



# Boards of Commissioners Meeting

October 22, 2019

# AGENDA

O (559) 443-8400

F (559) 445-8981

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

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

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

**5pm - October 22, 2019**

**Cedar Courts - 4430 East Hamilton Avenue, Fresno, CA 93702**

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

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

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**5pm**

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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. **City: Nominations for Board Chair and Vice Chair for 2020-2021 Biennial**

6. **Consent Agenda**

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

- |   |    |
|---|----|
| a. Consideration of the Minutes of September 24, 2019   | 5  |
| b. Consideration of Contract Renewal – Davis Farr   | 11 |
| c. Consideration of Contract Renewal – Novogradac   | 17 |
| d. Consideration of Contract Award for Architectural Services – Solivita Commons (Clovis)                           | 23 |
| e. Consideration of Funding Application Submissions – Chinatown Project   | 27 |
| f. Consideration of Contract Award for Architectural Services – Linnaea Villas (formerly Kingsburg Seniors Project) | 33 |
| g. Consideration of Funding Application Submissions – Linnaea Villas (formerly Kingsburg Seniors Project)           | 37 |
| h. Consideration of Contract Award for Architectural Services – The Villages at Broadway (formerly Econo Inn)       | 41 |

7. **Informational**

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|--|----|
| a. Resident Empowerment Overview – Fresno Metro Ministry | 45 |
|--|----|

	PAGE #
b. Update on the Agency 2020 Goals and Budget Development	46
c. Real Estate Development Update	47
8. <b>Commissioners' Report</b>	
9. <b>Executive Director's Report</b>	48
10. <b>Closed Session</b>	
a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: APN: 416-040-09; 130 W. Barstow Ave., Fresno, CA 93704 Agency Negotiator: Preston Prince Negotiating Parties: Fresno Housing Authority; Gary R. Perez Under Negotiation: Price and Terms	
b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: APN: 466-206-56-T; 1331 Fulton Street, Fresno, CA 93721 Agency Negotiator: Preston Prince, Tracewell Hanrahan, Michael Duarte, and Ken Price Negotiating Parties: Fresno Housing Authority; Tutelian & Co. Under Negotiation: Price and Terms	
c. PUBLIC EMPLOYEE EVALUATION Title: CEO/Executive Director	
11. <b>Report on Closed Session Items</b>	
12. <b>Action</b>	
a. Consideration of Property Acquisition – 130 W. Barstow Ave.	
b. Consideration of Funding Commitment – 130 W. Barstow Ave.	
13. <b>Adjournment</b>	

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

**Tuesday, September 24, 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, September 24, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:06 p.m. by Board Chair, Commissioner Adrian Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT:       Rueben Scott  
                  Stacy Vaillancourt

The meeting was called to order at 5:04 p.m. by Board Vice Chair, Commissioner 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  
                  Nikki Henry  
                  Cary Catalano  
                  Valori Gallaher  
                  Joey Fuentes

ABSENT:       Stacy Sablan, Chair

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

### 3. PUBLIC COMMENT

Bill Tarkington, 18-year resident and 2-year member of the Resident Advisory board, is very proud of staff. He mentions since he has been a member of the Resident Advisory Board, he has seen staff committed to providing homeless individuals homes and shelter.

### 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 Commissions 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 August 23, 2019 and August 27, 2019
- b. Consideration of Amended Resolution of Contract – Office of Migrant Services
- c. Consideration of Acceptance of Tax Credit Funding Allocation – The Villages at Broadway (*formerly Econo Inn*)
- d. Consideration of Contract for General Contractor/Construction Management – The Villages at Paragon (*formerly Plaza Terrace*)
- e. Consideration of Architectural Contract Award – The Villages at Paragon (*formerly Plaza Terrace*)
- f. Consideration of the Application Submission for Continuum of Care Funding – U.S. Dept. of Housing and Urban Development

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

## 6. INFORMATIONAL

### a. Resident Empowerment Overview – United Farm Workers

Doreen Eley, Senior Manager, introduced Linda Duran, Outreach Coordinator at United Farm Workers. Ms. Duran presented on this item.

### b. Update of the 2020 Federal and Agency Budgets

Emily De La Guerra presented on this item.

### c. Real Estate Development Update

Michael Duarte presented on this item.

## 7. PUBLIC HEARING

2020 Public Housing Agency Plans (Five Year and Annual Plan, Admissions and Continued Occupancy Plan, Administrative Plan)

Eric Payne, Executive Director of the Central Valley Urban Institute, discussed statements that were transcribed, the comment section and the feedback provided by staff. Mr. Payne discussed some of the statements provided during the public comment section of the staff report, specifically related to: the time of resident meetings to allow working residents to attend. Also, the need for childcare at the meetings to allow residents to actively participate in the meetings. Mr. Payne did not see an affirmation of Staff's support for these items but did assume that the mention of said items was an affirmation of their support. Also, Mr. Payne expressed concern for the responses related to the resident lease agreement, which subjectively may classify "laughter in the hallway" as a nuisance and could be cause for eviction. He would ask that the board review evictions in the past year and the cause of those evictions.

## 8. ACTION

Angie Nguyen, Chief of Staff, presented on item 8a.

### a. Consideration to Approve the Submission of the Five Year and 2020 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Plans

**COUNTY MOTION:** *Commissioner Christensen moved, seconded by Commissioner Brusseau to receive and file the 2018 annual audited basic financial statements.*

**MOTION PASSED:** 5-0

**CITY MOTION:** Commissioner Catalano moved, seconded by Commissioner Gallaher to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 5-0

b. Consideration of the 2019 Early Retirement Program

Emily De La Guerra, Director of Finance and Administration, presented on item 8b.

**COUNTY MOTION:** Commissioner Fuentes moved, seconded by Commissioner Henry to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 4-1

Commissioner Brusseau voted No.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Christensen to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 4-1

Commissioner Catalano voted No.

9. COMMISSIONERS' REPORT

Commissioner Jones announced the upcoming Exhibit featuring New York Times Bestselling author, Matthew Desmond. She mentions how Preston Prince spoke at the library on a panel regarding Mr. Desmond's book, "Evicted". She also discussed the upcoming NAHRO convention in San Antonio.

Commissioner Catalano thanked the staff and Fresno Housing for donating \$5,000 to the Calwa recreational center for an ongoing renovation project in the Calwa neighborhood.

10. EXECUTIVE DIRECTOR'S REPORT

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

- Ivy Planning was selected as our consultants for our diversity, equity, and inclusion (DEI) efforts. Ivy will be conducting an assessment to include conversations with Board members, staff, residents and community members.
- Next Board meeting to be held offsite.
- Grand opening for YoVille will be on October 1<sup>st</sup>.
- The invitation to the grand opening for the GRID Alternatives Solar Multifamily project at Bridges at Florence on October 3<sup>rd</sup>, 2019 has been sent.



- SEIU labor negotiations have started and staff will keep the Boards updated as progress is made.

## 11. CLOSED SESSION

Staff noted that discussion on the property at 1840 Broadway St. will be eliminated and discussed at a later date.

The Boards went into closed session at approximately 6:08 p.m.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 466-191-09, 466-191-10; 1828 and 1840 Broadway St., Fresno, CA 93721  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Bains Sukhwant Singh & Gian Kaur Trs  
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 416-040-09; 130 W. Barstow Ave., Fresno, CA 93704  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Gary R. Perez  
Under Negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 459-033-20, 459-034-05, 452-314-01, 459-182-26; Belmont Avenue Scattered Sites, Fresno, CA  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; James Hendricks & Assoc.; Cornerstone Realty; Rio Vista Realty; Better Homes & Gardens Realty  
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 445-204-12; 2825 E. Harvard Ave., Fresno, CA  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Century 21 – C. Watson Realty  
Under negotiation: Price and Terms

The Boards returned to open session at approximately 6:43 p.m.

## 12. REPORT ON CLOSED SESSION

*Joint Meeting*  
*Action Minutes: 9.24.2019*  
*Adopted:*

There were no items to report at this time.

13. ACTION

- a. Consideration of Property Acquisition – 1828 Broadway Street

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the consideration of property acquisition – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Williams to approve the consideration of property acquisition – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

- b. Consideration of Funding Commitment – 1828 Broadway Street

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Henry to approve the funding commitment – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Christensen to approve the funding commitment – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

14. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:45 p.m.

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Preston Prince, Secretary to the Boards of Commissioners

## BOARD MEMO

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Fresno, California 93721  
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**TO:** Boards of Commissioners  
Fresno Housing Authority  
**FROM:** Preston Prince  
CEO/Executive Director

**DATE:** October 15, 2019  
**BOARD MEETING:** October 22, 2019  
**AGENDA ITEM:** 6b  
**AUTHOR:** Nicole Diaz

**SUBJECT:** Consideration of Contract Extension with Davis Farr LLP for Independent Audit Services

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### Executive Summary

The purpose of this memo is to seek the Boards of Commissioners' approval to extend the contract between the Fresno Housing Authority and Davis Farr LLP. The Agency currently has a contract with Davis Farr LLP to provide services for the annual Basic Financial Statement audits of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County, which includes all Agency instrumentalities, for year ending December 31, 2019. This will be the fourth and final extension of the contract and will be valid from December 15, 2019 through December 14, 2020.

The Boards of Commissioners originally approved this contract on September 22, 2015 with an annual contract amount of \$125,000. The contract was modified for an additional \$19,100 in November 2016 to provide supplementary audit services for Garland Gardens, Parkside Apartments, and an internal control review. The new contract amounts are not to exceed \$144,100 per year. Davis Farr was originally selected as the successful proposer due to many factors, including their specific technical knowledge of Housing Authority audit requirements, HUD grant compliance, and governmental accounting and internal control standards.

### Recommendation

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director, or his designee, to extend the contract with Davis Farr LLP from December 15, 2019 through December 14, 2020 for an amount not to exceed \$144,100.

### Fiscal Impact

The fiscal impact of the contract extension will be no more than \$144,100 in fiscal year 2020, per our contract limits. This amount will be paid by the Housing Authority and will be included in the 2020 Agency Operating Budget.

### Background

In October of 2014, the Agency published an RFP to solicit proposals from qualified certified public accounting firms to perform the Agency's annual

financial statement audits. In response, the Agency received proposals from nine (9) firms: Mayer Hoffman McCann P.C. (now doing business as Davis Farr LLP), Barman Hopkins Wright & LaHam CPAs LLC, CliftonLarson Allen LLP, CohnReznick LLP, Macias Gini & O'Connell LLP, Novogradac and Company LLP, Rector Reeder & Lofton P.C., Smith Marion & Company LLP, and Wallace Rowe & Associates.

The RFP methodology considers both technical factors and price when evaluating a proposal. Awards are based on the proposal that represents the best overall value to the Agency when considering both price and other factors including technical expertise, successful past performance, quality of proposed staffing, etc. Based on this assessment, the selection committee consisting of staff from Finance, Housing Management, and Assisted Housing (HCV), recommended Mayer Hoffman McCann P.C. (MHM, now doing business as Davis Farr LLP) for award being the top-rated proposer overall, and offering the best price of the top-three rated proposers.

On December 10, 2014 a Notice of Successful Proposer was distributed to the firms that submitted proposals outlining The Agency's intent to enter into a contract with Mayer Hoffman McCann P.C. (now doing business as Davis Farr LLP) prior to the start of the audit for the year ending December 31, 2015. In May of 2015, however, Agency staff received notification from the audit engagement partner of MHM that the government auditing segment of the firm was in the process of separating from MHM to become a stand-alone firm by the name of Davis Farr LLP. As a result of this transaction, the government audit practice that was formerly conducted under the name of Mayer Hoffman McCann P.C. is now operating under the name of Davis Farr LLP, a separate audit firm independent of MHM.

As the awarded firm's change in legal structure preceded the actual execution of a contract pursuant to the procurement process undertaken by the RFP, Agency staff sought assurance that Davis Farr LLP is essentially the same as MHM's former government auditing segment, and would have been awarded the RFP had the transition occurred prior to submission of the proposal, when weighed by the same qualitative metric put forth in the Agency's RFP. Staff's inquiries revealed that Davis-Farr offered equivalent credentials, similar experience and similar technical capabilities compared to MHM. Davis Farr would also provide continuity of audit staff and resources, just as proposed by MHM. Moreover, Davis Farr has reviewed the proposal originally submitted by MHM and has confirmed that they will honor the same terms, conditions and pricing that resulted in MHM being selected for the award. On August 30, 2015, Marc Davis, audit principal of Davis Farr LLP, provided to the Agency a memorandum detailing his acceptance of the assignment of the audit contract to his newly established firm.

On September 22, 2015, the Boards of Commissioners for the Fresno Housing Authority approved the contract between the Agency and Davis Farr LLP for the Agency's annual Basic Financial Statement audits for an initial term of one year, with the option to renew for an additional four (4) one (1) year periods. This is the fourth and final extension of the contract.

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE EXTENSION OF THE CONTRACT FOR  
INDEPENDENT AUDIT SERVICES**

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") solicited proposals from qualified firms to provide independent audit services; and,

WHEREAS, Davis Farr LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be one year from the date of contract execution, with an option to extend the contract term for four additional, one year terms, for a possible total contract term of five years; and,

WHEREAS, the Authority has entered into a contract with Davis Farr LLP for an amount not to exceed \$125,000 per year for a total not-to-exceed amount of \$625,000; and,

WHEREAS, the Authority modified the contract on November 7, 2016 to include additional audit services for Garland Gardens, Parkside Apartments, and internal control review for \$19,100; and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Davis Farr LLP for independent audit services for one year, beginning December 15, 2019, for an amount not to exceed \$144,100; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of the City of Fresno, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Davis Farr LLP.

PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER 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

**RESOLUTION APPROVING THE EXTENSION OF THE CONTRACT FOR  
INDEPENDENT AUDIT SERVICES**

WHEREAS, the Housing Authority of Fresno County ("the Authority") solicited proposals from qualified firms to provide independent audit services; and,

WHEREAS, Davis Farr LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be one year from the date of contract execution, with an option to extend the contract term for four additional, one year terms, for a possible total contract term of five years; and,

WHEREAS, the Authority has entered into a contract with Davis Farr LLP for an amount not to exceed \$125,000 per year for a total not-to-exceed amount of \$625,000; and,

WHEREAS, the Authority modified the contract on November 7, 2016 to include additional audit services for Garland Gardens, Parkside Apartments, and internal control review for \$19,100; and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Davis Farr LLP for independent audit services for one year, beginning December 15, 2019, for an amount not to exceed \$144,100; and,

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PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER 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:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6C

**AUTHOR:** Nicole Diaz

**SUBJECT:** Consideration of the Contract with Novogradac & Company LLP  
for Tax Credit CPA and Annual Audit Services

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### Executive Summary

The purpose of this memo is to seek the Boards of Commissioners' approval to extend the contract between the Fresno Housing Authority and Novogradac & Company LLP (Novogradac). The Agency currently has a contract with Novogradac to provide services for tax credit CPA and annual audit services for the Agency's instrumentalities and affiliated entities. Staff is requesting that the contract be extended to cover the year ending December 31, 2019. This will be the third extension of the contract and will be valid from November 1, 2019 through October 31, 2020.

The Boards of Commissioners originally approved the contract on October 25<sup>th</sup>, 2016, for an amount not to exceed \$23,000, for the audits and tax returns for the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Villa del Mar, Inc., Pacific Garden Enterprises, and Housing Connections & Compliance, Inc. Staff will also be asking the Silvercrest Board of Directors to consider and approve the contract for the Tax Credit Limited Partnerships for which Silvercrest is the Managing General Partner.

### Recommendation

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director, or his designee, to extend the contract with Novogradac & Company LLP from November 1, 2019 through October 31, 2020 in the amount of \$23,000.

### Fiscal Impact

The fiscal impact of the contract extension will be \$23,000 in fiscal year 2020. The cost of each audit is borne by the each specific entity and will be included in their respective 2020 budgets.

### Background

In June 2016, the Agency published an RFP to solicit proposals from qualified certified public accounting firms to perform tax credit CPA and audit services.

The services requested in the RFP included many requirements that are specific to the Low-Income Housing Tax Credit (LIHTC) program, including:

- Audits and Tax Returns for Tax Credit Limited Partnerships, also known as Single-Purpose Entities,
- Tax Returns for the Limited Liability Corporations associated with those Limited Partnerships,
- Eligible Tax Basis, Qualifying Project Certifications, and Cash Flow Analysis for specific projects during the California Tax Credit Allocation Committee (CTCAC) application period, and
- Required certifications for CTCAC, including 10% Tests, Carryover Allocation Documentation, Cost Certification Statements, Final Cost Certifications/Verifications of Sources and Uses, and Placed-In-Service Packages.

In response, the Agency received proposals from six (6) firms: CliftonLarson Allen LLP, CohnReznick LLP, Eide Bailly LLP, Novogradac & Company LLP, Rubino & Company Chartered, and Smith Marion & Company LLP. The RFP methodology considers both technical factors and price when evaluating a proposal. Awards are based on the proposal that represents the best overall value when considering both price and other factors including technical expertise, successful past performance, quality of proposed staffing, etc. Based on this assessment, the selection committee consisting of staff from Finance, Development, Asset Management and two third-party property management companies, recommended Novogradac & Company LLP for award being the top-rated proposer overall.

In October 2016, Novogradac was selected as the successful proposer due to many factors, including their specific technical knowledge of tax credit requirements, multi-family housing audit procedures, and taxation rules for tax credit investment instruments, limited partnerships, limited liability corporations and non-profit entities. The Boards of Commissioners originally approved the contract with Novogradac & Co LLP on October 25<sup>th</sup>, 2016 for an amount not to exceed \$23,000 annually, for a total potential not to exceed amount of \$115,000.

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE CONTRACT FOR TAX CREDIT CPA AND ANNUAL  
AUDIT SERVICES**

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") solicited proposals from qualified firms to provide tax credit CPA and annual audit services; and,

WHEREAS, Novogradac & Company LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be November 1<sup>st</sup>, 2019 through October 31<sup>st</sup>, 2020, with an option to extend the contract term for one additional, one-year term, for a possible total contract term of five years; and,

WHEREAS, the said contract will cover the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Pacific Garden Enterprises, Inc., Villa del Mar, Inc. and Housing Connections & Compliance, Inc.. and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Novogradac & Company LLP for tax credit CPA and annual audit services for one year, beginning November 1, 2019, for an amount not to exceed \$23,000; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Novogradac & Company LLP.

PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER 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

**RESOLUTION APPROVING THE CONTRACT FOR TAX CREDIT CPA AND ANNUAL  
AUDIT SERVICES**

WHEREAS, the Housing Authority of Fresno County (“the Authority”) solicited proposals from qualified firms to provide tax credit CPA and annual audit services; and,

WHEREAS, Novogradac & Company LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be November 1<sup>st</sup>, 2019 through October 31<sup>st</sup>, 2020, with an option to extend the contract term for one additional, one-year term, for a possible total contract term of five years; and,

WHEREAS, the said contract will cover the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Pacific Garden Enterprises Inc., Villa del Mar, Inc. and Housing Connections & Compliance, Inc.. and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Novogradac & Company LLP for tax credit CPA and annual audit services for one year, beginning November 1, 2019, for an amount not to exceed \$23,000; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Novogradac & Company LLP.

PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER 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

O (559) 443-8400

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

**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6D

**AUTHOR:** Dave Brenner

**SUBJECT:** Solivita Commons (formerly Willow & Alluvial) – Architectural Services Contract

### Executive Summary

The Solivita Commons (the “Project”) housing development received an award of Low Income Housing Tax Credits (LIHTC’s) on June 12, 2019. The project will bring new high quality affordable multi-family housing to the City of Clovis.

The project is proposed for 60 units at 725 W. Alluvial Avenue, Clovis, California (APN: 561-061-19s, previously 561-020-50s, 561-020-51s) on 4.175 acres. Staff has worked closely with Mogavero Architects to design a community oriented site plan for the residential units, along with the addition of community and site amenities.

Mogavero Architects was selected in a 2015 Fresno Housing Authority RFQ. Initial design work began for the project in September 2018. Upon reservation of tax credits, the design team launched on a creation of full construction plans in anticipation of a December 2019 financial closing. Mogavero Architects was again selected for the agency design pool in September 2019 (RFQ No. Q19001).

The purpose of this memo is to recommend an expansion of the Mogavero Architects’ contract for the development of detailed construction drawings and the administration of the construction phase for the Solivita Commons housing development. The proposed contract totals approximately \$680,000.

### Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling approximately \$680,000 with Mogavero Architects, to perform architectural services for the Solivita Commons housing development and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute all agreements and ancillary document in connection therewith.

### Fiscal Impact

Staff is seeking approval for an architectural contract of approximately \$680,000. The work will ultimately be paid for out of the project development budget with

the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

### **Background Information**

The Solivita Commons housing development is located on the northeast corner of N. Willow and W. Alluvial Avenues in Clovis, CA (725 W. Alluvial Avenue, Clovis; APN: 561-061-19s, previously 561-020-50s, portion of 561-020-51s). The planset envisions 60 units (8 one-bedroom units, 34 two-bedroom units, 18 three-bedroom units) and 2,473 square feet of community space.

#### **Past Board Actions:**

- May 29, 2018: Ratified the Silvercrest's entry into a purchase and sale agreement
- October 23, 2018: approved HRFC loan commitment for the purchase of land (\$1,650,000)
- February 26, 2019: authorized the submission of a 9% LIHTC application and other funding applications
- February 26, 2019: authorized HRFC loan commitment
- March 26, 2019: approved the award of General Contractor/Construction Management services to Brown Construction



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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

**RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO  
MOGAVERO ARCHITECTS FOR THE SOLIVITA COMMONS HOUSING  
DEVELOPMENT (FORMERLY WILLOW & ALLUVIAL), A 60 UNIT DEVELOPMENT AT  
725 W. ALLUVIAL AVENUE, CLOVIS, CALIFORNIA, 93611**

WHEREAS, the mission of the Housing Authority of Fresno County, California (“HAFC”) includes the development and provision of affordable housing units within the County of Fresno; and,

WHEREAS, HAFC is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, an award of Low Income Housing Tax Credits (LIHTCs) was allocated to the Solivita Commons (submitted as Willow & Alluvial) housing development from the California Tax Credit Allocation Committee in June, 2019; and,

WHEREAS, HAFC is the developer of the Solivita Commons housing development, an affordable multi-family housing development located at 725 W. Alluvial Avenue, Clovis, California (APN: 561-061-19s, previously 561-020-50s, portion of 561-020-51s); and,

WHEREAS, HAFC desires to enter into an Architectural contract with Mogavero Architects for architectural services at said project for a total of approximately \$680,000 for construction permit drawings and administration during the construction; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California hereby authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or their designee to negotiate the terms of the aforementioned contract and supporting documents with Mogavero Architects for architectural services at Solivita Commons in Clovis, California.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER 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:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6E

**AUTHOR:** Lela Schwartz

**SUBJECT:** Approval of submission of funding application and ratification of entrance into Limited Partnership

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### Executive Summary

The purpose of this memo is to request the authorization of the Boards of Commissioners to apply for additional funding sources for the Chinatown Housing Development, as well as ratify entrance into the Limited Partnership. The Chinatown Housing Development (the "Project") site consists of two vacant parcels located on the Northeast corner of Mariposa and F Streets on approximately 0.60 acres in Fresno, CA. Staff has a concept proposal for a 4-story, mixed-use development with commercial/retail space on the ground floor, and 57 units of affordable workforce housing above.

On October 10, 2019, the Fresno City Council unanimously approved a TCC Sub-Recipient Agreement for \$10,807,319 for the Chinatown Housing Development and a Memorandum of Understanding (MOU) between the City of Fresno and Fresno Housing totaling \$977,902. Also on October 10<sup>th</sup>, the City of Fresno unanimously approved a HOME Agreement for \$397,118 for the Project.

In addition to TCC and HOME funds, other committed public funding sources include the Infill Infrastructure Grant program (IIG). In addition to these sources, staff are seeking permission from the Boards of Commissioners to apply for a California Housing Finance Agency (CalHFA) soft loan in an amount up to \$1,500,000 and a CalHFA permanent loan in an amount up to \$2,000,000. The loan application would be submitted through the Housing Authority of the City of Fresno, California, Administrative General Partner (AGP) for the Doragon @ Chinatown, LP, the borrowing entity.

On January 5, 2018, Silvercrest, Inc. and the Agency entered into a Memorandum of Understanding to develop the project. The Partnership was structured with Silvercrest, Inc. as Managing General Partner, (the "MGP") and the Agency as Administrative General Partner, (the "AGP"), with the Agency continuing due diligence. The Doragon @ Chinatown, LP was filed with the Secretary of State on August 20, 2019. Staff is requesting the Boards approval to ratify the Limited Partnership.

## **Recommendation**

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolutions approving the necessary actions needed to move forward with funding applications and ratification of entrance into the Limited Partnership, and authorize Preston Prince, CEO/Executive Director, or Tracewell Hanrahan, Deputy Executive Director, to negotiate and execute documents in connection with the following approved actions:

1. Authorize ratification of the entrance into the Limited Partnership, whereas the Agency is Administrative General Partner (AGP) and Silvercrest, Inc. is Managing General Partner (MGP); and
2. Authorize the Agency, AGP, in partnership with Silvercrest, Inc., MGP, to submit a soft loan application for Doragon @ Chinatown, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$1,500,000; and
3. Authorize the Agency, as Administrative General Partner (AGP), in partnership with Silvercrest, Inc., Managing General Partner (MGP), to submit a permanent loan application for Doragon @ Chinatown, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$2,000,000; and
4. Authorize the undertaking of all actions necessary to develop the Project, including closing of all related California Housing Finance Agency loan documents; and
5. Authorize Preston Prince, CEO/Executive Director, or Tracewell Hanrahan, Deputy Executive Director, or their designee, to execute documents on behalf of the Agency; and in the name of the Administrative General Partner, on its own behalf; and as Administrative General Partner of the Partnership; and
6. Provide for other matters related thereto.

## **Fiscal Impact**

The California Housing Financy Agency requires an application fee of \$10,000. These costs will be paid from the approved pre-development budget.

## **Background Information**

The Chinatown Housing Development site consists of two vacant parcels located on the northeast corner of Mariposa and "F" streets southwest of Downtown Fresno. The site is in close proximity to the planned High Speed Rail station on approximately 0.60 acres. Staff envisions a four-story midrise structure with up to (57) residential units and approximately 4,800 sq. ft. of commercial space.

## **Past Approvals**

- March 26, 2019: Entering into a Sub-Grant Agreement with City of Fresno
- February 27, 2018: Award of Architectural Contract (GGLO)
- January 23, 2018: Award of General Contractor/Construction Management Services (Johnston Contracting)
- December 19, 2017: Apply to funding (IIG, AHSC, LIHTC, CDLAC, HOME, AHP, etc.)
- November 28, 2017: Apply to Transformative Climate Communities funding application
- October 11, 2017: Authorize HRFC pre-development loan
- August 22, 2017: Ratifying Purchase and Sale Agreement
- August 22, 2017: Approval to submit Transformative Climate Communities Concept Proposal

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

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

**RESOLUTION APPROVING SUBMISSION OF PERMANENT AND SOFT LOAN  
REQUESTS TO THE CALIFORNIA HOUSING FINANCE AGENCY IN AN AMOUNT UP  
TO \$2,000,000 AND \$1,500,000, RESPECTIVELY**

WHEREAS, the mission of the Housing Authority of the City of Fresno, California (“the Authority”) includes the development and provision of affordable housing units within the City boundaries; and,

WHEREAS, the Authority is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Authority is the developer of the Doragon @ Chinatown Housing Development, a multi-family housing development located at 1101 F Street, on the corner of Mariposa and F streets in Fresno, CA, 93706 (APN’s 467-065-06, 467-065-07) (the “Project”); and,

WHEREAS, the Authority is member to the Doragon @ Chinatown Limited Partnership, whereas the Authority is Administrative General Partner (the “AGP”) and Silvercrest, Inc. is Managing General Partner (the “MGP”); and

WHEREAS, the Authority, AGP, in partnership with Silvercrest, Inc., MGP, desires to submit a permanent loan application for Doragon @ Chinatown, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$2,000,000; and,

WHEREAS, the Authority, AGP, in partnership with Silvercrest, Inc., MGP, desires to submit a soft loan application for Doragon @ Chinatown, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$1,500,000; and,

WHEREAS, the Authority will undertake all actions necessary to develop the Project, including closing of all related California Housing Finance Agency loan documents;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee to submit permanent and soft loan applications for Doragon @ Chinatown, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$2,000,000 and \$1,500,000, respectively, and

authorize the Authority to take all actions necessary to closing all related California Housing Finance Agency loan documents.

PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 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 THE CITY OF FRESNO, CALIFORNIA**

**RESOLUTION RATIFYING ENTRANCE INTO DORAGON @ CHINATOWN LIMITED  
PARTNERSHIP**

WHEREAS, the mission of the Housing Authority of the City of Fresno, California (“the Authority”) includes the development and provision of affordable housing units within the City boundaries; and,

WHEREAS, the Authority is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Authority is the developer of the Doragon @ Chinatown Housing Development, a multi-family housing development located at 1101 F Street, on the corner of Mariposa and F streets in Fresno, CA, 93706 (APN’s 467-065-06, 467-065-07) (the “Project”); and,

WHEREAS, Silvercrest, Inc. (the “Corporation”) is a wholly controlled instrumentality of the Authority; and,

WHEREAS, the Authority entered into a Memorandum of Understanding with the Corporation on January 5, 2018 in efforts to develop the Project; and,

WHEREAS, a limited partnership (the “LP”) was created for the purposes of developing and owning the Doragon @ Chinatown apartment complex; and

WHEREAS, the Authority is the Administrative General Partner (the “AGP”) and Silvercrest, Inc. is the Managing General Partner (the “MGP”) of said LP;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee to ratify entrance into the Doragon @ Chinatown Limited Partnership.

PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 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:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6F

**AUTHOR:** Sheila Scheitrum

**SUBJECT:** Kingsburg Linnaea Villas – Architectural Services Contract

### Executive Summary

The Linnaea Villas housing project (formerly Kingsburg Seniors) received an award of Low Income Housing Tax Credits (LIHTC's) on June 12<sup>th</sup>, 2019. The project will bring new units of affordable seniors housing to the City of Kingsburg.

The project is located on a 4.84 acre vacant parcel at the southwest corner of Sierra Street and Madsen Avenue in Kingsburg, CA. The project includes 47 units total consisting of 41 units targeting households with incomes at or below 80% AMI, five market rate units and one manager unit. The project will include (35) units of Project-Based Voucher (PBV) rental subsidy.

R.L. Davidson was selected for the agency design pool in March 2017 (RFQ No. Q16001). Initial schematic design work began for the project in September 2018. Upon reservation of tax credits, the design team launched on full construction drawings in anticipation of a December 2019 financial closing. R.L. Davidson was again selected.

The purpose of this memo is to recommend an expansion of the R.L. Davidson architectural contract for the development of detailed construction drawings and the construction administration of Linnaea Villas housing development. It also includes the cost of hiring an energy consultant to model the current and proposed energy efficiency of the Linnaea Villas building type, a requirement of the California Tax Credit Allocation Committee (CTCAC).

### Proposed Not to Exceed Contract Fees

Design Development	\$36,000
Construction Documents	\$496,000
Construction Administration	\$40,000
<b>Total Architectural Costs</b>	<b>\$572,000</b>

## **Recommendation**

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling approximately \$572,000 with R.L. Davidson, Inc, Architects, to perform architectural services for the Linnaea Villas housing development and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute all agreements and ancillary document in connection therewith.

It is further recommended to authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents on behalf of the Housing Authority of Fresno County, CA in connection with the approved actions.

## **Fiscal Impact**

Staff is seeking approval for and architectural contract of approximately \$572,000. The work will ultimately be paid for out of the development budget with the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

## **Background Information**

The Kingsburg Seniors Housing project is located on the southwest corner of Madsen Avenue and Sierra Street in Kingsburg, CA (APN: 396-020-017) FH staff currently envisions the project as new construction of 47 units, there will be (38) one-bedroom units, (8) two-bedroom units, and (1) three-bedroom manager's unit. Of the (47) units, (41) of the units will be rent restricted for qualified incomes ranging from 30% to 80% of the area median income, and (5) units will be market rate units. There will also be approximately 3,650 square feet of community space.

On March 2, 2019, Fresno Housing Authority (FH) submitted a funding application to CTCAC for 9% LIHTCs for the Kingsburg Seniors project. On June 12, 2019, CTCAC made its formal awards for the current round of 9% LIHTCs and has awarded LIHTCs to the Kingsburg Seniors project.

## **Past Board Actions:**

- August 27, 2019: Approval to accept HOME Award
- June 25, 2019: Approval to accept TCAC Award
- March 26, 2019: Award of General Contractor/Construction Management Services (Johnston Contracting)
- February 26, 2019: Approval of HRFC loan of up to \$1,950,000
- February 26, 2019: Approval of TCAC submission & PBVs
- January 22, 2019: Approval of Funding Applications & LP Formation (HOME, AHP, CalHFA, etc.)
- September 25, 2018: Approval to enter into Development Agreement with the City of Kingsburg

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO R.L. DAVIDSON FOR THE KINGSBURG SENIORS HOUSING, AKA LINNAEA VILLAS, A 47 UNIT DEVELOPMENT LOCATED AT THE SW CORNER OF SIERRA STREET AND MADSEN AVENUE, KINGSBURG, CALIFORNIA, 93631**

WHEREAS, the mission of the Housing Authority of Fresno County, California ("HAFC") includes the development and provision of affordable housing units within the County of Fresno; and,

WHEREAS, HAFC is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, an award of Low Income Housing Tax Credits (LIHTCs) was allocated to The Linnaea Villas project from the California Tax Credit Allocation Committee in June 2019; and,

WHEREAS, HAFC is the developer of the Linnaea Villas project, an affordable multi-family housing development located at the southwest corner of Sierra Street and Madsen Avenue in Kingsburg, CA (APN: 396-020-017); and,

WHEREAS, HAFC desires to enter into an Architectural contract with R.L. Davidson for architectural services at said project for a total of approximately \$572,000 for construction permit drawings and construction administration; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California hereby authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or their designee to negotiate the terms of the aforementioned contract and supporting documents with R.L. Davidson for architectural services at Linnaea Villas, in Kingsburg, California.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER 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:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6G

**AUTHOR:** Sheila Scheitrum

**SUBJECT:** Linnaea Villas – Approval of California Housing Finance Agency  
Loan

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### Executive Summary

The Linnaea Villas Housing Development (formerly Kingsburg Seniors) is located on a 4.84 acre vacant parcel at the southwest corner of Sierra Street and Madsen Avenue in Kingsburg, CA. The project includes 47 units total consisting of 41 units targeting households with incomes at or below 80% AMI, five market rate units and one manager unit. The project will include (35) units of Project-Based Voucher (PBV) rental subsidy.

The Linnaea Villas housing project received an award of Low Income Housing Tax Credits (LIHTC's) on June 12<sup>th</sup>, 2019. The project will bring new units of affordable seniors housing to the City of Kingsburg.

In order to comply with the funding requirements, the Housing Authority of Fresno County, CA (HAFC) entered into a Limited Partnership Agreement with Silvercrest, Inc. in which the HAFC acts as the Administrative General Partner and Silvercrest, Inc. acts as the Managing General Partner. The Kingsburg Linnaea Villas, LP was filed with the Secretary of State on August 22, 2019.

The committed funding sources include the Housing Relinquished Fund Corporation ("HRFC"), City of Kingsburg Land Donation, City of Kingsburg Deferred impact Fees, Federal Home Loan Bank Affordable Housing Program (AHP), and County of Fresno HOME Funds (HOME). In addition to these sources, staff is seeking permission from the Board of Directors to apply for a California Housing Finance Agency (CalHFA) soft loan in an amount no more than \$2,000,000 and a CalHFA permanent loan in an amount no more than \$3,000,000. The loan application would be submitted through the borrowing entity, Kingsburg Linnaea Villas, LP.

### Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of Fresno County, CA adopt the attached resolutions approving the necessary actions needed to move forward with funding application, close the loan, and authorize Preston Prince, CEO/Executive Director, or Tracewell Hanrahan,

Deputy Executive Director, or their designee, to negotiate and execute documents in connection with the following approved actions:

1. Authorize the Agency, AGP, in partnership with Silvercrest, Inc., MGP, to submit a soft loan application for Kingsburg Linnaea Villas, LP, borrowing entity, to the California Housing Finance Agency in an amount no more than \$1,000,000; and
2. Authorize the Agency, as Administrative General Partner (AGP), in partnership with Silvercrest, Inc., Managing General Partner (MGP), to submit a permanent loan application for Kingsburg Linnaea Villas, LP, borrowing entity, to the California Housing Finance Agency in an amount no more than \$2,000,000; and
3. Authorize the undertaking of all actions necessary to develop the Project, including closing of all related California Housing Finance Agency loan documents; and
4. Authorize Preston Prince, CEO/Executive Director, or Tracewell Hanrahan, Deputy Executive Director, to execute documents on behalf of the Agency; and in the name of the Administrative General Partner, on its own behalf; and as Administrative General Partner of the Partnership; and
5. Provide for other matters related thereto.

### **Fiscal Impact**

The California Housing Financy Agency requires an application fee of \$10,000. These costs will be paid from the pre-development budget.

### **Background Information**

The Kingsburg Seniors Housing project is located on the southwest corner of Madsen Avenue and Sierra Street in Kingburg, CA (APN: 396-020-017) FH staff currently envisions the project as new construction of 47 units, there will be (38) one-beroom units, (8) two-bedroom units, and (1) three-bedroom manager's unit. Of the (47) units, (41) of the units will be rent resticted for qualified incomes ranging from 30% to 80% of the area median income, and (5) units will be market rate units. There will also be approximately 3,650 square feet of community space.

On March 2, 2019, Fresno Housing Authority (FH) submitted a funding application to CTCAC for 9% LIHTCs for the Kingsburg Seniors project. On June 12, 2019, CTCAC made its formal awards for the current round of 9% LIHTCs and has awarded LIHTCs to the Kingsburg Seniors project.

### **Past Board Actions:**

- August 27, 2019: Approval to accept HOME Award
- June 25, 2019: Approval to accept TCAC Award
- March 26, 2019: Award of General Contractor/Construction Management Services (Johnston Contracting)
- February 26, 2019: Approval of HRFC loan of up to \$1,950,000
- February 26, 2019: Approval of TCAC submission & PBVs
- January 22, 2019: Approval of Funding Applications & LP Formation (HOME, AHP, CalHFA, etc.)
- September 25, 2018: Approval to enter into Development Agreement with the City of Kingsburg

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

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION APPROVING TO APPLY AND CLOSE ON CALIFORNIA HOUSING  
FINANCE AGENCY LOANS FOR THE LINNAEA VILLAS DEVELOPMENT**

WHEREAS, the mission of the Housing Authority of Fresno County, California (“the Authority”) includes the development and provision of affordable housing units within the County; and,

WHEREAS, the Authority is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Authority is the developer of the Linnaea Villas Development, a senior housing development located on a 4.84 acre vacant parcel at the southwest corner of Sierra Street and Madsen Avenue in Kingsburg, CA (APN: 396-020-017) (the “Project”); and,

WHEREAS, the Authority is member to the Kingsburg Linnaea Villas, LP, (the “Partnership”) whereas the Authority is Administrative General Partner (the “AGP”) and Silvercrest, Inc. is Managing General Partner (the “MGP”); and

WHEREAS, the Authority, AGP, in partnership with Silvercrest, Inc., MGP, desires to submit a request for a soft loan from the California Housing Finance Agency in an amount no more than \$1,000,000; and,

WHEREAS, the Authority, AGP, in partnership with Silvercrest, Inc., MGP, desires to submit a request for a permanent loan from the California Housing Finance Agency in an amount no more than \$2,000,000; and,

WHEREAS, the Authority will undertake all actions necessary to develop the Project, including closing of all related California Housing Finance Agency loan documents;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Preston Prince, the CEO/Executive Director, or Tracewell Hanrahan, Deputy Executive Director, or their designee to submit permanent and soft loan applications for Kingsburg Linnaea Villas, LP, borrowing entity, to the California Housing Finance Agency in an amount up to \$1,000,000 and \$2,000,000, respectively, and authorize the Authority to take all actions necessary to closing all related California Housing

Finance Agency loan documents. negotiate and execute documents in connection with the California Housing Finance Agency soft and permanent loan and related loan documents.

PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 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:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 6H

**AUTHOR:** Quincy Boren

**SUBJECT:** The Villages at Broadway Development – Architectural Services  
Contract

### Executive Summary

The Villages at Broadway (the “Project”) housing development (submitted as Econo Inn) received an award of Low Income Housing Tax Credits (LIHTC’s) on September 25, 2019. The project also received an award of No Place Like Home (NPLH) housing funds on June 14, 2019. These funds will be used to develop much needed housing for homeless individuals.

At the January 22, 2019 Board meeting the Board authorized entering into a Memorandum of Understanding with the County of Fresno Department of Behavioral Health, (DBH) to collaborate on the development of permanent supportive housing for Fresno County residents and allocate \$2,183,000 in non-competitive NPLH funds, as well as \$6,168,706 in SNHP funds to the Fresno Housing Authority (FH) for the development of permanent supportive housing. The County of Fresno Department of Behavioral Health (DBH) served as the lead applicant and service provider, and FH’s role is the development sponsor and project owner/borrower. Econo Inn (now the Villages at Broadway) received an official award notice for \$3,303,884 in NPLH funds on June 14, 2019.

The project consists of one existing 30 unit property located at 1828 Broadway, Fresno CA 93721 (APN: 466-191-09) on approximately 0.32 acres. The site is zoned DTN Downtown Neighborhood. Staff has a rehabilitation plan that will allow for the complete redevelopment of the site, along with the addition of community and open space.

As the result of an Agency Request for Qualifications (RFQ) (Q16001) on March 6, 2017, Anne Phillips Architecture was one of the selected successful proposers as part of a general architectural services vendor pool. Anne Phillips Architecture was brought on board to complete preliminary architectural drawings for the submission of a site plan review to the City of Fresno for The Villages at Broadway housing development.

The purpose of this memo is to recommend an expansion of the Anne Phillips Architecture contract for the development of detailed construction drawings and

the administration of the construction phase for The Villages at Broadway housing development. The proposed contract totals approximately \$265,000.

### **Recommendation**

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling approximately \$265,000 with Anne Phillips Architecture, to perform architectural services for The Villages at Broadway housing development and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute all agreements and ancillary document in connection therewith.

### **Fiscal Impact**

Staff is seeking approval for an architectural contract of approximately \$265,000. The work will ultimately be paid for out of the project development budget with the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

### **Background Information**

The Villages at Broadway is located 1828 Broadway, Fresno CA 93721 (APN: 466-191-09) on approximately 0.32 acres. Outreach has been conducted to nearby residents, commercial tenants, schools and others to inform them and seek input about the project. Outreach was conducted by both Fresno Housing and DBH. The renovated site will have community space and a managers office in one of the residential buildings. There will be full renovation of kitchens, bathrooms, appliances, new flooring, HVAC systems, roofing and exterior repair. DBH will provide services onsite to residents at no charge. The site will focus on housing tenants at risk or with instances of homelessness with no or low incomes.

### **Past Board Actions**

- January 22, 2019: approved the submission of an application to the No Place Like Home program
- June 25, 2019: approved the allocation of up to twenty-five (25) project based vouchers
- June 25, 2019: authorized the submission of a 9% LIHTC application and other funding applications
- September 24, 2019: authorized the acceptance of Low-Income Housing Tax Credit (LIHTC) award
- September 24, 2019: authorized acquisition of the subject property

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

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

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

**RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO ANNE  
PHILLIPS ARCHITECTURE FOR THE VILLAGES AT BROADWAY, A 26 UNIT  
DEVELOPMENT IN FRESNO, CA**

WHEREAS, the mission of the Housing Authority of the City of Fresno, CA ("FH") includes the development and provision of affordable housing units within the County of Fresno; and,

WHEREAS, FH is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, FH has secured an award of funding from the State Housing and Community Development Department (HCD) No Place Like Home Program (NPLH) for the rehabilitation of The Villages at Broadway permanent supportive housing community that will serve households with incomes between 20-60% of the Area Median Income; and,

WHEREAS, an award of Low Income Housing Tax Credits (LIHTCs) was allocated to The Villages at Broadway from the California Tax Credit Allocation Committee in September 2019; and,

WHEREAS, FH is the developer of The Villages at Broadway, a permanent supportive housing development located at 1828 Broadway, Fresno, CA 93721 (APN 466-191-09); and,

WHEREAS, FH desires to enter into an Architectural contract with Anne Phillips Architecture for architectural services at said project for a total of approximately \$265,000 for construction permit drawings and construction administration during the rehabilitation; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or their designee to negotiate the terms of the aforementioned contract and supporting documents with Anne Phillips Architecture for architectural services at The Villages at Broadway development in Fresno, CA.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER 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


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

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

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

**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 7a

**AUTHOR:** Angie Nguyen

**SUBJECT:** Resident Empowerment – Fresno Metro Ministries, Food to Share Program

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### Executive Summary

Keith Bergthold, Executive Director at Fresno Metro Ministries will present information regarding the Food to Share Program. Food to Share is a community food partnership providing an opportunity to address food insecurity and increase access to nutritious food in underserved communities. Additional information will be provided at the Boards of Commissioners meeting.

### Recommendation

No action is necessary. This item is informational only.

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 7b

**AUTHOR:** Emily De La Guerra

**SUBJECT:** Update on the Agency's 2020 Goals and Budget Development  
Process

---

### Executive Summary

The purpose of this memo is to inform the Boards of Commissioners that staff will be presenting information regarding the Agency's 2020 goals and budget development process.

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** October 17, 2019

**BOARD MEETING:** October 22, 2019

**AGENDA ITEM:** 7C

**AUTHOR:** Michael Duarte

**SUBJECT:** Real Estate Development Update

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### Executive Summary

Staff will present an overview of projected real estate activities for 2020-2024.

### Recommendation

None at this time. Informational only.

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

## EXECUTIVE DIRECTOR'S REPORT

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

**DATE:** October 17, 2019  
**BOARD MEETING:** October 22, 2019  
**AGENDA ITEM:** 9  
**AUTHOR:** Staff

---

### 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.*

Name of Property	Status/Type	Address	Total Units	Percent Complete
Magnolia Commons (fka Magill Terrace)	Stabilization	325 E Vine, Fowler, CA	60	100%



Oak Grove Commons	Under Construction	595 Bigger Street, Parlier, CA	56	99%
Mariposa Meadows	Under Construction	1011 W Atchison Avenue, Fresno, CA	40	65%
Orchard Apartments	Under Construction	295 S Newmark Avenue, Parlier, CA	41	35%
Linnaea Villas ( <i>fka Kingsburg Seniors</i> )	Pre-Development TCAC allocation received AHP funds awarded HOME funds awarded Dec. 2019 closing	Southwest Corner of Sierra St and Madsen Ave., Kingsburg, CA	47	N/A
Solivita Commons ( <i>fka Willow/Alluvial</i> )	Pre-Development TCAC allocation received Dec. 2019 closing	Northeast Corner of Willow and Alluvial Avenues, Clovis, CA	60	N/A
The Villages at Paragon ( <i>fka Plaza Terrace</i> )	Pre-Development TCAC allocation received NPLH funds awarded Dec. 2019 closing	4041 Plaza Drive West, Fresno, CA	28	N/A
The Villages at Broadway ( <i>fka Econo Inn</i> )	Pre-Development TCAC allocation recommended NPLH funds awarded	1828 Broadway Street, Fresno, CA	26	N/A
The Villages at Barstow ( <i>fka Barstow Commons</i> )	Pre-Development NPLH funds awarded Proposed 1 <sup>st</sup> Round 2020 TCAC	130 W Barstow Avenue, Fresno, CA	42	N/A
Doragon @ Chinatown	Pre-Development Proposed November 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 completed final negotiations with the City of Fresno on the Transformative Climate Communities (“TCC”) Sub-Agreement for the Doragon @ Chinatown project. The City of Fresno Council unanimously approved the TCC Sub-Agreement as well as an award of City of Fresno HOME funds on October 10, 2019.

## 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

During the month of September staff continued to hold regular meetings to review both HAP and voucher utilization. Staff also had on-going communication with HUD's Shortfall Prevention Team (SPT).

New voucher issuances are on hold at the current time, with the exception of families served by Veterans Affairs Supportive Housing (VASH) vouchers in the HCV City program. The team continues to monitor attrition and the impact of the strategies put in place to manage the current leasing status. Staff expects to begin issuing vouchers in early 2020.

## 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.*

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

## 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 preparing for 2019 limited partnership (LP) audits. Staff will meet with Novogradac, the auditor for most LPs, to discuss year-end audit schedules and reporting requirements.

Additionally, Accounting staff have been working to implement a new system for issuing Utility Reimbursement Payments (URPs) to those eligible housing choice voucher and public housing families. This new system will allow for URPs to be issued electronically to families via a reloadable, prepaid debit card. This system will reduce the Agency's administrative burden of printing and tracking paper checks while at the same time reducing the costs of check cashing for families.

Finance staff has been meeting with management to review 2019 year-to-date financial results and discuss 2020 budgetary needs and expectations. Budget templates are being prepared and distributed to each department and property budget manager to develop the first draft of the 2020 budget, which will be presented to the Boards of Commissioners in October.

### **Information Technology and Information Systems**

Early October, the IT Department launched a new, upgraded Intranet portal. The new portal will allow staff to securely access resources for professional development, agency policies, forms, employee benefits, and department specific items. In addition, the new portal has built in automation and notification features that will enhance the Agency's ability to communicate important information.

### **Administrative Services & Procurement**

Procurement staff is currently soliciting three Request for Proposals (RFP's). First, the Housing Management Department (HMD) is soliciting a RFP for security services to provide unarmed security services at Agency facilities and a few housing sites. The previous RFP for security services was solicited in 2015 and produced submissions from six proposers. Procurement staff is conducting outreach to potential vendors during the solicitation period in effort to obtain multiple proposals to evaluate and award contracts in 2020. Second, the Housing Choice Voucher (HCV) department is soliciting an RFP to award Project Based Vouchers. The soliciting period concludes at the end of October with awards being projected for November. Third, the Real Estate Development (RED) department is soliciting an RFP for General Contractor Construction Management (GCCM) services to rehabilitate the "Plaza Terrace" property. Evaluations are scheduled to begin in mid-October and will include internal evaluators from the Agency and external community stakeholders.

## **Structure**

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

### **HMD OPERATIONS**

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 9/1 – 9/30/19			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	957	11	98.85%

COUNTY OF FRESNO			
County of Fresno	1191	11	99.07%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	191	30	79.26%

## HMD OPERATIONS

HMD Staff attended a Fair Housing training that provided housing education Do's and Don't's. This training affirmatively furthers the goal of equal housing opportunities for all persons.

In the month of September, Yosemite Village and Sequoia Courts kicked off their Neighborhood Watch Meetings. The first meeting was held in collaboration with Fresno Police Department's SCSO Paula Chute. Topics covered in the first meeting were techniques to deter and prevent crime, improving the quality of life for the neighborhood and being aware of suspicious activity.

Meetings at other properties in the City of Fresno are scheduled in the month of October.

Families at the Parlier Migrant Center and Maldonado in Firebaugh are beginning to move out as the season comes to an end. Both have received extensions through November but approximately 20% of the units are currently vacant. Maintenance staff has already begun preparing those units for next season.

Magnolia Commons in Fowler is now 100% occupied. Staff is now wrapping up the lease up at Oak Grove Commons in Parlier.

### New Hires

- Sevag Jierian, Development Finance Manager

### Promotions

- Jeffrey Rasbeary, Maintenance Technician (promoted from Maintenance Assistant)
- Stephanie Nunez, Senior Analyst – Quality Assurance (promoted from Quality Assurance Coordinator – HMD)
- Dave Brenner, Senior Development Analyst – Special Projects (promoted from Community Development Analyst)

## 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.





Keith Bergthold – Executive Director  
Fresno Metro Ministry

Fresno Housing Authority – Board of Commissioners  
October 22, 2019



## ***2020 Agency Goals & Budget – First Draft***

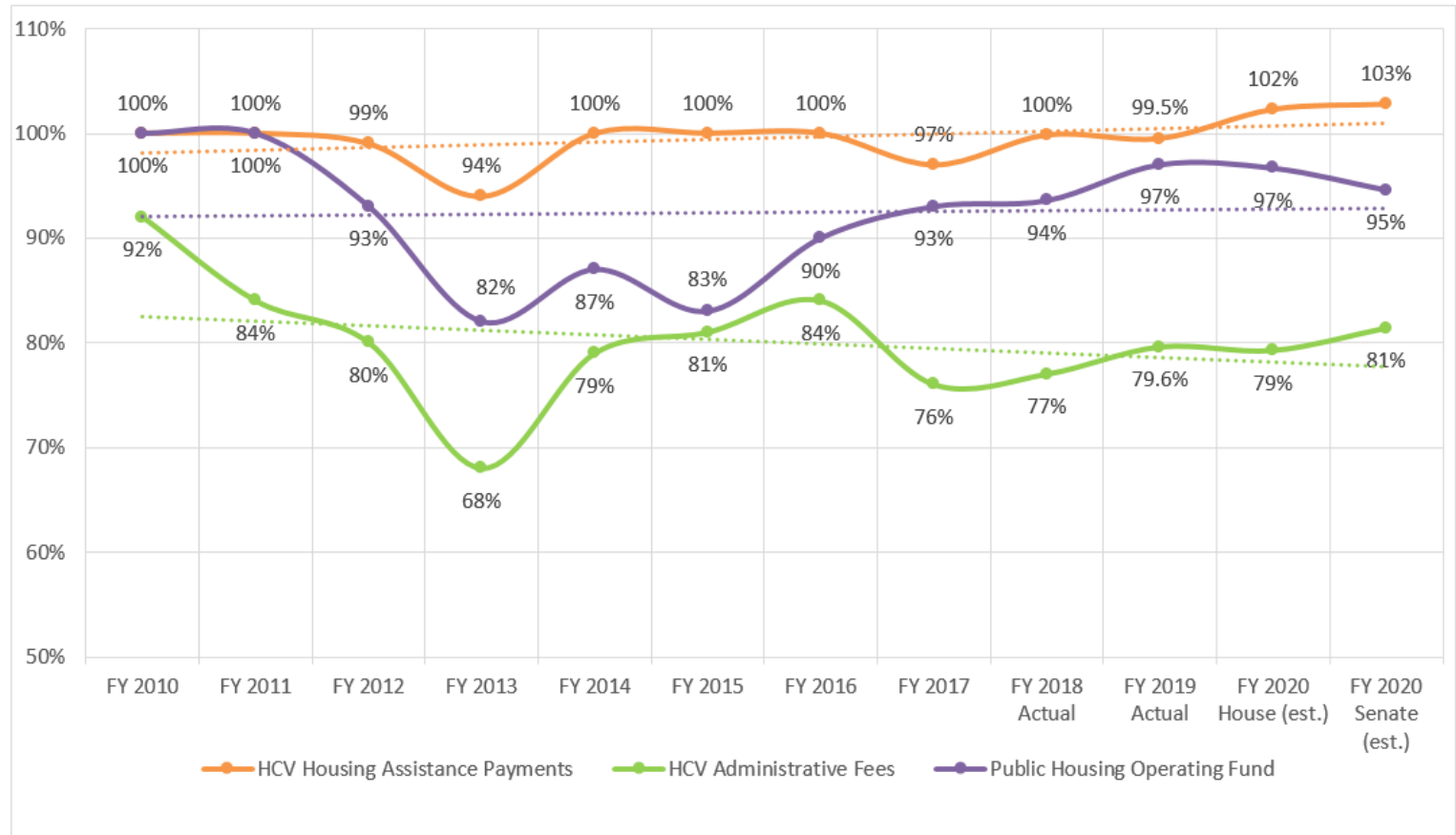
*Board of Commissioners Meeting  
October 22, 2019*

# Federal Budget Update

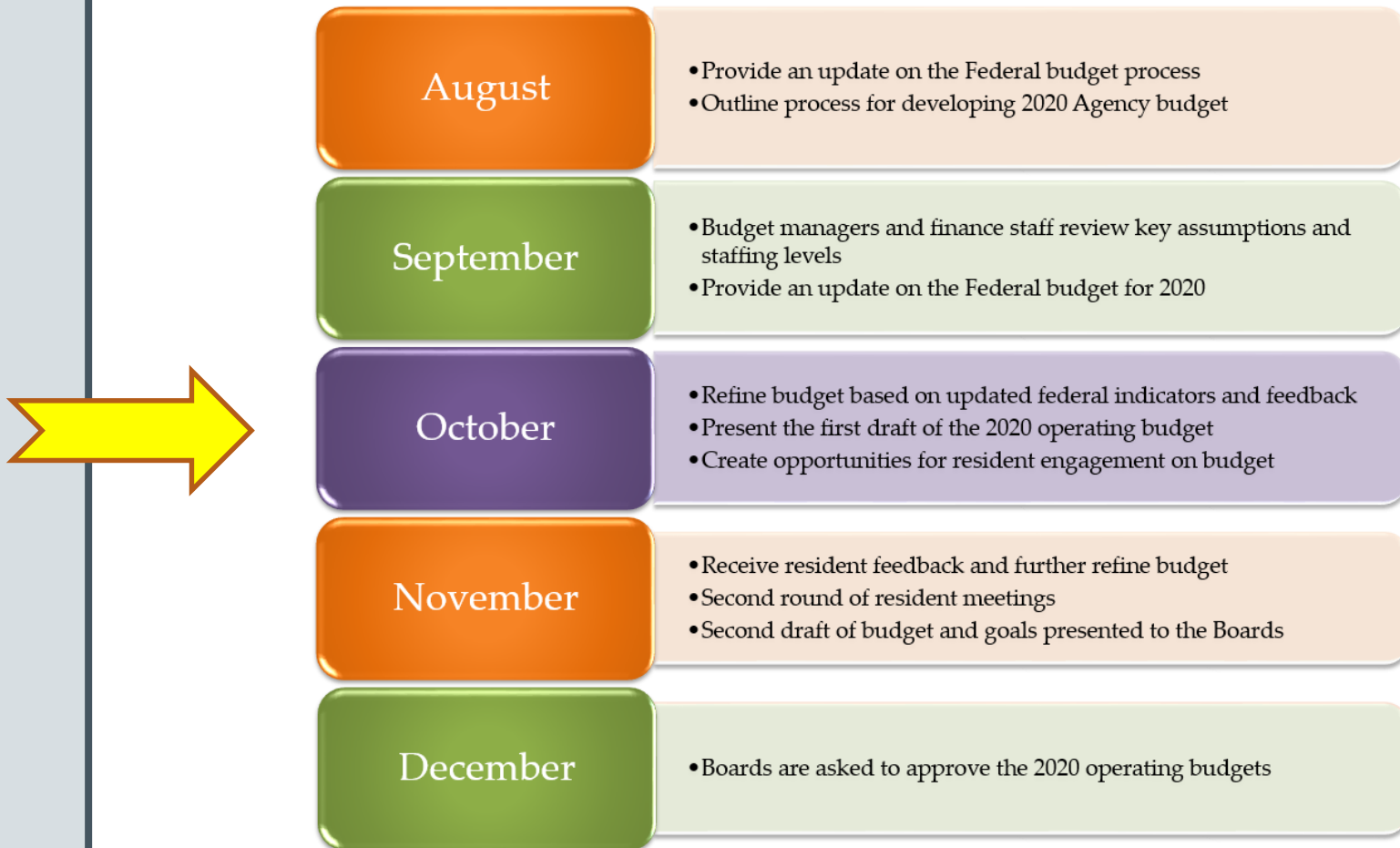
- Federal budget year begins on October 1<sup>st</sup>
- 2020 Federal Budget has yet to receive full approval from Congress
  - The House and Senate have both approved separate, but similar, funding bills for Transportation, Housing and Urban Development (T-HUD)
  - Both chambers will need to convene in a budget conference to reconcile the differences in both bills before sending a full 2020 budget to the President for approval
- A Continuing Resolution (CR) was passed to fund the government until November 21<sup>st</sup>



# 2019 & 2020 Federal Budget



# Timeline for 2020 Budget Development



## 2020 Estimated Budget

<b>Agency</b>	<b>2019 Budget</b>	<b>2019 Projections</b>	<b>2020 Budget</b>
Total Income	45.9	41.2	44.5
Total Expenses	43.8	38.7	44.7
<b>Net Income</b>	<b>2.1</b>	<b>2.4</b>	<b>(0.1)</b>
<b>Unrestricted Net Income</b>	<b>(1.1)</b>	<b>0.1</b>	<b>(1.9)</b>

# Historical Budget vs Actual

	Unrestricted Net Income				
	2015	2016	2017	2018	2019*
<b>Budget</b>	(663,804)	359,959	(321,763)	(441,488)	(1,124,696)
<b>Actual</b>	153,228	261,439	920,239	1,545,106	136,175
<i>Variance</i>	817,032	(98,520)	1,242,002	1,986,594	1,260,871
<i>% of Budget</i>	3%	0%	3%	5%	3%

# CORE

	2019	2019	2020
<b>Core</b>	<b>Budget</b>	<b>Projections</b>	<b>Budget</b>
Total Income	9.7	9.3	9.7
Total Expenses	11.2	11.0	10.9
<b>Net Income</b>	<b>(1.5)</b>	<b>(1.7)</b>	<b>(1.2)</b>
<b>Unrestricted Net Income</b>	<b>(1.5)</b>	<b>(1.7)</b>	<b>(1.2)</b>

## Goals

- Public Relations & Communications Efforts
- Board Room Refresh & Building Enhancements
- Data & Program Analysis

# Instrumentalities

	2019	2019	2020
<b>Instrumentalities</b>	<b>Budget</b>	<b>Projections</b>	<b>Budget</b>
Total Income	3.1	2.9	1.8
Total Expenses	0.4	0.3	0.4
<b>Net Income</b>	<b>2.8</b>	<b>2.6</b>	<b>1.4</b>
<b>Unrestricted Net Income</b>	<b>-</b>	<b>-</b>	<b>-</b>

# Planning & Development

	2019	2019	2020
P&CD	Budget	Projections	Budget
Total Income	5.7	5.4	5.2
Total Expenses	3.1	2.9	3.3
<b>Net Income</b>	<b>2.6</b>	<b>2.5</b>	<b>1.8</b>
<b>Unrestricted Net Income</b>	<b>2.6</b>	<b>2.5</b>	<b>1.8</b>

## Goals

- Neighborhood Planning & Analysis
- SW Fresno Planning (aka CAN)

# Housing Choice Voucher

	2019	2019	2020
HCV	Budget	Projections	Budget
Total Income	9.4	9.9	9.9
Total Expenses	10.9	10.6	11.4
<b>Net Income</b>	<b>(1.5)</b>	<b>(0.7)</b>	<b>(1.6)</b>
<b>Unrestricted Net Income</b>	<b>(1.5)</b>	<b>(0.7)</b>	<b>(1.6)</b>

## Goals

- Mobility Pilot
- Landlord Outreach Program



# Resident Empowerment Services

RES	2019 Budget	2019 Projections	2020 Budget
Total Income	4.4	3.6	4.4
Total Expenses	5.6	4.1	5.8
<b>Net Income</b>	<b>(1.1)</b>	<b>(0.5)</b>	<b>(1.4)</b>
<hr/>			
<b>Unrestricted Net Income</b>	<b>(1.1)</b>	<b>(0.5)</b>	<b>(1.4)</b>

## Goals

- Workforce Development Pilot
- Program Evaluation & Impact Analysis
- Resident Safety Program
- High-Income Pilot

## Housing Management

HSM	2019 Budget	2019 Projections	2020 Budget
Total Income	10.2	7.0	10.2
Total Expenses	9.8	7.3	9.9
<b>Net Income</b>	<b>0.4</b>	<b>(0.3)</b>	<b>0.4</b>
<hr/>			
<b>Unrestricted Net Income</b>	<b>-</b>	<b>-</b>	<b>-</b>

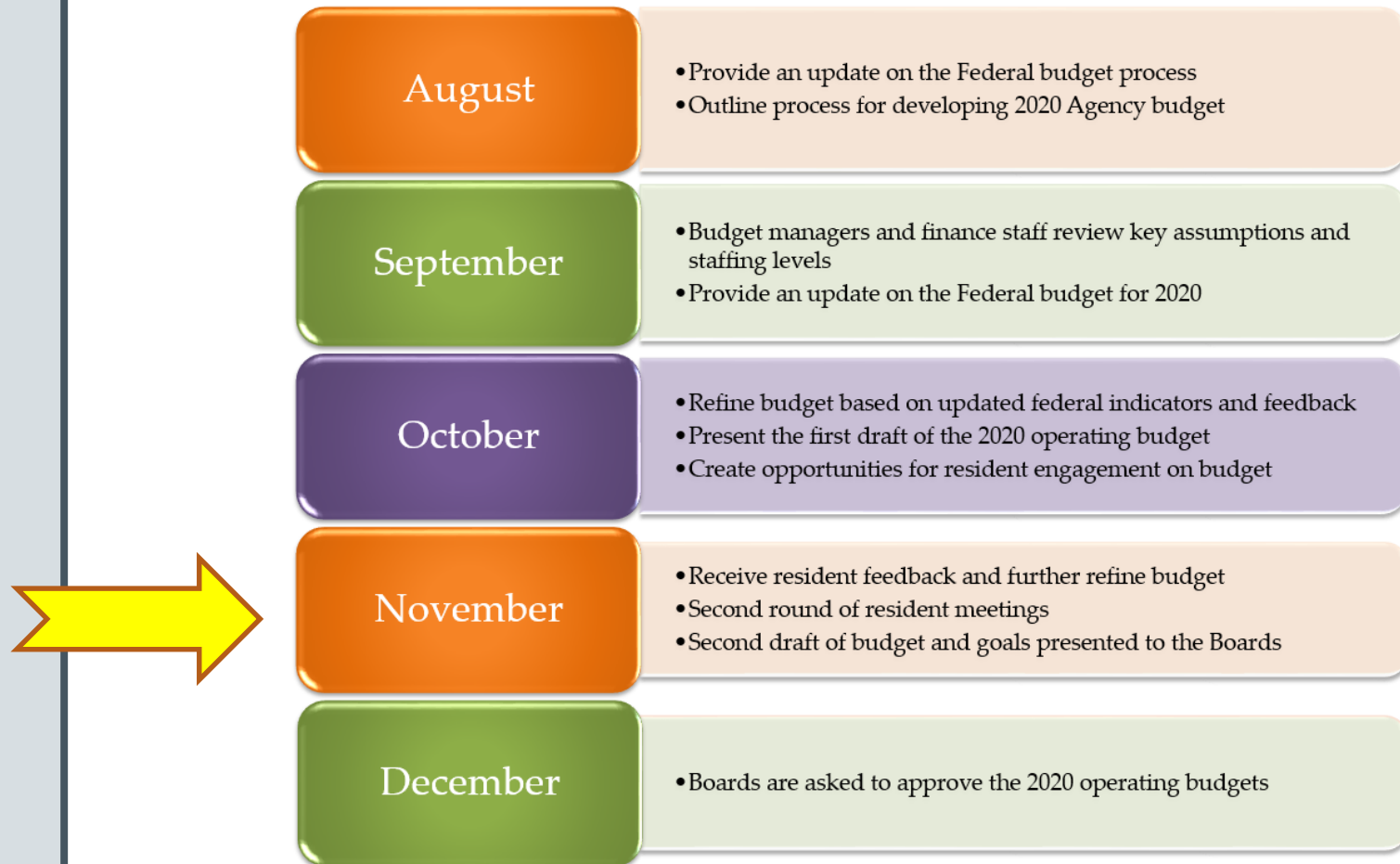
# Unrestricted Properties

<b>UP</b>	<b>2019 Budget</b>	<b>2019 Projections</b>	<b>2020 Budget</b>
Total Income	3.3	3.0	3.4
Total Expenses	2.9	2.4	2.9
<b>Net Income</b>	<b>0.4</b>	<b>0.5</b>	<b>0.4</b>
<b>Unrestricted Net Income</b>	<b>0.4</b>	<b>0.5</b>	<b>0.4</b>

## 2020 Estimated Budget – 1<sup>st</sup> Draft

Agency	2019 Budget	2019 Projections	2020 Budget
Total Income	45.9	41.2	44.5
Total Expenses	43.8	38.7	44.7
<b>Net Income</b>	<b>2.1</b>	<b>2.4</b>	<b>(0.1)</b>
<b>Unrestricted Net Income</b>	<b>(1.1)</b>	<b>0.1</b>	<b>(1.9)</b>

# Timeline for 2020 Budget Development



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# Questions or Comments?



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## ***Development Update***

*Boards of Commissioners Meeting  
October 22, 2019*

# Overview

- Strategic Priorities and Goals
- Existing properties and past work
- Development Pipeline
  - Under Construction/Financial Closings
  - Pre-Development (2020 Funding Applications)
  - Concept/Pre-Development 2020 and Forward



## Development Priorities from 2019/20 Goals

- Mixed income and mixed use housing that promotes economically diverse neighborhoods and accommodates projected growth
- A balance of new construction and renovation
- Create community infrastructure, including community buildings, resource centers,
- Invest in existing and new neighborhoods
- Rural communities, with limited economic catalysts
- Prudent, financial transactions that promote long-term financial stability for the Agency; including, but not limited to utilizing innovative tools that could include tax credits, opportunity zones, and new avenues for state funding
- Collaboration with CDC's, non-profits, faith-based and other neighborhood groups
- Require thoughtful design that encourages healthy living
- Promote the reduction of water and energy consumption

# Strategic Priorities: Development

- Continue to develop in transit-adjacent corridors (including downtown areas) to enhance access to employment and support the reduction of green house gas emissions
- Increase activity in Neighborhoods of Opportunity such that our residents have mobility options
- Explore acquisition and renovation opportunities, particularly in neighborhoods with low quality rental stock
- Focus on neighborhoods surrounding existing properties and where agency owns/supports large number of residents
- Continue to reposition and redevelop Public Housing portfolio utilizing RAD or other tools
- Analyze opportunities in rural areas where we can catalyze change
- Increase permanent supportive housing and other projects that align with community framework to address homelessness
- Continue new construction projects to increase quantity and quality of stock and diversify income streams (sustainability)

# City of Fresno

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

## Properties by City Council District

### District 1

- |                   |                    |
|-------------------|--------------------|
| 1 Garland Gardens | 2 Marcelli Terrace |
|-------------------|--------------------|

### District 2

- |                       |                        |
|-----------------------|------------------------|
| 3 Brierwood           | 5 Villages at Barstow* |
| 4 Pinedale Apartments |                        |

### District 3

- |                       |                               |
|-----------------------|-------------------------------|
| 6 541 @ South Tower   | 16 Renaissance at Alta Monte  |
| 7 Bridges @ Florence  | 17 Renaissance at Santa Clara |
| 8 CityView @ Van Ness | 18 Renaissance at Trinity     |
| 9 DeSoto Gardens      | 19 Sequoia Courts             |
| 10 Chinatown*         | 20 Sequoia Courts Terrace     |
| 11 Fairview Heights   | 21 Sierra Plaza               |
| 12 Fénix @ Calaveras  | 22 Sierra Terrace             |
| 13 Fénix @ Glenn      | 23 Villages at Broadway*      |
| 14 Legacy Commons     | 24 Yosemite Village           |
| 15 Mariposa Meadows   |                               |

### District 4

- |                         |                        |
|-------------------------|------------------------|
| 25 El Cortez Apartments | 27 Viking Village      |
| 26 San Ramon Apartments | 28 Woodside Apartments |

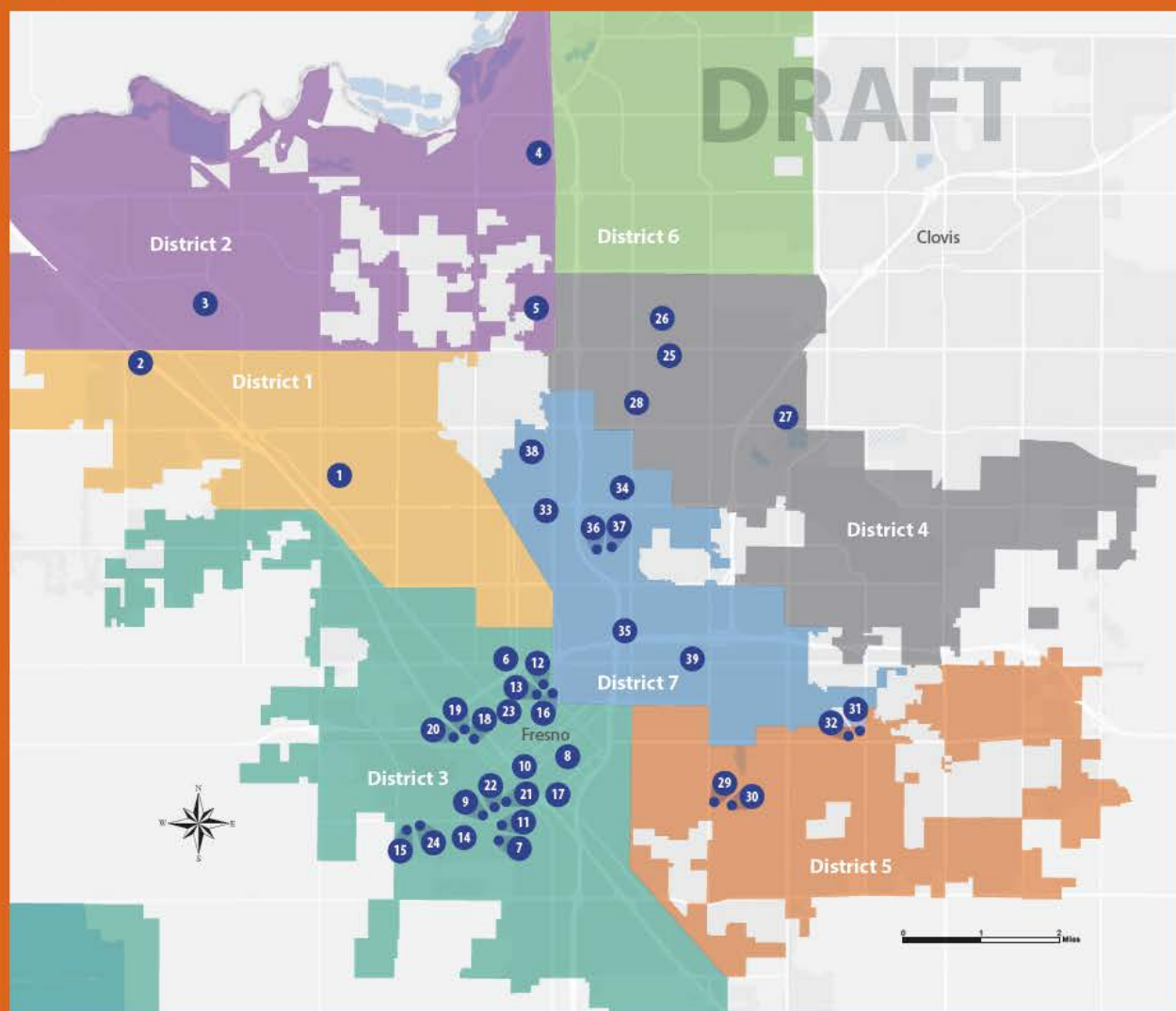
### District 5

- |                  |                    |
|------------------|--------------------|
| 29 Cedar Courts  | 31 Inyo Terrace    |
| 30 Cedar Heights | 32 Pacific Gardens |

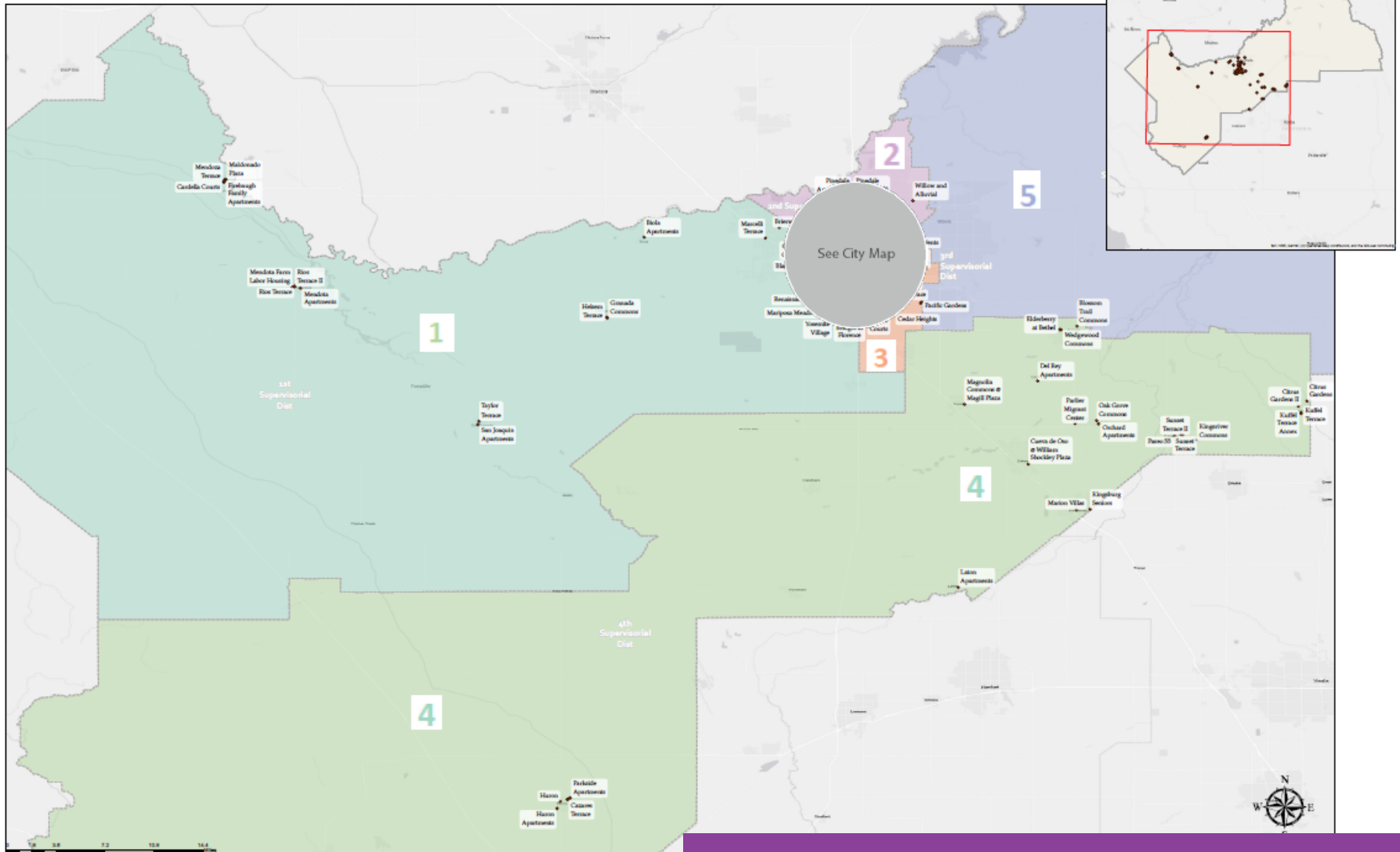
### District 7

- |                          |                              |
|--------------------------|------------------------------|
| 33 Blackstone & Simpson* | 37 Renaissance at Parc Grove |
| 34 Dayton Square         | 38 Villa del Mar             |
| 35 Monte Vista Terrace   | 39 Villages at Paragon       |
| 36 Parc Grove Commons    |                              |

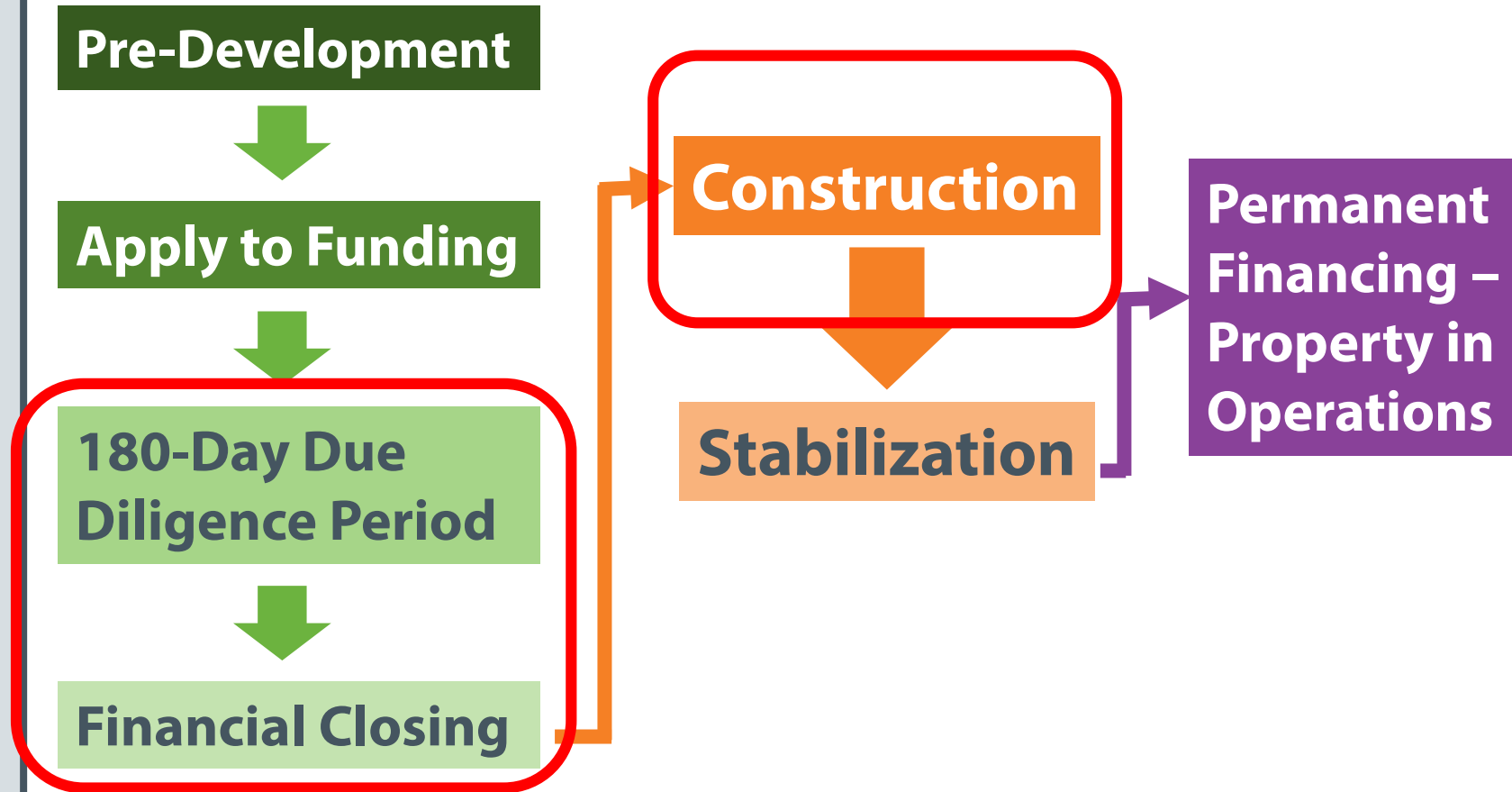
\*In Development



# FRESNO COUNTY SUPERVISORIAL DISTRICTS AND FRESNO HOUSING PROPERTIES



# Development Life Cycle



# Under Construction/Financial Closing

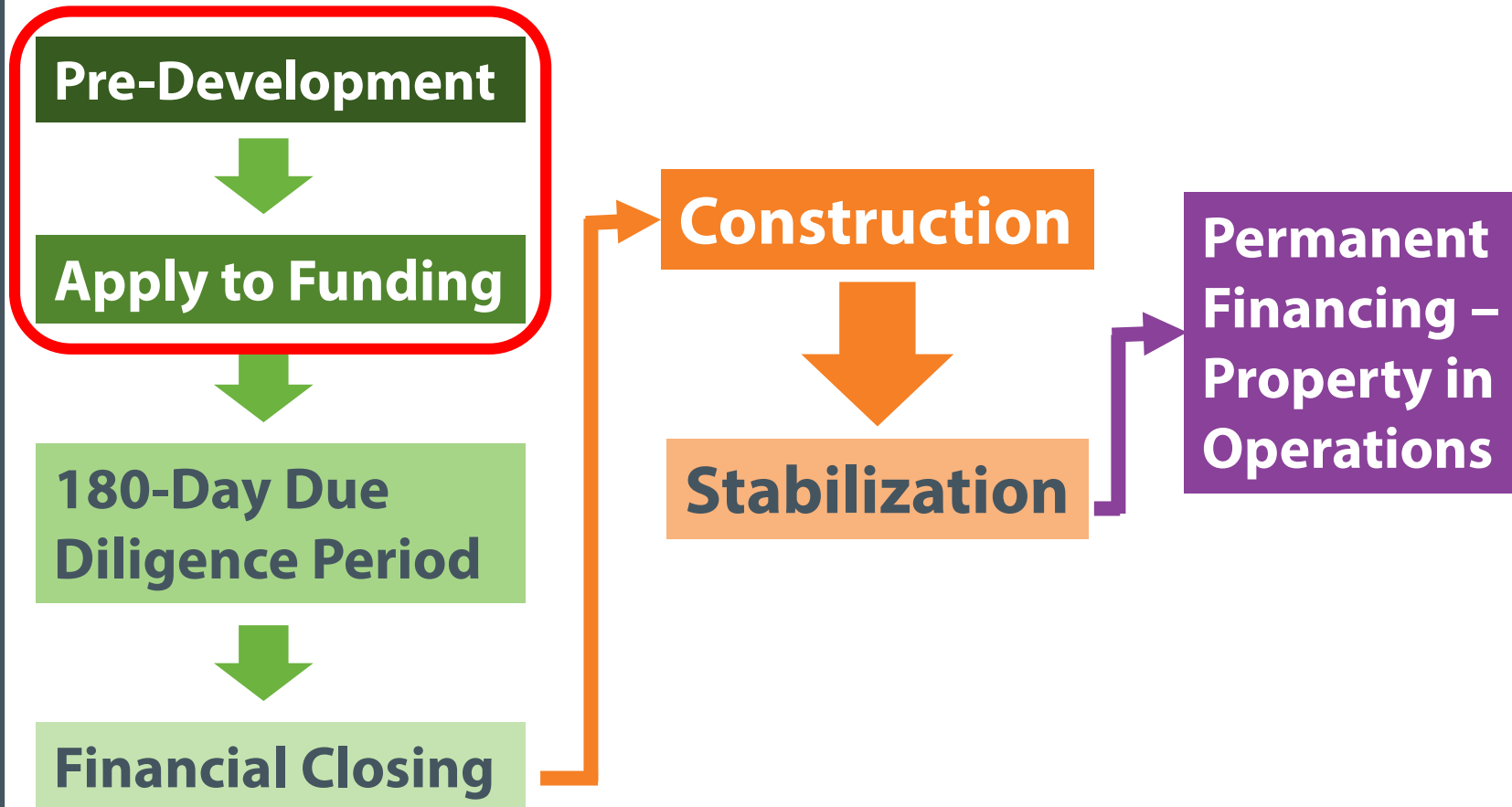
## City of Fresno

- Mariposa Meadows (40)
- The Villages at Paragon, Dec. 2019 (28)
- The Villages at Broadway, Mar. 2020 (26)

## County Areas

- Fowler - Magnolia Commons (60)
- Parlier - Oak Grove Commons (56)
- Orchard Apartments (41)
- Clovis - Solivita Commons, Dec. 2019 (60)
- Kingsburg - Linnaea Villas, Dec. 2019 (47)

# Development Life Cycle



# 2020 Potential Funding Applications/Projects

## City of Fresno

- Chinatown (57)
- The Villages at Barstow (42)
- Blackstone/Simpson (41)
- Econo Inn II (Market, 31)
- Sequoia Courts/Terrace (RAD, 138)
- Acquisition/Rehab (3 under contract)

## County Areas

- Huron – Cazares Terrace I & II, Huron Apts. (RAD, 64)
- Firebaugh - Firebaugh Family (34)
- Laton - Laton Apartments (RAD, 20)
- Biola - Biola Apartments (RAD, 12)



# Concept/Pre-Development 2020 ➡

## City of Fresno

- Southwest Fresno and California Ave Neighborhood
  - Fairview Heights Terrace (RAD, 74)
  - Desoto Gardens I & II (RAD, 68)
  - Sierra Terrace Lower (RAD, 26)
  - Sierra Terrace Upper (Market, 46)
  - Sierra Plaza (RAD, 70)
- Pinedale Apartments (RAD, 57)
- Pinedale Apartments (Market, 23)
- Marcelli Terrace/Highway City Area – (RAD, 24 - 48)
- Monte Vista (RAD, 44)
- Central Office Site – (Mixed Income, 120 – 150)

# Concept/Pre-Development 2020 ➡

## City of Fresno (Continued)

- Garland Gardens (50)
- Parc Grove Phase IV Veterans (40 units)
- Strategic Land Acquisitions
  - Northeast Fresno
  - Northwest Fresno
  - Central Fresno
  - Southeast Fresno
  - Southwest Fresno

# Concept/Pre-Development 2020 ➡

## County Areas

- Firebaugh - Firebaugh Elderly (RAD, 30)
  - Mendoza Terrace I & II (RAD, 90)
  - Cardella Courts (RAD, 32)
- Kerman - Helsem Terrace (RAD, 40)
- San Joaquin – Taylor Terrace (RAD, 28)
  - San Joaquin Apts. (20)
- Huron - Parkside Apartments + (50)
- Reedley - Sunset Terrace I (RAD, 20)
  - Sunset Terrace II (Market, 20)
- Sanger - Wedgewood Commons (RAD, 64)
- Del Rey – Del Rey Apartments (RAD, 30)

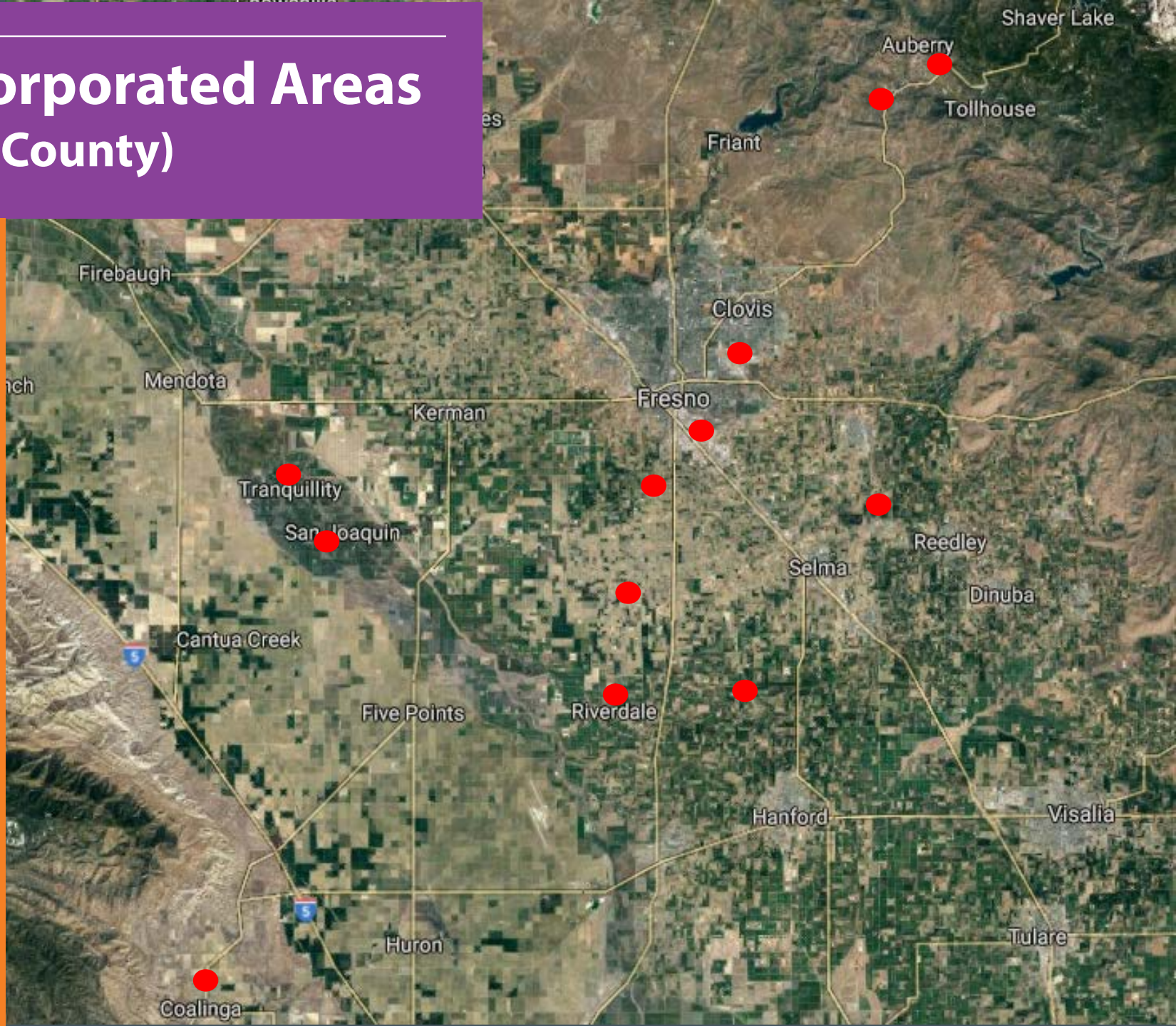
# Concept/Pre-Development 2020 ➡

## County Areas (Continued)

### – Strategic Land Acquisitions

- Clovis
- Laton
- Del Rey
- Biola
- Caruthers
- Prather
- San Joaquin
- Riverdale
- Auberry
- Easton
- Tranquility
- Tarpey
- Calwa
- Coalinga

# Unincorporated Areas (Fresno County)



*Questions?*