



Boards of Commissioners Regular Board Meeting

October 27, 2020

AGENDA

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00pm - October 27, 2020 – *Per Executive Order N-25-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically, this Board Meeting will be held via conference call and can be accessed as follows:*

To join via Zoom: <http://bit.ly/FHBoard10272020>

**To join via teleconference, call: (669) 900-6833. Meeting ID: 966 0165 4089.
Password: 452191.**

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

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

5pm

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

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

3. **Public Comment**

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

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

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

- a. Consideration of the Minutes of September 15, 2020 and September 22, 2020 7
- b. Consideration of the 2021 Agency Calendar 16
- c. Consideration of Updated NPLH Resolutions – Alegre Commons (Barstow/Blackstone) 18

6. **Informational**

- a. Update on Moving to Work Application 26
- b. Overview of 2021 Annual Plan, Process and Timeline 28
- c. Overview of Draft 2021 Agency Budget and Strategic Goals 29
- d. Real Estate Development Update 40
- e. Update on Project HomeKey 41

7. **Action**

- a. Consideration of Operating/Services Support Grant Agreement for Homekey Program Properties 42

8. **Commissioners' Report**9. **Executive Director's Report** 47

10. Closed Session

- a. PUBLIC EMPLOYEE EVALUATION
Title: CEO
- b. CONFERENCE WITH LABOR NEGOTIATORS (§54957.6)
Agency designated representatives: Angie Nguyen, Hilda Reeves, Aysha Hills, Summer Nunes and Emily De La Guerra
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1254 Fulton Street, Fresno, CA 93721
(APN: 466-154-14)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Michael G. Marderosian
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 7521 N. Chestnut Avenue, Fresno, CA 93720
(APN: 404-071-50)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Absolute Value Investment Group, LLC
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1101 N. Parkway Drive, Fresno, CA 93728
(APN: 449-270-41)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Day's Inn of Fresno Partnership
Under Negotiation: Price and Terms
- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1240 Crystal Avenue, Fresno, CA 93728
(APN: 449-232-02, 449-232-01)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Adinath Hospitality
Under Negotiation: Price and Terms

-
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1415 W. Olive Avenue, Fresno, CA 93728
(APN: 449-270-56)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Akshar, Inc.
Under Negotiation: Price and Terms
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 777 N Parkway Drive, Fresno, CA 93728
(APN: 449-335-19, 449-342-01)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Shrigi, Inc.
Under Negotiation: Price and Terms
- i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 36010 S. Lassen Avenue, Huron, CA 93234
(APN: 075-110-16 S)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Patel Avni
Under Negotiation: Price and Terms
- j. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1444 W. White Avenue, Fresno, CA 93728
(APN: 449-343-07);
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; S & H Hotel LLC, Silvercrest, Inc.
Under Negotiation: Price and Terms
- k. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 817 N Parkway, Fresno, CA 93728
(APN: 449-335-25);
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; RH Community Builders, LP, Silvercrest, Inc.
Under Negotiation: Price and Terms, Assignment of Agreement

11. Report on Closed Session Items

12. Action

- a. Consideration of Property Acquisition – 1254 Fulton Street
- b. Consideration of Property Acquisition – 7521 N. Chestnut Ave.
- c. Consideration of Assignment of Purchase and Sale Agreement to the City of Fresno - 1444 W. White Ave
- d. Consideration of Assignment of Purchase and Sale Agreement to the City of Fresno – 817 N. Parkway Ave.

13. Adjournment

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

Tuesday, September 15, 2020

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special board meeting on Tuesday, September 15, 2020, via teleconference.

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

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

ABSENT: Sharon Williams

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

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

ABSENT: Nikki Henry

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Ken Price, General Counsel, announced that there are two walk on items being added to the agenda, agenda items 5a and 5b.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

No public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

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

5. ACTION

- a. Consideration of MHP Funding Application Submission – La Joya Commons (Firebaugh)

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Yanez, to approve the consideration of MHP Funding Application Submission – La Joya Commons (Firebaugh).

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes, to approve the consideration of MHP Funding Application Submission – La Joya Commons (Firebaugh).

MOTION PASSED: 5-0

- b. Consideration of MHP Funding Application Submission – Corazon del Valle Commons (Huron)

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen, to approve the consideration of MHP Funding Application Submission – Corazon del Valle Commons (Huron).*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher, to approve the consideration of MHP Funding Application Submission – Corazon del Valle Commons (Huron).*

MOTION PASSED: 5-0

6. PRESENTATIONS

- a. An Overview of Housing Assistance Programs- Housing Choice Voucher and Leased Housing

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

7. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:20 p.m.

Preston Prince, Secretary to the Boards of Commissioners

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

Tuesday, September 22, 2020

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, September 22, 2020, via teleconference.

1. The regular meeting was called to order at 5:01 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: None.

The regular meeting was called to order at 5:01 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: None.

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Ken Price, General Counsel, announced a need to amend the agenda to add items 10c, Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-232-02), and 12b, Execution of Agreement with the HCD and all associated activities.

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

MOTION PASSED: 7-0

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

MOTION PASSED: 4-0

3. PUBLIC COMMENT

There was no public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

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

5. CONSENT AGENDA

- a. Consideration of the Minutes of August 19, 2020 and August 28, 2020
- b. Consideration of the Amended Conflict of Interest Code
- c. Consideration of Contract Award for Annual Certifications Administration – Quadel Consulting
- d. Consideration of Contract for HVAC Improvements – Monte Vista
- e. Consideration of Contract for Roofing Upgrades – Monte Vista
- f. City: Consideration of Application Submission – Mobility Demonstration (HUD)
- g. County: Consideration of Application Submission – Mobility Demonstration (HUD)
- h. Consider of Property Sale – Home Ownership Program (HOP) Homes
- i. Consideration of Submission of Rental Assistance Demonstration Application – San Joaquin, CA
- j. Consideration of Submission of Rental Assistance Demonstration Application – Pacific Gardens (Fresno)

k. Consideration of the Amended Resolutions – HomeKey Program

Commissioner Brusseau and Commissioner Williams arrived at 5:06 pm.

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

MOTION PASSED: 7-0

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

MOTION PASSED: 6-0

6. INFORMATIONAL

a. Diversity, Equity, and Inclusion Plan Update and Discussion

Tiffany Mangum, Project Manager/Executive Operations Manager, presented on this item.

b. 2021 Federal and Agency Budget Update

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

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, wanted to know the mechanics regarding staff's presentation around resident engagement efforts for the public participatory budget process. He asked staff to present information on its plans to engage residents in a participatory budget process during next month's regularly scheduled board meeting. He asked staff on how they plan on engaging both public housing and Section 8 voucher recipients in this process. He looks forward to having further conversations with staff around prioritizing the needs that have been expressed during past meetings by community stakeholders and residents.

c. Update on Elderberry Senior Apartments Limited Partnership

Juan Lopez, Finance Manager, presented on this item.

d. Real Estate Development Update

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

7. ACTION

- a. County: Consideration to Receive and File the 2019 Annual Audited Basic Financial Statements

Nicole Diaz, Controller, and Dean Votava, of Davis-Farr LLC, presented on this item.

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to receive and file the 2019 Annual Audited Basic Financial Statements – County.*

MOTION PASSED: 7-0

- b. City: Consideration to Receive and File the 2019 Annual Audited Basic Financial Statements

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Williams to receive and file the 2019 Annual Audited Basic Financial Statements – City.*

MOTION PASSED: 6-0

8. COMMISSIONERS' REPORT

Commissioner Catalano announced that private residents have been working together over the last 7 months to raise over \$1 million to replace the tough sheds that have been in place for 20 years in downtown Fresno. They will commence replacement of the sheds tomorrow, Wednesday, September 23, at 11:00 am. The replacement sheds are habitable and humane shelters with climate control and electricity. He thanked staff for the work on the grant that was recently awarded.

9. EXECUTIVE DIRECTOR'S REPORT

- Virtual Groundbreaking of Monarch @ Chinatown was on September 9, 2020.
- Promotions
 - o Edgar Rodriguez Villeneuve, Senior System Administrator (promoted from Database Administrator and Report Writer)

Commissioner Castro left the meeting at 6:30 pm.

10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 6:32 pm.

- a. PUBLIC EMPLOYEE EVALUATION
Title: CEO
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1254 Fulton Street, Fresno, CA 93721
(APN: 466-154-14)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Michael G. Marderosian
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 1240 Crystal Avenue, Fresno, CA 93728
(APN: 449-232-02)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Adinath Hospitality
Under negotiation: Price and Terms

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 6:38 pm.

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

12. ACTION

- a. Consideration of the Purchase and Sale Agreement – 1254 Fulton Street, Fresno, CA 93721

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the purchase and sale agreement – 1254 Fulton Street, Fresno, CA 93721.*

MOTION PASSED: 5-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Yanez to approve the purchase and sale agreement – 1254 Fulton Street, Fresno, CA 93721.*

MOTION PASSED: 5-1

Commissioner Brusseau voted no.

- b. Acquisition of Motel 99 and Execution of Homekey Documents.

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve acquisition of Motel 99 and Execution of Homekey Documents.*

MOTION PASSED: 6-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve acquisition of Motel 99 and Execution of Homekey Documents.*

MOTION PASSED: 6-0

13. ADJOURNMENT

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

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing

FROM: Preston Prince
CEO/Executive Director

SUBJECT: Consideration of the 2021
Agency Calendar

DATE: October 22, 2020

BOARD MEETING: October 27,
2020

AGENDA ITEM: 5b

AUTHOR: Tiffany B.
Mangum

Executive Summary

The Boards of Commissioners, annually take action to approve the Agency's calendar. Thus, the attached calendar for 2021 indicates the agency recognized holidays, Friday closures, board meetings, and other important activities of the Agency.

Additional trainings and special meetings will be scheduled, and are subject to the availability of the Commissioners.

Recommendation

It is recommended the Boards of Commissioners review and approve the proposed 2021 Agency calendar.

Fiscal Impact

None.

2021 Agency Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- Board Retreat
- Holiday Observance
- Executive Committee
- Board Meeting
- NAHRO National Events
- All Staff Events
- Friday Office Closure

- January 1st ----- New Year's Day
- January 18th ----- Martin Luther King Jr. Day
- February 8th ----- Lincoln's Birthday (Observed)
- February 15th ----- Presidents' Day
- March 31st ----- Caesar Chavez Day
- May 31st ----- Memorial Day
- July 5th ----- Independence Day (observed)

- September 6th ----- Labor Day
- November 11th ----- Veterans Day
- November 25th ----- Thanksgiving Holiday
- November 26th ----- Friday after Thanksgiving (8-hour Holiday Credit)
- December 23rd ----- Christmas Eve Observed (4-hr Work Day)
- December 25th ----- Christmas Day (8-hour Holiday Credit)
- December 31st ----- New Year's Day (observed)

1331 Fulton Street
Fresno, California 93721

(559) 443-8400
TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

DATE: October 22, 2020

BOARD MEETING: October 27, 2020

AGENDA ITEM: 5c

AUTHOR: Brandon Gonzalez

SUBJECT: Alegre Commons (fka Barstow Commons) – No Place Like Home
(NPLH) Authorizing Resolution Updates

Executive Summary

On December 18, 2020, the Alegre Commons project is tentatively scheduled to close on project financing and began the new construction of 42 units in the City of Fresno. The project is a new construction development to house families and permanent supportive housing tenants.

As part of the financing structure, Staff secured No Place Like Home (NPLH) funding from the California Department of Housing and Community Development (HCD). These funds require the execution of a Standard Agreement.

In finalizing the form Standard Agreement for the NPLH program, HCD has asked that the Housing Authority of the City of Fresno use an HCD provided resolution form. The substance of each of these documents and actions taken in connection therewith is consistent with the previously adopted resolutions, however HCD has required these actions as a condition to the execution of the Standard Agreement. These changes have been made to the documents by our Affordable Housing attorneys at Ballard Spahr and staff has confirmed with Ballard Spahr that the changes are consistent with the previously adopted resolutions and not consequential. Staff is recommending that the Board adopt the attached resolutions, drafted by our affordable housing finance counsel, Ballard Spahr LLP, that address the revisions required by HCD.

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolution, authorizing the execution and delivery of documents in the name of the Administrative General Partner and in the name of the Partnership, in connection with the financing, development and operation of the Project, authorizing the lending and the borrowing of money, and providing for other matters related thereto.

Fiscal Impact

NA- There is no fiscal impact associated with this action

Background Information

The requested action is substantially similar to the action approved by the Board for The Villages at Paragon development on June 23, 2020. Alegre Commons, located at 130 W. Barstow Avenue, Fresno, CA (APN: 416-040-09), is a proposed 42-unit new construction project in Fresno, CA that will include twenty (20) one-bedroom units, fourteen (14) two-bedroom units, seven (7) three-bedroom units, and one (1) three-bedroom manager unit. The households will have access to common area facilities in an on-site community building with approximately 4,038 net square feet where resident services will be offered free of charge. The site is intended to serve a combination of multi-family residential and permanent supportive housing for tenants in partnership with Fresno County Department of Behavioral Health. Residents of Alegre Commons will have access to interior community spaces, outdoor play spaces for children, and picnic-relaxation areas. The community room at Alegre Commons will accommodate services for families and children, community events, and property management-related functions. The design of the project includes ideas, designs and discussions around the concept of “Trauma Informed Design”. The property will have two laundry facilities on-site and is being designed to Green Building standards. Emphasis will be placed on efficient mechanical systems (HVAC, water heating) and efficient shell measures (light color stucco, metal roofing/single-ply TPO). The site will also use drought resistant landscaping.

Past Board Actions:

- January 22, 2019: approved to enter into an assignment of real estate purchase contract
- 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 (20) project based vouchers
- June 25, 2019: authorized the submission of a 9% LIHTC application and other funding applications
- October 22, 2019: approved HRFC funding commitment for acquisition of real property
- October 22, 2019: approved acquisition of property located at 130 W. Barstow, Fresno, CA 93704
- April 28, 2020: approved award of General Contractor/Construction Manager (GCCM) contract
- May 26, 2020: approved award of Architectural Services contract
- June 23, 2020: acceptance of LIHTC award

RESOLUTION No. _____

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

**THE VILLAGES AT BARSTOW AGP, LLC
AUTHORIZING RESOLUTION
RE: ALEGRE COMMONS (F/K/A/ BARSTOW COMMONS)**

**AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM
COMPETITIVE ALLOCATION**

A majority of the Commissioners of the Housing Authority of the City of Fresno, California, a public body corporate and politic (the "Corporation"), the sole member and manager of The Villages at Barstow AGP, LLC, (the "LLC"), the administrative general partner of The Villages at Barstow, LP (the "Partnership"), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, for Round 1 funds dated October 15, 2018, and as amended on October 30, 2018, as may be further amended from time to time, ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA related to the availability of approximately \$400 million in Competitive Allocation funds under the NPLH Program;

WHEREAS, the Corporation was an Applicant as those terms are defined in the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, each of the Corporation, the LLC and the Partnership is authorized to do business in the State of California;

WHEREAS, the Commissioners of the Corporation previously adopted Resolution No. 3992 on June 29, 2019 (the "Original Resolution"), wherein the Commissioners authorized, among other things, the execution and delivery of documents to implement project financing by the Corporation on its own behalf and in its capacity as the administrative general partner of the Partnership in connection with the financing, development and the operation of the Alegre Commons project (the "Project"); and

WHEREAS, the Corporation now seeks to confirm certain authorizations made in the Original Resolution on behalf of itself, the LLC and the Partnership in connection with the execution of certain documentation for NPLH;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation, acting as the sole member and manager of the LLC, as the administrative general partner of the Partnership, does hereby determine, declare, and ratify as follows:

SECTION 1. That the Partnership is authorized and directed to borrow an amount not to exceed \$5,479,586 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Corporation , as the sole member and manager of the LLC, as the administrative general partner of the Partnership, is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Partnership's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 4. That the CEO/Executive Director, Preston Prince, or the Deputy Executive Director, Tracewell Hanrahan, or the Chief of Staff, Angelina Nguyen are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation in its capacity as the sole member and manager of the LLC.

SECTION 5. All actions of the Corporation, in its capacity as the sole member and manager of the LLC, as the administrative general partner of the Partnership, and of their respective officers prior to the date hereof and consistent with the terms of this resolution, are ratified and confirmed, including, but not limited to, the formation of the Partnership and the LLC, and the filing of finance applications related to the financing of the Project and the prior execution of any documents related thereto or as otherwise may be required to facilitate the Project.

SECTION 6. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 27th day of October, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Signature of Attesting Officer:

Printed Name and Title of Attesting Officer: Preston Prince, Secretary

CERTIFICATE OF THE SECRETARY

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

DATE: 10/27/2020

Preston Prince, Secretary

RESOLUTION No. _____

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

**THE VILLAGES AT BARSTOW, LP
AUTHORIZING RESOLUTION
RE: ALEGRE COMMONS (F/K/A/ BARSTOW COMMONS)**

**AUTHORIZATION TO PARTICIPATE IN
THE NO PLACE LIKE HOME PROGRAM
COMPETITIVE ALLOCATION**

A majority of the Commissioners of the Housing Authority of the City of Fresno, California, a public body corporate and politic (the "Corporation"), on its own behalf and as the sole member and manager of The Villages at Barstow AGP, LLC, (the "LLC"), the administrative general partner of The Villages at Barstow, LP (the "Partnership"), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, for Round 1 funds dated October 15, 2018, and as amended on October 30, 2018, as may be further amended from time to time, ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA related to the availability of approximately \$400 million in Competitive Allocation funds under the NPLH Program;

WHEREAS, the Corporation was an Applicant as those terms are defined in the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, each of the Corporation and the Partnership is authorized to do business in the State of California;

WHEREAS, the Commissioners of the Corporation previously adopted Resolution No. 3992 on June 29, 2019 (the "Original Resolution"), wherein the Commissioners authorized, among other things, the execution and delivery of documents to implement project financing by the Corporation on its own behalf and in its capacity as the administrative general partner of the Partnership in connection with the financing, development and the operation of the Alegre Commons project (the "Project"); and

WHEREAS, the Corporation now seeks to confirm certain authorizations made in the Original Resolution on behalf of itself, the LLC and the Partnership in connection with the execution of certain documentation for NPLH;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation, acting on its own behalf and as the sole member and manager of the LLC, as the administrative general partner of the Partnership, does hereby determine, declare, and ratify as follows:

SECTION 1. That the Partnership is authorized and directed to borrow an amount not to exceed \$5,479,586 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Corporation on its own behalf and as the sole member and manager of the LLC, as the administrative general partner of the Partnership, is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Partnership's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 4. That the CEO/Executive Director, Preston Prince, or the Deputy Executive Director, Tracewell Hanrahan, or the Chief of Staff, Angelina Nguyen are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation in its own capacity and as the sole member and manager of the LLC, as the administrative general partner of the Partnership.

SECTION 5. All actions of the Corporation, in its own capacity or as the sole member and manager of the LLC, as the administrative general partner of the Partnership, and of their respective officers prior to the date hereof and consistent with the terms of this resolution, are ratified and confirmed, including, but not limited to, the formation of the Partnership and the LLC, and the filing of finance applications related to the financing of the Project and the prior execution of any documents related thereto or as otherwise may be required to facilitate the Project.

SECTION 6. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 27th day of October, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Signature of Attesting Officer:

Printed Name and Title of Attesting Officer: Preston Prince, Secretary

CERTIFICATE OF THE SECRETARY

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

DATE: 10/27/2020

Preston Prince, Secretary

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

DATE: 10/21/2020

BOARD MEETING: 10/27/2020

AGENDA ITEM: 6a

AUTHOR: Lyric Aguigam

SUBJECT: Update on HUD's Moving to Work Demonstration Program

Executive Summary

The purpose of this memo is to give the Boards of Commissioners an update on Fresno Housing's application for the Moving to Work (MTW) Demonstration program, offered by the U.S. Department of Housing and Urban Development (HUD).

In May 2019, the Boards approved the submission of a Letter of Intent to HUD stating the Agency's desire to obtain MTW status under the program expansion. In December 2019, the Agency received notification from HUD that our Letter of Intent was accepted under Cohort #2, which focuses on rent reform. Based on the material submitted, the Agency was deemed eligible to participate in the full application process. The Agency's MTW application timeline goes as follows:

- **October 1, 2020** – Notices sent to FH residents/program participants of the Agency's intent to participate in the MTW Demonstration Program.
- **October 14, 2020** – Resident/program participant meeting
- **November 2, 2020** – Resident/program participant meeting
- **November 3, 2020** – Draft MTW Application available for public inspection (30-day public comment period begins)
- **November 17, 2020** – Public Hearing at FH Board of Commissioners Meeting
- **December 3, 2020** – Public Comment period ends
- **December 15, 2020** – FH Board of Commissioners asked to consider MTW plan
- **January 8, 2021** – MTW Application is due to HUD

The 2nd resident/participant meeting is scheduled to take place on November 2, 2020 at 5:00pm, and will focus on the Agency's application. More information on the MTW Demonstration Program and a recording of the 1st resident/participant meeting can be found on the Fresno Housing's MTW Information Webpage <http://fresnohousing.org/mtw>

Staff will present more information at the Boards of Commissioners meeting.

Background Information

The Moving to Work Demonstration Program began in 1996, and currently includes 39 MTW housing authorities nationwide. In 2016, an MTW Expansion Statute was passed, which requires HUD to increase the MTW Demonstration Program by one hundred PHAs over seven years. PHAs must be High Performers in either SEMAP or PHAS, represent geographic diversity across the country, and administer HCV's only, public housing only or both HCV's and public housing.

On March 14, 2019, HUD issued PIH Notice 2019-04, which offered eligible PHA's the opportunity to express interest in admission to the MTW program under Cohort #2, which would test rent reform policies and their impacts on families. Interested PHA's that met the eligibility criteria must have submitted a Letter of Interest package to HUD by June 12, 2019, which both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County did.

On August 28, 2020, the Agency received PIH Notice 2020-21 from HUD, which requests MTW application submissions under Cohort #2 from eligible PHAs. The Agency's MTW plan and application package must be submitted to HUD no later than January 8, 2021.

BOARD MEMO

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

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

www.fresnohousing.org

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

DATE: 10/21/2020

BOARD MEETING: 10/27/2020

AGENDA ITEM: 6b

AUTHOR: Lyric Aguigam

SUBJECT: Overview of the 2021 Annual Plan Process & Timeline

Executive Summary

The purpose of this memo is to present the Boards of Commissioners with information regarding Fresno Housing's 2021 Annual Plan.

Generally, the Annual Plan must be approved by the Boards of Commissioners annually and submitted to HUD at least 75 days before the end of the Agency's fiscal year. The Housing Authority of the City of Fresno and the Housing Authority of Fresno County, with fiscal year-end dates of December 31, 2020, would normally be required to submit their respective Annual Plan no later than October 17, 2020. However, in response to the COVID-19 pandemic, HUD has extended the submission deadline to January 16, 2021.

Staff will update the Boards of Commissioners on the 2021 Annual Plan process and timeline at the regularly scheduled Board Meeting for October 27, 2020.

BOARD MEMO

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

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

www.fresnohousing.org

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

DATE: October 23, 2020
BOARD MEETING: October 27, 2020
AGENDA ITEM: 6c
AUTHOR: Emily De La Guerra

SUBJECT: Overview of Draft 2021 Agency Budget and Strategic Goals

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the Agency's 2021 budget development process. Included in the Board Packet is a first draft of the 2021 Agency Operating Budget.

Staff will be presenting additional information at the Boards of Commissioners meeting with information pertaining to the general budgetary context within which the Agency operates, including overall expenditure levels and other factors that have influenced budgeting decisions and priorities including the 2020-2021 Strategic Goals.

Recommendation

This item is informational only. No action is necessary.

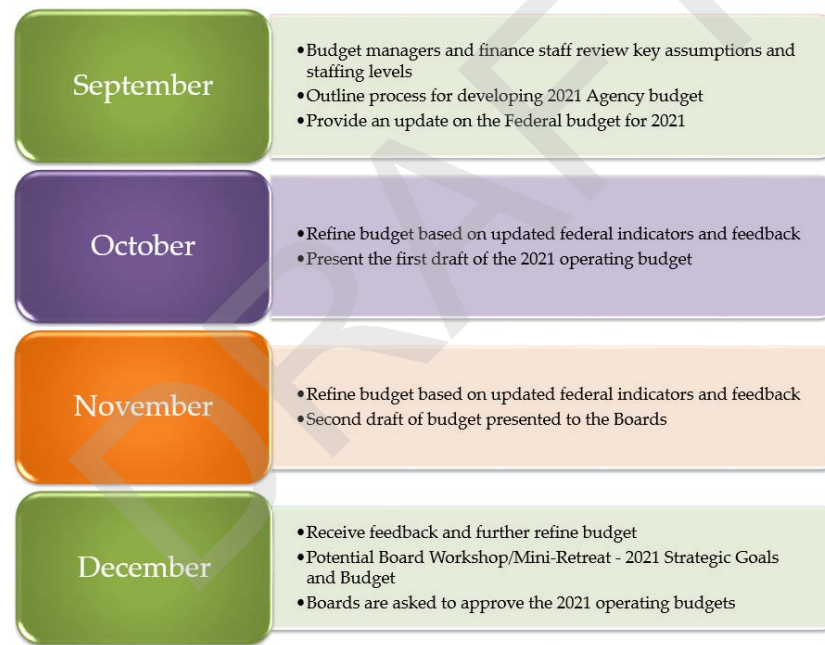


2021 Agency Goals & Budget – First Draft

*Board of Commissioners Meeting
October 27, 2020*



Timeline for 2021 Budget Development



FRESNO HOUSING

2021 Estimated Budget – 1st Draft

Agency	2020 Budget	2021 Budget	<i>Variance</i>
Total Income	44.7	41.6	(3.09)
Total Expenses	41.9	41.4	(0.52)
Net Income	2.8	0.2	(2.57)
Unrestricted Net Income	(0.01)	(1.5)	(1.49)

FRESNO HOUSING

Core

Core	2020 Budget	2021 Budget	<i>Variance</i>
Total Income	9.6	9.0	(0.63)
Total Expenses	11.9	11.5	(0.35)
Net Income	(2.3)	(2.6)	(0.28)
Unrestricted Net Income	(2.3)	(2.6)	(0.28)

Department Goals: Highlights

- Implement DEI Strategic Plan
- Enhance Public Relations & Communication Efforts
- Continue Data & Program Evaluation
- Elevate Resident and Employee Safety Initiatives
- Pursue Moving to Work Demonstration

Potential Funding Opportunities

- Moving to Work Demonstration

FRESNO HOUSING

Real Estate Development

RED	2020 Budget	2021 Budget	Variance
Total Income	7.0	4.4	(2.55)
Total Expenses	2.8	2.5	(0.28)
Net Income	4.1	1.9	(2.26)
Unrestricted Net Income	3.5	1.2	(2.26)

Department Goals: Highlights

- Ramp up California Avenue Neighborhood (SW Fresno) Planning
- Implement Phase 1 of Motels Initiative
- Incorporate Neighborhood Initiatives Work

Potential Funding Opportunities

- Choice Neighborhood Initiative Planning (SW Fresno) Grant
- 1st Round TCAC Award – Developer Fees

Note: The Instrumentalities Division has now been combined with RED and included in this budget

FRESNO HOUSING

Housing Choice Voucher

HCV	2020 Budget	2021 Budget	Variance
Total Income	10.0	10.0	0.08
Total Expenses	10.6	10.8	0.17
Net Income	(0.6)	(0.7)	(0.09)
Unrestricted Net Income	(0.6)	-	0.64

Department Goals: Highlights

- Prioritize Landlord Outreach and implement pilot program
- Initiate Mobility Pilot

Potential Funding Opportunities

- Mobility Demonstration
- Moving to Work Demonstration

FRESNO HOUSING

Resident Empowerment Services

RES	2020 Budget	2021 Budget	Variance
Total Income	4.4	4.4	-
Total Expenses	5.5	5.4	(0.11)
Net Income	(1.1)	(1.0)	0.11
Unrestricted Net Income	(1.1)	(1.0)	0.11

Department Goals: Highlights

- Continue Workforce Development Pilot
- Integrate Data & Program Evaluation
- Align Project Homekey Planning & Outreach

Potential Funding Opportunities

- Moving to Work Demonstration
- Project Homekey

Note: The second draft of the agency budget will include separate divisions for Homeless Initiatives and Resident Empowerment Services

FRESNO HOUSING

Housing Management

HSM	2020 Budget	2021 Budget	Variance
Total Income	13.8	13.8	-
Total Expenses	11.2	11.2	0.05
Net Income	2.7	2.6	(0.05)
Unrestricted Net Income	0.5	0.8	0.30

Department Goals: Highlights

- Elevate Resident and Employee Safety Initiatives
- Incorporate Neighborhood Initiatives Work
- Prioritize additional Maintenance & Modernization efforts

Note: The Unrestricted Properties Division has now been combined with Housing Management and included in this budget

FRESNO HOUSING

2021 Estimated Budget – 1st Draft

	Total 2021 Budget					
	Core	RED	Housing Choice Voucher	RES	Housing Management	2021 Draft Budget
NET TENANT INCOME	-	-	-	-	7,835,391	7,835,391
TOTAL INTEREST INCOME	90,000	800,000	-	-	-	890,000
TOTAL OTHER INCOME	321,624	170,000	800	899,432	402,867	1,794,723
TOTAL ADMIN & MANAGEMENT FEE INCOME	8,539,951	80,000	-	-	-	8,619,951
TOTAL DEVELOPER FEE INCOME	-	3,356,761	-	-	-	3,356,761
TOTAL HUD GRANT INCOME	-	-	9,991,071	3,384,006	4,314,643	17,689,720
TOTAL OTHER GRANT INCOME	-	-	50,000	83,025	1,290,191	1,423,216
TOTAL INCOME	8,951,575	4,406,761	10,041,871	4,366,463	13,843,092	41,609,762
TOTAL PAYROLL EXPENSES	7,304,644	1,825,906	5,849,232	1,863,973	3,128,549	19,972,304
TOTAL ADMINISTRATIVE EXPENSES	3,501,419	680,792	4,833,291	717,563	2,213,899	11,946,964
TOTAL TENANT SERVICES EXPENSES	50,504	5,000	-	2,775,198	338,222	3,168,924
TOTAL UTILITY EXPENSES	172,145	-	-	-	2,120,177	2,292,322
TOTAL MAINTENANCE EXPENSES	459,118	5,000	81,969	10,020	2,899,664	3,455,771
TOTAL TAXES & INSURANCE EXPENSES	40,364	15,100	7,353	-	524,416	587,233
TOTAL EXPENSES	11,528,194	2,531,798	10,771,845	5,366,754	11,224,927	41,423,518
NET OPERATING INCOME	(2,576,619)	1,874,963	(729,974)	(1,000,291)	2,618,165	186,244
TOTAL NON-OPERATING EXPENSES	-	-	-	-	1,951,123	1,951,123
NET INCOME	(2,576,619)	1,874,963	(729,974)	(1,000,291)	967,042	(1,764,879)
UNRESTRICTED NET INCOME	(2,576,619)	1,236,013	-	(1,000,291)	834,774	(1,506,123)

Note: This is a first draft. Staff will continue to refine revenue and expense estimates as more information becomes available and work to include Board and Community feedback over the next two months to develop final budget recommendations for December adoption.

FRESNO HOUSING

Questions or Comments?

FRESNO HOUSING

BOARD MEMO

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

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

www.fresnohousing.org

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

DATE: October 20, 2020
BOARD MEETING: October 27, 2020
AGENDA ITEM: 6d
AUTHOR: Michael Duarte

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an overview of development activities.

Recommendation

None at this time. Informational only.

BOARD MEMO

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

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

www.fresnohousing.org

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

DATE: October 22, 2020
BOARD MEETING: October 27, 2020
AGENDA ITEM: 6e
AUTHOR: Michael Duarte

SUBJECT: Project HomeKey Update

Executive Summary

Staff will present an update on Project Homekey activities.

Recommendation

None at this time. Informational only.

BOARD MEMO

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

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

www.fresnohousing.org

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

DATE: October 22, 2020
BOARD MEETING: October 27, 2020
AGENDA ITEM: 7a
AUTHOR: Lela Schwartz

SUBJECT: Approval to Enter into a Grant Agreement with the City of Fresno for the Operations and Services of Hotels and the Provision of Interim Supportive Housing

Executive Summary

In late 2019, Staff began working with the City of Fresno to evaluate potential motel acquisitions along Parkway Drive. In August, 2020, Staff submitted four (4) applications to the California Department of Housing and Community Development (“HCD”) Project Homekey program for motels along the corridor and have subsequently received an award for the Motel 99 project, as well as notice of funding reservations for the Parkside Inn, Day’s Inn, and Welcome Inn projects. An official award is anticipated by October 26, 2020 for the latter projects.

The Homekey awards include funding for acquisition, repairs and maintenance, and some operating assistance during the first two years of operations. Staff refined expected operational costs in concert with potential partners and Homekey advisors to develop budgets for each project for five years. These budgets include combined operational and reserve expenses totalling \$19.98 million. The Homekey Program requires applicants to show funding sources to support operational budgets for the full five years, even if the projects intend to convert to permanent housing in a shorter period of time. As staff evaluated the need for additional operational funding for up to five (5) years, staff began reaching out to partners, including the City of Fresno, for opportunities to fill the financing gap. In response to staff’s outreach, the City of Fresno provided a letter of commitment for approximately \$6,850,000 in operational funds to support the four (4) Homekey projects in the City of Fresno. The remaining \$13.13 million in funding will come from a combination of Homekey operational funding, philanthropic foundation support, rent and Fresno Housing Authority commitments, including Section 8 Vouchers or other resources. (Final funding amounts are still being determined by the State of California and will be brought to the Boards of Commissioner as soon as they are communicated to staff.)

On October 22, 2020, Fresno City Council took action in support of operational funding for the four Homekey projects. The City Council indicated it will continue to refine the terms of this support and will take future action on their commitment on October 29, 2020. Staff is requesting that the Boards accept a

potential future award of funds from the City of Fresno in the amount of approximately \$6,850,000. These funds will be used for the operations of hotels/motels and the provision of services at designated interim housing for populations at high risk of complications for COVID-19.

Acceptance of these awards does not obligate the Board of Commissioners to proceed with the motel acquisitions. Motel acquisitions will be returned to the Boards at a future date for approval to purchase.

After the interim housing period, Staff and the City of Fresno will work together to determine the future of the property(ies). Possibilities include conversion to affordable housing, demolition or partial demolition, and/or partial new construction. For the permanent conversions, Staff envisions potential submissions to HCD's Multi-Family Housing Program (MHP), the City of Fresno's HOME and Permanent Local Housing Allocation programs, Fresno County's Permanent Local Housing Allocation or No Place Like Home program, and the California Tax Credit Allocation Committee 4% program, among others.

Fiscal Impact

Staff will discuss fiscal impact during the Board Meeting.

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority authorize the said actions by adopting the attached resolution, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions following approval by General Counsel.

1. Approve the acceptance of the award of grant funding (approximately \$6,850,000) from the City of Fresno.
2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.
3. Authorize the Housing Authority of the City of Fresno, CA to assign responsibilities related to the grant to Silvercrest, Inc., or a single-purpose limited partnership wherein Silvercrest, Inc. is the managing general partner.
4. Authorize the submission of any required funding applications for interim operations and supportive services to the City of Fresno and the County of Fresno, with programs including ESG, LPHA, and CDBG, among others and HUD for the project basing of Section 8 vouchers.
5. Authorize the undertaking of all actions necessary to secure financing for the temporary operations of the project and the provision of supportive services.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION APPROVING ACCEPTANCE OF A GRANT AWARD FROM THE CITY OF
FRESNO FOR THE OPERATION AND PROVISION OF SERVICES TO HOTELS DURING
THE PROVISION OF INTERIM HOUSING**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Authority”) intends to support the City of Fresno’s plan to redevelop Parkway Drive and provide interim housing for homeless individuals during the COVID-19 pandemic; and,

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

WHEREAS, the City of Fresno has funding from the CARES Act which they intend to grant for the operation of and provision of services to residents of under-utilized hotels as temporary supportive housing; and

WHEREAS, there is a demonstrated need in the area to provide housing for homeless individuals and families during and after the pandemic; and

WHEREAS, the Authority has been working with the County of Fresno’s Department of Behavioral Health, the City of Fresno and other partners to identify supportive housing opportunities for homeless individuals and those at risk of homelessness; and

WHEREAS, the Authority intends to enter into a purchase and sale agreement for Travel Inn and Suites, and potentially other hotels, to support the City of Fresno’s vision; and

WHEREAS, the Authority submitted a funding request to the City of Fresno for approximately \$6,850,000; and

WHEREAS, the Authority desires to accept any award of operational and service provision funding made by the City of Fresno and execute an agreement related thereto; and

WHEREAS, the Authority desires to form a partnership with Silvercrest, Inc., and potentially assign responsibilities related to the grant and or the purchase of the property to Silvercrest, Inc.; and

WHEREAS, the Authority desires to submit funding applications to sustain the temporary operations of the project(s) and for the provision of supportive services to the City of Fresno and the County of Fresno, with programs including ESG, LPHA, and CDBG, among others and HUD for the project-basing of Section 8 vouchers; and

WHEREAS, the Authority desires to submit funding applications for the future permanent conversion of the project to permanent affordable housing, including but not limited to the Federal Home Loan Bank of San Francisco's Affordable Housing program, the California Tax Credit Allocation Committee, the CDLAC bond program, and HCD's No Place Like Home Program, HCD's Multifamily Housing Program, among others; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the CEO/Executive Director Preston Prince, Deputy Executive Director Tracewell Hanrahan, Chief of Staff Angie Nguyen, or their Designee, for the following actions needed to move forward with receipt of the grant funding:

1. Authorize the Agency to receive an award of grant funding from the City of Fresno in the amount of approximately \$6,850,000 for operations and services at the property(ies).
2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing; and
3. Authorize the Housing Authority of the City of Fresno, CA to assign responsibilities related to the grant to Silvercrest, Inc.
4. Authorize the submission of funding applications for interim operations and supportive services to the City of Fresno and the County of Fresno, with programs including ESG, LPHA, and CDBG, among others and HUD for the project-basing of Section 8 vouchers; and
5. Authorize the submission of funding applications to the Federal Home Loan Bank of San Francisco's Affordable Housing Program (AHP), the California Tax Credit Allocation Committee (CTCAC), the CDLAC bond program, and HCD's No Place Like Home Program (NPLH), HCD's Multifamily Housing Program (MHP), among others; and,
6. Authorize the undertaking of all actions necessary to secure financing for the temporary operations of the project and the provision of supportive services.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 2020. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

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

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

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
DATE: October 22, 2020
BOARD MEETING: October 27, 2020
FROM: Preston Prince
CEO/Executive Director
AGENDA ITEM: 9
AUTHOR: Staff
SUBJECT: October 2020 Director's Report

Executive Summary

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

PLACE

Overview

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

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

Development Project Overview

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

The Villages at Paragon	Under Construction	4041 Plaza Drive West, Fresno, CA	28	52%
Linnaea Villas	Under Construction	2530 Sierra Street, Kingsburg, CA	47	65%
Solivita Commons	Under Construction	725 W Alluvial Avenue, Clovis, Ca	60	62%
The Villages at Broadway	Under Construction	1828 Broadway Street, Fresno, CA	26	16%
The Monarch @ Chinatown	Under Construction	1101 F Street, Fresno, CA	57	9%
Alegre Commons (fka Barstow Commons/The Villages at Barstow)	Pre-Development NPLH funds awarded TCAC Award Received December 2020 Closing	130 W Barstow Avenue, Fresno, CA	42	N/A
The Arthur @ Blackstone (fka Blackstone/Simpson)	Pre-Development 2020 NPLH, IIG Awarded HOME Award Pending	3039 N Blackstone Avenue, Fresno, CA	41	N/A
Esperanza Commons (fka Mendota Farm Labor)	Pre-Development	241 Tuft Street, Mendota, CA	60	N/A
Corazón del Valle Commons (fka Huron RAD)	Pre-Development MHP Application Pending	Fresno and 12 th Street, Huron, CA	61	N/A
La Joya Commons (fka Firebaugh Family)	Pre-Development MHP Application Pending	1501 Clyde Fannon Road, Firebaugh, CA	68	N/A
Chestnut/Alluvial	Pre-Development HOME Application Pending	Chestnut and Alluvial Avenues, Fresno, CA	105	N/A
Elderberry at Bethel	Year 15 Investor Buyout (December 2020)	2505 Fifth Street, Sanger, CA	74	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Application Pending	Southwest Fresno - TBD	TBD	N/A

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.

Activities are ongoing and will be reported as they are completed.

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.

Activities are ongoing and will be reported as they are completed.

PARTNERSHIP

Overview

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

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

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

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.

Activities are ongoing and will be reported as they are completed.

Structure

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

Activities are ongoing and will be reported as they are completed.

Strategic Outreach

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

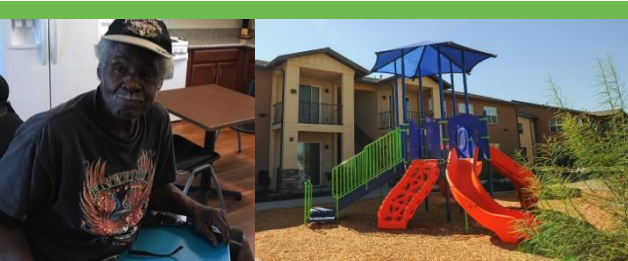
Activities are ongoing and will be reported as they are completed.



Update on Moving to Work Application

Boards of Commissioners Meeting

October 27, 2020



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



Application Timeline

- October 14th – Resident/HCV Program Participant Meeting
- November 2nd – Resident/HCV Program Participant Meeting
- November 3rd – Draft MTW Plan available for public inspection. Staff will make the application available to the Boards for their review
- November 17th – Public Hearing – FH Board of Commissioners Meeting. Staff will present additional information to the Boards
- December 3rd – Public Comment period ends
- December 15th – FH Board of Commissioners approve MTW plan by resolution
- **January 8th – MTW Application is due to HUD**



Questions or Comments?



Overview of the 2021 Annual Plan

Boards of Commissioners Meeting

October 27, 2020



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

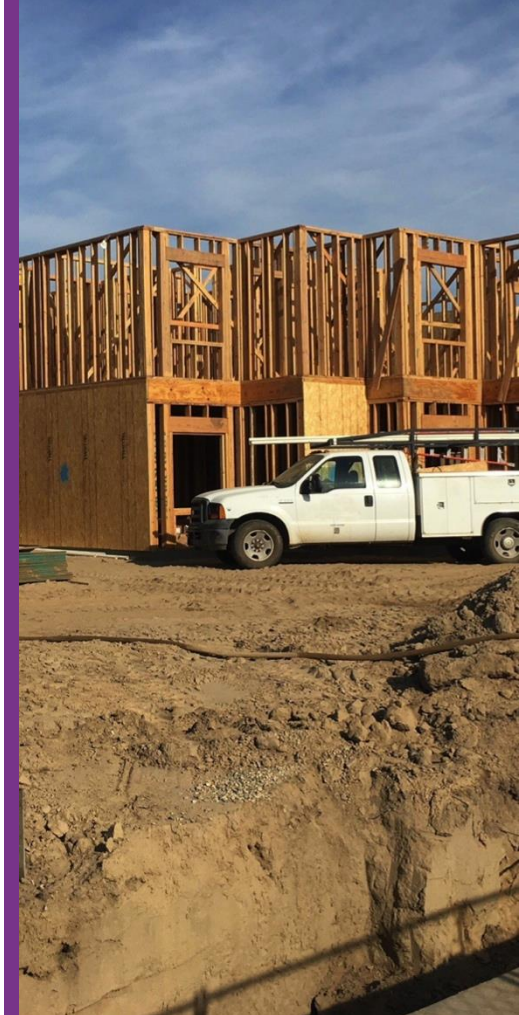


Background

- In previous years, FH brings Agency Plans to Boards annually for review and adoption
 - Agency Plans include Annual Plan/Five-Year Plan, Administrative Plan for HCV, Admissions & Continued Occupancy Policy for PH
 - Boards must approve the Annual Plan each year
 - Annual adoption of the Admin Plan & ACOP are not required
- Due to COVID, HUD has granted waivers to this process and extended the timeline to submit the Annual Plan (PIH 2020-05)
 - FH adopted these waivers in April 2020
 - 2021 Annual Plan is due on 1/16/2021

Annual Plan Information

- The PHA Annual Plan must include the following information:
 - Revisions to any PHA Plan Element
 - New Activities
 - Progress Report on Mission & Goals, as described in the Five Year Plan
 - Results of the Most Recent Fiscal Year Audit
 - Other Documentation & Certifications



Next Steps

- Oct: Finalize 2021 Annual Plan documents
- Nov: Notify the public of Public Hearing and post 2021 Annual Plan documents for public inspection
- Nov: Meet with Resident Advisory Boards
- Dec: Public Hearing & Board Adoption





Questions or
Comments?

FRESNO HOUSING



2021 Agency Goals & Budget – First Draft

Board of Commissioners Meeting

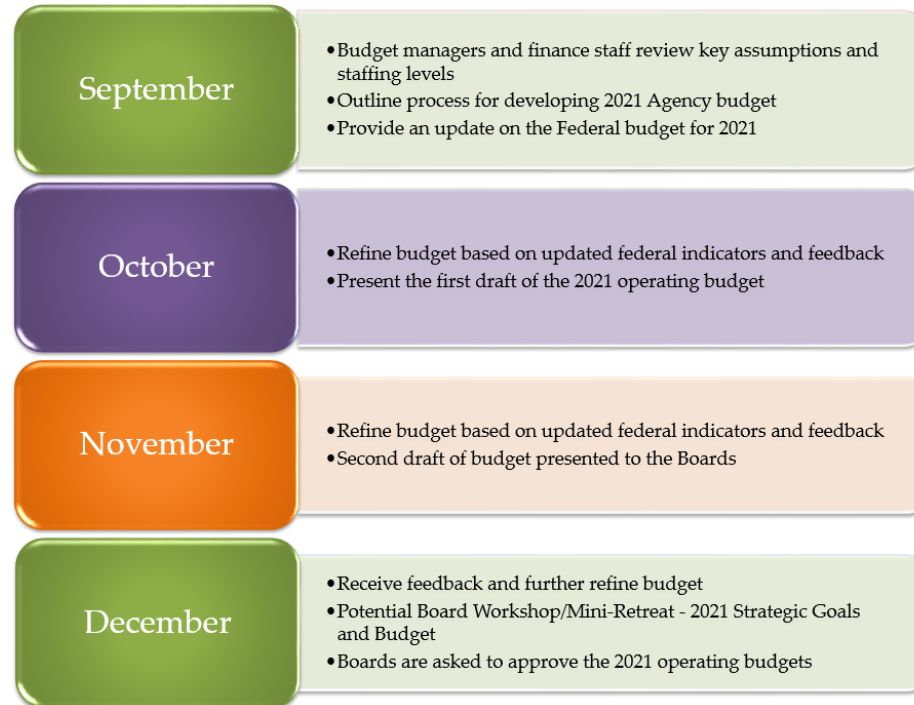
October 27, 2020



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



Timeline for 2021 Budget Development



2021 Estimated Budget – 1st Draft

Agency	2020 Budget	2021 Budget	<i>Variance</i>
Total Income	44.7	41.6	(3.09)
Total Expenses	41.9	41.4	(0.52)
Net Income	2.8	0.2	(2.57)
<hr/>			
Unrestricted Net Income	(0.01)	(1.5)	(1.49)

Core

Core	2020 Budget	2021 Budget	Variance
Total Income	9.6	9.0	(0.63)
Total Expenses	11.9	11.5	(0.35)
Net Income	(2.3)	(2.6)	(0.28)
Unrestricted Net Income	(2.3)	(2.6)	(0.28)

Department Goals: Highlights

- Implement DEI Strategic Plan
- Enhance Public Relations & Communication Efforts
- Continue Data & Program Evaluation
- Elevate Resident and Employee Safety Initiatives
- Pursue Moving to Work Demonstration

Potential Funding Opportunities

- Moving to Work Demonstration

Real Estate Development

RED	2020 Budget	2021 Budget	Variance
Total Income	7.0	4.4	(2.55)
Total Expenses	2.8	2.5	(0.28)
Net Income	4.1	1.9	(2.26)
Unrestricted Net Income	3.5	1.2	(2.26)

Department Goals: Highlights

- Ramp up California Avenue Neighborhood (SW Fresno) Planning
- Implement Phase 1 of Motels Initiative
- Incorporate Neighborhood Initiatives Work

Potential Funding Opportunities

- Choice Neighborhood Initiative Planning (SW Fresno) Grant
- 1st Round TCAC Award – Developer Fees

Note: The Instrumentalities Division has now been combined with RED and included in this budget

Housing Choice Voucher

HCV	2020 Budget	2021 Budget	Variance
Total Income	10.0	10.0	0.08
Total Expenses	10.6	10.8	0.17
Net Income	(0.6)	(0.7)	(0.09)
Unrestricted Net Income	(0.6)	-	0.64

Department Goals: Highlights

- Prioritize Landlord Outreach and implement pilot program
- Initiate Mobility Pilot

Potential Funding Opportunities

- Mobility Demonstration
- Moving to Work Demonstration

Resident Empowerment Services

RES	2020 Budget	2021 Budget	Variance
Total Income	4.4	4.4	-
Total Expenses	5.5	5.4	(0.11)
Net Income	(1.1)	(1.0)	0.11
Unrestricted Net Income	(1.1)	(1.0)	0.11

Department Goals: Highlights

- Continue Workforce Development Pilot
- Integrate Data & Program Evaluation
- Align Project Homekey Planning & Outreach

Potential Funding Opportunities

- Moving to Work Demonstration
- Project Homekey

Note: The second draft of the agency budget will include separate divisions for Homeless Initiatives and Resident Empowerment Services

Housing Management

HSM	2020 Budget	2021 Budget	Variance
Total Income	13.8	13.8	-
Total Expenses	11.2	11.2	0.05
Net Income	2.7	2.6	(0.05)
Unrestricted Net Income	0.5	0.8	0.30

Department Goals: Highlights

- Elevate Resident and Employee Safety Initiatives
- Incorporate Neighborhood Initiatives Work
- Prioritize additional Maintenance & Modernization efforts

Note: The Unrestricted Properties Division has now been combined with Housing Management and included in this budget

2021 Staffing Proposals

- 2021 Budget (1st Draft) = 240 FTE's
 - Proposing to add ~18 replacement positions, ~11 new positions

	Management	Non-Management	Total
Core	2.0	6.5	8.5
RED	0.5	1.5	2.0
HCV	1.5	8.5	10.0
RES	0.0	3.5	3.5
HMD	0.0	5.0	5.0
Total	4.0	25.0	29.0

2021 Estimated Budget – 1st Draft

	Total 2021 Budget					
	Core	RED	Housing Choice Voucher	RES	Housing Management	2021 Draft Budget
NET TENANT INCOME	-	-	-	-	7,835,391	7,835,391
TOTAL INTEREST INCOME	90,000	800,000	-	-	-	890,000
TOTAL OTHER INCOME	321,624	170,000	800	899,432	402,867	1,794,723
TOTAL ADMIN & MANAGEMENT FEE INCOME	8,539,951	80,000	-	-	-	8,619,951
TOTAL DEVELOPER FEE INCOME	-	3,356,761	-	-	-	3,356,761
TOTAL HUD GRANT INCOME	-	-	9,991,071	3,384,006	4,314,643	17,689,720
TOTAL OTHER GRANT INCOME	-	-	50,000	83,025	1,290,191	1,423,216
TOTAL INCOME	8,951,575	4,406,761	10,041,871	4,366,463	13,843,092	41,609,762
TOTAL PAYROLL EXPENSES	7,304,644	1,825,906	5,849,232	1,863,973	3,128,549	19,972,304
TOTAL ADMINISTRATIVE EXPENSES	3,501,419	680,792	4,833,291	717,563	2,213,899	11,946,964
TOTAL TENANT SERVICES EXPENSES	50,504	5,000	-	2,775,198	338,222	3,168,924
TOTAL UTILITY EXPENSES	172,145	-	-	-	2,120,177	2,292,322
TOTAL MAINTENANCE EXPENSES	459,118	5,000	81,969	10,020	2,899,664	3,455,771
TOTAL TAXES & INSURANCE EXPENSES	40,364	15,100	7,353	-	524,416	587,233
TOTAL EXPENSES	11,528,194	2,531,798	10,771,845	5,366,754	11,224,927	41,423,518
NET OPERATING INCOME	(2,576,619)	1,874,963	(729,974)	(1,000,291)	2,618,165	186,244
TOTAL NON-OPERATING EXPENSES	-	-	-	-	1,951,123	1,951,123
NET INCOME	(2,576,619)	1,874,963	(729,974)	(1,000,291)	967,042	(1,764,879)
UNRESTRICTED NET INCOME	(2,576,619)	1,236,013	-	(1,000,291)	834,774	(1,506,123)

Note: This is a first draft. Staff will continue to refine revenue and expense estimates as more information becomes available and work to include Board and Community feedback over the next two months to develop final budget recommendations for December adoption.

Update on CARES Funding

Program & Funding Type	Total Supplemental Funding	Estimated Eligible Expenses	Variance
HCV Admin Funds	\$4,490,718	\$4,075,569	\$415,149
PH Operating Funds	\$700,685	\$700,685	\$0
Mainstream HAP/Admin Funds	\$80,845	\$80,845	\$0
PBRA Operating Funds	\$17,628	\$17,628	\$0

- FH received \$5.3m in supplemental CARES funding
- \$4.9m has been spent on eligible expenses, including preventing, preparing for, and responding to COVID-19
 - \$4.0m on servicing residents & clients through the pandemic
 - \$570k on technology and equipment
 - \$230k on direct services for residents
 - \$100k on PPE for residents & staff

Questions or Comments?



Real Estate Development Update

October 27, 2020

Boards of Commissioners Meeting



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



Real Estate Development Update

- **Update on Funding Opportunities**

- Corazón del Valle Commons
(fka Huron RAD)
- La Joya Commons
(fka Firebaugh Family)
- Esperanza Commons
(fka Mendota Farm Labor)
- Citrus Gardens

- **Staff continues to explore a variety of funding opportunities for potential projects across the County of Fresno**

Corazón del Valle Commons (fka Huron RAD)

- Potential new construction mixed-use housing development on approximately 6-acres of vacant land located West of Lassen Avenue and South of 12th Street in Huron, CA
- Proposed RAD transfer of assistance for 40 units
- Staff coordinated with the City of Huron on a resubmittal of a CDBG Funding Application
- MHP application submitted September 2020
- *Potential Future Board Considerations*
 - *Approval to Apply for Joe Serna Funding Grant November 2020*



Corazón del Valle Commons (Huron) Aerial



La Joya Commons (fka Firebaugh Family)

- Project is an existing 34-unit USDA development located on Clyde Fannon & “P” Street in Firebaugh
- Proposed for demolition/new construction of 68 farm labor units
- City of Firebaugh has approved initial Site Plan and entitlements
- *Potential Future Board Considerations*
 - *Approval to Apply for Joe Serna Funding Grant November 2020*



FRESNO HOUSE

Esperanza Commons (fka (Mendota Farm Labor))

- Project is an existing 60-unit Multi-family USDA development located on Tuft Street and Arnaudon Drive in Mendota, CA
- Proposed for major rehabilitation and refinancing utilizing 4% or 9% tax credits
- Staff has been working with Anne Phillips Architecture on minor rehab scope
- *Potential Future Board Considerations*
 - *Approval to Apply for Joe Serna Funding Grant November 2020*



Esperanza Commons

The map shows the location of Esperanza Commons in Mendota, CA. The site is marked with a red circle and a red outline, situated near Mendota Community High School and Mendota Valley Food Center. A purple box with the text "Esperanza Commons" is overlaid on the map.

FRESNO HOUSING

Citrus Gardens (USDA) (Orange Cove)

- Project is an existing 30-unit Multi-family USDA development located on South Avenue and Orange Street in Orange Cove, CA
- Staff has been working with Hilajian Architects on minor rehab scope
- *Potential Future Board Considerations*
 - *Approval to Apply for Joe Serna Funding Grant November 2020*



Citrus Gardens (USDA) Aerial (Orange Cove)



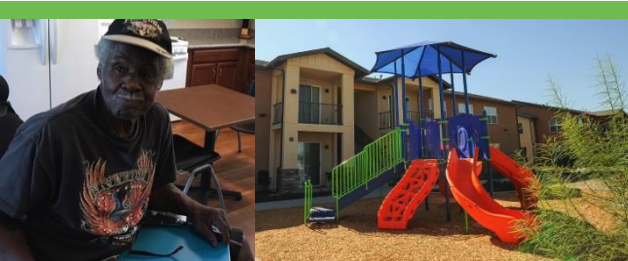
Questions?



Update on Project Homekey

October 27, 2020

Boards of Commissioners Meeting



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



Project Homekey Current Status

- State provided information that all five projects have been moved from wait list to reservation status
- Received official award notification for Motel 99
- Received verbal confirmation for remaining motels
- Currently negotiating with City of Fresno regarding commitment to partially fund operations and services for Parkway Drive Portfolio

Project Homekey Current Status

- Motel 99
 - Project Awarded
 - Waiting for standard agreement from HCD
 - Closing anticipated on November 10, 2020
- Welcome Inn, Parkside Inn, Days Inn, Alamos
 - Received verbal confirmation
 - Waiting for announcement from State on exact funding amounts
 - Waiting on standard agreement from HCD
 - Anticipated closing on December 2, 2020

Project Homekey Highlights

Parkway Drive Summary of Funding

- *Interim Phase*

- Interim Housing Project for up to 5 years
- Acquisition: \$16.6 million
- Repairs and Maintenance \$ 3.6 million
- Operation and Services \$19.8 million
- Total \$40.0 million

Homekey – Parkway Financing Summary

Project HomeKey Funding: Development and Op Subsidy (Yr 1-2)					10.6.20
	# of Doors	Acquisition	Repairs & Soft Costs	Op Subsidy	Total
Days Inn	98	\$ 4,790,000	\$ 1,068,779	\$ -	\$ 5,858,779
Motel 99	99	\$ 4,425,000	\$ 834,125	\$ 2,014,684	\$ 7,273,809
Parkside Inn	50	\$ 3,000,000	\$ 759,124	\$ -	\$ 3,759,124
Welcome Inn	80	\$ 4,400,000	\$ 906,163	\$ 1,782,114	\$ 7,088,277
TOTAL	327	\$ 16,615,000	\$ 3,568,191	\$ 3,796,798	\$ 23,979,989
Local Operating Subsidy (Yr 1-5)					10.6.20
	# of Doors	Turning Point	City of Fresno	FHA	
Days Inn	97	\$ -	\$ 1,639,643	\$ 2,695,642	\$ 4,335,285
Motel 99	98	\$ 3,308,584	\$ -	\$ -	\$ 3,308,584
Parkside Inn	47	\$ -	\$ 2,403,800	\$ 243,710	\$ 2,647,510
Welcome Inn	79	\$ -	\$ 2,798,695	\$ 125,836	\$ 2,924,531
TOTAL	321	\$ 3,308,584	\$ 6,842,138	\$ 3,065,188	\$ 13,215,910

This information includes estimates and is a draft until final awards are received from the State and confirmed by City Council

Homekey – City of Fresno & FH Funding

DRAFT

City of Fresno: Operating Subsidy Summary						10.6.20
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Days Inn	\$ 804,955	\$ 834,688	\$ -	\$ -	\$ -	\$ 1,639,643
Motel 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkside Inn	\$ 492,056	\$ 509,887	\$ 529,035	\$ 548,411	\$ 324,411	\$ 2,403,800
Welcome Inn	\$ -	\$ -	\$ 899,433	\$ 932,708	\$ 966,554	\$ 2,798,695
						\$ -
Total	\$ 1,297,011	\$ 1,344,575	\$ 1,428,468	\$ 1,481,119	\$ 1,290,965	\$ 6,842,138

Total Yr 1-2 \$ 2,641,586

Total Yr 3-5 \$ 4,200,552

Fresno Housing: Operating Subsidy Summary						10.6.20
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Days Inn	\$ -	\$ -	\$ 866,053	\$ 898,365	\$ 931,224	\$ 2,695,642
Motel 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkside Inn	\$ -	\$ -	\$ -	\$ -	\$ 243,710	\$ 243,710
Welcome Inn	\$ -	\$ -	\$ 40,441	\$ 41,937	\$ 43,458	\$ 125,836
						\$ -
Total	\$ -	\$ -	\$ 906,494	\$ 940,302	\$ 1,218,392	\$ 3,065,188

Total Yr 1-2 \$ -

Total Yr 3-5 \$ 3,065,188

Requested Action

- Consideration to accept operations and services funding from the City of Fresno



Background Information

Homekey Motels



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



Real Estate Development Update

- Day's Inn
- Motel 99
- Parkside Inn
- Welcome Inn

Day's Inn

- Located at 1101 N Parkway Drive, Fresno
- APNs: 449-270-41
- Motel currently has 98 Rooms
- Owner: Day's Inn of Fresno Partnership
- Purchase Price is \$4.79 million
- Estimated value \$4.8 million (appraisal pending)
- Board ratified Purchase and Sale Agreement on August 25, 2020
- On October 9, 2020 the governor's office released award reservation notifications for the waitlisted applications, including Day's Inn
- Staff applied to the City of Fresno for operating support





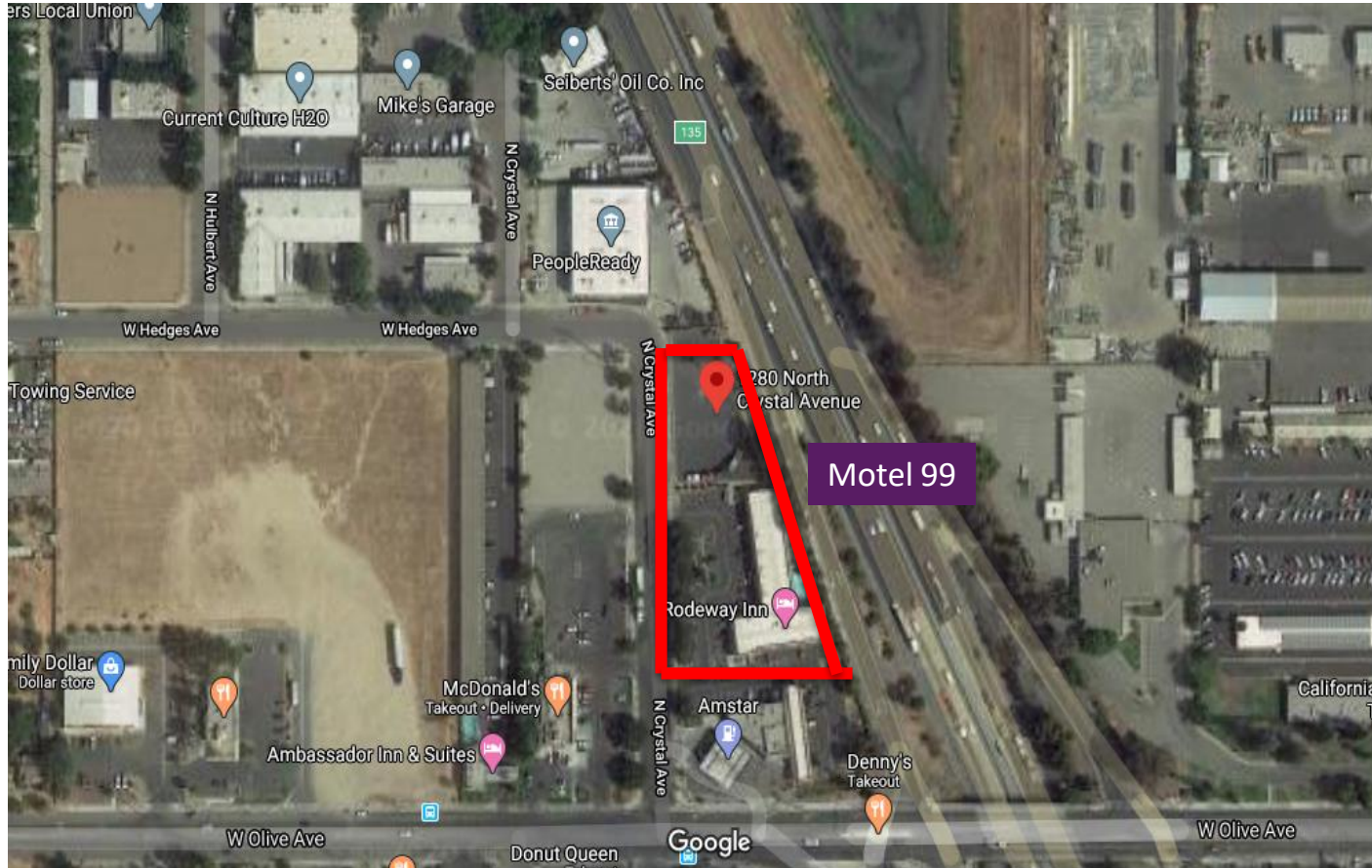
FRESNO HOUSING

Motel 99

- Located at 1240 & 1280 N. Crystal Ave, Fresno
- APNs: 449-232-02 & 449-232-01
- Motel currently has 99 Rooms
- Owner: Adinath Hospitality
- Purchase Price is \$4.425 million
- Estimated value \$5 million (appraisal pending)
- Board ratified Purchase and Sale Agreement on August 25, 2020
- On September 21, 2020 the governor's office released award notifications for the first round of applications, including Motel 99
- Staff applied to the City of Fresno for operating support



Motel 99 (Fresno) Aerial





Parkside Inn

- Located at 1415 W. Olive Avenue, Fresno
- APNs: 449-270-56
- Motel currently has 48 Rooms
- Owner: Akshar, Inc.
- Purchase Price is \$3 million
- Estimated value \$3 million (appraisal pending)
- Board ratified Purchase and Sale Agreement on August 25, 2020
- On October 9, 2020 the governor's office released award reservation notifications for the waitlisted applications, including Day's Inn
- Staff applied to the City of Fresno for operating support





Welcome Inn

- Located at 777 N Parkway Drive, Fresno
- APNs: 449-335-19, 449-342-01
- Motel currently has 80 Rooms
- Owner: Shrigi, Inc.
- Purchase Price is \$4.4 million
- Estimated value \$4.4 million (appraisal pending)
- Board ratified Purchase and Sale Agreement on August 25, 2020
- On October 9, 2020 the governor's office released award reservation notifications for the waitlisted applications, including Day's Inn
- Staff applied to the City of Fresno for operating support





Parkway Drive Area Map (Fresno)



Alamos Motel

- Located at 36010 S. Lassen Avenue, Huron
- APNs: 075-110-16 S
- Motel currently has 25 Rooms
- Owner: Patel Avni
- Purchase Price is \$1.1 million
- Board ratified Purchase and Sale Agreement on August 25, 2020
- On October 9, 2020 the governor's office released award reservation notifications for the waitlisted applications, including Day's Inn
- Staff applied to the City of Fresno for operating support



City of Huron Area Map





Questions?