



Boards of Commissioners Meeting

August 27, 2019

AGENDA

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

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

5pm - August 27, 2019

1331 Fulton Street, Fresno, CA 93721

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

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

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 July 23, 2019 | 5 |
| b. Consideration of the Ratification of the Application to HUD – U.S. Department of Veterans Affairs Supportive Housing Program | 12 |
| c. Consideration of Application Submission for Mainstream Voucher Program – U.S. Department of Housing and Urban Development | 16 |

6. Informational

- | | |
|--|----|
| a. Resident Empowerment Overview – Summer Tech Camp | 20 |
| b. Board Retreat Debrief Discussion | 22 |
| c. Board Discussion - 2020 Agency Plans | 23 |
| d. Update on the 2020 Federal Budget and Agency Budget Timeline | 37 |
| e. Real Estate Development Update - California Avenue Neighborhood Planning Update | 38 |
| f. Introduction of the Early Retirement Program | 56 |

7. Action

- | | |
|---|----|
| a. County: Consideration to Receive and File the 2018 Annual Audited Basic Financial Statements | 60 |
| b. City: Consideration to Receive and File the 2018 Annual Audited Basic Financial Statements | 85 |

	PAGE #
c. Consideration of Funding Commitment – Veterans Affairs Hospital Parking Lot	88
d. Consideration of Contract Approval for Parking Lot Construction – Veterans Affairs Hospital	92
8. Commissioners’ Report	
9. Executive Director’s Report	98
10. Adjournment	

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

Tuesday, July 23, 2019

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, July 23, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:08 p.m. by Board Chair, Commissioner Adrian Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: Caine Christensen, Vice Chair
 Rueben Scott

The regular meeting was called to order at 5:08 p.m. by Vice Chair, Commissioner Mary G. Castro, 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: Mary G. Castro, Vice Chair
 Joey Fuentes
 Nikki Henry
 Cary Catalano
 Valori Gallaher

ABSENT: Stacy Sablan, Chair

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Per Mr. Price and Agency staffs' recommendation, the following amendments were considered:

- Action items will take place before informational items.
- A vote was proposed to add item 6b. *Consideration of Contract with the California Department of Housing and Community Development – Office of Migrant Services* to the agenda.

There were no public comments.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams, to add item 6b to the agenda.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher, to add item 6b to the agenda.*

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

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 Commissioners or the public. There will

be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the Minutes of June 25, 2019
- b. Consideration of the Amended Investment Policy
- c. Consideration of Contract Extension – AT&T
- d. Consideration of Contract Extension – Yardi Systems

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams, to approve the Consent Agenda.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry, to approve the Consent Agenda.*

MOTION PASSED: 5-0

6. ACTION

- a. Consideration of Pre-Development Funding Commitment – Plaza Terrace

Michael Duarte, Director of Planning & Community Development and Housing Management, presented on this topic.

There were no public comments.

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Yanez, to approve the Pre-Development Funding Commitment for Plaza Terrace.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher, to approve the Pre-Development Funding Commitment for Plaza Terrace.*

MOTION PASSED: 5-0

- b. Consideration of Contract with the California Department of Housing and Community Development – Office of Migrant Services

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

There were no public comments.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Vaillencourt, to approve the contract with the California Department of Housing and Community Development – Office of Migrant Services*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher, to approve the contract with the California Department of Housing and Community Development – Office of Migrant Services.*

MOTION PASSED: 5-0

7. INFORMATIONAL

a. Resident Engagement Overview – Every Neighborhood Partnership

Artie Padilla, Executive Director of Every Neighborhood Partnership, presented on this topic.

There were no public comments.

b. Low-Income Housing Tax Credit Overview

Michael Duarte, Director of Planning & Community Development and Housing Management, presented on this topic.

There were no public comments.

c. Board Discussion – 2019-2020 Agency Plans

Hilda Reeves, Assistant Director of Property Management, and Aurora Ybarra, Senior Manager of Housing Choice Voucher, presented on this topic.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, stated that his organization will be submitting formal comments on the recommended changes to the Agency Plans. Mr. Payne stated that they had concerns in regards to changes that had been previously made to the Agency Plans, particularly in regard to the impact of adopted policies, and wondered if FH would be willing to amend the subject language. Mr. Payne also had concerns over the impact to the Admin Plan of the Agency gaining Moving to Work status.

d. Mid-Year Financials Update

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, requested that the Commissioners revisit the implementation of a participatory budget process. Mr. Payne also requested clarification on how Move to Work status may impact cost expenditures in regards to non-cash outlays.

e. Mid-Year Housing Assistance Payments

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

There were no public comments.

f. 2019-2020 Agency Goals Update

Tracewell Hanrahan, Deputy Executive Director, presented on this topic. She was joined by Tiffany Mangum, Special Assistant to the CEO/Project Manager; Mary-Hellen Caggianelli, Resident Services Manager; Brandi Johnson, Communications Manager; Angie Nguyen, Chief of Staff; Bobby Coulter, Senior Manager of IT/IS; Tracy Navarro, District Manager; Scott Fetterhoff, Director of Human Resources & Organizational Development; Nicole Diaz, Controller; and Emily De La Guerra, Director of Finance and Administrative Services.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, affirmed the Agency's leadership, Boards, and Ken Price for their vision. Mr. Payne would like the Boards and staff to keep in mind that the lobby is not a welcoming place for children as efforts are made to re-design the space. Mr. Payne would also like to celebrate the Agency as a leader in community and economic development, especially in rural communities, and encourages the Boards to keep the census in mind as a policy goal. Mr. Payne hopes that the conversations on equity and diversity may be continued and represented in both leadership and data outcomes. Resident Services were also commended.

The Boards took a break from 7:40-7:45 p.m. Commissioner Vaillancourt left at this time.

g. Real Estate Development Update

Christina Husbands, Assistant Director of Real Estate Development, presented on this topic.

There were no public comments.

8. COMMISSIONERS' REPORT

Commissioner Jones reported out on the NAHRO Summer conference in Boston. Stand out sessions were in regard to the relationship between the Commissioners and the Executive Director, the impacts of becoming a Moving to Work Agency, and Project 90.

Commissioner Henry also attended the NAHRO Summer conference, attending sessions on commissioner-to-commissioner onboarding and supportive services for adult residents.

Commissioner Brusseau expressed disappointment about the housing tour being cancelled, and discussion ensued about timely RSVPs, engagement with scheduled activities, accountability, and rescheduling the tour.

Commissioner Catalano attended the Villages at Broadway (Econo Inn/Broadway Project) Townhall and complimented the efficiency of the meeting. He saw complimentary feedback that was supportive of the project.

Commissioner Yanez commended Agency staff for the amount of work they do.

9. EXECUTIVE DIRECTOR'S REPORT

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

- There will be additional outreach in the Villages and Broadway and Villages at Paragon communities
- August 6, 2019 is National Night Out

10. CLOSED SESSION

The Boards went into closed session at approximately 8:45 p.m.

a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: CEO/Executive Director

The Boards returned to open session at approximately 8:50 p.m.

11. REPORT ON CLOSED SESSION

Joint Meeting

Action Minutes: 7.23.2019

Adopted:

There were no items to report at this time.

12. ADJOURNEMENT

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 8:55 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 5B

AUTHOR: Angie Nguyen

SUBJECT: Ratification of the Registration of Intent to the U.S. Department of Housing and Urban Development Veteran Affairs Supportive Housing Program

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) along with the Department of Veteran Affairs (VA) invited Fresno Housing (FH) to submit a Registration of Intent to apply for Veteran Affairs Supportive Housing (VASH) vouchers by August 19, 2019. The notice to register was published on July 5, 2019 and received on July 8, 2019 from the Financial Management Center via email. Since the VASH program is a collaboration with the Fresno VA Medical Center (Fresno VAMC), the registration process requires the PHA to obtain a written support from the VA to support the additional vouchers and provide the required supportive services. The letter of support from the Fresno VAMC was received on August 7, 2019. All documentation required to register for the additional vouchers had not been received prior to the scheduled July Board meeting and the next Board meeting was scheduled post deadline date of August 19, 2019. Hence the reason for ratification of the registration of intent to apply for additional VASH.

VASH vouchers are intended to provide housing and supportive services to Veterans and their families who are experiencing homelessness. As the program is overseen by both HUD and the VA, responsibility for tenant based rental assistance falls to FH, while supportive services are provided by the Fresno VAMC. It is unknown the number of vouchers to be allotted to FH; HUD and the VA make that determination using data submitted to both entities.

To date, FH has been awarded 374 VASH vouchers; 310 (83%) are currently under lease. The January 2019 Point in Time indicated there were 235 sheltered and unsheltered individuals who identified as Veterans.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolutions authorizing: (a) ratification of application to the U.S. Department of Housing and Urban Development for Veteran Affairs Supportive Housing Program vouchers; (b)

execution, by the Executive Director, or his designee, of any resulting contract(s), and association amendments.

Fiscal Impact

The number of VASH vouchers awarded is decided by HUD and the VA. If awarded, the new vouchers would increase the current VASH voucher allotment and add to funds available for both housing assistance to Veterans and administrative fees. HUD evenly distributes the Budget Authority granted under each HUD-VASH increment throughout the fiscal year, making funds available regardless of utilization. Current staffing levels are supported by the Administrative Fees received and we do not anticipate any staffing changes necessary to administer the new HUD-VASH vouchers. This program has no match requirement.

Background Information

Fresno Housing and the Fresno VAMC have collaborated in the VASH program since 2009. VASH has continued to struggle to achieve full utilization primarily due to lack of referrals from Fresno VAMC along with instability in their staffing. At present VASH lease up is at 83%, with fifteen (15) Veterans searching for housing with the assistance of a VA Housing Specialist.

It should be noted Fresno VAMC has improved their overall housing strategy for Veterans, primarily due to increased participation in the national Built for Zero initiative. The organization now utilizes diversion for those Veterans at risk of homelessness instead of only offering shelter. In addition, the organization is using their Grant Per Diem more effectively as bridge housing while Veterans are either gathering needed documentation or searching for housing.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF THE CITY OF FRESNO

**RESOLUTION FOR RATIFICATION OF THE REGISTRATION OF INTENT TO THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS
SUPPORTIVE HOUSING PROGRAM**

WHEREAS, the Department of Housing and Urban Development and the Department of Veteran Affairs has invited the Housing Authority of the City of Fresno to provide a Registration of Intention to administer additional Veteran Affairs Supportive Housing (VASH) vouchers; and,

WHEREAS, Housing Authority City of Fresno is responsible for provision of tenant based rental assistance for VASH and the Department of Veteran Affairs is responsible for provision of supportive services to eligible Veterans; and,

WHEREAS, said program is intended to serve Veterans experiencing homelessness in the Fresno area.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize the Executive Director or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with the Department of Housing and Urban Development for administration of Veterans Affairs Supportive Housing vouchers.

PASSED AND ADOPTED THIS 27th DAY OF August, 2019. 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 BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE COUNTY OF FRESNO

RESOLUTION FOR RATIFICATION OF THE REGISTRATION OF INTENT TO THE
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WHEREAS, Housing Authority City of Fresno is responsible for provision of tenant based rental assistance for VASH and the Department of Veteran Affairs is responsible for provision of supportive services to eligible Veterans; and,

WHEREAS, said program is intended to serve Veterans experiencing homelessness in the Fresno area.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby authorize the Executive Director or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with the Department of Housing and Urban Development for administration of Veterans Affairs Supportive Housing vouchers.

PASSED AND ADOPTED THIS 27th DAY OF August, 2019. 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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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 5C

AUTHOR: Angie Nguyen

SUBJECT: Approval of the Application to U.S. Department of Housing and Urban Development Mainstream Voucher Program

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) released a Notice of Funding Availability (NOFA) to public housing authorities (PHA) for the Mainstream Voucher Program (Mainstream) with a due date of September 5, 2019. The program is within the Housing Choice Voucher (HCV) program and is intended to provide rental assistance for any adult family member who is both non-elderly (age 18-61) and has a disability. Additionally they must meet one of the following:

- Transitioning out of institutional or other segregated settings; or,
- At serious risk of institutionalization; or,
- Currently experiencing homelessness; or
- At risk of becoming homeless; or
- Previously experienced homelessness and currently a client in a permanent supportive or rapid rehousing program.

The non-elderly person with disabilities can be any member of the family to be eligible for this voucher, so long as they fit the additional criteria.

While not mandatory, this NOFA strongly encourages PHAs to establish partnerships with varying entities, i.e. health and human service providers, homeless assistance providers, including Continuums of Care who can provide supportive services to these families to ensure both successful lease up and retention of housing. It is the intention of Fresno Housing (FH) to apply for 150 Mainstream vouchers with a focus on non-elderly persons with disabilities who currently and/or at risk of experiencing homelessness. FH also intends to partner with the Fresno Madera Continuum of Care (FMCoC) and other social service providers. The FMCoC has over thirty (30) social service providers who provide supportive services to the target population.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolutions authorizing: (a)

submission of application to the U.S. Department of Housing and Urban Development for the Mainstream Voucher Program; (b) execution, by the Executive Director, or his designee, of any resulting contract(s), and association amendments.

Fiscal Impact

FH intends to apply for 150 Mainstream vouchers. If awarded, the new vouchers would add to funds available in special programs targeting non-elderly persons with disabilities and administrative fees. Current staffing levels are supported by the Administrative Fees received and we do not anticipate any staffing changes necessary to administer the new Mainstream vouchers. This program has no match requirement.

Background Information

FH currently administers iterations of vouchers with similar eligibility requirements.

- The Non-Elderly (age under 62) Disabled (NED) program has 150 vouchers (75 City, 75 County). Eligibility is restricted to persons with disability who are non-elderly and must be either the head or co-head/spouse of the household;
- Mainstream 5 Program – forty-two (42) vouchers - Eligibility is restricted to adult (18+) persons with a disability and must be either the head or co-head/spouse of the household.
- Mainstream Program – awarded thirty-three (33) vouchers in the past year. As noted above – non-elderly persons with disabilities and additional eligibility requirements.

In addition, FH operates a number of program targeted to persons/families experiencing homeless. FH has positive relationships with a number of service providers to assist with supportive services to both effect lease up and retention of housing.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF THE CITY OF FRESNO

RESOLUTION TO APPROVE SUBMISSION OF APPLICATION TO THE DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT FOR THE MAINSTREAM VOUCHER
PROGRAM

WHEREAS, the Department of Housing and Urban Development released a Notice of Funding Availability for submission of application for Mainstream Program Vouchers; and,

WHEREAS, Mainstream Program Vouchers are intended to provide rental assistance for non-elderly persons with disabilities who additionally are transitioning out/at risk of institutions or currently/at risk/formerly experiencing homelessness; and,

WHEREAS, Fresno Housing intends to apply for sixty (60) Mainstream Program Vouchers.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize the Executive Director or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for Notice of Funding Availability submission and agreement with the Department of Housing and Urban Development for administration of Mainstream Program Vouchers.

PASSED AND ADOPTED THIS 27th DAY OF August, 2019. 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 BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE COUNTY OF FRESNO

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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 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 6a

AUTHOR: Bobby Coulter

SUBJECT: Resident Empowerment Presentation: 2019 Fresno Housing
Summer Tech Camp

Executive Summary

The purpose of this memo is to present information regarding Fresno Housing's fourth annual Summer Tech Camp held at Community Media Center for Fresno and Clovis (CMAC). Summer Tech Camp is a three-week program that provides Fresno Housing youth with advanced-level, hands-on experience in the exciting worlds of programming, coding and robotics. This year's program, held from July 15 to August 2, was hosted in partnership with Geekwise Academy and the Community Media Center for Fresno and Clovis (CMAC) where youth built a computer, as well as filmed and edited their own video.

Additional information from Youth Ambassador, Alynna Torres, and Geekwise Instructor, Jason Cooksey, will be provided at the Boards of Commissioners meeting.

Fiscal Impact

The Fresno Housing Summer Tech costs a total of \$40,000. This includes meals, laptops, Kano kits, video editing software, transportation, three full time teachers, curriculum development and any facilities needed. Each year, the Agency seeks grant funding and donations to support the Summer Tech Camp. This year, the Agency was able to raise nearly \$13,000. The remainder of the money coming from unrestricted funds.

Background Information

Fresno Housing's Annual Summer Tech Camp continues to evolve and grow each year. This year, we welcomed thirteen returning students to expand their knowledge in block programming, advanced coding and robotics. Another new feature of this year's camp was video production training provided by CMAC. The students were taught video production techniques such as story boarding and video editing. Campers worked to develop skills and complete a final project they showcased at an open house and graduation. In addition to STEAM training, students had an opportunity to engage with local STEAM partners. The 2019 Summer Tech Camp included exciting field trips to Bitwise, Learn STEAM, and a tour of Fresno State's brand new Digital Transformation Department.

Partners like GitHub, EveryoneOn, CMAC, Geekwise Academy, Learn STEAM and Fresno State play a critical role in supporting our young residents through programs such as Summer Tech Camp. We are also proud to work closely with Fresno Economic Opportunity Commission's (EOC) Summer Food Services Program Afterschool Meal Program to provide meals for the students. Through these important partnerships, we are able to provide the children who live in our communities with access to programs like Summer Tech Camp and to additional services that help them thrive.

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

DATE: August 22, 2019
BOARD MEETING: August 27, 2019
AGENDA ITEM:
AUTHOR: Tiffany B. Mangum

SUBJECT: Board Retreat Debrief Discussion

Executive Summary

This item is a discussion item for Commissioners to debrief and provide feedback on the Board Retreat held on August 23, 2019.

Recommendation

None at this time. Informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 6c

AUTHOR: Hilda Reeves, Assistant
Director, Property Management

SUBJECT: Update on the 2020 Five-Year Plan and Agency Plans

Executive Summary

Staff will be presenting updated information on the 2020 Agency Plans. As reported to the Board previously, the Agency commenced the 45-day public comment period for the 2020 PHA Plans on July 26, 2019. The comment period will close on September 8, 2019. The Agency Plans are available on our website and hard copies are available for viewing at six (6) locations throughout Fresno County.

- Main Office – 1331 Fulton Street, Fresno, CA
- Fairview Height Terrace – 2195 S. Maud, Fresno, CA
- Sequoia Courts Terrace – 515 S. Modoc, Fresno, CA
- Wedgewood Commons – 2415 5th Street, Sanger, CA
- Firebaugh (Housing Authority Office) 1625 Allardt Drive, Firebaugh, CA
- Parkside Apartments – 36200 North Giffen Avenue, Huron, CA

Public comments are welcomed via email, by phone, or in person at any FH site. The direct email address and phone number is available on our website and posted at the six (6) locations. Comment forms are also available at any FH site.

The Assisted Housing Division (AHD) and Housing Management Division (HMD) have held Resident Advisory Board (RAB) meetings with the applicable program participants during the Agency Plan process. Both departments collaborated in “office hours” held throughout Fresno County. The office hours are a time set aside to be available to residents and participants in an informal setting to review the Plans in general, to ask questions and provide comments or suggestions. Below are the dates of the RAB meetings and office hours.

On May 24, 2019, the Assisted Housing Division (AHD) met with the Resident Advisory Board (RAB). Present at this meeting were six (6) households representing the AHD program, AHD staff, and Senior

Management. During this meeting the process and role of the RAB committee was discussed along with an opportunity to preview the Housing Choice Voucher (HCV) interest list application, process, and present changes that were made to the application based on RAB comments provided last year.

In July, both AHD and HMD held joint office hours as an opportunity for residents to speak to staff, ask questions and provide general information about the Agency Plans. This was an effort to increase RAB interest and participation. Office hours were held in the county areas on July 16th in Reedley, July 17th in Selma, and July 18th in Sanger. The interest was great; we had 40 Public Housing residents sign up during these meetings. The resident engagement was interactive with valuable feedback, suggestions, and comments.

On August 8, 2019, HMD met with RAB members. There were two (2) meetings held during different times to accommodate varying availability. Present at these meetings were eight (8) households representing the Public Housing program, HMD staff, and Senior Management. During this meeting, the RAB members received the Proposed Summary of Changes for the Admissions and Continued Occupancy Policy (ACOP) as presented to the public and the Boards in July. During the meeting, all members were advised of the timeline for comments.

On August 16, 2019, AHD met with the RAB members. Present at this meeting were four (4) households representing both the AHD and HMD programs, AHD and HMD staff, and AHD Senior Management. During this meeting, AHD provided updates from the RAB meeting held in May. RAB members received the Proposed Summary of Changes for the Administrative Plan as presented to the public and the Boards in July. During the meeting, all members were advised of the timeline for comments.

The next HMD RAB meetings will be held on August 29th and September 9th. Both meetings will be scheduled from 4:30 pm to 5:30 pm.

The next AHD RAB meetings will be held on August 30, 2019 from 3:00 PM to 4:30 PM along with office hours throughout the Fresno County starting on August 23, 2019 in Sanger, on September 3, 2019 in Reedley, and September 4, 2019 in Selma. All office hours will be held from 3:00 PM to 4:00 PM.

The RAB meetings for both HMD and AHD will be held at the Fresno Housing Authority office located at 1331 Fulton Street in downtown Fresno. Staff will continue to promote the meetings and welcome new RAB participation via social media and e-mail blast reminders. Site staff will also post flyers and do outreach to residents.

As mentioned above, the Agency has a dedicated email account and phone line set up for comments. Thus far, all calls and comments received have been from residents, but have been unrelated to the plans. There have been no comments received from the community at-large. Any comments received will be presented to the Board in the September Update meeting with the responses.

Financial Impact

There is no fiscal impact.

Recommendation

Informational only. No action is necessary.

2020 Agency Plan - Public Comments							
#	Date	Plan / Program	Submitted by	Comment received	Response	Accepted	FH Comment
1	8/8/2019	N/A	Alcaria Varela, City LIPH Resident	<p>1. Put fence around the area due to the homeless around our area.</p> <p>2. More policing patrolling the area</p> <p>3. Put more sprinklers on take all the stickers out of the grass there are so many around the area kids cant even play on the grass because of all the stickers. We need more maintenance help because there so my things that we all need done in our homes. They take so long to come out and do the repairs</p> <p>4. Clean the AC filters out. Once a year at least</p> <p>5. I think kids should have a swimming pool because some parents can't take them swimming at the park. I think we should be able to BBQ.</p> <p>6. I think the people should not be able to have big dogs in there house I have the run form one big pit bull dog.</p> <p>7. They should let us have party for the kids b-day because so people don't have transportation to get to the parks to have a party for there kids and also we should be able to have bounce houses and water slides to so kids can have fun because if there were your kids you would want the same for your kids.</p>			<p>1. Walk property with Property Operations/Management staff.</p> <p>2. Neighborhood Watch Program/ENPH Officers patrolling evening hours.</p> <p>3. Walk property with Property Operations/Management staff and/or landscaper to check waterspouts and sprinklers.</p> <p>4. Resident Dwelling Lease Section 10 and House Rules Section 9, 15, and 18.</p> <p>5. Resident Dwelling Lease Section 10 and House Rules Section 9, 15, and 18.</p> <p>6. Chapter 10 Pet Policy and Pet Addendum addresses size and breed in relation to Pets.</p> <p>7. Resident Dwelling Lease Section 10 and House Rules Section 18.</p>
2	8/14/2019	N/A	Alejandro Esquivel	<p>1. Would it be possible to somehow implement a policy where there would be stricter rules on illegal activities being done by underage youth or any residents on HUD properties (private properties), and any resident seen/caught doing these activities would be asked to please be involved in a "New youth/adult involvement program", that would involve residents in the community, cleaning parks, work/job opportunities, to lead them away from illegal activities.</p>			<p>1. Need further review.</p>
3	8/16/2019	N/A	Guadalupe Balladarez	<p>1. Why is it when we renew our lease we don't get a renew and updated lease or contract (meaning paper copy of yearly renewal?)</p> <p>2. Where we live our rec room remains closed and resident are not able to use it for their activities, many times the restroom are closed also. Can you subject to manage to keep it open during business hours?</p>			<p>1. No policy change, ensure staff is providing copies of documents per policies already set in place.</p> <p>2. Review with Property Operations/Management Staff.</p>

2020 Agency Plan - Public Comments							
#	Date	Plan / Program	Submitted by	Comment received	Response	Accepted	FH Comment
4	8/16/2019	ACOP	Juan Esquivel	1. Maintenance should be conduct annually on the air conditioners so they last longer and so to not spend \$5,000 for a new one and save money for other services. 2. Put protection of security gates at the primary entrance of the complex to protect the families. 3. Work together with our managers to participate in cleaning events. 4. Check that there are no big dogs in the apartments for resident's security.			1. Walk property with Property Operations/Management staff. 2. Walk property with Property Operations/Management staff. 3. Property Operations/Management staff. 4. Chapter 10 Pet Policy and Pet Addendum addresses size and breed in relation to Pets.
5	8/15/2019	HCV	Robin Walls	Section 12.10.1 Required Reporting - remove the requirement regarding changes in income, except for zero income households. New language: Changes and increase in income including cost of living adjustments to recipients of Social Security, TANF, and Veterans Assistance, and new or increased amounts of unearned income need not be reported until the next annual re-certification, except for families reporting Zero income.			1. Need further review.

Housing Management Division (HMD)

Resident Advisory Board (RAB) Meeting Minutes

Date: Thursday, August 8, 2019 @ 4:30 PM

Location: 1331 Fulton Street, Fresno, California

The meeting was called to order by Blanca Navarro at 4:37 PM, and members present were as follows:

PRESENT: Marian Chavez, Resident
Juan Esquivel, Resident
Alcaria Varela, Resident
Alejandro Esquivel-Bahena, Resident
Maggie Garcia, Resident
Michelle Lockhart, Resident
Michael Duarte, Director Planning and Community Development
Hilda Reeves, Assistant Director, Property Management
Kerissa Teel, District Manager
Tracy Navarro, District Manager
Blanca Navarro, Quality Assurance Analyst

ABSENT: Rachel Finley, Resident
Jessica Gomez, Resident
Otilia Gonzalez, Resident
Joseph Kibler, Resident
Rosa Longinos, Resident
Nick Paleo, Resident
Allenda Roberts, Resident
Paula Tapia Avelandanez, Resident
Griselda Cega, Resident
Jonathan Walker Jr, Resident
Noel Yanez, Resident
Ruby Yanez, Resident
Pauline Ybarra, Resident

1. FRESNO HOUSING STAFF INTRODUCTIONS

Blanca Navarro welcomed all who attended the meeting. The meeting started with Fresno Housing (FH) staff and RAB member introductions. A quick summary of the site visit meetings was provided, along with a brief explanation of the function and purpose of the Resident Advisory Board. Binders, including the 5 Year Plan, Annual Plan and ACOP, were provided to each RAB member, along with a comment form. It was emphasized how valuable their feedback was to the process. The meeting was conducted in English with Spanish translation to accommodate the Spanish-speaking members in attendance.

2. GUIDED TOPICS

Presentation Overview:

Hilda Reeves presented a brief explanation of what were considered significant changes, which changes were due to staff recommendations and what were Housing and Urban Development (HUD) regulatory changes. The presentation also went through a timeline including important dates in the annual policy review process. Attendees were given an opportunity to ask questions after each section was explained.

Significant Changes:

In reviewing the proposed changes, there were no Significant Changes this year.

Staff Recommendations:

No comments were received regarding the Staff Recommended Changes.

HUD Regulatory Changes:

There were no comments received regarding the HUD Regulatory Changes.

Additional Questions:

Q: Why do you close the waitlist?

A: The amount of people on the waitlist could be high therefore when we close the list it gives an opportunity to go through the applications quicker to house accordingly. When there are more applications we have experienced that many individuals do not update their information so we lose contact and are not able to house them. In addition, since the list are site specific we open and close them according to the need of the site.

Comment: There should be volunteer programs for youth. Kids are using drugs because they do not have much to do.

Response: The comment was acknowledged and advised further discussion and review is needed. We may need to work closer with other agencies are community partner.

Questions asked specific to resident's individual needs, i.e. work orders, complaints, etc., were referred to their site office.

3. CLOSING AND NEXT PROPOSED RAB MEETING DATE

Blanca thanked everyone for attending and advised them that the next meeting is expected to be held on August 29, 2019, prior to the closing of the comment period.

4. ADJOURNMENT

There being no further business to be considered by the RAB Committee, the meeting was adjourned at approximately 5:30 PM.

Housing Management Division (HMD)

Resident Advisory Board (RAB) Meeting Minutes

Date: Thursday, August 8, 2019 @ 3:00 PM

Location: 1331 Fulton Street, Fresno, California

The meeting was called to order by Blanca Navarro at 3:16 PM, and members present were as follows:

PRESENT: Maria Hernandez-Villa, Resident
Lorena Alvarez, Resident
Blanca Navarro, Quality Assurance Analyst
Hilda Reeves, Assistant Director, Property Management

ABSENT: Beatriz Arce-Castro, Resident
Guadalupe Balladarez, Resident
Daisy Bravo, Resident
Luz Casillas, Resident
Raymundo Garza, Resident
Michelle Gonzales, Resident
Sara Haggerty, Resident
Jessica Hernandez, Resident
Rosemary Hernandez, Resident
Rosa Inzunza-Berrelleza, Resident
Maria Jimenez, Resident
Ofelia Llerenas, Resident
Magnolia Medina, Resident
Hilda Mejia, Resident
Thomas Olson, Resident
Alberta Paleo, Resident
Angelica Ramirez, Resident

1. FRESNO HOUSING STAFF INTRODUCTIONS

Blanca Navarro welcomed all who attended the meeting. The meeting started with Fresno Housing (FH) staff and RAB member introductions. A quick summary of the site visit meetings was provided, along with a brief explanation of the function and purpose of the Resident Advisory Board. Binders, including the 5 Year Plan, Annual Plan and

ACOP were provided to each RAB member along with a comment form. It was emphasized how valuable their feedback was to the process. The meeting was conducted in Spanish to accommodate the Spanish-speaking member in attendance.

2. GUIDED TOPICS

Presentation Overview:

Hilda Reeves presented a brief explanation of what were considered significant changes, which changes were due to staff recommendations and what were Housing and Urban Development (HUD) regulatory changes. The presentation also went through a timeline including important dates in the annual policy review process. Attendees were given an opportunity to ask questions after each section was explained.

Significant Changes:

In reviewing the proposed changes, there were no Significant Changes this year.

Staff Recommendations:

Comment: Section 5.0 Occupancy Standards

Ms. Hernandez-Villa's comment was "This is better to have more options, it is a good change. I experienced not finding housing when I had my Section 8 voucher, it was hard, so I like those options."

No other comments were received regarding the Staff Recommended Changes.

HUD Regulatory Changes:

There were no comments received regarding the HUD Regulatory Changes.

Additional Questions:

Q: What happens if someone does not have eligible immigration status?

I heard something in the news about this.

A: Yes, there was a proposed HUD rule about changes to the current rule; however, there have been no changes at this time. There is a process before HUD can make the change effective. We have not heard anything further from HUD at this time. This is why there is no change to our current policy under HUD Regulatory Changes. If these changes occur, we will advise applicants and residents.

Comment: Ms. Hernandez-Villa stated it would be a good idea to communicate this information to all residents to not cause a chaos. She highly recommended this be shared with all residents.

Q: Does everyone have to do Community Service?

A: HUD's policy is that every member aged 18 to 62 who is not working, going to school, is disabled, in a training program, or is in compliance and receiving assistance, benefits, or services under a state funded program is required to complete 8 hours of community service every month.

Questions asked specific to resident's individual needs, i.e. work orders, complaints, etc. were referred to their site office.

3. CLOSING AND NEXT PROPOSED RAB MEETING DATE

Blanca and Hilda thanked everyone for attending and advised them of the next meeting expected to be held on August 29, 2019, prior to the closing of the comment period.

4. ADJOURNMENT

There being no further business to be considered by the RAB Committee, the meeting was adjourned at approximately 4:21 PM.

**Minutes of the Meeting
Of the Fresno Housing Authority**

HCV RAB Meeting

Friday, Aug. 16, 2019

2:00p.m.

There was an HCV RAB meeting of the Housing Authority City and County of Fresno (HACCF) on Friday, Aug. 16, 2019, at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The meeting was called to order by Adam Smith at 2:05p.m., and members present were as follows:

PRESENT: Angie Nguyen, Chief of Staff
 Aurora Ibarra, Senior Housing Manager
 Christine Muro, Manager
 Brenda Smith, Assistant Manager
 Adam Smith, Quality Assurance Analyst
 Blanca Navarro, Quality Assurance Analyst
 Anna Barajas, Office Assistant II
 William Talkington, HCV Resident
 Tyrone Jordan, HCV resident
 Chrissy Balladares, LIPH resident
 Guadalupe Balladares, LIPH resident
 Alejandro Esquivel, LIPH resident
 Juan Esquivel, LIPH resident

TOPICS:

2. **WELCOME AND STAFF INTRODUCTIONS**

Adam Smith welcomed all who were in attendance at the meeting. The meeting started with an overview of the Annual Plans and HCV Admin Plan timeline. Each staff member introduced themselves, along with the title of their position. An explanation of the purpose for the resident advisory board was provided.

3. **RESIDENT INTRODUCTIONS**

Residents introduced themselves and identified whether they were from the Housing Choice Voucher program or the Low Income Public Housing program.

4. UPDATES TO INTEREST LIST APPLICATION

Christine Muro provided updates made to the interest list application as a result of resident feedback gathered during previous RAB meetings. The following updates were provided:

- a. The “Special Needs” section on the application is for statistical information purposes only. To help avoid confusion that section was placed at the end of the application, and bolded the “Information purposes only” wording.
- b. Language was reworded to include Yes or No type questions to help applicants understand preference descriptions.
- c. All the Fresno jurisdiction cities were posted in the boardroom during the opening of the Interest List.

5. SUMMARY OF PROPOSED 2020 ADMIN PLAN CHANGES

Adam Smith reviewed the following proposed 2020 admin plan changes. Attendees were given an opportunity to ask questions after each item was explained.

- a. Removed previous policy to align with HMD’s policy, resulting in no fees for document reproduction.
- b. Section 2.6 is being updated to clarify what information is gathered for the head of household, co-head/spouse on the online pre-application.
- c. Section 3.3-Method of Selection: Clarified language on how preferences are applied to the random draw and placed on the waiting list.
- d. Section 4.4-Definitions related to family composition: Added language prohibiting applications or vouchers to be issued to individuals not listed on the pre-application when the original head of household is no longer interest in receiving assistance.
- e. Section 4.7 Applicant family break-ups: Language was removed to clarify as to who shall retain assistance in the instance of specific violence’s, assault or stalking in household at the discretion of Fresno Housing Authority.
- f. Section 7.9.8-Verification of social security numbers: HUD’s mandatory language was added regarding acceptance of social security documents.
- g. Section 13.7.2-Exception to the non-resident restriction: Added an exception to the Non-Resident restriction exception for moving due to Natural Disasters as specified in chapter 3.4.1.

6. QUESTIONS AND ANSWERS

Comment: Alejandro Esquivel gathered information on behalf of the residents in his complex about illegal drug use by underage minors. He proposed the idea of a separate policy for complexes that any children 17 and caught doing illegal activity on HUD property will have 3 warnings sent to the parents, with a meeting from the manager and then involvement with a youth program. If the minor continues even after the warnings then a fine would be collected of \$25 for first violation, a \$50 fine for second violation, and \$350 for a third violation. These fines would be incentives for parents to keep the minors from illegal activity.

In response to his comment, the idea could be taken back to the Housing Management team for review. Legally the fines to parents would not be possible to implement due to Fair Housing issues. Counseling from the manager and involvement with youth programs could certainly be a recommendation.

Comment: Tyrone Jordan expressed that several applicants do not apply for Section 8 assistance because they have previous criminal history. They feel that even if Housing Authority approves them for the program, individual managers of complexes perform their own background checks and do not allow the applicants to move in to their complexes.

In response, it was suggested for a possible “Risk Mitigation Fund” as a security reassurance to compensate property owners for damages from different types of reasons or possible scenarios. This fund could entice property owners into taking the assumed risk of renting to these applicants. This fund could also be implemented in the next phase of the property owner out reach. Along with the understanding that Fresno Housing Authority can require documentation from applicants showing proof of improvement from their criminal history.

Comment: Another concern was in regards to rent increases from owners that seem to be at high percentage rates for the locations and without the upkeep to the apartment complexes.

The reply to that concern was that Fresno Housing Authority has Market Specialists that perform rent comparables that are based on competitive market rates on assisted units in the area, or they have the option to send an inspector out to view the quality and condition of the complex. Either process is reviewed before an increase is determined and approved. The State has an Affordable Housing Program with Tax Credit, which set rent limits for properties with this type of funding. The program had not seen an increase in the past two (2) years. This year there was an increase of approximately 9%, which went into effect on April 24, 2019. All management companies are required to give tenants a 30-day notice if the increase is less than 10%.

Comment: Bill Talkington asked how funding was going for Fresno Housing Authority.

Bill was assured that Fresno Housing Authority is fully utilizing all of its vouchers allocated to the agency. As a continuing resolution, until Congress has finalized a budget, Fresno Housing Authority will continue to fund all of its participants.

Comment: A second question asked by Mr. Talkington was how does I.C.E. affect Fresno Housing Authority?

In response, Bill was informed that our agency is under the “Housing” umbrella of the Department of Housing and Urban Development and not under the Homeland Security, therefore unaffected by I.C.E.

7. CLOSING

Adam Smith thanked everyone for attending and reminded everyone of the next RAB meeting, August 30, 2019 and the offsite meetings that will be held on August 28th, September 3rd, and September 4th.

8. ADJOURNMENT

There being no further business to be considered by the RAB Committee, the meeting was adjourned at approximately 3:29p.m.

BOARD MEMO

O (559) 443-8400


F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 6d

AUTHOR: Emily De La Guerra

SUBJECT: Update on the 2020 Federal Budget and Agency Budget Timeline

Executive Summary

The purpose of this memo is to inform the Boards of Commissioners that staff will be presenting information regarding the 2020 Federal budget as well as the Agency's 2020 annual budgeting process.

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 6e

AUTHOR: Tiffany B. Mangum

SUBJECT: California Avenue Neighborhood (CAN) Planning Update

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. Informational only.



Planning for Change

California Avenue Neighborhood

Planning

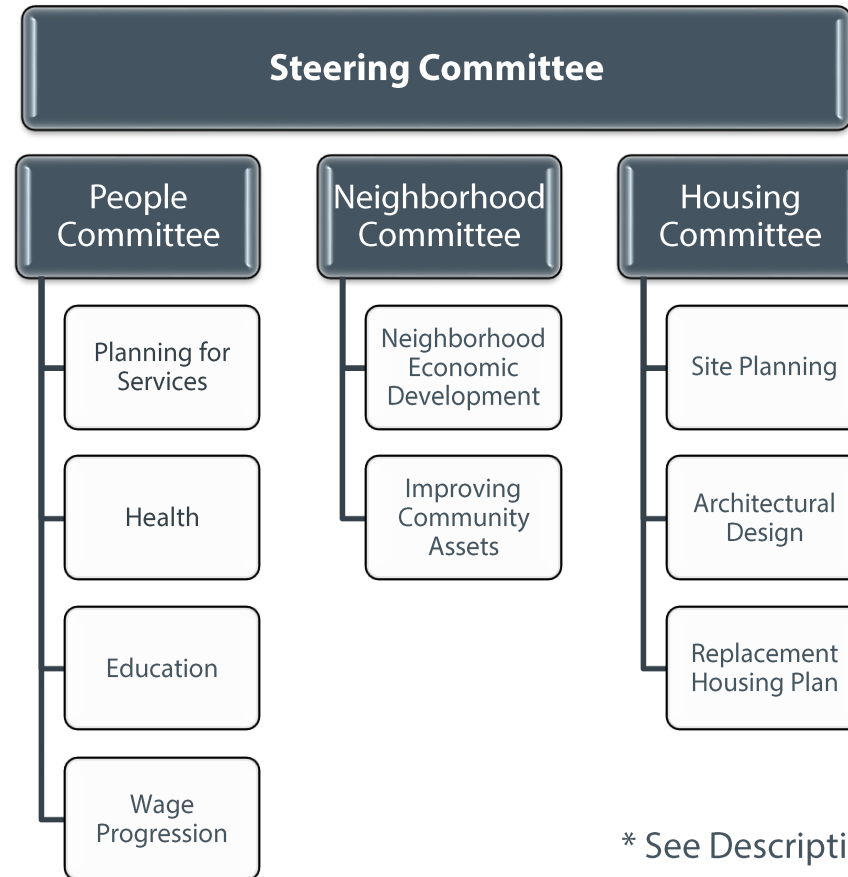
August 2019



A Resident-Driven Approach

- Residents as the center of planning; key drivers of the vision for their community
- Partnership with Every Neighborhood Partners (ENP)
 - Asset –based community development
 - Resident Learning Conversations
 - Supporting resident-leadership

CA Ave Planning Committee Structure



* See Descriptions on Committee Structure Handout

284 FH owned apartments
on approx. 34 acres

Sierra Plaza
70 Units

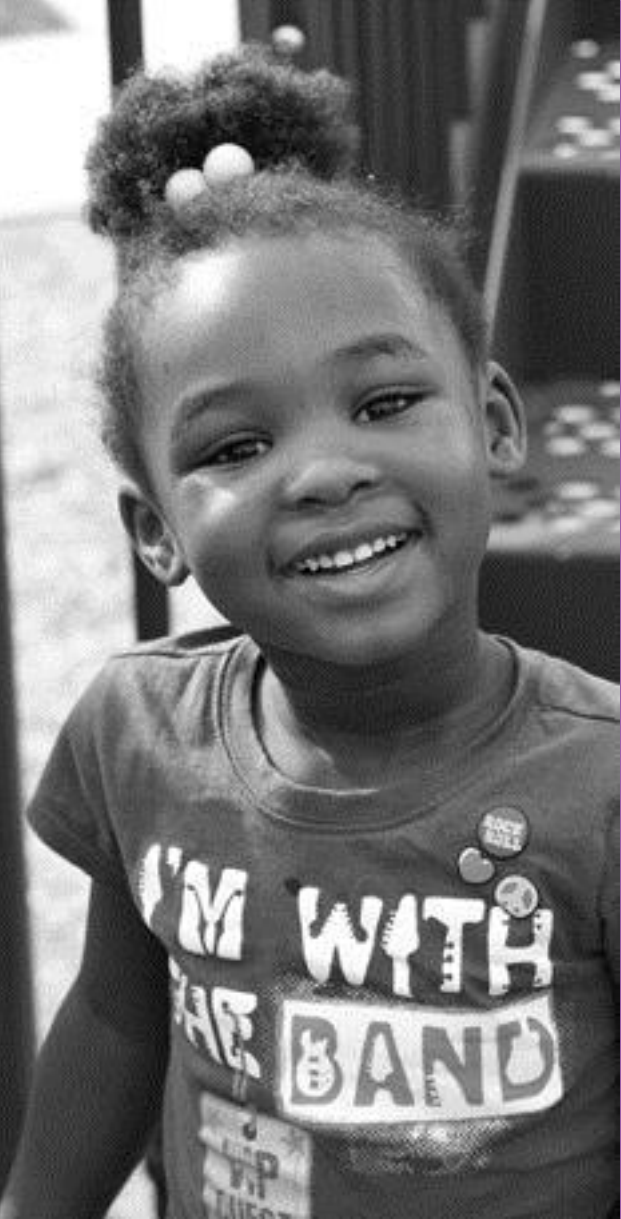
Sierra Terrace (lower)
26 Units

Sierra Terrace (Upper)
46 Units

California Triangle 3.42
Acers Vacant

Desoto Gardens
(68 Units)

Fairview Terrace Heights
(74 Units)



Ongoing Efforts

- Steering Committee and Working Groups met on August 21, 2019
- Hired EJP as our planning consultant
- Hired GGLO as our design consultant
- Community capacity building lead by Every Neighborhood Partnership

GGLO Study Summary

SITE STUDY-SUMMARY

A

RESIDENTIAL - 926 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**ZONING CODE+
COMMUNITY PLAN**

B

RESIDENTIAL - 819 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**2014 AIRPORT
PLAN IMPACT**

C

RESIDENTIAL - 348 DU
COMMERCIAL - 0 KSF
AMENITY - 1.2 KSF



**2018 AIRPORT PLAN IMPACT
-RESIDENTIAL USE**

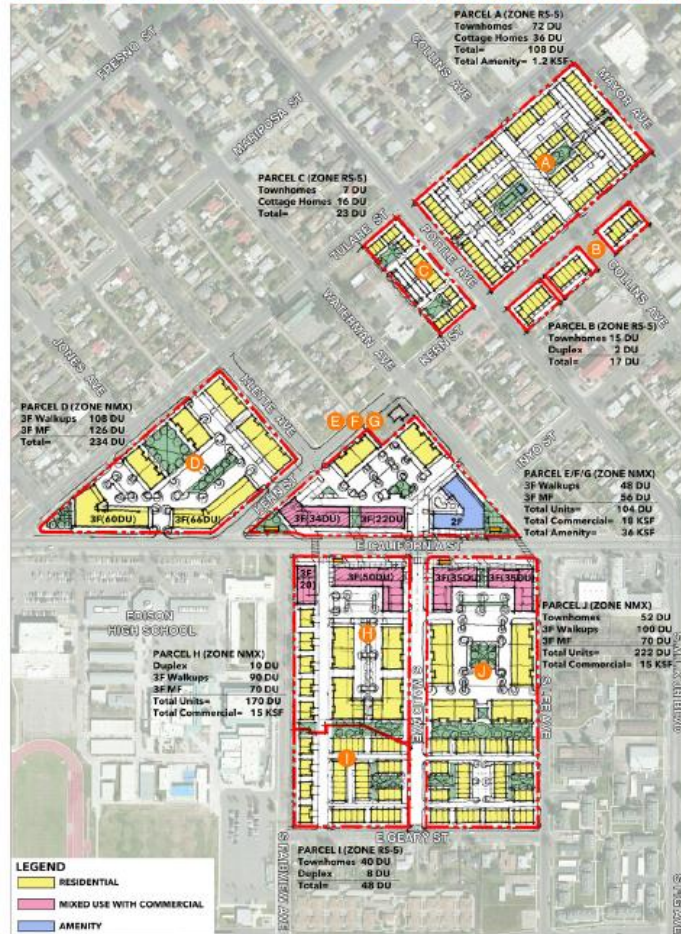
D

RESIDENTIAL - 345 DU
COMMERCIAL - 166.6 KSF
AMENITY - 37.2 KSF



**2018 AIRPORT PLAN IMPACT
-COMMERCIAL USE**

SITE STUDY A-FRESNO DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus	125% Bonus	Max Units Allowed	Residential Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C	1.38	RS-5	12	17	6		23	23
D	5.61	NMX	16	90		113	203	234
E/F/G	4.68*	NMX	16	75		94	169	104
H	5.35	NMX	16	86		108	194	170
I	2.92	RS-5	12	35	13		48	48
J	7.98	NMX	16	128		160	287	222
TOTAL	30.9			523	52	473	1,048	926

* Combined Area for Parcel E, F, G and the road ROW area between parcels.

SUMMARY

DUPLEX	20 DU
COTTAGE HOMES	52 DU
TOWNHOMES	186 DU
WALKUPS	346 DU
3F MF FLATS	322 DU
TOTAL RESIDENTIAL=	926 DU

TOTAL COMMERCIAL= +/-48 KSF

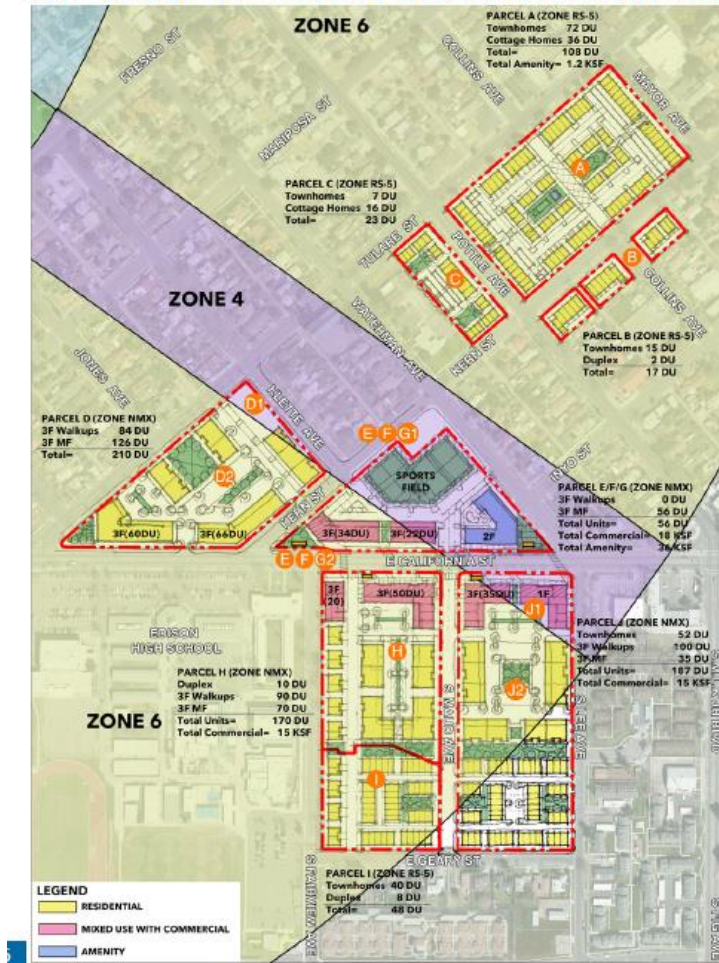
TOTAL AMENITY= +/-37.2 KSF

WEST FRESNO | SITE RESEARCH

5

GGLO Study B

SITE STUDY B-FRESNO CHANDLER DOWNTOWN AIRPORT PLAN (2014)



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Units Allowed	Units Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C	1.38	RS-5	12	17	6		23	23
D-1	0.35	Zone 4-Outer Approach/Departure Zone	5	2			2	2
D-2	5.26	NMX	16	84		105	189	208
E/F/G-1	3.3	Zone 4-Outer Approach/Departure Zone	5	17			17	17
E/F/G-2	1.38	NMX	16	22		28	50	39
H	5.35	NMX	16	86		107	193	170
I	2.92	RS-5	12	35	13		48	48
J-1	0.94	Zone 4-Outer Approach/Departure Zone	5	5			5	5
J-2	7.04	NMX	16	113		141	253	182
TOTAL	36			472	52	381	905	819

SUMMARY

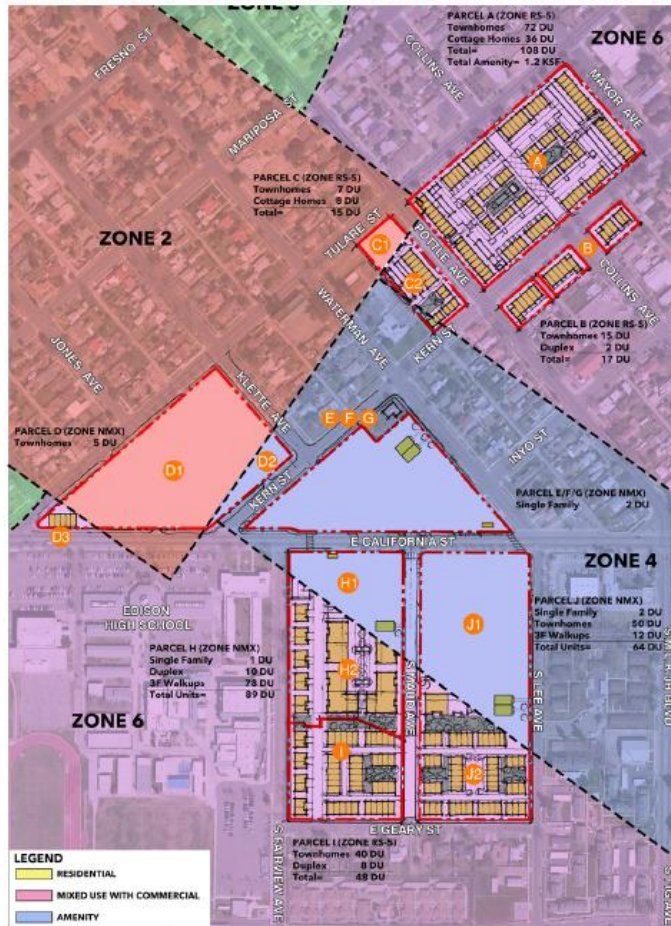
DUPLEX 20 DU
 COTTAGE HOMES 52 DU
 TOWNHOMES 186 DU
 WALKUPS 274 DU
 3F MF FLATS 287 DU
TOTAL RESIDENTIAL= 819 DU

TOTAL COMMERCIAL= +/-48 KSF

TOTAL AMENITY= +/-37.2 KSF

GGLO Study C

SITE STUDY C-FRESNO COUNTY AIRPORT LAND USE PLAN (2018)-RESIDENTIAL USE



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Units Allowed	Units Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C-1	0.35	Zone 2: Inner Approach/Departure Zone	0.1	0			0	0
C-2	1.03	RS-5	12	12	5		17	15
D-1	4.45	Zone 2: Inner Approach/Departure Zone	0.1	0			0	0
D-2	0.8	Zone 4: Outer Approach/Departure Zone	0.5	0			0	0
D-3	0.36	NMX	12	4		5	10	5
E/F/G	4.68	Zone 4: Outer Approach/Departure Zone	0.5	2			2	2
H-1	1.95	Zone 4: Outer Approach/Departure Zone	0.5	1			1	1
H-2	3.4	NMX	12	41		51	92	88
I	2.92	RS-5	12	35	13		48	48
J-1	4.7	Zone 4: Outer Approach/Departure Zone	0.5	2			2	2
J-2	3.28	NMX	12	39		49	89	62
TOTAL	36			231	51	106	387	348

SUMMARY

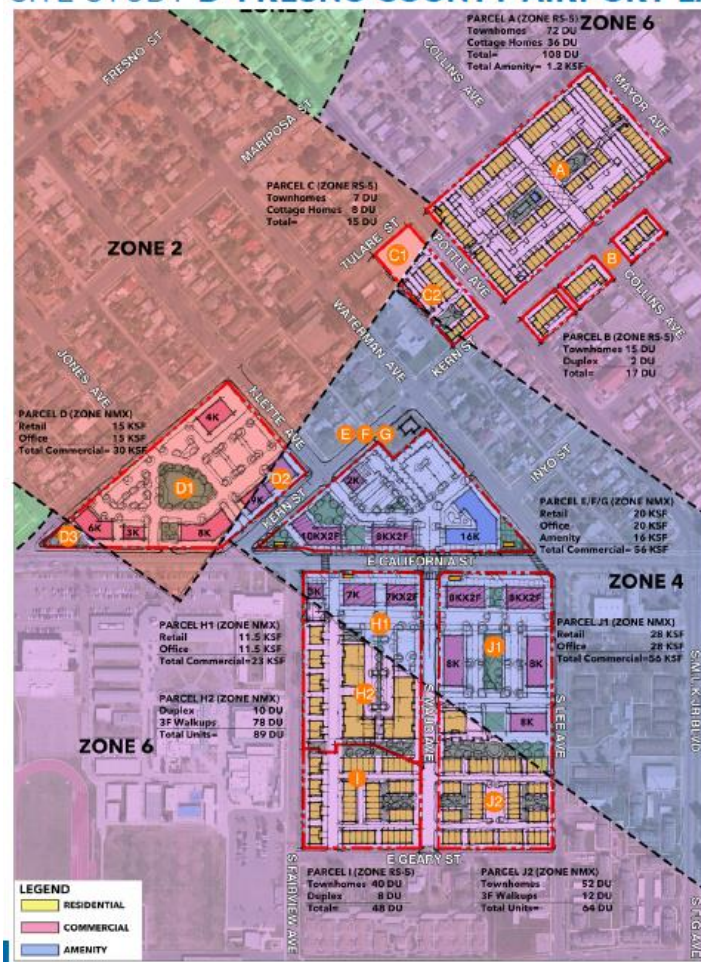
SINGLE FAMILY	5 DU
DUPLEX	20 DU
COTTAGE HOMES	44 DU
TOWNHOMES	189 DU
WALKUPS	90 DU
3F MF FLATS	0 DU
TOTAL RESIDENTIAL =	348 DU

TOTAL COMMERCIAL = 0 KSF

TOTAL AMENITY = +/-1.2 KSF

WEST FRESNO | SITE RESEARCH

SITE STUDY D-FRESNO COUNTY AIRPORT LAND USE PLAN (2018)-COMMERCIAL USE



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Max Units Allowed	Residential Proposed (DU)	Max Non-Res Intensity	Load Factor Per IBC *	Commercial Allowed (SF)	Commercial Proposed (SF)
A	6.63	RS-5	12	80	28		108	108				
B	1.04	RS-5	12	12	5		17	17				
C-1	0.35	Zone 2: Inner Approach/Departure Zone	0.1	0			0		60 persons per acre	80 gross	1,680	1,600
C-2	1.03	RS-5	12	12	5		17	15				
D-1	4.45	Zone 2: Inner Approach/Departure Zone	0.1	0			0		60 persons per acre	80 gross	21,360	21,000
D-2	0.8	Zone 4: Outer Approach/Departure Zone	0.5	0			0		150 persons per acre	80 gross	9,600	9,000
D-3	0.36	NMX	12	4		5	10	5				
E/F/G	4.68	Zone 4: Outer Approach/Departure Zone	0.5	2			2		150 persons per acre	80 gross	56,160	56,000
H-1	1.95	Zone 4: Outer Approach/Departure Zone	0.5	1			1		150 persons per acre	80 gross	23,400	23,000
H-2	3.4	NMX	12	41		51	92	88				
I	2.92	RS-5	12	35	13		48	48				
J-1	4.7	Zone 4: Outer Approach/Departure Zone	0.5	2			2		150 persons per acre	80 gross	56,400	56,000
J-2	3.28	NMX	12	39		49	89	64				
TOTAL	36			231	51	106	387	345			168,600	166,600

* Assume 50% for Business(100 gross per occupant) and 50% for Mercantile (60 gross per occupant)

SUMMARY

DUPLEX	20 DU
COTTAGE HOMES	44 DU
TOWNHOMES	191 DU
WALKUPS	90 DU
3F MF FLATS	0 DU
TOTAL RESIDENTIAL=	345 DU

TOTAL COMMERCIAL= +/-166.6 KSF

TOTAL AMENITY= +/-37.2 KSF

GGLO Study Summary

SITE STUDY-SUMMARY

A

RESIDENTIAL - 926 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**ZONING CODE+
COMMUNITY PLAN**

B

RESIDENTIAL - 819 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**2014 AIRPORT
PLAN IMPACT**

C

RESIDENTIAL - 348 DU
COMMERCIAL - 0 KSF
AMENITY - 1.2 KSF



**2018 AIRPORT PLAN IMPACT
-RESIDENTIAL USE**

D

RESIDENTIAL - 345 DU
COMMERCIAL - 166.6 KSF
AMENITY - 37.2 KSF

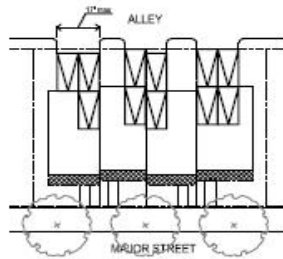


**2018 AIRPORT PLAN IMPACT
-COMMERCIAL USE**

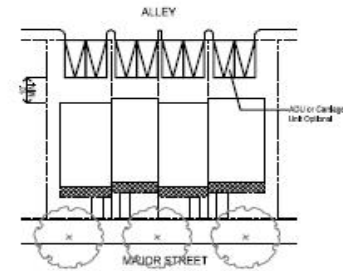
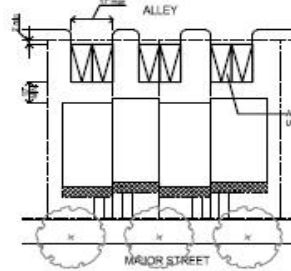


RESIDENTIAL PROTOTYPES-TOWNHOMES

ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



PRECEDENT IMAGES-RAINIER VISTA



PRECEDENT IMAGES-LIONSGATE



2/1 Townhouses+Back to Back (48 DU/AC)



PRECEDENT IMAGES-AFFORDABLE HOUSING



30

WEST FRESNO | SITE RESEARCH



Next Steps

- Continue Neighborhood conversations with Every Neighborhood Partnership
- Create a data library to support our intended outcomes with sound metrics to track
- Shape a cohesive vision for neighborhood transformation
- Continue to assess neighborhood impacts of Chandler Airport land use plan

BOARD MEMO

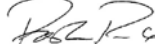
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 6f

AUTHOR: Emily De La Guerra

SUBJECT: Information on Early Retirement Program

Executive Summary

The purpose of this memo is to provide information to the Boards of Commissioners on a potential Early Retirement Program (ERP). CalPERS allows participating agencies the ability to offer two-years additional service credit for eligible employees who retire during a specified ninety-day window. The purpose of an ERP is to provide an opportunity and associated incentive for employees to retire sooner than they might have otherwise done so, which results in on-going cost savings as well as flexibility in backfilling positions.

Fresno Housing has provided employees with this early retirement opportunity numerous times over the past several years, including 2003, 2005, 2013, and 2015. The Agency has historically used early retirement programs as a way to reduce costs and reprioritize staffing levels based on current business needs. A review of employee demographics indicates that sixty-two employees would meet the eligibility requirements for the program. Based on the results of the previous programs and staff analysis, we are conservatively estimating that 20-30% of the eligible employees will accept the incentive which will enable the Agency to realize on-going labor cost savings, create additional staffing flexibility, and provide significant benefits to employees considering retirement in the coming years. The savings realized in 2020 would potentially pay for the retirement incentive program in year one.

The steps and potential timeline to implement the Early Retirement Program are:

- August Board Meeting: CalPERS requires that information on an ERP be presented at a regularly scheduled public meeting. This must also include information on the total cost of the full incentive and the establishment of a 90-Day incentive window period
- September Board Meeting: Request approval from the Boards of Commissioners to implement the ERP, by a signed resolution
- October 1, 2019: ERP opens
- December 29, 2019: ERP closes

Recommendation

No action is necessary. This memo is intended to publicly notice the Early Retirement Program as required by CalPERS.

Fiscal Impact

The implementation of an Early Retirement Program as outlined in this board memo would have the following estimated range of implications for the labor costs and operating budget of the Fresno Housing Authority. Exact costs and benefits of the program would depend on the eligible employees who choose to participate in the program. This range is outlined below:

If 100% of the eligible employees choose to participate in the program and accept two years additional CalPERS service credit, Fresno Housing would be required to pay additional annual payments of \$404,636 over five years. Using a five-year amortization factor of 4.44 as required by CalPERS, these additional payments have a present value of \$1.8 million.

If 100% of the eligible employees choose to participate in the program and accept the one-half annual scheduled salary payout, the full cost, paid out in 2019, would be \$1.77 million.

If 100% of the eligible employees choose to participate in the program through a one-half annual scheduled salary payout and 75% of the positions are backfilled with employees in the same classification, the ongoing labor savings starting in 2020 is estimated to be \$1.9 million.

In the most conservative scenario where only 20% of the eligible employees choose to participate in the program and 75% of the positions are backfilled with employees in the same classification, the ongoing labor savings starting in 2020 is estimated to be \$388 thousand.

In a scenario similar to the past implementations of the retirement program, where 30% of the eligible employees choose to participate in the program and 75% of the positions are backfilled with employees in the same classification, the ongoing labor savings starting in 2020 is estimated to be \$582 thousand.

In both scenarios outlined above, the labor savings in year one would potentially pay for the implementation costs of the program.

2019 Early Retirement Program

Program Summary

This program is intended to provide incentives for eligible employees to retire from service with the Fresno Housing Authority.

Limited 90-day Window of Opportunity

- October 1, 2019 – December 29, 2019

Eligibility Requirements

- Active, full-time employee as of October 1, 2019, **and**
- 50 years of age on or before December 29, 2019 with at least 5 years of service credit

Retirement Incentive

1. Two years additional CalPERS service credit; **or**
One-half annual scheduled salary (up to a maximum of \$40,000) to be paid as wages

-and-

2. Sick Leave Conversion Option
100% Sick leave conversion to be paid as wages

Early Retirement Program - 2019

	Utilization Rate			
	100%	50%	30%	20%
Number of Employees	62	31	19	12
Cost of Incentive (PV of Add'l Service Credit)	1,796,583	898,291	538,975	359,317
Vacation Leave Pay Out	235,955	117,978	70,787	47,191
Sick Leave Pay Out	624,240	312,120	187,272	124,848
Total Cash	2,656,778	1,328,389	797,033	531,356
Cost of Incentive (1/2 Annual Salary Payout)	1,768,601	884,300	530,580	353,720
Vacation Leave Pay Out	235,955	117,978	70,787	47,191
Sick Leave Pay Out	624,240	312,120	187,272	124,848
Total Cash	2,628,796	1,314,398	788,639	525,759
Total Payroll Cost	5,433,095	2,716,548	1,629,929	1,086,619
Backfill 75% (on-going savings)	1,358,274	679,137	407,482	271,655
Savings from Step 1	579,716	289,858	173,915	115,943
Total Savings: 75% Backfill	1,937,990	968,995	581,397	387,598

BOARD MEMO

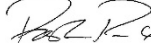
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/ Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 7a

AUTHOR: Nicole Diaz

SUBJECT: Consideration to Receive and File the 2018 Annual Audited Basic Financial Statements for the Housing Authority of Fresno County

Executive Summary

The purpose of this memo is to present the Annual Audited Basic Financial Statements of the Housing Authority of Fresno County for the year ending December 31, 2018, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and its internal controls. During the course of audit, Davis Farr identified no material weaknesses and no significant deficiency over financial reporting and compliance

Noteworthy changes from 2017 to 2018 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Marc Davis, with Davis Farr, will also be in attendance to present a summary of the audit and answer any questions the Board of Commissioners may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the County of Fresno receive and file the audited Basic Financial Statements for the year ending December 31, 2018.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Davis Farr in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the

Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

*Please see the attached 2018 Audited Financials Report.

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

RESOLUTION NO. ____

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO
COUNTY TO RECEIVE AND FILE THE AUDITED FINANCIAL
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2018**

WHEREAS, the Housing Authority of Fresno County retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2018 and

WHEREAS, Davis Farr has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2018.

PASSED AND ADOPTED THIS 27th day of AUGUST 2019. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners



2018 Audit Results

*Boards of Commissioners Meeting
August 27, 2019*



Overview

- Audit Process
- Auditor Presentation
- Path Forward

Audit Ready Steps

- Accounting Staff record transactions throughout the year
- Follow Generally Accepted Accounting Principles (GAAP)
- Prepare financial reports and supplementary schedules
- Ensure strong Internal Controls in place
- Continue looking for improvements

Audit Process

- 2/13 Entrance Interview with Audit Committee
- Auditors Perform Internal Control Testing, Compliance and Financial tests
- 8/14 Exit Interview with Audit Committee
- 8/16 Reports Issuance on Financial Statements
- 8/27 Auditors report results to the Board and management



Presentation of Results of Audits



Discussion Topics

2

- ☐ Audits Required
- ☐ Management Responsibilities
- ☐ Auditor Responsibilities
- ☐ Results of Audit

Audits Required

3

- ☐ Annual financial audit required by HUD
- ☐ If spend > \$750,000 in federal funds, then a Single Audit is required

Management Responsibilities

4

- ☐ Preparation and fair presentation of financial statements, including notes
- ☐ Prepared in accordance with generally accepted accounting principles
- ☐ Design, implement and maintain a system of internal control
- ☐ Financial statements free from material misstatement, whether due to fraud or error

Auditor Responsibilities

5

- ❑ Express opinion on financial statements
- ❑ Conduct audit in accordance with generally accepted auditing standards and *Government Auditing Standards*
 - ❑ Plan and perform audit to obtain reasonable, not absolute assurance, that financial statements are free from material misstatement
- ❑ Procedures performed based on auditor's judgment

Auditor Responsibilities

6

☐ Assessment of risk

- ☐ Nature of entity

- ☐ Structure, ownership and governance

- ☐ Industry, regulatory and other external matters

- ☐ Financial statement reporting

- ☐ Fraud

 - ☐ **NOT** a fraud audit

- ☐ Evaluation of internal control, but not to express an opinion on internal control

Results of Audit

7

☐ Scope

- ☐ Financial audit of Housing Authority of City
- ☐ Financial audit of Housing Authority of County
- ☐ Single audits of both

☐ Initial communication to Audit Committee at 2/13/19 meeting

☐ Communicated results of audit to Audit Committee at 8/14/19 meeting

Results of Audit

8

- ❑ Timing
 - ❑ Interim – February/March 2019
 - ❑ Final began in April 2019 and continued to early August
- ❑ Unmodified opinion issued for both Authorities

Results of Audit

9

□ Summary financial results

□ City

- Assets increased \$167,000
- Liabilities increased \$821,000
- Net position decreased \$654,000

□ County

- Assets increased \$5.3 million
- Liabilities increased \$1.2 million
- Net position increased \$4.1 million

Results of Audit

10

☐ Single Audit

☐ City

- ☐ \$53 million in federal expenditures

- ☐ Major Programs:

 - ☐ Section 8 Housing Voucher Program (\$48 million)

- ☐ No findings or no questioned costs

Results of Audit

11

☐ Single Audit

☐ County

- ☐ \$43 million in federal expenditures
- ☐ Major Programs:
 - ☐ Section 8 Housing Voucher Program (\$38 million)
- ☐ No findings and no questioned costs
- ☐ 1 prior year finding which has been resolved

Results of Audit

12

- ❑ No changes in accounting principles
- ❑ Estimates in preparing statements
 - ❑ Useful lives, collectability of grants, notes and related party receivables, allowance for doubtful accounts, actuarial valuation of pension liability
 - ❑ All found to be reasonable and have a sound basis

Results of Audit

13

- ☐ No material weakness and no management letter
- ☐ Audit adjustments
- ☐ No disagreements with management
- ☐ Management provided representations to us at the end of the audit
- ☐ No consultations with other accountants
- ☐ We remain available to the Authorities as a resource throughout the year



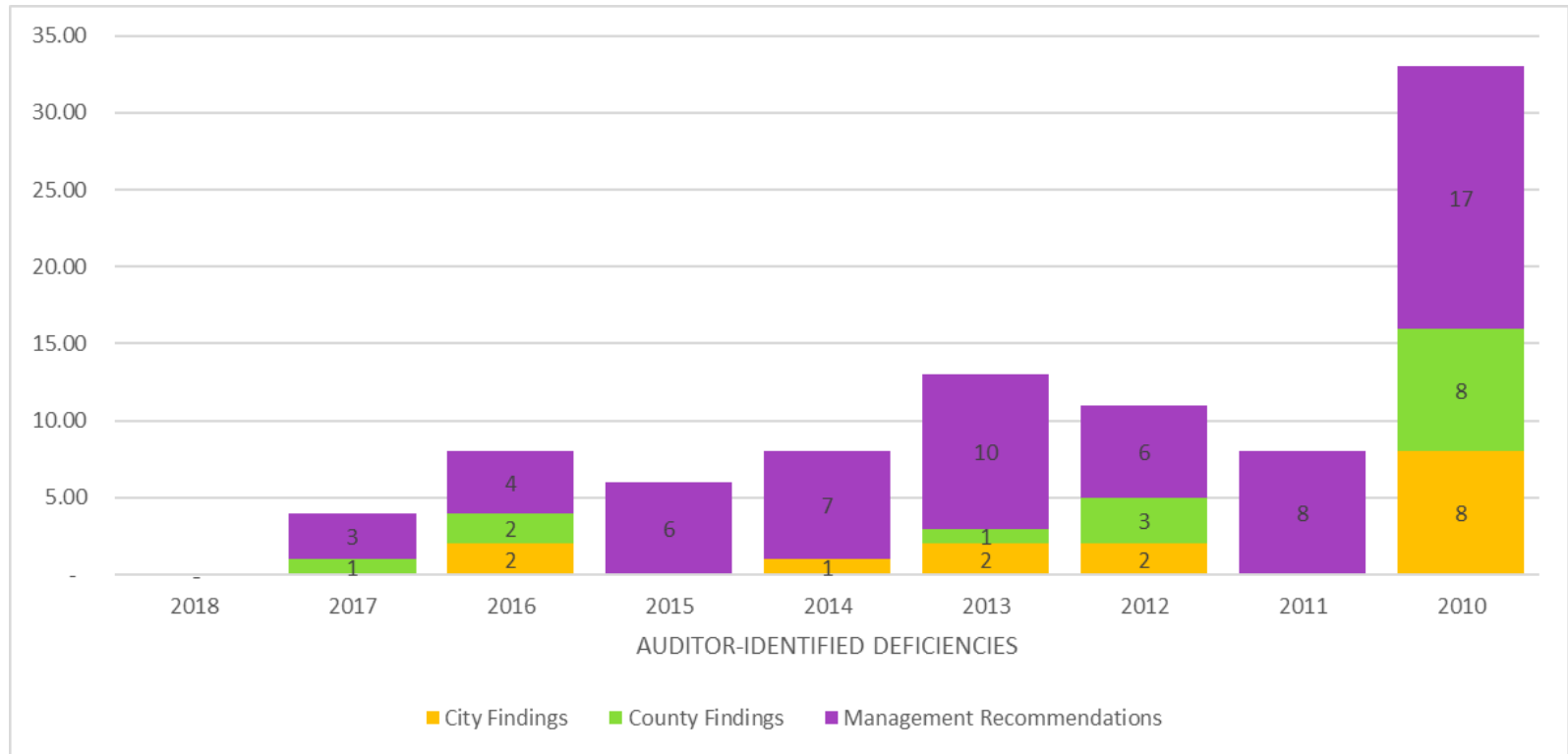
Questions



Audit Results

- Results can be found in the Schedule of Findings and Questioned Costs in the Audit.
 - 2018 Results
 - Unmodified opinion on financial reports and compliance (i.e. fairly presented)
 - No material weaknesses and No significant deficiencies over financial reporting and compliance
 - No questioned costs

Findings and MGT Recommendation Summary



Path Forward

- Robust Internal Controls
- Streamline Business Processes
- Internal Reviews for Quality and Accuracy
- Government Finance Officers Association – Certificate

Questions or Comments ?

BOARD MEMO

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/ Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 7b

AUTHOR: Nicole Diaz

SUBJECT: Consideration to Receive and File the 2018 Annual Audited Basic Financial Statements for the Housing Authority of the City of Fresno

Executive Summary

The purpose of this memo is to present the Annual Audited Basic Financial Statements of the Housing Authority of the City of Fresno for the year ending December 31, 2018, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and its internal controls. During the course of audit, Davis Farr identified no material weaknesses and no significant deficiencies over financial reporting and compliance.

Noteworthy changes from 2017 to 2018 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Marc Davis, with Davis Farr, will also be in attendance to present a summary of the audit and answer any questions the Board of Commissioners may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno receive and file the audited Basic Financial Statements for the year ending December 31, 2018.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Davis Farr in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the

Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

*Please see the attached 2018 Audited Financials Report.

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

RESOLUTION NO. ____

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY
OF FRESNO TO RECEIVE AND FILE THE AUDITED FINANCIAL
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2018**

WHEREAS, the Housing Authority of the City of Fresno retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2018 and

WHEREAS, Davis Farr has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2018.

PASSED AND ADOPTED THIS 27th day of AUGUST 2019. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 7c

AUTHOR: Quincy Boren

SUBJECT: Parc Grove Commons IV Veterans – Approval of Housing
Relinquished Fund Corporation Loan for Parking Lot Construction

Executive Summary

At the July 24, 2018 Board Meeting, Staff presented information regarding the parking shortages of the VA Central California Health Care System (“VA Hospital”) located at 2615 E. Clinton Avenue in Central Fresno due to the creation of a Residential Permit Parking District by the City of Fresno in response to continued complaints from residents living in the area. As a result, signs were posted in the neighborhood prohibiting parking on the streets between the hours of 7 a.m. and 7 p.m. The VA Hospital continues to be in great need of addressing their short and long term parking demands in order to appropriately continue to serve their veteran clients, staff and other stakeholders.

At the April 23, 2019 Board Meeting, the Boards authorized entering into General Services Administration (“GSA”) Supplemental Lease Agreement with the VA Hospital for a term of thirty-five (35) months, which includes improvements to the current dirt lot to allow for an approximate 285 parking spaces. Under the terms of the GSA Supplemental Lease Agreement, FH would facilitate the parking and related improvements to be built and provide financing on an interim basis. The VA Hospital will in turn reimburse FH to cover the full parking related improvement costs and operational costs, as well as a construction oversight fee and funds to demolish the pavement and bring the property to its original unimproved condition at the conclusion of the GSA Supplemental Lease term.

Staff submitted a request to the U.S. Department of Housing and Urban Development (“HUD”) for an interim demolition/disposition amendment to allow for the proposed temporary parking, which received final approval on August 19, 2019.

In order to proceed with the parking lot improvements per the terms of the GSA Supplemental Lease Agreement, Staff is requesting that the Boards authorize a loan from the Housing Relinquished Fund Corporation (“HRFC”) of up to \$700,000, to be used as interim financing, with monthly reimbursements from the VA Hospital upon invoicing.

Fiscal Impact

Per the terms of the GSA Supplemental Lease Agreement, FH is responsible for facilitating construction of the parking and related improvements and to provide financing on an interim basis. The fiscal impact will be up to \$700,000 in HRFC financing, that will be fully reimbursed by the VA Hospital upon invoicing.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution authorizing a loan commitment from HRFC for an amount up to \$700,00 for the construction of a parking lot on the vacant land that makes up Parc Grove phase IV, and to cover the holding costs associated with the VA partnership 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 action.

Background

The land upon which the parking lot will be constructed has an anticipated future of the fourth phase of the Parc Grove Commons housing complex. It is currently proposed as a 40-unit affordable housing development that will be reserved for veterans in need of supportive services and other low income veterans and their families.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING ACCEPTANCE OF A LOAN COMMITMENT FROM THE HOUSING RELINQUISHED FUND CORPORATION (HRFC) FOR THE CONSTRUCTION OF A PARKING LOT IN PARTNERSHIP WITH THE VETERANS ADMINISTRATION; LOCATED AT THE CORNER OF ANGUS AND CLINTON AVE, FRESNO, CA 93703

All of the Commissioners of The HOUSING AUTHORITY OF THE CITY OF FRESNO "HACF", a California public agency ("The Agency"), hereby consent to, adopt and ratify the following resolution:

WHEREAS, Staff has been working on a development plan for Parc Grove Phase IV and has been in discussion with the Veterans Administration ("the VA") about potential partnerships; and,

WHEREAS, the Agency has been approached about entering into an Agreement with the Veterans Hospital for the construction of a parking lot to be used by VA staff and clients for a period of thirty five (35) months; and,

WHEREAS, the agreement calls for the Agency to be reimbursed the cost of constructing the project by the Veterans Administration; and,

WHEREAS, Staff has solicited competitive proposals from qualified firms able to perform the work and received three bids; and,

WHEREAS, at the April, 2019 Board of Commissioners meeting, authorization was given to enter into the development agreement with the VA; and,

WHEREAS, formal approval from HUD was received on August 19, 2019 to develop a temporary parking lot in partnership with the VA; and,

WHEREAS, interim financing is needed in order to cover the cost of constructing the parking lot and other holding costs associated with the partnership with the VA, and

NOW THEREFORE, BE IT RESOLVED that the Agency is hereby authorized to accept an interim loan commitment of up to Seven Hundred Thousand Dollars (\$700,000), from the Housing Relinquished Fund Corporation for the construction of a parking lot on the vacant land that makes up Parc Grove phase IV, and to cover holding costs associated with the partnership development with the VA; and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designees, to execute contract documents, and

any amendment or modifications thereto, on behalf of the Agency.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2019. 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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1331 Fulton Street
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TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 22, 2019

BOARD MEETING: August 27, 2019

AGENDA ITEM: 7d

AUTHOR: Emily De La Guerra

SUBJECT: Consideration of Contract Approval – Parking Lot Construction for Veterans Administration Hospital

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioner's to enter into a contract with Seal Rite Paving for parking lot construction, paving, and striping services at Parc Grove Commons for the benefit of the Veterans Administration Hospital.

An invitation for Bid (IFB) was publicly solicited in November 2018. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder Exchange, E-procurement website, public job walks, and direct calls to potential vendors. The deadline for responses was January 24, 2019. The Agency received a total of three bids from qualified bidders.

- | | | |
|----|-------------------------|-----------|
| 1. | Seal Rite Paving: | \$523,559 |
| 2. | Asphalt Design Inc: | \$563,206 |
| 3. | Central Valley Asphalt: | \$614,335 |

Procurement staff determined Seal Rite Paving to be the top responsive and responsible bidder.

Fiscal Impact

The current estimated total for all parking related improvements, demolition and associated costs is approximately \$700,000. Staff is requesting interim financing pending a full reimbursement from the Veterans Administration Hospital. It is anticipated that there will be no ultimate net fiscal impact to the agency.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the award of contract to Seal Rite Paving in the amount of \$523,559 for the construction of a parking lot on the vacant land that makes up Parc Grove phase IV, 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 action.

Background

In April 2019, the Board of Commissioners approved a lease agreement between the Agency and U.S. Department of Veteran Affairs (“VA”), pending HUD approval. HUD approval was obtained on August 19, 2019. In the agreement the VA will reimburse the Agency for parking lot construction costs. The 2.91 acres of vacant land owned by the Housing Authority of the City of Fresno, CA at the Southwest corner of Clinton Avenue and Angus Street represent the final acreage associated with the development of 25 acres in four phases known as Parc Grove Commons.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

**RESOLUTION AUTHORIZING THE AGENCY TO AWARD CONTRACT FOR
CONSTRUCTION AND PAVING SERVICES AT PARC GROVE COMMONS LOT IN
PARTNERSHIP WITH THE VETERANS ADMINISTRATION; LOCATED AT THE
CORNER OF ANGUS AND CLINTON AVE, FRESNO, CA 93703**

All of the Commissioners of The HOUSING AUTHORITY OF THE CITY OF FRESNO
"HACF", a California **public agency ("The Agency")**, hereby consent to, adopt and ratify the
following resolution:

WHEREAS, Staff has been working on a development plan for Parc Grove Phase IV and has
been in discussion with the Veterans Administration about potential partnerships; and

WHEREAS, the Agency has been approached about entering into an Agreement with the
Veterans Hospital for the construction of a parking lot to be used by Veterans Administration
staff and clients; and

WHEREAS, the agreement calls for the Agency to be reimbursed the cost of constructing
the project by the Veterans Administration; and

WHEREAS, Staff has solicited competitive proposals from qualified firms able to perform
the work and received three bids;

NOW THEREFORE, BE IT RESOLVED that the Agency is hereby authorized to award a
contract to Seal Rite Paving in the amount of Five Hundred Twenty Three Thousand and Five
Hundred Fifty Nine Dollars (\$523,559) for the construction of a parking lot on the vacant land
that makes up Parc Grove Commons, and authorize Preston Prince, CEO/Executive Director, or
his written designee, or Tracewell Hanrahan, Deputy Executive Director, to execute contract
documents, and any amendment or modifications thereto, on behalf of the Agency.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2019. 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, CALIFORNIA

**RESOLUTION AUTHORIZING THE AGENCY TO AWARD CONTRACT FOR
CONSTRUCTION AND PAVING SERVICES AT PARC GROVE COMMONS LOT IN
PARTNERSHIP WITH THE VETERANS ADMINISTRATION; LOCATED AT THE
CORNER OF ANGUS AND CLINTON AVE, FRESNO, CA 93703**

All of the Commissioners of The HOUSING AUTHORITY OF FRESNO COUNTY, a California public agency ("The Agency"), hereby consent to, adopt and ratify the following resolution:

WHEREAS, Staff has been working on a development plan for Parc Grove Phase IV and has been in discussion with the Veterans Administration about potential partnerships; and

WHEREAS, the Agency has been approached about entering into an Agreement with the Veterans Hospital for the construction of a parking lot to be used by Veterans Administration staff and clients; and

WHEREAS, the agreement calls for the Agency to be reimbursed the cost of constructing the project by the Veterans Administration; and

WHEREAS, Staff has solicited competitive proposals from qualified firms able to perform the work and received three bids;

NOW THEREFORE, BE IT RESOLVED that the Agency is hereby authorized to award a contract to Seal Rite Paving in the amount of Five Hundred Twenty Three Thousand and Five Hundred Fifty Nine Dollars (\$523,559) for the construction of a parking lot on the vacant land that makes up Parc Grove Commons, and authorize Preston Prince, CEO/Executive Director, or his written designee, or Tracewell Hanrahan, Deputy Executive Director, to execute contract documents, and any amendment or modifications thereto, on behalf of the Agency.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2019. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

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

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

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director
SUBJECT: Executive Director's Report for August 2019

DATE: August 22, 2019
BOARD MEETING: August 27, 2019
AGENDA ITEM:
AUTHOR: Various

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
Magnolia Commons (formerly Magill Terrace)	Under Construction	401 Nelson Avenue, Fowler, CA	60	100%

Oak Grove Commons	Under Construction	595 Bigger Street, Parlier, CA	56	98%
Mariposa Meadows	Under Construction	1011 W Atchison Avenue, Fresno, CA	40	39%
Orchard Farm Labor Housing	Under Construction	295 S Newmark Avenue, Parlier, CA	41	10%
Linnaea Villas (formerly Kingsburg Seniors)	Pre-Development TCAC funds awarded Submitted to AHP HOME funds awarded Dec. 2019 closing	Southwest Corner of Sierra St and Madsen Ave., Kingsburg, CA	47	N/A
Solivita Commons (formerly Willow/Alluvial)	Pre-Development TCAC funds awarded Dec. 2019 closing	Northeast Corner of Willow and Alluvial Avenues, Clovis, CA	60	N/A
The Villages at Paragon (formerly Plaza Terrace)	Pre-Development TCAC funds awarded NPLH funds awarded Dec. 2019 closing	4041 Plaza Drive West, Fresno, CA	28	N/A
The Villages at Broadway (formerly Econo Inn)	Pre-Development 2 nd Round 2019 TCAC <i>pending</i> NPLH funds awarded	1828 Broadway Street, Fresno, CA	26	N/A
The Villages at Barstow (formerly Barstow Commons)	Pre-Development NPLH funds awarded Proposed 1 st Round 2020 TCAC	130 W Barstow Avenue, Fresno, CA	42	N/A
Doragon @ Chinatown	Pre-Development Proposed October 2019 TCAC	1101 F Street, Fresno, CA	57	N/A
Blackstone/Simpson	Pre- Development	3039 N Blackstone Avenue, Fresno, CA	41	N/A
Renaissance at Parc Grove IV	Pre-Development VHHP funds awarded	2620 E Clinton Avenue, Fresno, CA	40	N/A
California Avenue Neighborhood	Pre-Development	Southwest Fresno - TBD	TBD	N/A

Project Highlights

Staff are completing negotiations with the City of Fresno on the sub-agreement for the Doragon @ Chinatown project. Staff anticipates that the sub-agreement will go to city council in September.

PEOPLE

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.

Housing Choice Voucher (HCV) Leasing Update

Staff have been closely monitoring leasing activities to balance voucher and HAP utilization rates in both the City and County HCV programs. Early in the second quarter, staff identified some changes in trends and utilization forecasts and began implementing operational changes to mitigate the risk of a HAP shortfall. Staff applied for Portability Shortfall Set-aside funding and on July 31, 2019, received notification from HUD that we would receive approximately \$338,000 (\$136,000 in the City and \$202,000 in the County) in additional HAP dollars that will help mitigate the risk of a HAP shortfall. Staff continue to participate in monthly meetings with HUD's Shortfall Prevention Team (SPT).

PUBLIC

Overview

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

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

PARTNERSHIP

Overview

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

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

Project	Organization	Role
844 S. Chance Avenue	Habitat for Humanity Fresno City College	Partner in the rehabilitation of a former Neighborhood Stabilization Program (NSP) property to provide a homeownership opportunity for a low-income family

The Villages at Paragon	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Broadway	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Barstow	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations

MANAGEMENT GOALS

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

Sustainability

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

Fiscal Services

Accounting staff are finalizing the 2018 financial statements and audit. Staff will be asking the Board of Commissioners to accept the audits at the August meeting. Once the audit is accepted, it can be submitted to various funders and investors, including HUD and the State Controller's Office. Based on the results of the audit and industry best practices, staff are also working on updating Standard Operating Procedures and internal controls, as necessary. This will help ensure that there are no gaps in processes or controls, which help to prevent fraud, waste, and/or abuse. Additionally, staff are preparing 2019 mid-year financial statements for internal review. Review of the reports will enhance process improvements in preparation for the 2019 annual financial audit.

Finance staff has been preparing for the 2020 Budget season. Staff will be meeting with budget managers to discuss 2019 year-to-date results and 2020 needs and expectations. Staff has also been testing internal systems, reports and procedures to streamline the 2020 budget process.

Information Technology and Information Systems

The IT department completed the upgrade of the Agency printer fleet. Over the course of five days, staff worked to remove nearly one hundred and fifteen legacy printers and replace them with sixty devices that provide enhanced printing, copying, and workflow capabilities.

Wayne Vangyi, System Administrator and Robert Vang, IT Help Desk Coordinator, attended the 2019 Black Hat information security event in Las Vegas, Nevada. The event provides attendees with technical training based on the latest research, development, and trends.

Bobby Coulter, Senior Manager of ITS, met with data analysts from Fresno Unified School District, Cradle to Career Fresno, Department of Behavioral Health, Fresno State and Fresno County Office of Education to work on a business plan for an Integrated Data System (IDS). The goal of the IDS is to create a cross-sector, integrated data system designed to support case management, resource allocation and a better understanding of which interventions appear to show the most promise. This is one of many projects included in the Fresno DRIVE Initiative, which is a 10-year investment plan to develop an inclusive, vibrant, and sustainable economy for residents in the greater Fresno region.

Administrative Services & Procurement

During the past month Procurement staff has received and evaluated several proposals and quotes for services for the Agency. The Agency received nine (9) quotes for Board Retreat and Development Services. EJP Consulting Group was selected as the most advantageous for the Agency and has begun providing services for board development and the board retreat scheduled for August 23, 2019. Procurement staff is also currently evaluating six (6) proposals received for landscaping services for city and county sites, (3) three proposals for pest control services, and three (3) proposals for the General Contractor Construction Manager (GCCM) services for Plaza Terrace. Procurement staff and evaluation committees consisting of outside stakeholders will determine the top rated proposers in the coming weeks

Structure

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

Human Resources

On July 17th Aysha Hills, Senior Analyst – Human Resources, attended the Preferred Partners' 2019 Mid-Year Labor Law Update luncheon to learn more about current legal trends and updates. Later in the month, on July 23rd Aysha also attended the BLOC Fresno July Community Mixer where there was more discussion on community activities and initiatives as well as volunteer and mentorship opportunities.

Damian Rivera, Training & Development Analyst, started the Inspector training series. In August, topics include Conflict Resolution and Heat Awareness. Next month's topics will include water heater safety and introduction to Excel. In addition, Damian conducted two Concur trainings and took a trainer course on employee engagement.

The Human Resources Department is currently recruiting for positions within the Administrative Services (IT/IS), Real Estate Development, Housing Choice, Accounting & Finance, and Housing Management Departments.

New Hires

- Kelli Furtado, Senior Manager – Strategic & Neighborhood Initiatives
- Edgar R. Martinez, Executive Office Administrative Coordinator

Promotions

- Mary Caggianelli, Resident Services Manager (promoted from Assistant Manager – Resident Services)
- Christine Muro, Housing Programs Manager (promoted from Assistant Manager – Housing Choice)
- Lela Schwartz, Assistant Project Manager (promoted from Administrative Assistant II)

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.

W hat we did with your
money this Summer

Hello!



I am Jason Cooksey

I am a developer Fellow at Bitwise Industries.

You can find me at @jasonleecooksey

Hello!



I am Alynna Torres

I am an adorable, creative, helpful, and fiercely intelligent student.

2019 Summer Tech Camp Overview

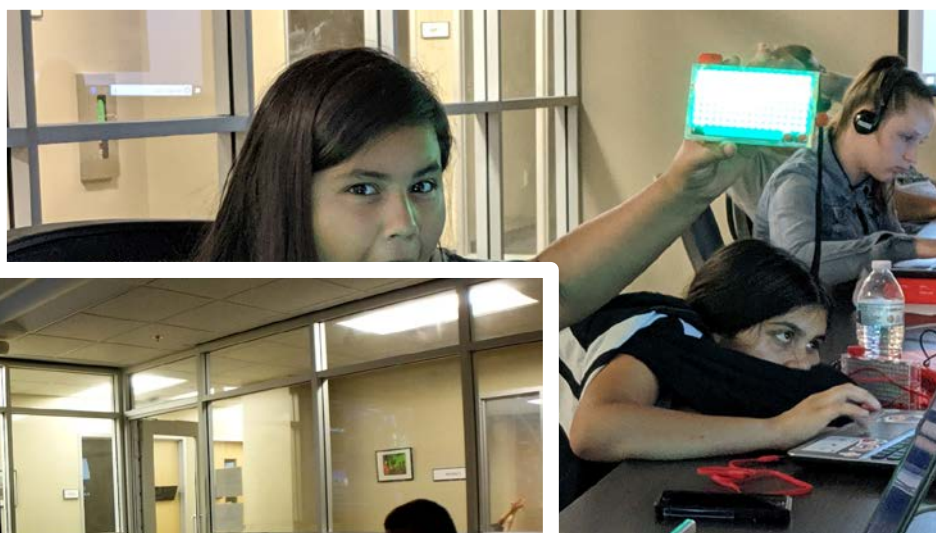
What did we do? What did we learn?

The Program

- 2 Weeks of coding using Python and Kano Pixel Kits
- 1 Week of video production using iPads and open source editing software
- Field trips

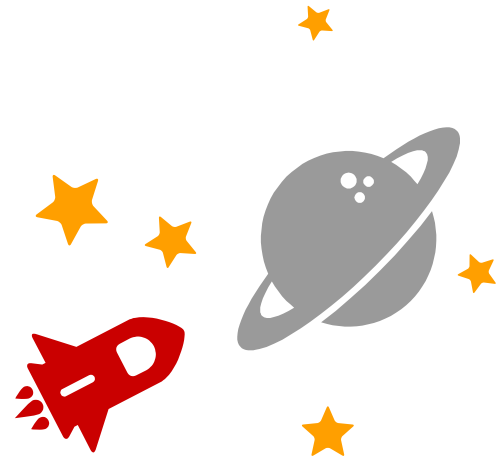
It's different this time...


```
1 import PixelKit as kit
2 import random
3 import time
4
5 for each in range(0,20):
6     colorr = random.rand
7     colorg = random.rand
8     colorb = random.rand
9     kit.set_background([
10         kit.render()
11         time.sleep(.2)
12
```



A new experience

The technology was tangible. The lessons were accessible. The feedback was immediate. The excitement was exciting







Best
Summer
Tech Camp
EVER?

Yup.

Thank you



2020 Agency Plans

August 27, 2019

Presentation Overview

- Timeline
- Comments
- Questions from the Board

Timeline

- Internal on-going discussion
- June 25: Informational Board Presentation
- July: Resident Engagement, Proposed changes presented to the Board, Public Comment Period opened.
- August 8: HMD RAB meeting
- August 16: HCV RAB meeting
- August 27: August Board Meeting updates
- August 28, 29, 30 and in September – RAB meetings, Resident Engagement through Office Hours
- September 8: Comment Period ends
- September 24: Public Hearing and Request Board adoption
- October 10: Final Submission to HUD

Comments

- HMD RAB Meeting
 - Section 5.0 Occupancy Standards
- HCV RAB Meeting
 - Review Online application changes
- Agency Plan email and dedicated phone line
 - No Policy/Plan comments have been received

Questions?



2018 Audit Results

*Boards of Commissioners Meeting
August 27, 2019*



Overview

- Audit Process
- Auditor Presentation
- Path Forward

Audit Ready Steps

- Accounting Staff record transactions throughout the year
- Follow Generally Accepted Accounting Principles (GAAP)
- Prepare financial reports and supplementary schedules
- Ensure strong Internal Controls in place
- Continue looking for improvements

Audit Process

- 2/13 Entrance Interview with Audit Committee
- Auditors Perform Internal Control Testing, Compliance and Financial tests
- 8/14 Exit Interview with Audit Committee
- 8/16 Reports Issuance on Financial Statements
- 8/27 Auditors report results to the Board and management



Presentation of Results of Audits



August 27, 2019

Discussion Topics

2

- ☐ Audits Required
- ☐ Management Responsibilities
- ☐ Auditor Responsibilities
- ☐ Results of Audit

Audits Required

3

- ☐ Annual financial audit required by HUD
- ☐ If spend > \$750,000 in federal funds, then a Single Audit is required

Management Responsibilities

4

- ☐ Preparation and fair presentation of financial statements, including notes
- ☐ Prepared in accordance with generally accepted accounting principles
- ☐ Design, implement and maintain a system of internal control
- ☐ Financial statements free from material misstatement, whether due to fraud or error

Auditor Responsibilities

5

- ❑ Express opinion on financial statements
- ❑ Conduct audit in accordance with generally accepted auditing standards and *Government Auditing Standards*
 - ❑ Plan and perform audit to obtain reasonable, not absolute assurance, that financial statements are free from material misstatement
- ❑ Procedures performed based on auditor's judgment

Auditor Responsibilities

6

- ☐ Assessment of risk

- ☐ Nature of entity

- ☐ Structure, ownership and governance

- ☐ Industry, regulatory and other external matters

- ☐ Financial statement reporting

- ☐ Fraud

- ☐ **NOT** a fraud audit

- ☐ Evaluation of internal control, but not to express an opinion on internal control

Results of Audit

7

☐ Scope

- ☐ Financial audit of Housing Authority of City
- ☐ Financial audit of Housing Authority of County
- ☐ Single audits of both

☐ Initial communication to Audit Committee at 2/13/19 meeting

☐ Communicated results of audit to Audit Committee at 8/14/19 meeting

Results of Audit

8

☐ Timing

- ☐ Interim – February/March 2019

- ☐ Final began in April 2019 and continued to early August

☐ Unmodified opinion issued for both Authorities

Results of Audit

9

☐ Summary financial results

☐ City

- ☐ Assets increased \$167,000
- ☐ Liabilities increased \$821,000
- ☐ Net position decreased \$654,000

☐ County

- ☐ Assets increased \$5.3 million
- ☐ Liabilities increased \$1.2 million
- ☐ Net position increased \$4.1 million

Results of Audit

10

☐ Single Audit

☐ City

- ☐ \$53 million in federal expenditures

- ☐ Major Programs:

 - ☐ Section 8 Housing Voucher Program (\$48 million)

- ☐ No findings or no questioned costs

Results of Audit

11

☐ Single Audit

☐ County

- ☐ \$43 million in federal expenditures
- ☐ Major Programs:
 - ☐ Section 8 Housing Voucher Program (\$38 million)
- ☐ No findings and no questioned costs
- ☐ 1 prior year finding which has been resolved

Results of Audit

12

- ❑ No changes in accounting principles
- ❑ Estimates in preparing statements
 - ❑ Useful lives, collectability of grants, notes and related party receivables, allowance for doubtful accounts, actuarial valuation of pension liability
 - ❑ All found to be reasonable and have a sound basis

Results of Audit

13

- ☐ No material weakness and no management letter
- ☐ Audit adjustments
- ☐ No disagreements with management
- ☐ Management provided representations to us at the end of the audit
- ☐ No consultations with other accountants
- ☐ We remain available to the Authorities as a resource throughout the year



Questions

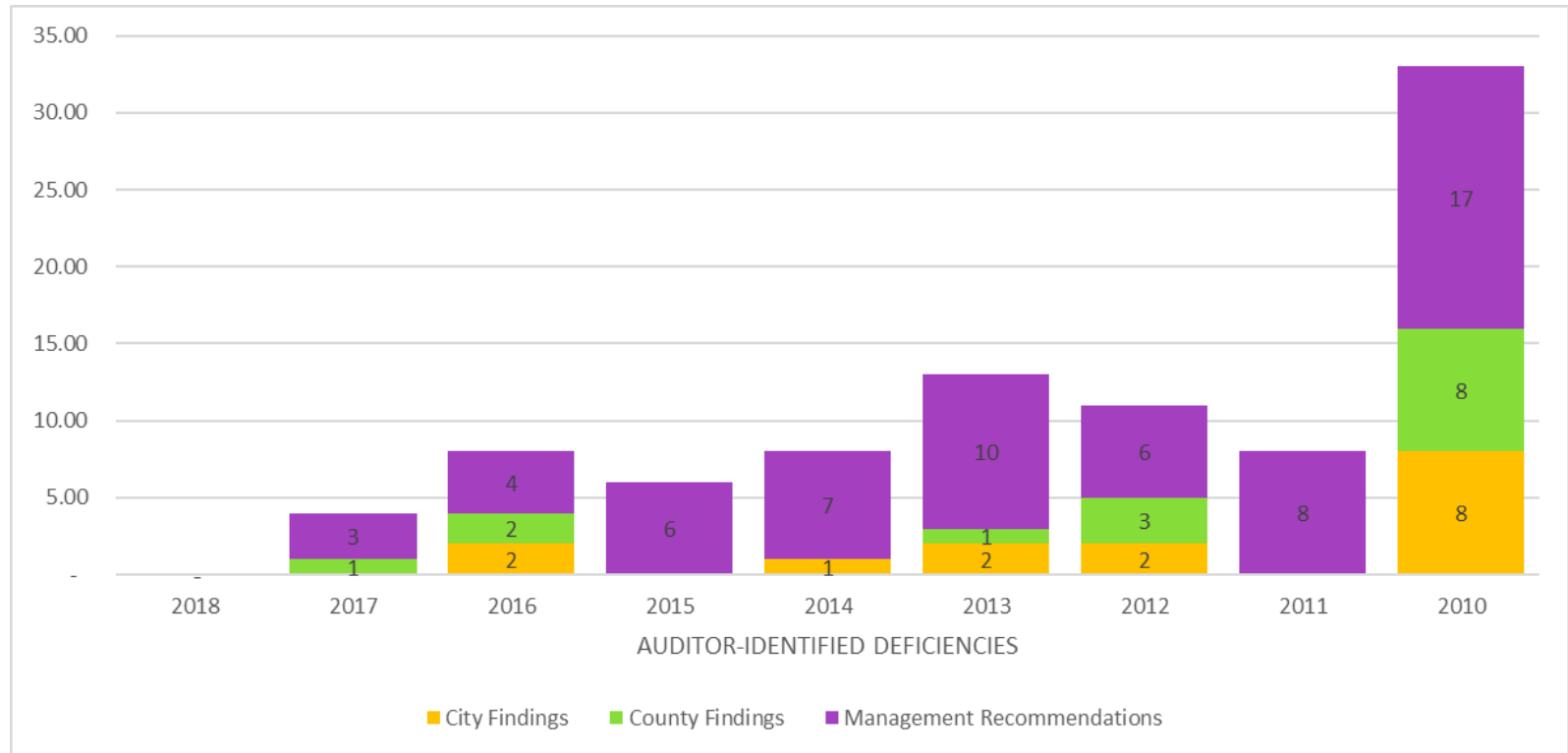


August 27, 2019

Audit Results

- Results can be found in the Schedule of Findings and Questioned Costs in the Audit.
 - 2018 Results
 - Unmodified opinion on financial reports and compliance (i.e. fairly presented)
 - No material weaknesses and No significant deficiencies over financial reporting and compliance
 - No questioned costs

Findings and MGT Recommendation Summary



Path Forward

- Robust Internal Controls
- Streamline Business Processes
- Internal Reviews for Quality and Accuracy
- Government Finance Officers Association – Certificate

Questions or Comments ?



Planning for Change

California Avenue Neighborhood

Planning

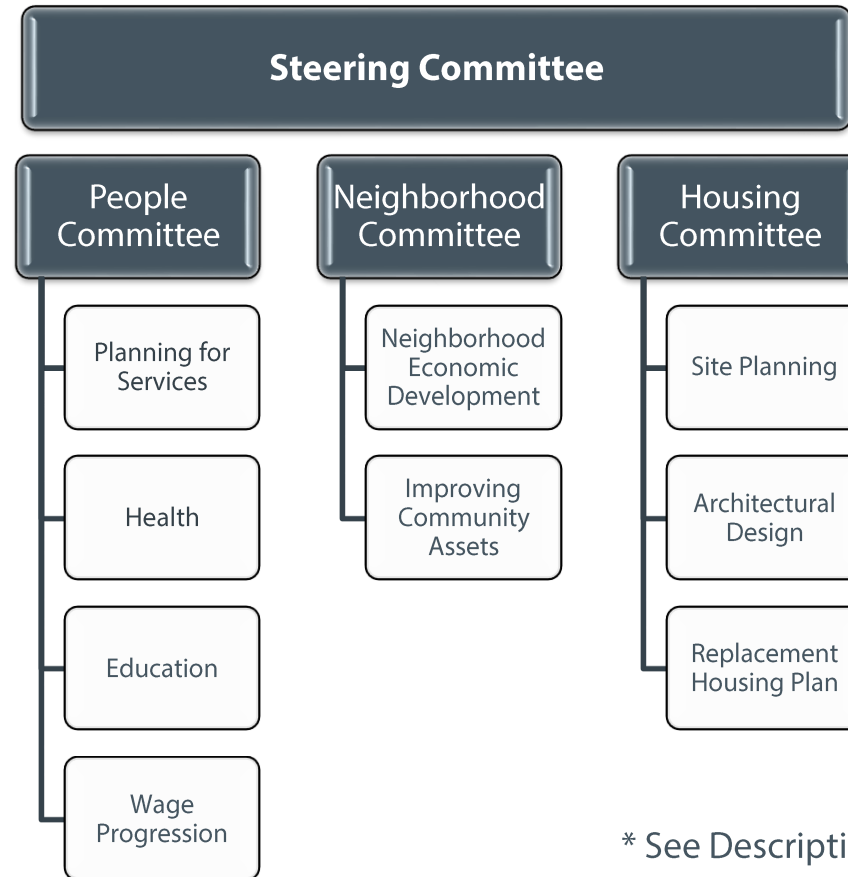
August 2019



A Resident-Driven Approach

- Residents as the center of planning; key drivers of the vision for their community
- Partnership with Every Neighborhood Partners (ENP)
 - Asset –based community development
 - Resident Learning Conversations
 - Supporting resident-leadership

CA Ave Planning Committee Structure



* See Descriptions on Committee Structure Handout

284 FH owned apartments
on approx. 34 acres

Sierra Plaza
70 Units

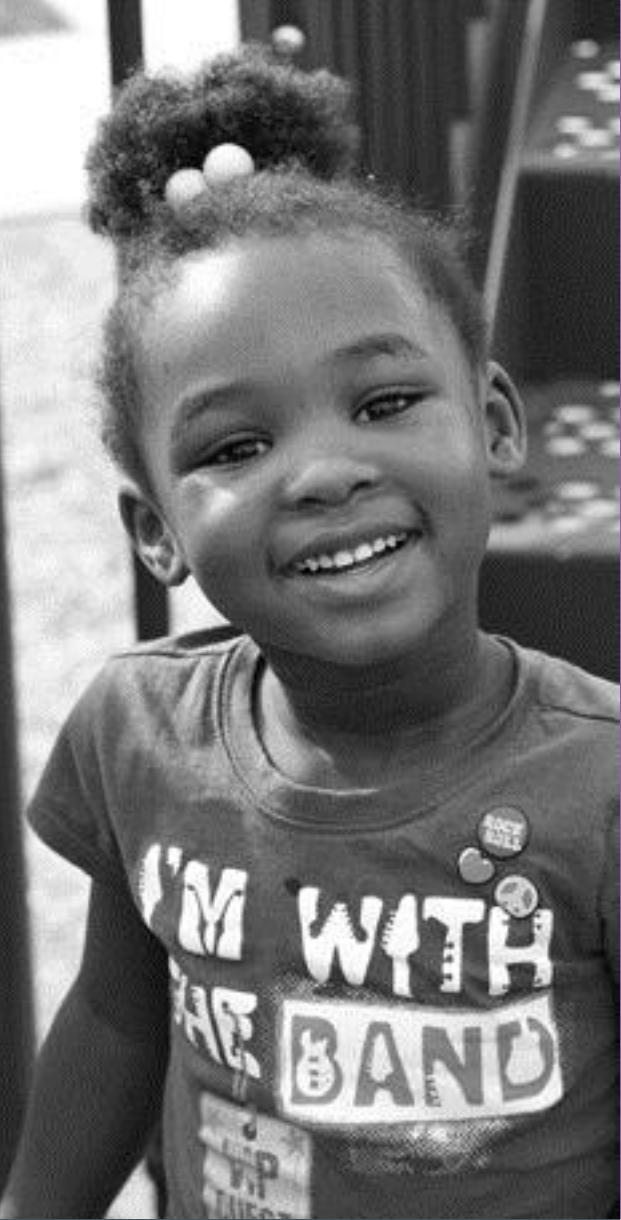
Sierra Terrace (lower)
26 Units

Sierra Terrace (Upper)
46 Units

California Triangle 3.42
Acers Vacant

Desoto Gardens
(68 Units)

Fairview Terrace Heights
(74 Units)



Ongoing Efforts

- Steering Committee and Working Groups met on August 21, 2019
- Hired EJP as our planning consultant
- Hired GGLO as our design consultant
- Community capacity building lead by Every Neighborhood Partnership

GGLO Study Summary

SITE STUDY-SUMMARY

A

RESIDENTIAL - 926 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**ZONING CODE+
COMMUNITY PLAN**

B

RESIDENTIAL - 819 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**2014 AIRPORT
PLAN IMPACT**

C

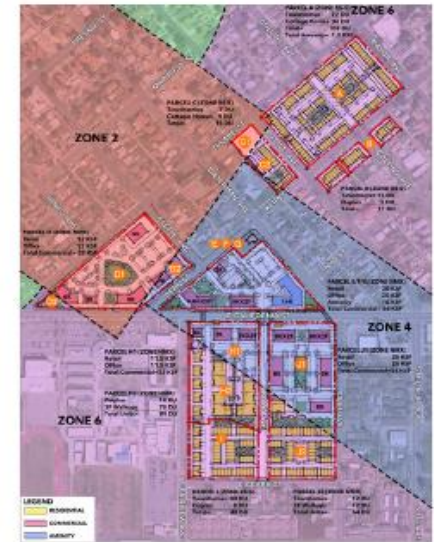
RESIDENTIAL - 348 DU
COMMERCIAL - 0 KSF
AMENITY - 1.2 KSF



**2018 AIRPORT PLAN IMPACT
-RESIDENTIAL USE**

D

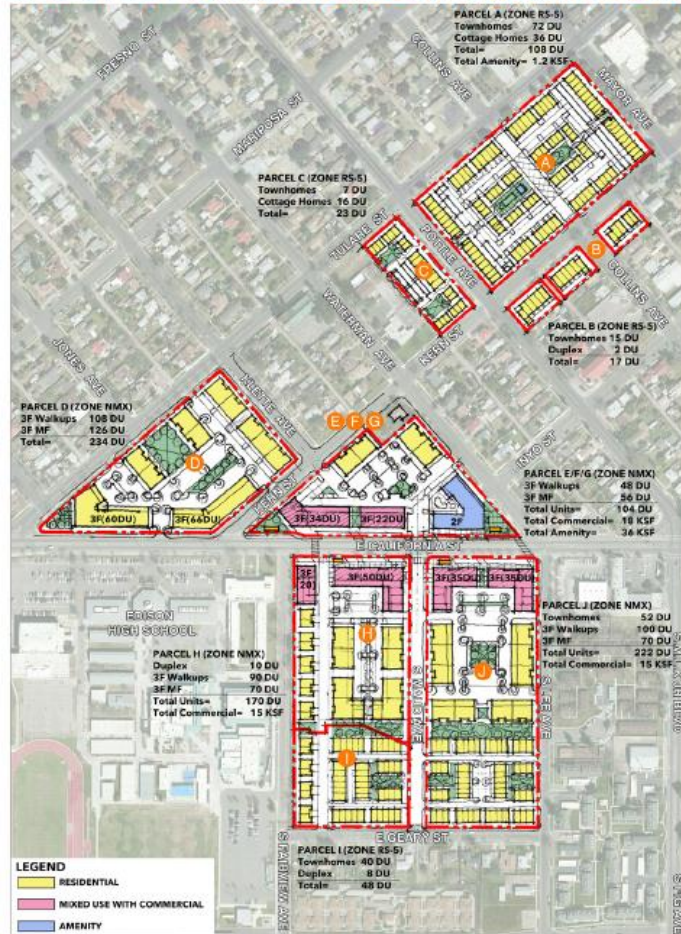
RESIDENTIAL - 345 DU
COMMERCIAL - 166.6 KSF
AMENITY - 37.2 KSF



**2018 AIRPORT PLAN IMPACT
-COMMERCIAL USE**

GGLO Study A

SITE STUDY A-FRESNO DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus	125% Bonus	Max Units Allowed	Residential Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C	1.38	RS-5	12	17	6		23	23
D	5.61	NMX	16	90		113	203	234
E/F/G	4.68*	NMX	16	75		94	169	104
H	5.35	NMX	16	86		108	194	170
I	2.92	RS-5	12	35	13		48	48
J	7.98	NMX	16	128		160	287	222
TOTAL	30.9			523	52	473	1,048	926

* Combined Area for Parcel E, F, G and the road ROW area between parcels.

SUMMARY

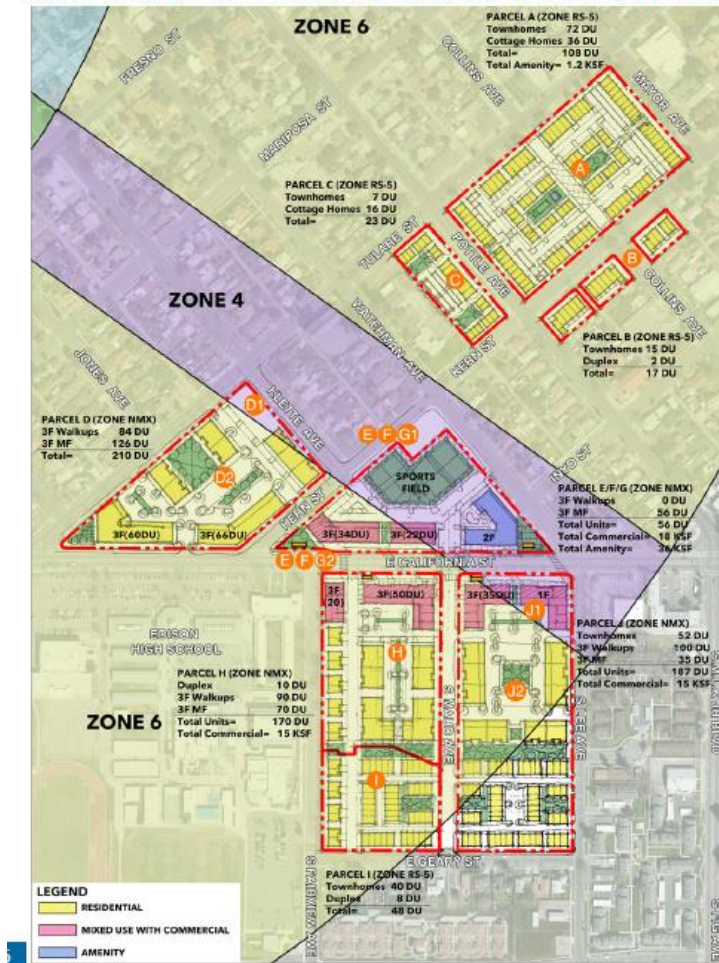
DUPLEX	20 DU
COTTAGE HOMES	52 DU
TOWNHOMES	186 DU
WALKUPS	346 DU
3F MF FLATS	322 DU
TOTAL RESIDENTIAL=	926 DU

TOTAL COMMERCIAL= +/-48 KSF

TOTAL AMENITY= +/-37.2 KSF

GGLO Study B

SITE STUDY B-FRESNO CHANDLER DOWNTOWN AIRPORT PLAN (2014)



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Units Allowed	Units Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C	1.38	RS-5	12	17	6		23	23
D-1	0.35	Zone 4-Outer Approach/Departure Zone	5	2			2	2
D-2	5.26	NMX	16	84		105	189	208
E/F/G-1	3.3	Zone 4-Outer Approach/Departure Zone	5	17			17	17
E/F/G-2	1.38	NMX	16	22		28	50	39
H	5.35	NMX	16	86		107	193	170
I	2.92	RS-5	12	35	13		48	48
J-1	0.94	Zone 4-Outer Approach/Departure Zone	5	5			5	5
J-2	7.04	NMX	16	113		141	253	182
TOTAL	36			472	52	381	905	819

SUMMARY

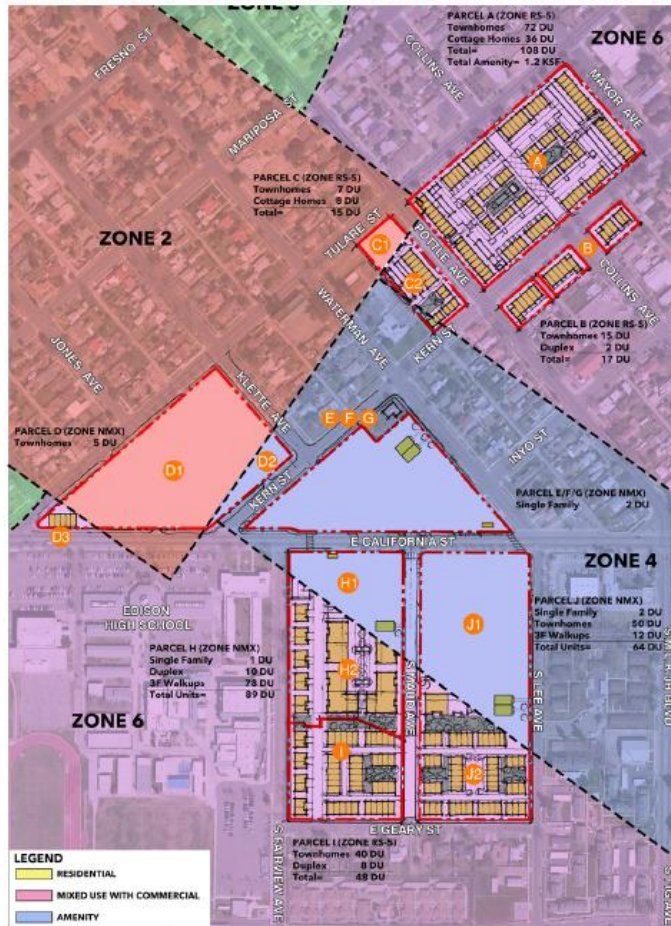
DUPLEX	20 DU
COTTAGE HOMES	52 DU
TOWNHOMES	186 DU
WALKUPS	274 DU
3F MF FLATS	287 DU
TOTAL RESIDENTIAL=	819 DU

TOTAL COMMERCIAL= +/-48 KSF

TOTAL AMENITY= +/-37.2 KSF

GGLO Study C

SITE STUDY C-FRESNO COUNTY AIRPORT LAND USE PLAN (2018)-RESIDENTIAL USE



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Units Allowed	Units Proposed
A	6.63	RS-5	12	80	28		108	108
B	1.04	RS-5	12	12	5		17	17
C-1	0.35	Zone 2: Inner Approach/Departure Zone	0.1	0			0	0
C-2	1.03	RS-5	12	12	5		17	15
D-1	4.45	Zone 2: Inner Approach/Departure Zone	0.1	0			0	0
D-2	0.8	Zone 4: Outer Approach/Departure Zone	0.5	0			0	0
D-3	0.36	NMX	12	4		5	10	5
E/F/G	4.68	Zone 4: Outer Approach/Departure Zone	0.5	2			2	2
H-1	1.95	Zone 4: Outer Approach/Departure Zone	0.5	1			1	1
H-2	3.4	NMX	12	41		51	92	88
I	2.92	RS-5	12	35	13		48	48
J-1	4.7	Zone 4: Outer Approach/Departure Zone	0.5	2			2	2
J-2	3.28	NMX	12	39		49	89	62
TOTAL	36			231	51	106	387	348

SUMMARY

SINGLE FAMILY	5 DU
DUPLEX	20 DU
COTTAGE HOMES	44 DU
TOWNHOMES	189 DU
WALKUPS	90 DU
3F MF FLATS	0 DU
TOTAL RESIDENTIAL =	348 DU

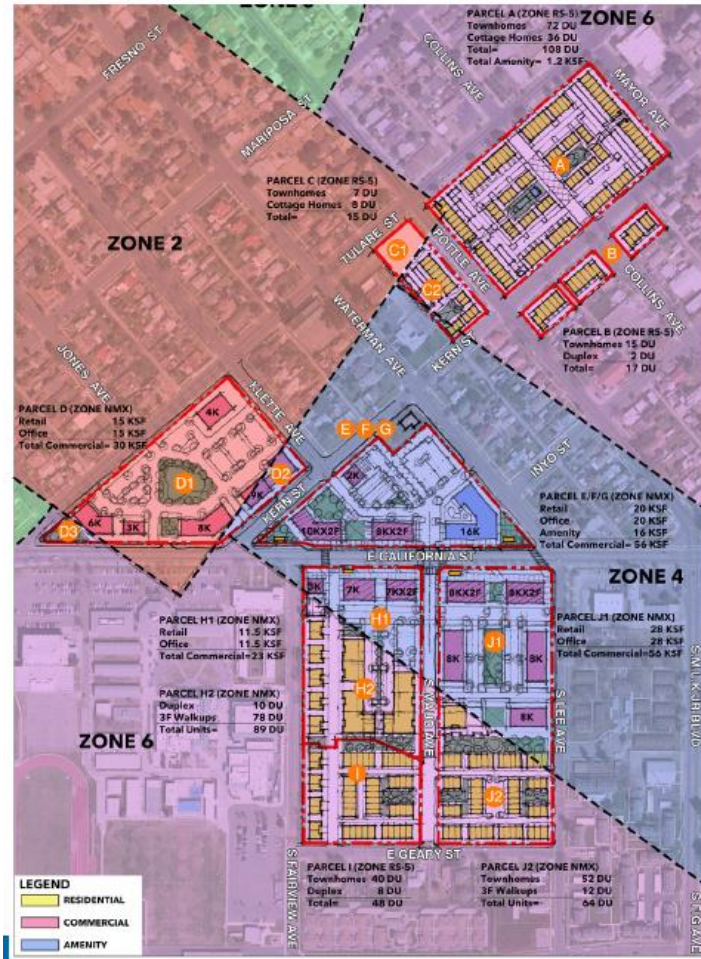
TOTAL COMMERCIAL = 0 KSF

TOTAL AMENITY = +/-1.2 KSF

WEST FRESNO | SITE RESEARCH

GGLO Study D

SITE STUDY D-FRESNO COUNTY AIRPORT LAND USE PLAN (2018)-COMMERCIAL USE



Parcel	Acres	Zoning District	Max Density (DU/AC)	Base Units	35% Bonus Units	125% Bonus Units	Max Units Allowed	Residential Proposed (DU)	Max Non-Res Intensity	Load Factor Per IBC *	Commercial Allowed (SF)	Commercial Proposed (SF)
A	6.63	RS-5	12	80	28		108	108				
B	1.04	RS-5	12	12	5		17	17				
C-1	0.35	Zone 2: Inner Approach/Depart ure Zone	0.1	0			0		60 persons per acre	80 gross	1,680	1,600
C-2	1.03	RS-5	12	12	5		17	15				
D-1	4.45	Zone 2: Inner Approach/Depart ure Zone	0.1	0			0		60 persons per acre	80 gross	21,360	21,000
D-2	0.8	Zone 4: Outer Approach/Depart ure Zone	0.5	0			0		150 persons per acre	80 gross	9,600	9,000
D-3	0.36	NMX	12	4		5	10	5				
E/F/G	4.68	Zone 4: Outer Approach/Depart ure Zone	0.5	2			2		150 persons per acre	80 gross	56,160	56,000
H-1	1.95	Zone 4: Outer Approach/Depart ure Zone	0.5	1			1		150 persons per acre	80 gross	23,400	23,000
H-2	3.4	NMX	12	41		51	92	88				
I	2.92	RS-5	12	35	13		48	48				
J-1	4.7	Zone 4: Outer Approach/Depart ure Zone	0.5	2			2		150 persons per acre	80 gross	56,400	56,000
J-2	3.28	NMX	12	39		49	89	64				
TOTAL	36			231	51	106	387	345			168,600	166,600

* Assume 50% for Business(100 gross per occupant) and 50% for Mercantile (60 gross per occupant)

SUMMARY

DUPLEX	20 DU
COTTAGE HOMES	44 DU
TOWNHOMES	191 DU
WALKUPS	90 DU
3F MF FLATS	0 DU
TOTAL RESIDENTIAL =	345 DU

TOTAL COMMERCIAL = +/-166.6 KSF

TOTAL AMENITY = +/-37.2 KSF

GGLO Study Summary

SITE STUDY-SUMMARY

A

RESIDENTIAL - 926 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**ZONING CODE+
COMMUNITY PLAN**

B

RESIDENTIAL - 819 DU
COMMERCIAL - 48 KSF
AMENITY - 37.2 KSF



**2014 AIRPORT
PLAN IMPACT**

C

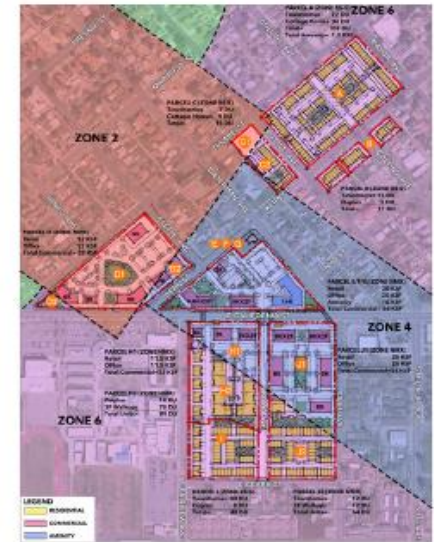
RESIDENTIAL - 348 DU
COMMERCIAL - 0 KSF
AMENITY - 1.2 KSF



**2018 AIRPORT PLAN IMPACT
-RESIDENTIAL USE**

D

RESIDENTIAL - 345 DU
COMMERCIAL - 166.6 KSF
AMENITY - 37.2 KSF

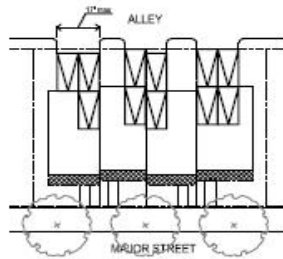


**2018 AIRPORT PLAN IMPACT
-COMMERCIAL USE**

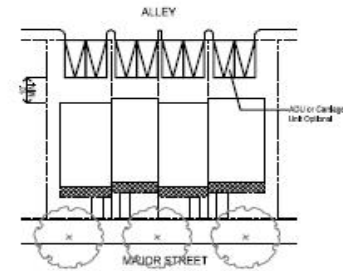
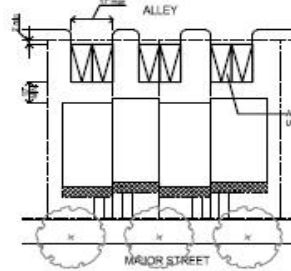


RESIDENTIAL PROTOTYPES-TOWNHOMES

ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



PRECEDENT IMAGES-RAINIER VISTA



PRECEDENT IMAGES-LIONSGATE



2/1 Townhouses+Back to Back (48 DU/AC)



PRECEDENT IMAGES-AFFORDABLE HOUSING



30

WEST FRESNO | SITE RESEARCH



Next Steps

- Continue Neighborhood conversations with Every Neighborhood Partnership
- Create a data library to support our intended outcomes with sound metrics to track
- Shape a cohesive vision for neighborhood transformation
- Continue to assess neighborhood impacts of Chandler Airport land use plan



Early Retirement Program

Boards of Commissioners Meeting

August 27, 2019

Program Overview

- 90-Day Participation Window
 - October 1, 2019 – December 29, 2019
- Eligibility Requirements
 - Active, full-time employee as of October 1, 2019, and
 - 50 years of age on or before December 29, 2019 with at least 5 years of service credit
- Incentive
 - Two years additional CalPERS service credit; **or**
 - One-half annual scheduled salary (up to a maximum of \$40,000) to be paid as wages
 - and-**
 - 100% Sick leave conversion to be paid as wages
- 100% participation would cost ~\$1.8m in salary or service credit incentives
- The Agency would strategically backfill approximately 75% of vacant positions to meet its current business needs
- Assuming 20%-30% participation, we anticipate that the program would pay for itself in year one
- The Agency would also realize \$270k to \$407k in ongoing salary savings

Questions or Comments?



2020 Agency Budget

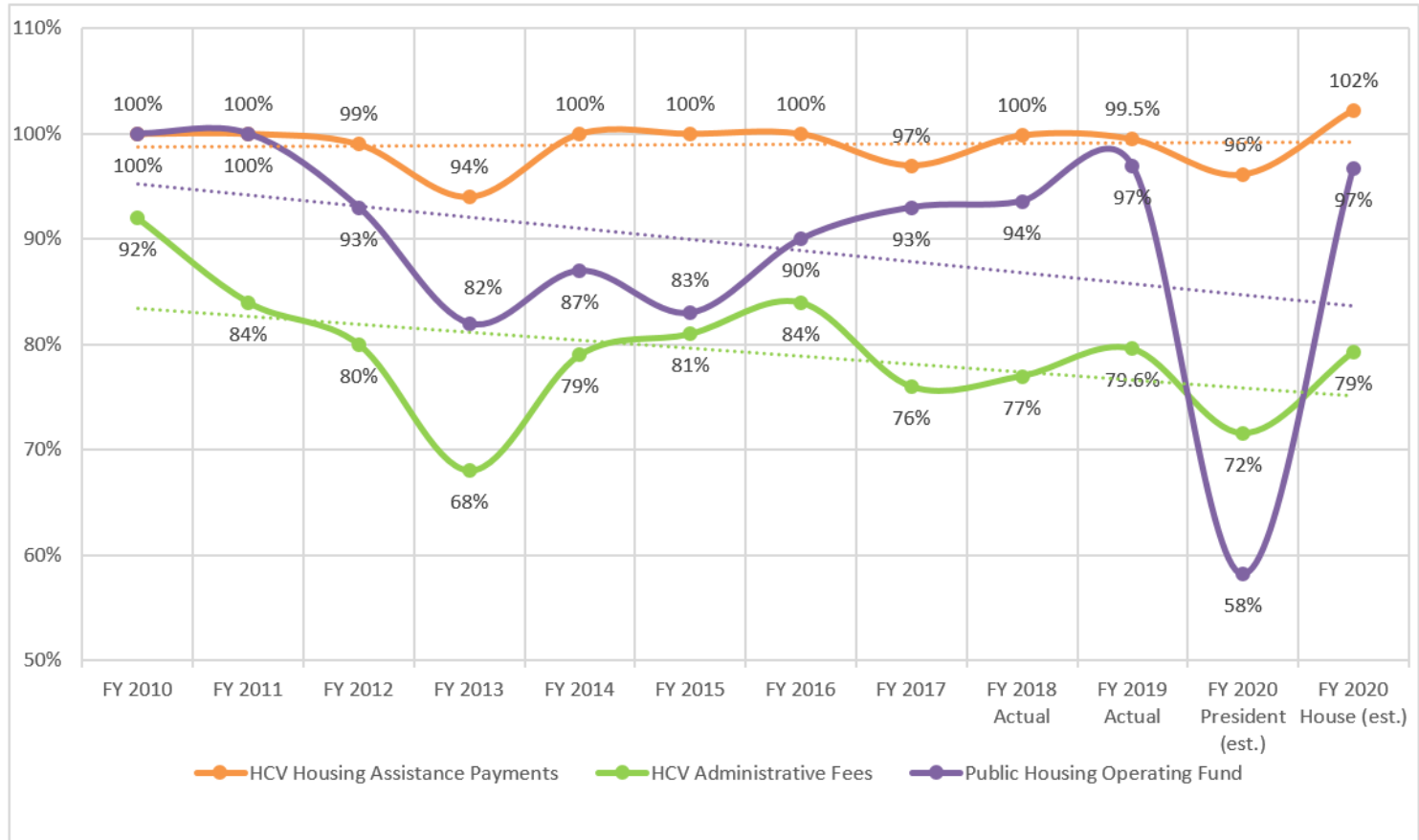
*Boards of Commissioners Meeting
August 27, 2019*



Overview

- Update on 2020 Federal Budget
- Timeline for 2020 Budget Development
- Next Steps

2019 & 2020 Federal Budget



Timeline for 2020 Budget Development



Next Steps:

- September:
 - Federal Budget Update
 - Update on Agency Budgeting Process

Questions or Comments?