fuentes  
                  Nikki Henry  
                  Valori Gallaher

ABSENT:       None.

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

## 2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Ken Price has stated that there was a need to add a closed session item 10b that for agenda item 10b.

Property: 1101 N Parkway Drive, Fresno, CA 93728 (APN: 449-27-041)

Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-23-202)

Property: 9519 Parkway, Fresno, CA 93728 (APN:449-324-11)

Property: 2127 Inyo Street, Fresno, CA 93721 (APN: 468-252-04)

Property: 31412 Highland Avenue, Selma, CA 93662 (APN:)

Property: 1765 Young Street, Selma, CA 93662 (APN:)

Commissioner Christensen arrived at 5:05 pm.

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

***MOTION PASSED:*** 5-0

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

***MOTION PASSED:*** 6-0

## 3. PUBLIC COMMENT

Commissioner Yanez arrived at 5:11 pm.

Eric Payne, Executive Director at Central Valley Urban Institute, expressed concerns on agenda 6a and DEI report. There has not been outreach by Fresno Housing relating to the concerns that were brought forward regarding the DEI Report in the June board meeting. He has not seen a pattern of supplementary documents provided to the public in a timely manner. He expresses to the Commissioner to have documents available for the public to review.

Commissioner Catalano asked a question directed to the General Counsel.

Questions:

What is the required timeline to disburse files/documents to the public?

General Counsel:

The agency is allowed to post board information within the 72-hour window. He stated that the agency and the website is consistent with the Brown Act.

#### 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 June 23, 2020
- b. Consideration of Contract Renewal – AT&T Internet Services
- c. Consideration of Contract Extension – Yardi Systems, Inc.
- d. Consideration of Contract for Document Management Services
- e. Consideration of the Records Retention Policy
- f. Consideration of Contract – Temporary Staffing and Direct Placement Services
- g. Consideration of the Communicable Disease Control Policy
- h. Consideration of Administering the CARES Act CDBG-COVID-19 Funds – City of Firebaugh
- i. Consideration of Renewal of the HOME Tenant-Based Rental Assistance Agreement (HOME TBRA) – City of Fresno Commissioner Catalano asked to remove agenda item 5d for discussion.

Commissioner Catalano asked to pull agenda items 5a & f for discussion.

A member of the Public asked to pull agenda item 5i for discussion.

**CITY MOTION:** Commissioner Brusseau moved, seconded by Commissioner Christensen to approve the consent agenda items 5b-e, g-h.

**MOTION PASSED:** 6-0

**COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the consent agenda items 5b-e, g-h.

**MOTION PASSED:** 6-0

A discussion ensued on agenda item 5a.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute expressed his confusion about the request made by Commissioner Catalano. He sought clarity on the motion made.

**CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Brusseau to table agenda item 5a to the following month's board meeting.

**MOTION PASSED:** 5-1

Commissioner Williams voted no.

**COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Henry to table agenda item 5a to the following month's board meeting.

**MOTION PASSED:** 6-0

Discussion on agenda item 5f ensued.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Brusseau to approve agenda item 5f.

**MOTION PASSED:** 6-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Castro to approve agenda item 5f.

**MOTION PASSED:** 6-0

Discussion on agenda item 5i ensued.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, reinforced the importance of the resource allocation of over \$700,000. Due to the Covid-19 pandemic, there has been new money that could potentially be allocated to this program. There is a total of \$10 million that is designated for Covid-19 relief. He asked the board and the agency to advocate for those funds for the City of Fresno and Fresno County.

**CITY MOTION:** Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to approve agenda item 5i.

**MOTION PASSED:** 6-0

**COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Gallaher to approve agenda item 5i.

***MOTION PASSED: 6-0*****6. INFORMATIONAL**

- a. Overview of the Engagement Process for the Intergovernmental Agreement with the Fresno Police Department

Angie Nguyen, Chief of Staff, presented on this item.

Commissioner Christensen left the meeting at 5:58pm.

**Public Comment:**

Eric Payne, Executive Director at Central Valley Urban Institute, stated that there has not been a request from staff regarding the survey that was provided by the Central Valley Urban Institute. The survey conducted includes quality of service and questions alluding to a community of safety. It is not clear on how agency would respond to the concerns brought up on the prior month's board meeting. Residents would like to see investments in youth development programming, tenant associations, and Covid-19 recovery efforts.

Commissioner Catalano requested Staff retrieve information regarding the survey from Eric Payne, Central Valley Urban Institute.

- b. Real Estate Development Pipeline Overview

Tracewell Hanrahan, Deputy Executive Director, presented on this item.

Nikki Henry left the meeting at 6:01 pm.

**7. ACTION**

Tracewell Hanrahan, Deputy Executive Director, has stated that there was no action needed and presented on this item.

**8. COMMISSIONERS' REPORT**

Commissioner Williams raised a concern regarding Resident's children not going back to traditional classroom. She asked the board what preparations or programs is the agency making to help the students and residents.

Commissioner Jones thanked the commissioners that have been participating in the discussion in the ad hoc committees and the mini board retreat. She encourages any commissioner to participate in those conversations, if they have not done so already. The goal for NAHRO Summer Recess is 8,500 advocacy letters.

## 9. EXECUTIVE DIRECTOR'S REPORT

- Mary Helen and Doreen had a presentation between Public Affordable Housing Research Foundation and CLAFA highlighting the partnership between Fresno Housing Unified School District and Fresno Housing.
- Fresno Housing Education Advancement scholarships are currently being accepted until the end of July.
- Partnership between Central Valley Community Foundation and Fresno Housing has brought a housing policy leadership academy to Fresno.
- Virtual NAHRO Conference was last week
- July Newsletter has been sent out
- Mini Retreats
- This Friday, there will be a Facebook Live for the Summer Tech Camp Showcase
- C-Mac and Bitwise partnership with Fresno Housing for Summer Tech Camp
- Monarch @ Chinatown is closing this week
- Virtual Groundbreaking coming soon
- New Hire:
  - o Ahjuh Cruz, Outreach and Communications Assistant - CAN.
- Promotions:
  - o Lyric Aguigam, Policy Analyst (promoted from Procurement Coordinator)
  - o Maria Aguayo Ramirez, Quality Assurance Coordinator – HMD (promoted from Property Specialist II)
  - o Brandon Gonzalez, Project Manager (promoted from Assistant Project Manager)

## 10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 7:04 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
 (Pursuant to Government Code § 54954.5(b))  
 Property: 1030 E. Parlier Ave., Parlier CA 93648 (APN: 355-280-07)  
 Agency negotiator: Preston Prince  
 Negotiating parties: Housing Authority of Fresno County and City of Parlier  
 Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
 (Pursuant to Government Code § 54954.5(b))

*Joint Meeting*  
*Action Minutes: 07.28.2020*  
*Adopted:*



Property: 1101 N Parkway Drive, Fresno, CA 93728 (APN: 449-27-041)  
Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-23-202)  
Property: 9519 Parkway, Fresno, CA 93728 (APN: 449-324-11)  
Property: 2127 Inyo Street, Fresno, CA 93721 (APN: 468-252-04)  
Property: 31412 Highland Avenue, Selma, CA 93662 (APN: 468-252-04)  
Property: 1765 Young Street, Selma, CA 93662 (APN: 388-172-15)  
Under negotiation: Price and Terms

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 8:21 pm.

County Chair Sablan stated that there was no action to report from Closed Session.

12. 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 8:22 p.m.

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Preston Prince, Secretary to the Boards of Commissioners

## BOARD MEMO

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#  
**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 5c

**AUTHOR:** Lela Schwartz

**SUBJECT:** Consideration of Real Property Acquisition – Huron, CA  
(APNs: 075-330-02T, 075-330-07T)

### Summary

The purpose of this Board Memo is to request the Boards of Commissioners to consider the acquisition of property in Huron that would facilitate a potential future affordable, mixed-use development in partnership with the City of Huron.

The subject property is a vacant 6.6 acre portion of land located on the Southwest and Southeast corners of 12<sup>th</sup> and Fresno Streets in the City of Huron, CA (APNs: 075-330-02T, 075-330-07T) owned by the City of Huron. At the May 23<sup>rd</sup>, 2018 Board meeting, staff presented the Boards with a potential mixed-use land development opportunity in the City of Huron. Both the City of Huron and Fresno Housing believe that this potential new development has the opportunity to revitalize a portion of the City while providing high quality affordable housing for the area's residents. Staff are currently evaluating various funding sources for the site. The current proposed project envisions 61 multifamily units, a 3,500 square foot community building, and commercial space located at the southeast corner of Fresno and 12<sup>th</sup> Streets in Huron, CA.

At the November 27, 2018 Board meeting, the Board authorized entering into a Conditional Purchase & Sale Agreement to acquire the subject parcels for \$1.00, contingent on a tax credit allocation and proper due diligence, including a satisfactory review under the California Environmental Quality Act and the National Environmental Policy Act. The current appraised value of the site is \$1,222,000. Staff have obtained the required environmental reviews and entitlements in preparation for funding applications, and the City of Huron has advised that they are willing to waive the condition of a tax credit allocation for the subject property.

At this time Staff is requesting that the Boards authorize proceeding with the acquisition of the property in order to secure the asset and allow flexibility in timing for project planning and financing. Site control is required in order for staff to contemplate funding applications. The acquisition of the parcel would provide the opportunity for a new construction site for a transfer of assistance through the Rental Assistance Demonstration (RAD) program from our existing

public housing units. Staff will return to the Boards of Commissioners in the future with additional project details and recommendations.

### **Fiscal Impact**

The acquisition cost is \$1.00. Escrow deposits and professional fees for pre-development activities and reports will be allocated to the approved pre-development budget.

### **Recommendation**

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution, authorizing the acquisition of approximately 6.60 acres of vacant land located in the City of Huron, CA (APNs 075-330-02T, 075-330-07T) for one dollar (\$1.00), and authorize Preston Prince, CEO/Executive, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents in connection with the approved actions.

### **Background**

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. Staff envisions a mixed-use project with sixty one (61) multifamily units and up to 3,500 sq. ft. of commercial space.

FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is exploring the possibility of utilizing HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

### **Past Board Actions**

- February 25, 2020 – Approval to Submit Funding Applications
- 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 from the Successor Agency to the Redevelopment Agency to the City of Huron

**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO COUNTY, CA  
TO ACQUIRE 6.60 ACRES OF LAND AT THE SOUTHWEST AND SOUTHEAST  
CORNERS OF FRESNO STREET AND 12<sup>TH</sup> STREET IN HURON, CA 93234 (APNs 075-330-  
02T, 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 southwest corner of Fresno and 12<sup>th</sup> Streets in Huron, CA 93234, APNs 075-330-02T, 075-330-07T, (“the Property”), consists of approximately 6.60 acres of vacant land that may be used for a future mixed-use development; and,

WHEREAS, the Authority authorized entering into a Conditional Purchase & Sale Agreement with the City of Huron to acquire the subject parcels for a purchase price of one dollar and 00/100 (\$1.00) on November 27, 2018; and,

WHEREAS, the City of Huron has advised that they are waiving any remaining conditions to the Conditional Purchase & Sale Agreement and are authorized to proceed with the sale of the Property to the Authority in the amount of one dollar and 00/100 (\$1.00); and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to complete the purchase of 6.60 acres of vacant land (APNs 075-330-02T, 075-330-07T) from the City of Huron for a purchase price of one dollar and 00/100 (\$1.00) and closing costs, and to execute all related documents.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 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:

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Preston Prince, Secretary of the Boards of Commissioners

## BOARD MEMO

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#

**TO:** Boards of Commissioners

**DATE:** August 20, 2020

Fresno Housing Authority

**BOARD MEETING:** August 25, 2020

**FROM:** Preston Prince

**AGENDA ITEM:** 5d

CEO/Executive Director

**AUTHOR:** Dave Brenner

**SUBJECT:** Authorization to submit RAD financing plan and formation of a partnership entity for Wedgewood Villas

---

### Executive Summary

The purpose of this memo is to request certain approvals from the Board of Commissioners related to the improvement of the Housing Authority's Wedgewood Commons, hereafter Wedgewood Villas, at 2415 N. 5<sup>th</sup> Street, Sanger, CA (APNs: 315-180-27). The requested action includes authorization to receive grant funds, secure debt for the property, form an ownership entity and complete all necessary actions for the HUD RAD closing process.

Wedgewood Villas is a 64-unit senior complex built in 1984. The property is in good condition, with only a minor scope of rehab contemplated. Staff is proposing a straight conversion under HUD's RAD program. Unlike in previous conversions, this project would not involve a LIHTC investor. Staff envisions financing the conversion with a grant from the Low-Income Weatherization Program, a conventional mortgage, HUD capital/operating funds, and, potentially, funds from the County of Fresno.

Staff is proposing the formation of a limited partnership with the Housing Authority of Fresno County and Silvercrest, Inc., as members. Silvercrest, Inc., will enable the property to receive a welfare tax exemption.

### Fiscal Impact

Staff currently projects a commitment of HUD LIPH operating and/or capital funds. This contribution is not expected to exceed \$200,000.

### Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolution approving all actions needed to move forward with the Wedgewood Villas project (APN 315-180-27), and 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.

1. Authorize the Housing Authority of Fresno County to enter into a Limited Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
2. Authorize approval of a funding commitment from the Housing Authority of Fresno County in an amount up to \$200,000 in LIPH Operating Reserves and/or Capital Funds for the development of the Wedgewood Villas project. The most recent development pro forma (Exhibit B), detailed operating budget (Exhibit C) and 15-Year projections (Exhibit D) are attached.
3. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) Low Income Weatherization Program grant funds (b) a conventional mortgage (c) County of Fresno funds and (f) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
4. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to negotiate execute documents on behalf of the Housing Authority of Fresno County; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
5. Provide for other matters related thereto.

## **Background**

Wedgewood Commons was built in 1984 under HUD's Low-Income Public Housing program. In the spring of 2017, staff met with residents to discuss a possible conversion under the RAD program. In April 2020, the Boards approved submission of an initial RAD application to HUD. In late 2019, Staff began assessing the property and working to secure funding.

Attachments: Exhibit A – Organizational Chart  
Exhibit B – Development Pro Forma  
Exhibit C – Operating Budget  
Exhibit D – 15-Year Projections  
Exhibid E – Site Plan

**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION AUTHORIZING A PARTNERSHIP FORMATION FOR THE  
WEDGEWOOD PROJECT (APN: 315 180 27), FUNDING COMMITMENT AND OTHER  
MATTERS RELATED THERETO**

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

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

WHEREAS, Wedgewood, located at 2415 Fifth Street, Sanger, California (APNs: 315-180-27) is an existing property owned by the Authority and agency desires to convert the property under HUD's Rental Assistance Demonstration (RAD) program; and,

WHEREAS, the Authority desires to form a limited partnership with Silvercrest, Inc., to own and operate the property after conversion; and

WHEREAS, the plan envisions the moderate rehabilitation and revitalization of the property; and,

WHEREAS, Wedgewood has been successful in acquiring a grant commitment from the Low-Income Weatherization Program (LIWP) up to \$360,000; and,

WHEREAS, the Authority desires to commit available Low Income Public Housing Capital or Operating Funds in an amount up to \$200,000 to the Wedgewood project; and

WHEREAS, the project's financing structure calls for acquisition of a conventional mortgage in an amount up to \$1,300,000 and may include, but is not limited, additional funding from the County of Fresno, among others; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Wedgewood project:



1. Authorize the Housing Authority of Fresno County to enter into a Limited Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purpose.
2. Authorize approval of a funding commitment from the Housing Authority of Fresno County's LIPH Capital and/or Operating Funds in an amount up to \$200,000 for the development of the Wedgewood project.
3. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) Low Income Weatherization Program grant funds (b) a conventional mortgage (c) County of Fresno funds and (f) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
4. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of Fresno County; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
5. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 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:** August 20, 2020  
**BOARD MEETING:** August 25, 2020  
**AGENDA ITEM:** 5e  
**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Request for Approval to Multifamily Housing Program (MHP)  
 Program 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-eight (68) 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, they have been evaluating potential sources of gap financing that would begin the assemblance of a financing package. A current opportunity for gap financing is the California Department of Housing and Community Development (HCD) Multifamily Housing Grant (MHP) Program Funding Application, with a funding application deadline of September 15, 2020.

In order to facilitate an MHP funding application, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate funding. The recommended actions in this memo include the authorization to submit funding applications to various financing sources for the Firebaugh Family development, approval to donate the value of the existing land and improvements, and approval to enter into a Partnership Agreement with Silvercrest, Inc.

## Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with funding application submissions for the Firebaugh Family development, and 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.

1. Authorize approval to contribute the value of the land, buildings and/or available project reserves from the Housing Authority of Fresno County to Silvercrest, Inc. as Managing General Partner of the to-be-formed-limited partnership for the benefit of redeveloping the Firebaugh Family development for a donation value of \$1,500,000.
2. Authorize the Housing Authority of Fresno County to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
3. Authorize the Housing Authority of Fresno County to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) the State of California HOME funds program, (b) the Affordable Housing Sustainable Communities program (c) the Joe Serna, Jr. Farmworker Housing Grant program (d) California Housing Finance Agency (CalHFA) funding, (e) the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant program, (f) the HCD Multifamily Housing Grant (MHP) Program, (g) the Community Development Block Grant program and (h) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
5. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
6. Provide for other matters related thereto.

### **Fiscal Impact**

There are no costs associated with the requested actions.

### **Background Information**

The Firebaugh Family site (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 as 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**

- February, 2020 – Authorization to Apply for Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco

GOVERNING BOARD RESOLUTION

RESOLUTION NO. \_\_\_\_\_

THE GOVERNING BOARD OF

**the Housing Authority of Fresno County, California**

---

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

WHEREAS:

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 15, 2020 the Department issued a 2020 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").
- C. In response to the 2020 NOFA, the Housing Authority of Fresno County, California a public body, corporate and politic (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, MHP funds for Firebaugh Family Development.

**IT IS NOW THEREFORE RESOLVED THAT:**

1. In response to the 2020 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed Twelve Million One Hundred Ninety Thousand Eight Hundred and Seventy-five dollars (\$ 12,190,875) for the following activities and/or programs:
  - *Construction Work;*
  - *Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;*
  - *Onsite improvements related to the Project;*
  - *Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;*

- *Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;*
- *Rent-Up costs;*
- *Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;*
- *Building permits and state and local fees;*
- *Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);*
- *Escrow, title insurance, recording and other related costs;*
- *Costs for items intended to assure the completion of construction, such as contractor bond premiums;*
- *Environmental hazard reports, surveys, and investigations;*
- *Costs of relocation benefits and assistance required by law; and*
- *Any other costs of new construction approved by the Department*

to be located in Firebaugh, California 93622 at 1501 Clyde Fannon Drive (APN: 007-140-07ST and 007-140-04ST).

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).
3. The applicant authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF August 2020, BY THE FOLLOWING VOTE:**

**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSTAIN:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_

The undersigned CEO/ Executive Director of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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: 007-140-07 ST & 007-140-04 ST**

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 68 low income units and 1 manager’s unit to be located at 1501 Clyde Fannon Drive in Firebaugh, California 93622 (APNs: 007-140-07 ST and 007-140-04 ST); 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 California Housing and Community Development (HCD) Multifamily Housing (MHP) 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 HCD 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, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize approval to contribute the value of the land, buildings and/or available project reserves from the Housing Authority of Fresno County to a to-be-formed Limited Partnership for the benefit of redeveloping the Firebaugh Family development for \$1,500,000.



2. Authorize the Housing Authority of Fresno County to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purpose
3. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) the State of California HOME funds program, (b) the Affordable Housing Sustainable Communities program (c) the Joe Serna, Jr. Farmworker Housing Grant program (d) California Housing Finance Agency (CalHFA) funding, (e) the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant program, (f) the HCD Multifamily Housing Grant (MHP) Program, (g) the Community Development Block Grant program and (h) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
4. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
5. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF August, 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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 Fresno, California 93721  
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**TO:** Board of Commissioners  
 Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 5f

**AUTHOR:** Lela Schwartz

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

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### Executive Summary

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, they have been evaluating potential sources of gap financing that would begin the assemblance of a financing package. A current opportunity for gap financing is the State of California's Multifamily Housing Program ("MHP") funds, with a funding application due September 15, 2020.

In addition to permission to apply for funds, Staff is proposing that FH enter into a Memorandum of Understanding (MOU) with Silvercrest, Inc. to co-develop the Huron Family Housing project. Silvercrest Inc., as a wholly controlled instrumentality of FH, will act as the lead applicant in the MHP application. Upon formation of the "to be formed" limited partnership, Silvercrest, Inc. will take on the role of Managing General Partner and FH will serve as the Administrative General Partner.

In order to facilitate an MHP funding application, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate funding. The recommended actions in this memo include the authorization to submit funding applications to various financing sources for the Huron Family development, approval to contribute the value of the existing land, and approval to enter into a Partnership Agreement with Silvercrest, Inc. Staff will continue to present the Board with updates; neither the submission of this funding application 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 resolutions approving the necessary actions needed to move forward with the MHP funding application submission for the Huron Family Housing project (APNs 075-330-02T, 075-330-07T), and 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.

1. Authorize approval to contribute the value of the land from the Housing Authority of Fresno County to Silvercrest, Inc. as Managing General Partner of the to-be-formed-limited partnership for the benefit of redeveloping the Huron Family development for an estimated value of \$1,222,000.
2. Authorize the Housing Authority of Fresno County, CA to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
3. Authorize the Housing Authority of Fresno County, CA to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) the State of California HOME funds program, (b) the Affordable Housing Sustainable Communities program (c) the Joe Serna, Jr. Farmworker Housing Grant program (d) California Housing Finance Agency (CalHFA) funding, (e) the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant program, (f) the HCD Multifamily Housing Grant (MHP) Program, (g) the Community Development Block Grant program and (h) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
5. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
6. Provide for other matters related thereto.

## **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. Staff envisions a mixed-use project with sixty one (61) multifamily units and up to 3,500 sq. ft. of commercial space.

FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is exploring the possibility of utilizing HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in

Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

**Past Board Actions**

- February 25, 2020 – Approval to Submit Funding Applications
- 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 from the Successor Agency to the Redevelopment Agency to the City of Huron

## **GOVERNING BOARD RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

### **THE GOVERNING BOARD OF**

**The Housing Authority of Fresno County, California**

---

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### **WHEREAS:**

- A. The California Department of Housing and Community Development (the “Department”) is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 15, 2020 the Department issued a 2020 Notice of Funding Availability announcing the availability of funds under the MHP program (the “NOFA”).
- C. In response to the 2020 NOFA, the Housing Authority of Fresno County, CA, a public body corporate and politic (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, MHP funds for the Huron Family Housing project (the “Project”).

#### **IT IS NOW THEREFORE RESOLVED THAT:**

- 1. In response to the 2020 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed Eleven Million, Seven Hundred Eighty-One Thousand Eight Hundred Forty-One Dollars (\$ 11,781,841 ) for the following activities and/or programs:
  - Construction Work;
  - Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;
  - Onsite improvements related to the Project;
  - Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and

execution of the Project and which are incurred through third-party contracts;

- Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- Rent-Up costs;
- Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;
- Building permits and state and local fees;
- Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- Escrow, title insurance, recording and other related costs;
- Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- Environmental hazard reports, surveys, and investigations;
- Costs of relocation benefits and assistance required by law; and
- Any other costs of new construction approved by the Department

to be located at the southeast and southwest corners of Fresno and 12<sup>th</sup> Streets in Huron, CA (APN 075-330-02T, 075-330-07T).

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).
3. The applicant authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF August 2020, BY THE FOLLOWING VOTE:**

**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSTAIN:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_

The undersigned CEO/Executive Director of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR  
THE HURON FAMILY HOUSING PROJECT (APN: 075-330-02T, 075-330-07T), AND OTHER  
MATTERS RELATED THERETO**

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, the Huron Family Housing site (Fresno and 12<sup>th</sup> Streets, Huron, CA) is located in an area with limited affordable housing opportunities and is generally in line with the Authority’s housing and development goals; and,

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

WHEREAS, the Authority desires to submit funding applications for the project, including but not limited to the California Housing and Community Development (HCD) Multifamily Housing (MHP) 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 HCD 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, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Huron Family Housing project (APN 075-330-02T, 075-330-07T):

1. Authorize approval to contribute the value of the land from the Housing Authority of Fresno County to a to-be-formed Limited Partnership for the benefit of redeveloping the Huron Family development for an estimated value of \$1,222,000.



2. Authorize the Housing Authority of Fresno County, CA to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
3. Authorize the Housing Authority of Fresno County, CA to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
4. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) the State of California HOME funds program, (b) the Affordable Housing Sustainable Communities program (c) the Joe Serna, Jr. Farmworker Housing Grant program (d) California Housing Finance Agency (CalHFA) funding, (e) the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant program, (f) the HCD Multifamily Housing Grant (MHP) Program, (g) the Community Development Block Grant program and (h) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
5. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
6. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 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:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 5g

**AUTHOR:** Francisco Nuñez

**SUBJECT:** Authorization to Submit City of Fresno HOME Funds Application for the Chestnut & Alluvial Project, Fresno, CA (APN 474-071-50)

## Executive Summary

The purpose of this Board memo is to request certain approvals from the Board of Commissioners related to the development of a potential affordable housing property being contemplated at the northwest corner of Alluvial Avenue and Chestnut Avenue (APN 474-071-50) in NE Fresno, CA. The requested action is authorization for submittal of a City of Fresno HOME Investment Partnership Program funding application.

At the June 23, 2020 meeting, the Board authorized entering into a Purchase and Sale Agreement to provide FH with site control and evaluate the development potential of the site for multifamily housing. As part of the due diligence process and pre-development activities staff has engaged R.L. Davidson, Inc. Architects to develop preliminary plans and engage the City of Fresno to discuss the project feasibility.

There is an upcoming opportunity to begin to assemble financing for the project via a recently released NOFA from the City of Fresno for funding through the City of Fresno HOME Investment Partnership Program. Staff has been working with the design team to ensure the project has the necessary requirements and approvals to submit the funding application. The recommended action in this memo is to authorize the submission of a funding application to the City of Fresno for the Chestnut & Alluvial development project along with other related actions.

## Fiscal Impact

The current approved predevelopment financing from the Housing Relinquished Fund Corporation would be utilized to fund due diligence activities until finance closing should the City of Fresno HOME funding application be successful. The predevelopment funds would be fully reimbursed upon finance closing by construction sources.

## Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the necessary actions needed to move forward with funding application submission for the Chestnut & Alluvial project (APN 474-071-50), and 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.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application for City of Fresno HOME funds, (b) submission of an application for California Housing Finance Agency (CalHFA) funding, (c) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, and (d) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.
2. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
3. Provide for other matters related thereto.

## **Background**

The subject property is located at the northwest corner of Alluvial Avenue and Chestnut Avenue in Fresno, CA. The property consists of an approx. 7.1 acre parcel of property and is currently zoned RS-5 residential housing. Although the property is located within the City of Fresno, the school district for this area is Clovis Unified.

## **Past Board Actions**

- June 23, 2020 – Approval Authorizing entering into a Purchase and Sale Agreement

**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA**

**RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS FOR  
THE PROPERTY AT THE NORTHWEST CORNER OF ALLUVIAL AVENUE AND N.  
CHESTNUT AVENUE, FRESNO, CA 93720 (APN: 474-071-50)**

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

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

WHEREAS, the Chestnut & Alluvial site located at the northwest corner of Alluvial Avenue and Chestnut Avenue (APN: 474-071-50) is located in an area with high demand for housing and is generally in line with the Authority’s housing and development goals; and,

WHEREAS, the Agency approved entering into a Purchase and Sale Agreement to acquire the property;

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 City of Fresno HOME Funds, the California Housing Finance Agency program fund, and the Affordable Housing Program funds through the Federal Home Loan Bank, among others; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Chestnut and Alluvial project:

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application for City of Fresno HOME funds, (b) submission of an application for California Housing Finance Agency (CalHFA) funding, (c) submission of

an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, and (d) other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director.

2. Authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 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:** Boards of Commissioners  
Fresno Housing Authority  
**FROM:** Preston Prince  
CEO/Executive Director

**DATE:** August 20, 2020  
**BOARD MEETING:** August 25, 2020  
**AGENDA ITEM:** 6a  
**AUTHOR:** Michael Duarte

**SUBJECT:** E.P. Investors, LP– Year 15 Repositioning - Better Opportunities Builder, Inc. and Silvercrest, Inc. partnership

#

### Executive Summary

E.P. Investors, LP (the “Partnership”) was originally formed in 2003 to construct, acquire, own, operate, manage and sell or otherwise dispose of a 75-unit rental housing project known as Brierwood Court in Fresno, California (the “Project”). The Project received a tax credit allocation in 2003 and was placed in service in 2005. The Partnership consists of Better Opportunities Builder, Inc. (“BOB”) as the Managing General Partner and PNC Bank, together with Columbia Housing/PNC Institutional Fund XXVI Limited Partnership and Columbia Housing SLP Corporation as the Investment/Special Limited Partners (together, the “Limited Partners”). Collectively, the General Partner and the Limited Partners entered into that certain Amended and Restated Agreement of Limited Partnership of EP Investors Limited Partnership dated as of June 1, 2004, as amended by that certain First Amendment to Amended and Restated Agreement of Limited Partnership of E.P. Investors dated October 1, 2004, that certain Second Amendment to Amended and Restated Agreement of Limited Partnership of E.P. Investors dated November 1, 2004, and that certain Third Amendment to Amended and Restated Agreement of Limited Partnership of E.P. Investors Limited Partnership dated December 21, 2006.

The initial Year 15 Low Income Housing Tax Credit (LIHTC) compliance period ended on December 31, 2019. A sale may occur at any time after that year-end compliance date with PNC. BOB and Silvercrest, Inc. (“Silvercrest”), an instrumentality of the Housing Authority, have been presented with a draft of an Assignment and Assumption Agreement in connection with the purchase of the Limited Partners’ interest with the purchase price of Twenty-One Thousand Sixty and 00/100 Dollars (\$21,060), plus any associated legal fees, which are currently estimated at approximately Five Thousand and 00/100 Dollars (\$5,000), for a total of approximately Twenty-Six Thousand Sixty and 00/100 Dollars (\$26,060), plus any real estate transfer taxes. To maintain the legal partnership structure upon the exit of the Limited Partners, it is necessary for an additional entity to be admitted to the Partnership so BOB will not be the only entity with partnership interests. Accordingly, BOB has invited Silvercrest to purchase one percent (1%) of the Limited Partners’ Partnership interest, share the cost pro rata,

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and join the Partnership as a Limited Partner with BOB. While Silvercrest would initially be admitted to the Partnership as a Limited Partner, Silvercrest could potentially become a Co-General Partner. A chart showing the current organizational structure of the Partnership and the proposed organizational structure of the Partnership after the purchase of the Limited Partners' interests is attached at Exhibit A. BOB and Silvercrest have previously partnered on similar projects, including City View @ Van Ness, Yosemite Village, Parc Grove Commons II, Villa Del Mar, and Elderberry. Attached at Exhibit B is a summary of the Partnership's financial statements as of December 31, 2019 and December 31, 2018. Overall, the Partnership has sufficient operating cash and reserves and has maintained positive net operating income for the past two years. The 2020 Budget contemplates positive net operating income of over \$300,000. Overall, the property is stable and performing well.

### **Fiscal Impact**

There is no fiscal impact to the Fresno Housing Authority associated with this item. Silvercrest, Inc. and Better Opportunities Builder, Inc. will be responsible for funding the LP interest acquisition costs totaling an estimated \$26,060 at a pro-rata share based on the proposed ownership structure. Silvercrest's share is 1% or an estimated acquisition fee of \$261.

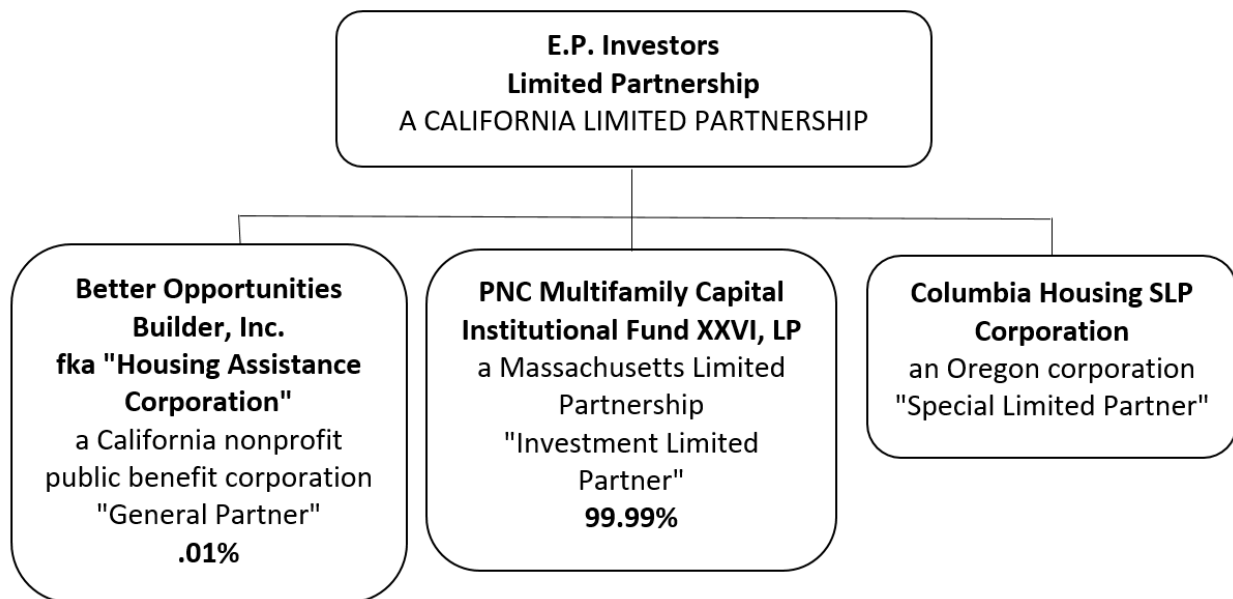
### **Recommendation**

This item is informational only. No action is required. The Board of Directors for Silvercrest, Inc. will be asked to approve the related partnership actions.

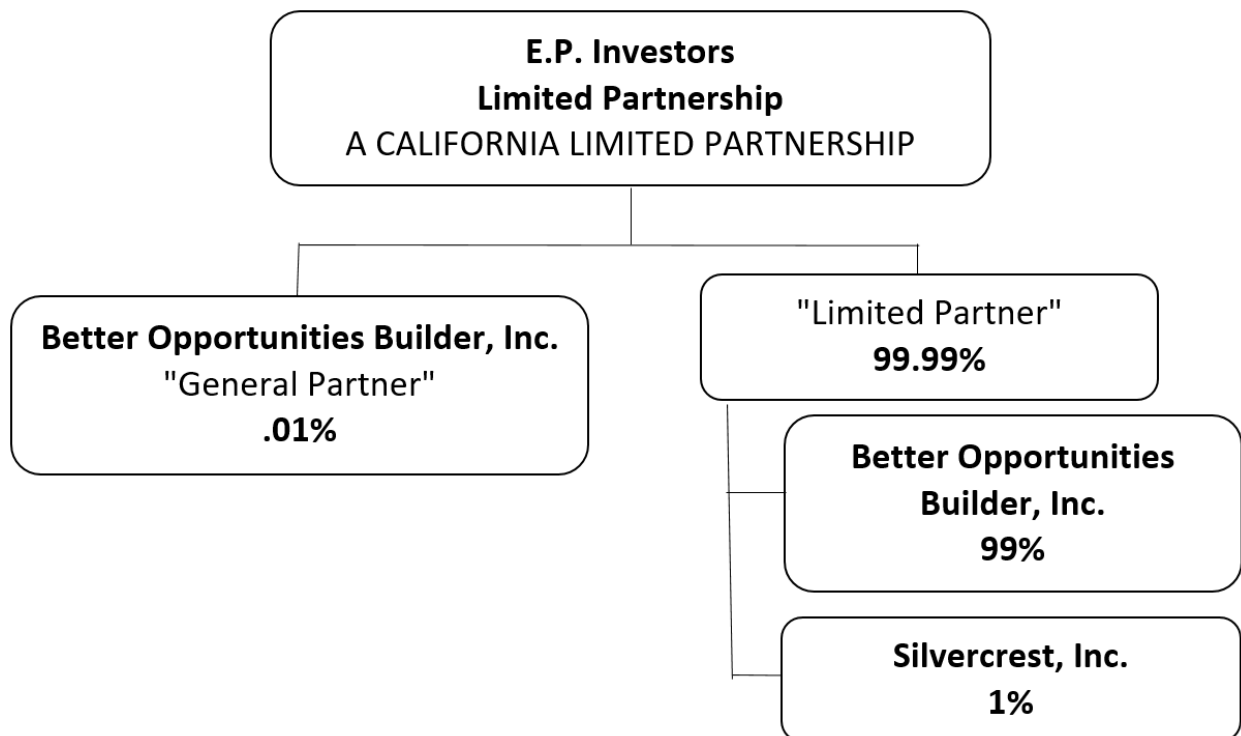
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## Exhibit A

### Current Organizational Structure of E.P. Investors Limited Partnership



### Organizational Structure of E.P. Investors Limited Partnership After Purchase of Limited Partners' Interest by BOB and Silvercrest and their admission into the Partnership as Limited Partners





## **Exhibit B**

### **E.P. INVESTORS, L.P. BALANCE SHEETS December 31, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 121,648	\$ 76,980
Restricted cash	135,319	76,076
Fixed assets, net of accumulated depreciation	4,418,692	4,573,237
Deferred charges, net of accumulated amortization	<u>-</u>	<u>261</u>
Total assets	<u><u>\$ 4,675,659</u></u>	<u><u>\$ 4,726,554</u></u>
<b>LIABILITIES AND PARTNERS' DEFICIT</b>		
<b>Liabilities</b>		
Accounts payable and accrued expenses	\$ 20,742	\$ 20,742
Tenant security deposits payable	34,247	31,240
Bond payable, net of unamortized debt issuance costs	2,834,839	2,896,240
Accrued interest - bond payable	16,983	16,983
Amounts payable to related parties:		
Accrued interest - loans payable	139,500	130,500
Loans payable	1,769,230	1,769,230
Partnership fees payable	<u>8,321</u>	<u>64,776</u>
Total liabilities	<u>4,823,862</u>	<u>4,929,711</u>
Partners' deficit	<u>(148,203)</u>	<u>(203,157)</u>
Total liabilities and partners' deficit	<u><u>\$ 4,675,659</u></u>	<u><u>\$ 4,726,554</u></u>

**E.P. INVESTORS, L.P.**  
**STATEMENTS OF OPERATIONS**  
For the years ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
<b>REVENUE</b>		
Rental revenue	\$ 926,765	\$ 796,076
Other revenue	<u>4,650</u>	<u>4,421</u>
Total revenue	931,415	800,497
<b>OPERATING EXPENSES</b>		
General and administrative	51,030	47,843
Wages and salaries	101,675	103,709
Utilities	87,880	82,988
Taxes and insurance	17,660	19,450
Property management fee	35,240	34,520
Repairs and maintenance	161,384	149,479
Advertising	25,418	22,145
Legal and other professional fees	<u>13,200</u>	<u>8,103</u>
Total operating expenses	<u>493,487</u>	<u>468,237</u>
Net operating income	437,928	332,260
<b>OTHER INCOME AND EXPENSES</b>		
Interest income	6	-
Interest expense	(199,899)	(203,886)
Bond fees	(19,954)	(10,085)
Depreciation and amortization	(154,806)	(154,833)
Other partnership expenses	<u>(8,321)</u>	<u>(8,078)</u>
Net other income and expenses	<u>(382,974)</u>	<u>(376,882)</u>
Net income (loss)	<u><u>\$ 54,954</u></u>	<u><u>\$ (44,622)</u></u>

## BOARD MEMO

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

**DATE:** August 20, 2020  
**BOARD MEETING:** August 25, 2020  
**AGENDA ITEM:** 6b  
**AUTHOR:** Tiffany B. Mangum

**SUBJECT:** Draft Diversity, Equity and Inclusion (DEI) Strategic Plan

#

### Executive Summary

The purpose of this memorandum is to outline the recommended process and timeline for disseminating the Draft Diversity, Equity, and Inclusion (DEI) Strategic Plan to various stakeholders. These stakeholders include the Boards, Agency Staff, Residents, Community Partners, and the public.

As outlined in our April 2020 Board Update, we have taken a phased approach to the DEI initiative, as follows:

1. Planning/Kick Off
2. Assessment Design
3. Data Collection and Analysis
4. Data Synthesis
5. Findings/Recommendations & Draft DEI Strategic Plan
6. Finalize the DEI Strategic Plan (current)
7. DEI Coaching and Training

As we work towards a final document, inclusive of the feedback and strategies important for the success of this work, Staff recommends the following process and timeline:

### Name of Table

Date	
August 19 <sup>th</sup>	Board Mini-Retreat Session
August 25 <sup>th</sup>	Board Meeting Discussion
	Communication with Labor Partners
August 26 <sup>th</sup>	Leadership Team – DEI Workshop
September 1 <sup>st</sup>	Virtual All Staff Town Hall Convening
September 2020	Update to the Boards
September/October	Meetings with Resident Groups, Community Partners

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October 2020	Final Board Adoption
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### **Recommendation**

No action is being requested at this time. This is for discussion only.

### **Fiscal Impact**

None at this time.

### **Background Information**

In 2019, Fresno Housing Staff embarked upon a DEI Assessment process, which would subsequently inform the Draft DEI Strategic Plan, led by the Ivy Planning Group. The Ivy Planning Group is a 30-year old woman-owned, minority-owned management consulting firm specializing in DEI. Ivy has facilitated our assessment and strategic plan process and has the goal of translating our efforts in to clear, measurable outcomes.

The objectives of the DEI Initiative included the following:

1. Embrace and Embed DEI in the FH Workforce and Workplace
2. Support FH residents and business partners through a DEI lens
3. Influence the well-being (equity/inclusion) within our community beyond FH

Our DEI Assessment process consisted of meeting with a broad spectrum of focus groups, also known as affinity groups, including Senior-level Managers, Baby Boomers, Millennials, Generation X, Black/African-American, LatinX, Asian/Native American/Pacific Islanders, White/Caucasian, LGBTQ, and Staff with Lived Experience in Public Housing. Additionally, there were several focus groups specific to learning more about the resident experience, which included residents at various properties, within the City of Fresno and in the County's more rural areas, residents at senior housing properties, Youth, and housing choice voucher recipients. Focus groups were also facilitated to ensure those who were non-English speaking were able to participate.

Through this approximately year-long process, Ivy Planning Group has worked alongside the Executive Management Team to create a draft strategy for how to ensure Fresno Housing is a lead agency for how diversity, equity and inclusion will transform our community.

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#

#

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

**DATE:** August 20, 2020  
**BOARD MEETING:** August 25, 2020  
**AGENDA ITEM:** 6c  
**AUTHOR:** Michael Duarte

**SUBJECT:** Real Estate Development Update

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### Executive Summary

Staff will present an overview of the Project HomeKey funding program.

### Recommendation

None at this time. Informational only.

## BOARD MEMO

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

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 6d

**AUTHOR:** Tiffany B. Mangum

**SUBJECT:** California Avenue Neighborhood Planning Overview

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### Executive Summary

Staff will present an overview and activities associated with our master planning work within the California Avenue Neighborhood of southwest Fresno.

### Recommendation

None at this time. This is for informational purposes only.

## BOARD MEMO

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

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 7a

**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Consideration of an Application and Funding Commitment for Choice Neighborhoods Planning Grant for California Ave. Neighborhood - Southwest Fresno

### Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to submit an application and provide a funding commitment for the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Planning Grant for the California Avenue Neighborhood (CAN) – Southwest Fresno. Choice Neighborhoods is a competitive grant program from HUD that provides flexible resources for local leaders to help transform high-poverty, distressed neighborhoods into mixed-income communities with high-quality affordable housing, safe streets, and quality educational opportunities.

Fresno Housing is significantly invested in the Southwest Fresno community. The Agency currently owns and sponsors 490 units of public and affordable housing, and almost 10 acres of vacant land in Southwest Fresno. If awarded, the planning grant will specifically focus on the neighborhoods along California Avenue, east of Edison High School, where the Agency owns 445 units of public and affordable housing, and 3.4 acres of vacant land. Over the past several years, the Agency has been working with local community partners to plan and redevelop this area of Fresno using programs like Federal Tax Credits, Rental Assistance Demonstration (RAD), and Transformative Climate Communities (TCC). The planning grant would complement these initiatives and enable Fresno Housing to further engage the local community in developing a plan that includes goals set forth in these programs and the Southwest Fresno Specific Plan.

In addition, in June 2017, the Boards approved our submission for the same grant for the FY2018 NOFA issued by HUD. That application was not awarded under the previous NOFA due to our inability to demonstrate master planning capacity, and the loss of the relevant points. Subsequently, Staff has selected a Planning Coordinator Consultant, for which Staff is also seeking the Boards' approval. It is anticipated that the selection of this Consultant remedy this deficiency and will yield a favorable response.

HUD requires that the planning process produce a "Transformation Plan", which is a comprehensive neighborhood revitalization strategy that will follow

the guidelines set forth by HUD in the grant application. This plan becomes the guiding document for the redevelopment of the affordable/public housing units and the revitalization of the surrounding neighborhood. The Agency would work with community members and local partners to develop and implement the Transformation Plan, which could include various housing components (multifamily and single family), offices and retail, schools, parks and other elements. The ultimate goal of Choice Neighborhoods being that the housing redevelopment will catalyze neighborhood change, while reducing levels of poverty, crime, and unemployment.

### **Fiscal Impact**

If awarded, the grant could provide up to \$450,000 dollars for costs associated with creating a comprehensive neighborhood revitalization strategy, or “Transformation Plan”. The Agency is requesting up to \$22,500 from the Housing Relinquished Fund Corporation to meet the leverage requirement of the grant application. HUD views leverage commitment as an indicator of support for the process and the overall value of the proposed activities.

### **Recommendation**

It is recommended that the Boards of Commissioners approve the submission of an application for a Choice Neighborhoods Planning Grant, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or his/her designee, and the Chairs of the Boards of Commissioners to execute and deliver any documentation related to the grant application.

It is also recommended that the Boards of Commissioners authorize the Housing Relinquished Fund Corporation to commit \$22,500 to the planning and action activities detailed within the Choice Neighborhoods application.

### **Background Information**

Fresno Housing is in the process of completing an application for a U.S. Department of Housing and Urban Development (“HUD”) Choice Neighborhoods Planning and Action Grant, due on September 14, 2020. The intended use of the grant funds would be to plan for a future neighborhood Transformation Plan, which currently includes Agency owned and sponsored public and affordable housing, as well as Agency owned vacant land. The planning process will rely heavily upon input from the community, including public housing residents, local community members, City of Fresno, Fresno County, education partners within Fresno Unified, the Fresno Police Department, non-profit agencies, faith-based partners, private developers and business leaders. Based on a combination of community input and the City of Fresno’s new zoning ordinances, the Transformation Plan could include multi-family housing, single-family housing, live/work units, commercial space, community centers, and/or public park space. If awarded, the Agency has up to two years to complete the Transformation Plan, beginning in 2021.



RESOLUTION NO. \_\_\_\_\_

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

**RESOLUTION APPROVING THE APPLICATION FOR U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT CHOICE NEIGHBORHOODS PLANNING GRANT**

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

WHEREAS, the Choice Neighborhoods Planning (“CNI”) Grant, offered by the U.S. Department of Housing and Urban Development (“HUD”) would be instrumental in devising a plan to best redevelop properties owned and managed the Authority;

WHEREAS, the Authority has requested approval to apply for the CNI Grant program for the California Avenue Neighborhood area of Southwest Fresno; and

WHEREAS, the Authority has requested the commitment \$22,500 from the Housing Relinquished Fund Corporation for specific activities related to the CNI Grant; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or his/her designee, and the Chair of the Board of Commissioners of the Housing Authority of the City of Fresno, California, to execute and deliver any documentation related to the Choice Neighborhoods Planning Grant application.

PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF AUGUST, 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:

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Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION APPROVING THE APPLICATION FOR U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT CHOICE NEIGHBORHOODS PLANNING GRANT**

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 the Fresno County, California (“the County”); and,

WHEREAS, the Choice Neighborhoods Planning (“CNI”) Grant, offered by the U.S. Department of Housing and Urban Development (“HUD”) would be instrumental in devising a plan to best redevelop properties owned and managed the Authority;

WHEREAS, the Authority has requested approval to apply for the CNI Grant program for the California Avenue Neighborhood area of Southwest Fresno; and

WHEREAS, the Authority has requested the commitment of \$22,500 from the Housing Relinquished Fund Corporation for specific activities related to the CNI Grant; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or his/her designee, and the Chair of the Board of Commissioners of the Housing Authority of Fresno County, California, to execute and deliver any documentation related to the Choice Neighborhoods Planning Grant application.

PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF AUGUST, 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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#	#	
<b>TO:</b>	Boards of Commissioners Fresno Housing Authority	<b>DATE:</b> August 20, 2020 <b>BOARD MEETING:</b> August 25, 2020
<b>FROM:</b>	Preston Prince CEO/Executive Director	<b>AGENDA ITEM:</b> 7b <b>AUTHOR:</b> Lyric Aguigam
<b>SUBJECT:</b> Consideration of Agreement with EJP Consulting Group , Inc. for Planning Coordinator Services for California Avenue Neighborhood and Choice Neighborhoods Initiative		

### Executive Summary

The purpose of this memo is to seek the Boards of Commissioners' approval to negotiate and execute an agreement between the Fresno Housing Authority and EJP Consulting Group, Inc. for Planning Coordinator Services for the development of a Transformation Plan for the California Avenue Neighborhood. These Planning Coordinator Services will also be used in association with Department of Housing and Urban Development's (HUD) Choice Neighborhoods Planning Grant and/or Choice Neighborhood Implementation Grants.

Choice Neighborhoods is a competitive grant program from HUD that provides flexible resources for local leaders to help transform high-poverty, distressed neighborhoods into mixed-income communities with high-quality affordable housing, safe streets, and quality educational opportunities. If awarded, Fresno Housing would like to utilize the grant for the area of Southwest Fresno – California Avenue Neighborhood (Edison Area).

EJP Consulting Group is a qualified firm with extensive experience in master planning, comprehensive neighborhood planning, and redevelopment of distressed public housing. EJP would serve as Lead Planning Coordinator and assist in developing a Transformation Plan under the HUD Choice Neighborhoods Planning program for the area of Southwest Fresno – California Avenue Neighborhood (Edison Area). HUD requires that the planning process produce a "Transformation Plan", which is a comprehensive neighborhood revitalization strategy that will follow the guidelines set forth by HUD in the grant application.

This Transformation Plan becomes the guiding document for the redevelopment of the affordable/public housing units and the revitalization of the surrounding neighborhood. The Agency would work with community members and local partners to develop and implement the Transformation Plan, which could include various housing components, offices and retail, schools, parks and other elements. The ultimate goal of the HUD Choice Neighborhoods Program is that

the housing redevelopment will catalyze neighborhood change, while reducing levels of poverty, crime, and unemployment.

The Agency procured for the Planning Coordinator Services by piggybacking an existing agreement with The Housing Authority of the City of Los Angeles (HACLA). The HACLA agreement (HA-2017-89) allows Fresno Housing to enter into an agreement with EJP Consulting Group, Inc. and allow Planning Coordinator services to begin. HACLA performed the procurement process for Planning Coordinator Services by soliciting an RFP, documenting proof of publication, evaluations, and award letters. The Agency will use HACLA's procurement documentation for their files. After many conversations with companies in the industry, the Agency determined that EJP Consulting Group, Inc. provided the most comprehensive services, and has extensive experience with Housing Agencies.

### **Recommendation**

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director to negotiate price and execute an agreement with EJP Consulting Group, Inc. for Planning Coordinator Services from January 1, 2021 to December 31, 2022. These services would be used in the development of a Transformation Plan in association with the HUD Choice Neighborhoods Program. The agreement will be for an amount not to exceed \$525,000. Price will depend upon final negotiation of the scope of services which may include Project Management, Community Engagement, Market and Real Estate Assessment, Project Financing Research and Planning, People/Education Surveys, Existing Neighborhood Conditions Analysis, among others.

### **Fiscal Impact**

If Choice Neighborhood Planning Grant is awarded, the grant could provide up to \$450,000 for costs associated with a "Transformation Plan". The Agency proposes to execute an agreement with EJP Consulting Group for an amount not to exceed \$525,000. Any additional amount needed to fund the contract with EJP Consulting Group would come from pre-development funds designated for RAD and/or West Fresno Planning. If the Planning Grant is not awarded, the staff will return to the Boards with a recommendation on whether to proceed with the contract or not, and if so, the recommended source of funding for the Planning Coordination Services contract.

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RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION AUTHORIZING THE APPROVAL OF EJP CONSULTING GROUP, INC.  
AGREEMENT FOR PLANNING COORDINATOR SERVICES

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) desires to develop a comprehensive neighborhood revitalization strategy and “Transformation Plan” in partnership with the community for the redevelopment of distressed public housing and vacant land in the California Avenue Neighborhood, near Edison High School, and

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) desires to enter a contract with EJP Consulting Group, Inc. to provide Planning Coordinator Services to facilitate the development and creation of a Transformation Plan to support a Choice Neighborhoods Planning (“CNI”) Grant application and/or Implementation Grant application, offered by the U.S. Department of Housing and Urban Development; and

WHEREAS, the negotiated contract will include a scope of services which may include Project Management, Community Engagement, Market and Real Estate Assessment, Project Financing Research and Planning, People/Education Surveys, Existing Neighborhood Conditions Analysis, among others, and

WHEREAS, the Agency reserves the right to proceed with the contract, at its discretion, whether or not the Agency receives the CNI award, and

WHEREAS, the negotiated contract term will be from January 1, 2021 to December 31, 2022 with a not-to-exceed amount of \$525,000;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve the two-year contract of Planning Coordinator Services with EJP Consulting Group, Inc. and authorizes Preston Prince, Executive Director/CEO, Tracewell Hanrahan, Deputy Executive Director, or his or her designee, to negotiate and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF August 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

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING THE APPROVAL OF EJP CONSULTING GROUP, INC.  
AGREEMENT FOR PLANNING COORDINATOR SERVICES**

WHEREAS, the Housing Authority of Fresno County (the “Agency”) desires to develop a comprehensive neighborhood revitalization strategy and “Transformation Plan” in partnership with the community for the redevelopment of distressed public housing and vacant land in the California Avenue Neighborhood, near Edison High School, and

WHEREAS, the Housing Authority of the Fresno County (the “Agency”) desires to enter a contract with EJP Consulting Group, Inc. to provide Planning Coordinator Services to facilitate the development and creation of a Transformation Plan to support a Choice Neighborhoods Planning (“CNI”) Grant application and/or Implementation Grant application, offered by the U.S. Department of Housing and Urban Development; and

WHEREAS, the negotiated contract will include a scope of services which may include Project Management, Community Engagement, Market and Real Estate Assessment, Project Financing Research and Planning, People/Education Surveys, Existing Neighborhood Conditions Analysis, among others, and

WHEREAS, the Agency reserves the right to proceed with the contract, at its discretion, whether or not the Agency receives the CNI award, and

WHEREAS, the negotiated contract term will be from January 1, 2021 to December 31, 2022 with a not-to-exceed amount of \$525,000;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve the two-year contract of Planning Coordinator Services with EJP Consulting Group, Inc. and authorizes Preston Prince, Executive Director/CEO, Tracewell Hanrahan, Deputy Executive Director, or his or her designee, to negotiate and execute all documents in connection therewith.



PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF August 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

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#

## EXECUTIVE DIRECTOR'S REPORT

**TO:** Boards of Commissioners  
Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** August 20, 2020

**BOARD MEETING:** August 25, 2020

**AGENDA ITEM:** 8

**AUTHOR:** Staff

**SUBJECT:** August 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 Commons	Stabilization	1011 W Atchison Avenue, Fresno, CA	40	100%
Orchard Commons	Stabilization	295 S Newmark Avenue, Parlier, CA	41	100%
The Villages at Paragon	Under Construction	4041 Plaza Drive West, Fresno, CA	28	35%
Linnaea Villas	Under Construction	2530 Sierra Street, Kingsburg, CA	47	52%
Solivita Commons	Under Construction	725 W Alluvial Avenue, Clovis, Ca	60	46%
The Villages at Broadway	Under Construction	1828 Broadway Street, Fresno, CA	26	10%
The Monarch @ Chinatown	Closed August 2020 Under Construction	1101 F Street, Fresno, CA	57	0%
Alegre Commons (fka Barstow Commons/The Villages at Barstow)	Pre-Development NPLH funds awarded TCAC Award Received December 2020 Closing	130 W Barstow Avenue, Fresno, CA	42	N/A
The Arthur @ Blackstone (fka Blackstone/Simpson)	Pre-Development 2020 NPLH, IIG Awarded TCAC Award Pending	3039 N Blackstone Avenue, Fresno, CA	41	N/A
Esperanza Commons (fka Mendota Farm Labor)	Pre-Development TCAC Award Pending	241 Tuft Street, Mendota, CA	60	N/A
Elderberry at Bethel	Year 15 Investor Buyout (September 2020)	2505 Fifth Street, Sanger, CA	74	N/A
Huron RAD	Pre-Development Proposed MHP Application	Fresno and 12 <sup>th</sup> Street, Huron, CA	61	N/A
California Avenue Neighborhood	Pre-Development Planning	Southwest Fresno - TBD	TBD	N/A

### Project Highlights

The Monarch @ Chinatown achieved its financial closing on August 19, 2020. Construction is set to begin the first week of September, with a virtual groundbreaking to be held September 9, 2020. Magnolia Commons (fka Magill Terrace) has converted to permanent financing and repaid its construction loan as of August 10, 2020, receiving a developer fee installment of \$862,207. Oak Grove Commons converted to permanent financing and repaid its construction loan as of August 10, 2020, receiving a developer fee installment of \$1,061,860.

## Overview

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

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

## 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
Alegre Commons ( <i>fka</i> <i>Barstow Commons/The</i> <i>Villages at Barstow</i> )	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 Arthur @ Blackstone ( <i>fka</i> <i>Blackstone/Simpson</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
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## MANAGEMENT GOALS

*The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decisionmaking 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.*

The Human Resources Department is excited to announce the Agency's newest hire through our virtual onboarding process: Jazmin Gallardo! Fresno Housing has partnered with California Coalition for Rural Housing (CCRH) and hired Jazmin as its 4<sup>th</sup> CCRH Intern. This program is a one-year paid internship designed to recruit, train and retain housing development professionals who enhance inclusion and racial equity within the Affordable Housing Development field.

In addition, there was one promotion to announce:

- Clara Cruz Zurita, Accounting Specialist (promoted from Accounting Assistant)

The Human Resources Department continues to recruit for the Accounting & Finance, Property Management, and Administrative Services departments.

### 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.



# Brierwood Court Partnership Update

*August 25, 2020*

*Boards of Commissioners Meeting*



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



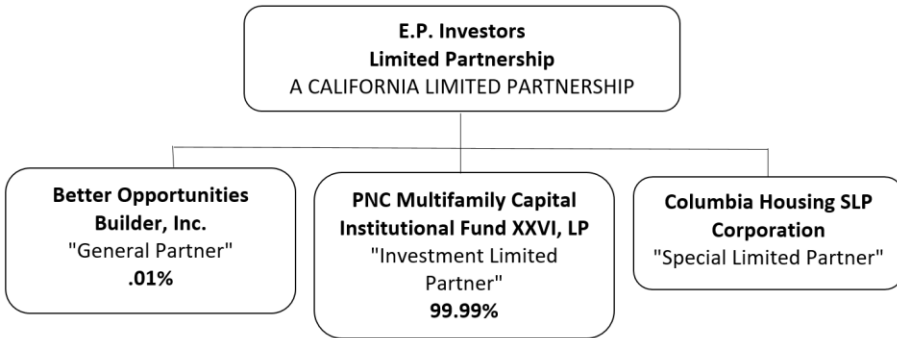
# Brierwood Court

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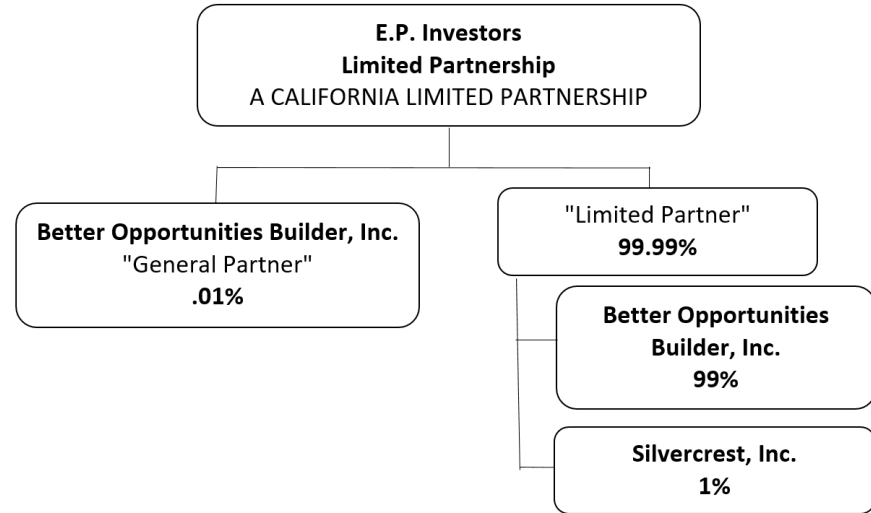
- 75 units of multi-family housing located at 4402 W Avalon Ave, Fresno, CA
- The Partnership, EP Investors, is made up of Better Opportunities Builder, Inc. (BOB) as the General Partner and PNC Bank as the Limited Partner
- Purchase and renovation of the property was completed in 2004 and it recently completed its initial 15-year compliance period
- PNC Bank and BOB have agreed to execute a buyout of the limited partner interest at \$26,060
- This transaction requires a 3<sup>rd</sup> party to enter the partnership and staff have identified Silvercrest as that partner. BOB has previously partnered with Silvercrest on similar projects. Silvercrest will pay about \$261 to purchase 1% of the limited partner interest.

# Brierwood Court – Org Chart

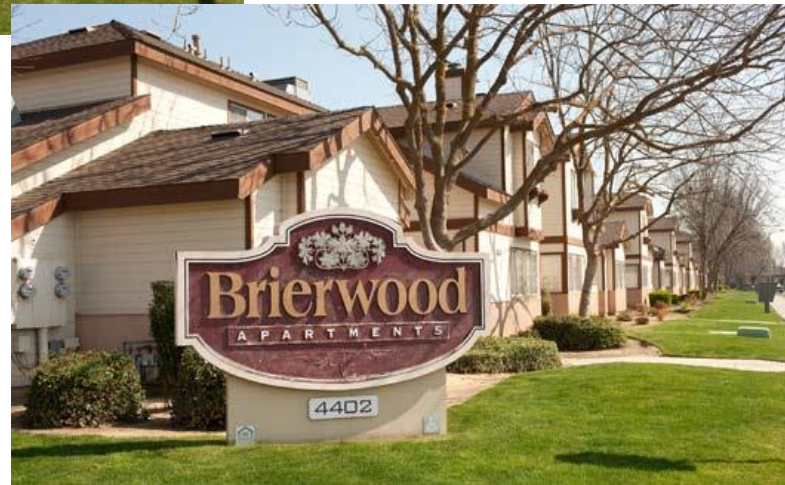
## Current



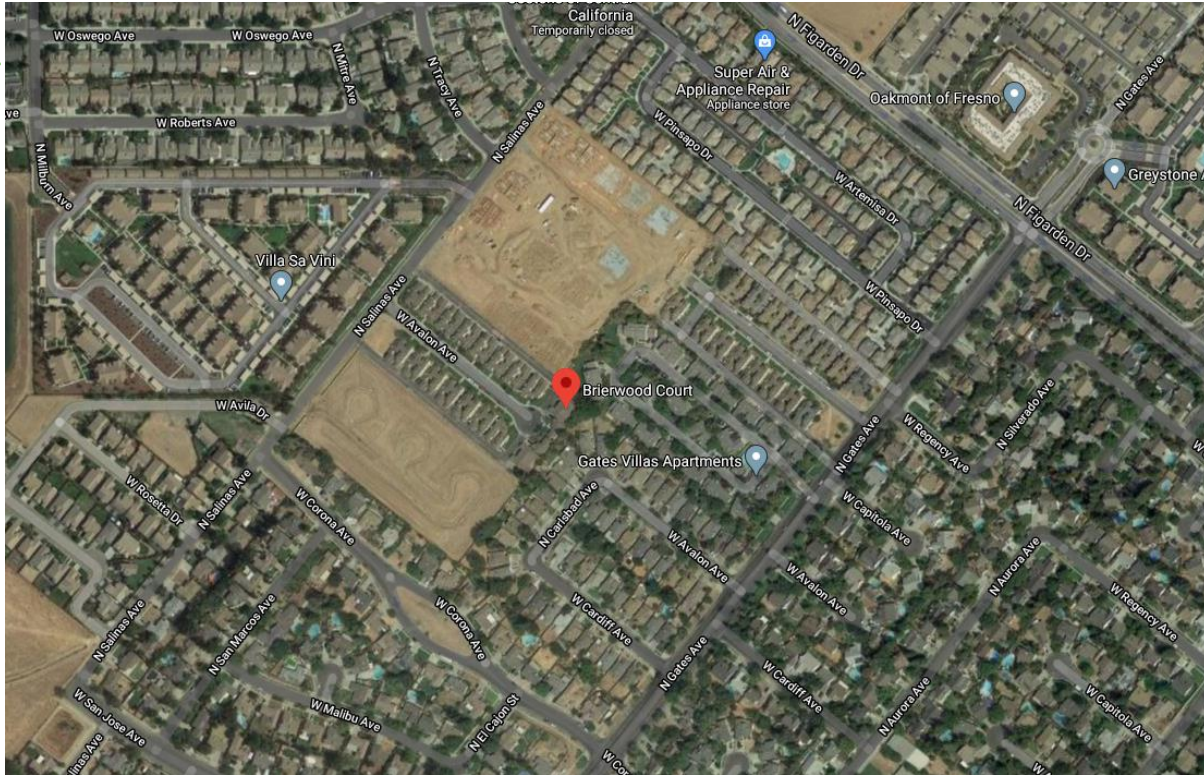
## Proposed







# Brierwood Court – Aerial View



This item is informational for Fresno Housing Boards of Commissioners.

As the incoming limited partner, Silvercrest, Inc. will be asked to approve the  
related partnership actions

**Questions or Comments?**





# Project Homekey

*August 25, 2020*

*Boards of Commissioners Meeting*



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



# Project Homekey

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- Overview
- Vision
  - Partnership
  - Site Selection
- Financials
- Timeline

# Homekey: Overview

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- Project Homekey is a new program administered by the State of California Department of Housing and Community Development (HCD) utilizing \$550 million Coronavirus Relief Funding and \$50 million of State funds
- The goal is to protect Californians experiencing homelessness or at-risk of becoming homeless and who are at high risk for serious illness and are impacted by COVID-19

# Homekey Overview Continued

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- Grant funding is available via a NOFA for the acquisition of hotels, motels, or other available buildings that can be converted into interim and/or permanent housing
- The NOFA has tentatively allocated nearly \$36 million for the SJ Valley for applications received during the Priority application period of July 16, 2020 – August 13, 2020
- Eligible Applicants include cities, counties, or any other “local public entity” including Housing Authorities

# Homekey Overview Continued

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- Eligible Homekey uses include: Acquisition, Rehab, master leasing, relocation costs, capitalized operating subsidy\*
  - Local Match:
    - Acquisition: HCD will generally fund up to \$100,000 per door, supported by an appraisal, without a match requirement.
    - Operations and Services: Applicants must demonstrate a five-year commitment to provide operating funds.
- \*Homekey may provide operating subsidy for the first two years but availability is unknown at time of application.



# Vision: City and County

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- Parkway Drive:
  - Transformation of this area of the City
  - Support the families that currently live in motels
  - Add affordable housing stock
  - Partner to bring residents services
  - Create a vibrant mixed income community
- City of Huron:
  - Support the City to address local homelessness
  - Add to the local affordable housing stock
  - Partner to bring residents services



## Project Homekey – Under Contract

- City of Fresno Partnership - Parkway Drive
  - Days Inn (98 rooms)
  - Motel 99 (99 rooms)
  - Welcome Inn (80 rooms)
  - Parkside Inn (50 rooms)
- City of Huron Partnership
  - Alamos Motel (25 rooms)

# Parkway Drive Area Map (Fresno)



# City of Huron Area Map





# Vision: Partnerships

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- Acquisitions: State of California, Project Homekey
- Operations & Services: Exploring partnerships with the City of Fresno, Turning Point of Central California, Live Again Fresno, and the Fresno County Department of Behavioral Health and City of Huron
- Plan for permanent housing conversation year 2-5

# Homekey Sources & Uses – Example

HOMEKEY - DAY'S INN - PROFORMA	
Development Sources and Uses	
Sources of Funds	Amount 8/25/2020
Homekey Program	\$ 5,853,179
	\$ -
<b>Total Sources of Funds</b>	<b>\$ 5,853,179</b>
Uses of Funds	Amount
Acquisition Costs	\$ 4,790,000
Construction - Repair	\$ 478,800
Hard/Soft Cost Contingencies	\$ 135,760
Permits/Impact Fees/etc.	\$ 10,000
Professional Fees	\$ 210,879
Furniture	\$ 112,740
Loan Fees and other Soft Costs	\$ -
Reserves	\$ -
Administration Fee	\$ 115,000
<b>Total Uses of Funds</b>	<b>\$ 5,853,179</b>

# Homekey Operating Sources – 2 years

OPERATING FUNDS - FIRST 2 YEARS					
	Day's Inn	Motel 99	Parkside Inn	Welcome Inn	Alamos Motel
Rental Income	\$ 127,083		\$ 84,720	\$ 110,139	\$ 44,519
City of Fresno	\$ 400,000		\$ 200,000	\$ 200,000	
Homekey program ask	\$ 400,000			\$ 400,000	\$ 124,750
Turning Point of Central California		\$ 1,480,000			
Fresno Housing Authority			\$ 205,000		\$ 92,931
Fresno County ESG, CDBG-CV, or other	Potential source		Potential source	Potential source	
City of Huron CARES funds					Potential source

# Homekey Operating Sources – 5 years

OPERATING FUNDS - FIRST 5 YEARS					
	Day's Inn	Motel 99	Parkside Inn	Welcome Inn	Alamos Motel
Rental Income	\$ 329,871		\$ 219,914	\$ 285,889	\$ 115,744
City of Fresno	\$ 1,000,000		\$ 500,000	\$ 500,000	
Homekey program ask	\$ 400,000			\$ 400,000	\$ 124,750
Turning Point of Central California		\$ 3,700,000			
Fresno Housing Authority	\$ 695,644		\$ 560,000	\$ 685,000	\$ 450,000
Fresno County ESG, CDBG-CV, or other	Potential source		Potential source	Potential source	
City of Huron CARES funds					Potential source



# Project Homekey Timeline

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NOFA release	July 16, 2020
Stakeholder Call	July 16, 2020
Stakeholder Webinar	July 24, 2020
Pre-application consultations and the priority application period	July 16 – August 13, 2020
Final application due date	September 29, 2020
Award announcements	Rolling (Starting August 2020)
Final awards issued	October 2020
Standard agreements mailed	Upon submittal of required information and documentation
The Department redeploys unutilized funds	November 2020
CRF expenditure deadline	December 30, 2020

**Questions?**

# Homekey Overview Continued

## - Competitive Application Tiers

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### Tier One:

1. Tier One applications will be those projects that: (1) can be occupied within 90 days from the date of acquisition; and (2) are permanent housing or will result in permanent housing as indicated on the application; or
2. Tier One projects include projects that can be occupied within 90 days and used for Interim Housing, provided the project is expected to be developed into permanent housing at a later date **OR** Interim Housing with a coordinated exit strategy adopted by the Continuum of Care to support transitions into other permanent housing. Interim Housing projects shall submit a letter of support from the local Continuum of Care that demonstrates the coordinated exit strategy of the target population.

### Tier Two:

Tier Two projects are all other projects and uses, including housing that will be used for interim only and with no expectation of development into permanent housing.

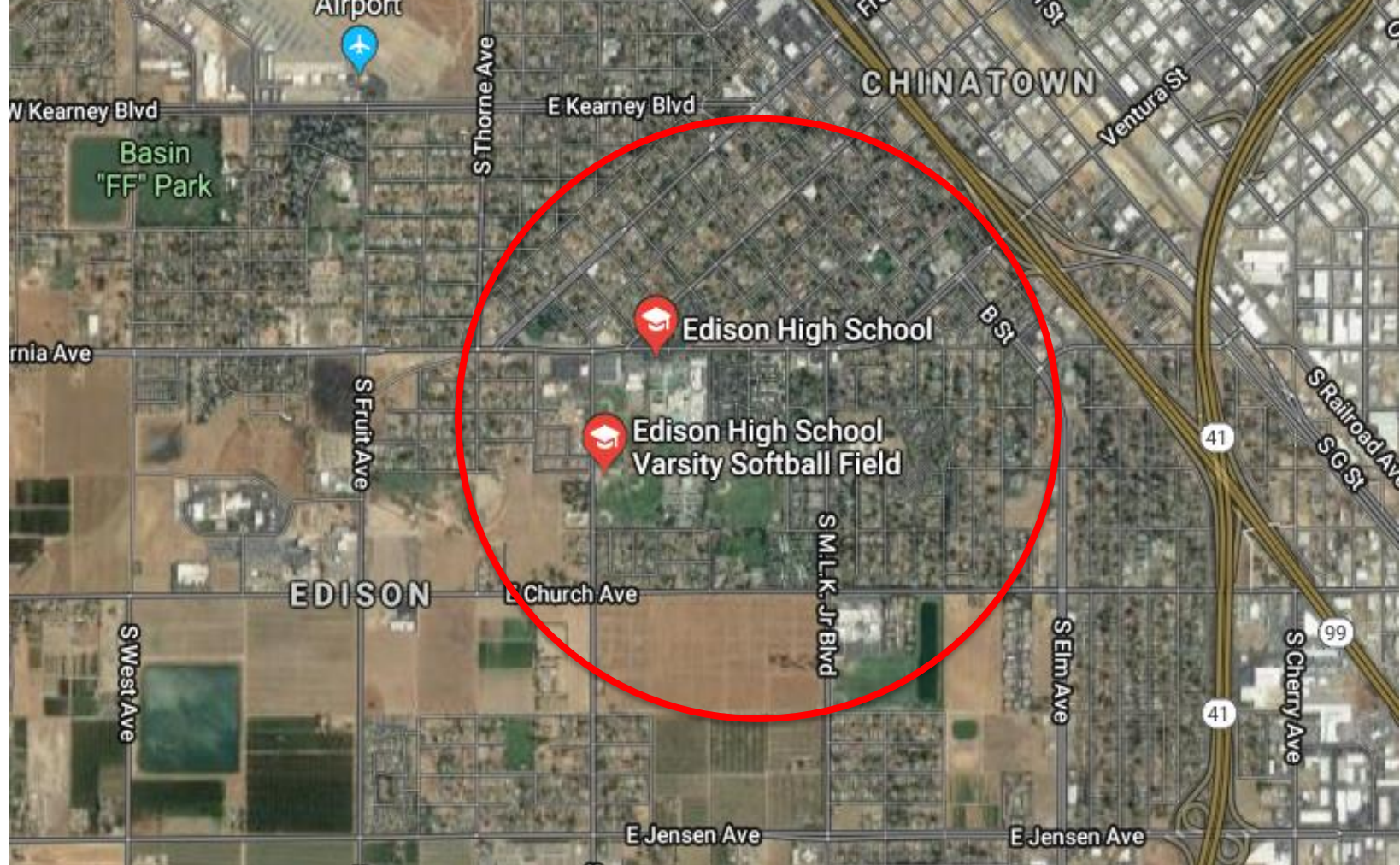


# California Avenue Neighborhood

*Tiffany B. Mangum*  
*August 25, 2020*









## Housing Authority Properties (West Fresno)

Sierra  
Plaza  
70 units

Sierra  
Terrace  
(lower)  
26 units

Sierra  
Terrace  
(upper)  
46 units

California  
Triangle

De Soto  
40 units

Fairview  
Heights  
74 units

De Soto II  
28 units

Bridges  
30 units

Legacy Commons  
120 units

## Neighborhood level

6,553 Residents Total

- 35% are Youth under 18 years old
- 56% are Working Aged Adults (18-65)
- 9% Seniors (65+)
- Median Household Income - \$23, 618 annually
- Poverty Rate: 64% (*Concentration of ELI households & persons in poverty*)

## Fresno Housing

1,699 Residents

- 50% Residents under the age of 18
- 45% Residents working age (18-65)
- 5% Residents (65+)
- Median Household Income- \$11,556

# Where We Are

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- Resident Committee
  - Virtual Engagement outlined by a Resident Curriculum Plan
    - *ABCD Community Engagement*
    - *Transit/Mobility*
    - *Housing*
- Community Engagement
  - Black Clergy Caucus, SW Pastors, Community Leader Groups, SW Principals, Back to School Outreach





# Our Plan for Residents

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- Housing
- Neighborhood Safety
- Health & Wellness
- Education
- Neighborhood Planning
- Community Development & Partnerships



# Choice Neighborhood Planning

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- FY2018 Application for Choice Neighborhoods
  - Did not receive the final award
- FY2020 Application for Choice Neighborhoods
  - \$450,000 Award
  - 2 year planning process



# Choice Neighborhood Planning

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- Transformation Plan
  - Housing
  - Neighborhood
  - People
- Planning Coordinator
  - Experienced coordination of a complex planning process



# Where We Are Going

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- Ongoing Resident and Community Engagement
- Choice Neighborhood Planning Grant Application Submission





# CAN Team & Resident Leaders Giving Back



FRESNO HOUSING

# Our Recommendations

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- Approval for Submission of Funding Application
  - Choice Neighborhood Planning Grant
- Approval of Planning Coordinator Contract for the Choice Neighborhood Planning





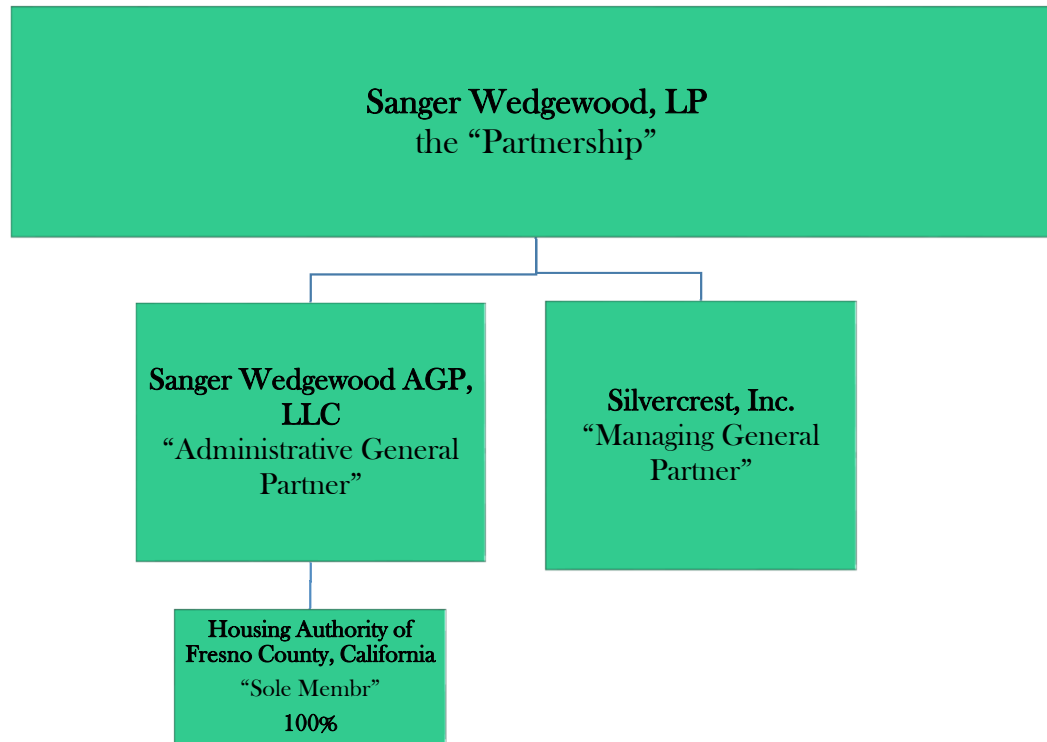


Questions?

FRESNO HOUSING

# EXHIBIT A

## WEDGEWOOD VILLAS





**EXHIBIT B**  
**WEDGEWOOD VILLAS Pro Forma**

<b>Development Sources and Uses</b>	
<b>Sources of Funds</b>	<i>Amount 8/12/2020</i>
Conventional loan (20 year)	\$ 1,000,000
Low-Income Weatherization Program	\$ 359,215
Op funds	\$ 93,260
	\$ -
<b>Total Sources of Funds</b>	<b>\$ 1,452,475</b>
<b>Uses of Funds</b>	<i>Amount</i>
Acquisition Costs (Land/Building)	\$ -
Construction Costs	\$ 1,144,080
Hard/Soft Cost Contingencies	\$ 114,408
Permits/Impact Fees/etc.	\$ 10,000
Professional Fees	\$ 111,944
Relocation	\$ -
Loan Fees and other Soft Costs	\$ 30,000
Reserves	\$ 42,043
Developer Fee	
<b>Total Uses of Funds</b>	<b>\$ 1,452,475</b>





## Exhibit C

### Wedgewood Villas Residential Component Projected Stabilized Operating Budget

Unit Type	# Units	SF/Unit	RAD Net Rent Per Unit	Ann. Rent Total
1 BR / 1BA	59	972	665	\$ 470,820
2 BR / 1BA	5	1134	826	\$ 49,560
Misc. Income				\$ -
<b>TOTAL REVENUE</b>	<b>64</b>			<b>\$ 520,380</b>

RESIDENTIAL OPERATING EXPENSES			Per Unit	TOTAL
Administrative			\$ 992	\$ 63,503
Asset Management Fee			\$ 1,001	\$ 64,093
Tenant Services			\$ -	\$ -
Utility Expense			\$ 1,511	\$ 96,704
Ordinary Maintenance and Ops			\$ 754	\$ 48,273
Protective Services			\$ 1	\$ 50
Real Estate Tax			\$ 72	\$ 4,600
Property Insurance			\$ 154	\$ 9,845
Liability Insurance			\$ 203	\$ 13,000
Other General Expenses			\$ 260	\$ 16,657
Social Services			\$ 400	\$ 25,600
<b>Total Operating Expenses</b>			<b>5,349</b>	<b>342,325</b>
<b>Replacement Reserves</b>			<b>657</b>	<b>42,043</b>
<b>Total Operating and Reserve Budget</b>			<b>6,006</b>	<b>384,368</b>

Exhibit D

WEDGEWOOD VILLAS RESIDENTIAL COMPONENT - 15 YEAR CASH FLOW ANALYSIS

INCOME FROM HOUSING UNITS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Rental Income/ RAD PBV	2.5%	\$ 520,380	\$ 533,390	\$ 546,724	\$ 560,392	\$ 574,402	\$ 588,762	\$ 603,481	\$ 618,568	\$ 634,032	\$ 649,883	\$ 666,130	\$ 682,784	\$ 699,853	\$ 717,350	\$ 735,283
Misc. Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS POTENTIAL INCOME - HOUSING		\$ 520,380	\$ 533,390	\$ 546,724	\$ 560,392	\$ 574,402	\$ 588,762	\$ 603,481	\$ 618,568	\$ 634,032	\$ 649,883	\$ 666,130	\$ 682,784	\$ 699,853	\$ 717,350	\$ 735,283
VACANCY ASSUMPTIONS																
Vacancy Loss	-7.0%	\$ (36,427)	\$ (37,337)	\$ (38,271)	\$ (39,227)	\$ (40,208)	\$ (41,213)	\$ (42,244)	\$ (43,300)	\$ (44,382)	\$ (45,492)	\$ (46,629)	\$ (47,795)	\$ (48,990)	\$ (50,214)	\$ (51,470)
TOTAL VACANCY LOSS		\$ (36,427)	\$ (37,337)	\$ (38,271)	\$ (39,227)	\$ (40,208)	\$ (41,213)	\$ (42,244)	\$ (43,300)	\$ (44,382)	\$ (45,492)	\$ (46,629)	\$ (47,795)	\$ (48,990)	\$ (50,214)	\$ (51,470)
EFFECTIVE GROSS INCOME		\$ 483,953	\$ 496,052	\$ 508,454	\$ 521,165	\$ 534,194	\$ 547,549	\$ 561,238	\$ 575,269	\$ 589,650	\$ 604,391	\$ 619,501	\$ 634,989	\$ 650,864	\$ 667,135	\$ 683,813
OPERATING EXPENSES & RESERVE DEPOSITS																
Operating Expenses	3.5%	\$ 342,325	\$ 354,307	\$ 366,707	\$ 379,542	\$ 392,826	\$ 406,575	\$ 420,805	\$ 435,533	\$ 450,777	\$ 466,554	\$ 482,884	\$ 499,785	\$ 517,277	\$ 535,382	\$ 554,120
Real Estate Taxes	2.5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement Reserve	0.0%	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043	\$ 42,043
TOTAL EXPENSES & RESERVES		\$ 384,368	\$ 396,349	\$ 408,750	\$ 421,585	\$ 434,869	\$ 448,618	\$ 462,848	\$ 477,576	\$ 492,820	\$ 508,597	\$ 524,926	\$ 541,827	\$ 559,320	\$ 577,424	\$ 596,163
NET OPERATING INCOME		\$ 99,586	\$ 99,703	\$ 99,704	\$ 99,580	\$ 99,325	\$ 98,931	\$ 98,390	\$ 97,693	\$ 96,831	\$ 95,795	\$ 94,575	\$ 93,162	\$ 91,544	\$ 89,711	\$ 87,651
DEBT SERVICE																
Conventional loan		\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Required Debt Service		\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566	\$ 73,566
Net Cash Flow		\$ 26,020	\$ 26,137	\$ 26,138	\$ 26,014	\$ 25,760	\$ 25,366	\$ 24,824	\$ 24,127	\$ 23,265	\$ 22,229	\$ 21,009	\$ 19,596	\$ 17,978	\$ 16,145	\$ 14,085
DEBT SERVICE COVERAGE RATIO		1.35	1.36	1.36	1.35	1.35	1.34	1.34	1.33	1.32	1.30	1.29	1.27	1.24	1.22	1.19

**EXHIBIT E**  
**WEDGEWOOD VILLAS - AERIAL**

