



Boards of Commissioners Meeting

May 26, 2015

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

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

5pm May 26, 2015

1331 Fulton Mall, Fresno, CA 93721

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

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

5pm Board Meeting

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

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)*

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9. Closed Session	
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: Argyle and Tulare Avenues, Fresno, CA (APN: 313-021-02T and 313-021-03T) Agency negotiator: Preston Prince Negotiating parties: City of Fresno and Fresno Housing Authority Under negotiation: Real Estate transaction	
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 401 Nelson Ave., Fowler, CA (APN: 343-030-20 & 343-025-02) Agency negotiator: Preston Prince Negotiating parties: Nancy Ellen Omachi and Fresno Housing Authority Under negotiation: Real Estate transaction	
10. Adjournment	

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

Tuesday, April 28, 2015

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, April 28, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:05 P.M. by Board Chair, Commissioner Scharton of the Board of Commissioners of the Housing Authority of the City of Fresno. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: CRAIG SCHARTON, Chair
 ADRIAN JONES, Vice Chair
 RUEBEN SCOTT
 TIM LOWE
 KARL JOHNSON
 JORGE AGUILAR

COMMISSIONERS ABSENT: STEVEN BEDROSIAN

The meeting was called to order by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County at 5:05 P.M. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 VENILDE MILLER

COMMISSIONERS ABSENT: NANCY NELSON
 LEE ANN EAGER

Also, in attendance were the following: Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Fresno Housing staff recommended amending the posted agenda, and adding item 9(c) - Consideration of Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule – Yosemite Village.

Commissioner Scott motioned for the City Board's approval of the agenda as amended. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as amended.

Commissioner Petty motioned for the County Board's approval of the agenda as amended. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as amended.

3. PUBLIC COMMENT

Commissioner Scharton opened the room for public comment.

No public comment.

4. ACKNOWLEDGEMENT OF JUANITA JACKSON

Tracewell Hanrahan, Deputy Executive Director, introduced a video about a Yosemite Village resident who received an award for the impact she had on her community.

The video was played.

Commissioner Lowe joined the Board Meeting.

Juanita Jackson, Yosemite Village resident, spoke about her contribution to the community, and was presented with a certificate of acknowledgement by the Boards of Commissioners.

5. ACKNOWLEDGEMENT OF AGENCY RETIREES

Tracewell Hanrahan announced the departure of some Agency employees who will be retiring.

Brandi Johnson, Communications Manager, introduced the following individuals to be recognized for their service to the Housing Authority.

- Zara Thomas, Administrative Services Coordinator, 5 years of service
- Sue Rutherford, Policy & Operations Assistant, 34 years of service

Zara Thomas and Sue Rutherford introduced their families and took photos with Commissioners.

Brandi continued to acknowledge the employees who were not able to attend the Board Meeting.

- Elba Morales, Homeownership Coordinator, 5 years of service
- Steve Haya, Accounting Specialist, 6 years of service
- Rebecca Craigo, Chief Operations Officer, 7 years of service
- Judith Renna, Homeownership Coordinator, 8 years of service
- Rosemary Price, Office Assistant, 14 years of service
- Eddie Short, Maintenance Worker, 15 years of service
- Doris Pearson, Office Assistant, 20 years of service
- JoAnn Bliss, Quality Assurance Program Technician, 31 years of service

Tracewell Hanrahan introduced Laneesha Senegal, Executive Director of Helping Others Pursue Excellence (HOPE).

Laneesha Senegal thanked the Housing Authority and Juanita Jackson. Laneesha speaks about HOPE's partnership with the Housing Authority. Ms. Senegal spoke and encouraged for the Housing Authority to participate in creating more programs that provide not just recreational activities but opportunities for teens to gain employment skills.

6. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

There were no conflicts of interest.

Commissioner Sablan introduced the County's Board of Commissioners newest member Venilde Miller. The City and County Board Members all welcomed Commissioner Miller.

7. CONSENT AGENDA

- a. Consideration of the Minutes of March 24, 2015
- b. Consideration of the Employment Services Contract
- c. Consideration of the Agreement for the ShelterPlus Care Program – Department of Behavioral Health
- d. Ratification of the Internet Adoption Grant Application – Viking Village

Commissioner Petty requested to hold item 7(b) for further questions. Commissioner Petty asked if it would be more resourceful for permanent staffing, rather than temporary staffing.

Lisa Bechtel, Human Resources Manager, responded that temporary staffing is used for Leave of Absences or for an increase in workflow for a short period of time, and that the greatest cost savings are realized when temporary staffing is utilized for the positions in which they are assigned.

Commissioner Scott motioned for the City Board's approval of consent agenda. This action was seconded by Commissioner Lowe, and by unanimous vote of the Board of Commissioners for the City, the consent agenda was approved.

Commissioner Anthony motioned for the County Board's approval of consent agenda. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the consent agenda was approved.

8. INFORMATIONAL

a. HAP Report – 1st Quarter 2015

Juan Lopez presented the 1st Quarter 2015 Housing Assistance Payments (HAP) Report. Mr. Lopez's presentation included an overview of the first quarter 2015 HAP utilization, HAP reserves, and the 2015 HAP Projections.

There was further conversation that included questions from the Commissioners and answers from Mr. Lopez and Ms. Hanrahan.

b. Leveraging the HCV Program to Improve Quality Housing

Tracewell Hanrahan initiated the Leveraging the HCV Program to Improve Quality Housing presentation. Ms. Hanrahan explained how staff connected with Code Enforcement and cross-referenced HCV properties with Code Enforcement's top five property owners who had the highest calls for service. She further explained how Assisted Housing staff identified properties under contract with some of the property owners on Code Enforcement's top five list. Quality Review Inspections were scheduled and conducted in conjunction with Code Enforcement.

Carol Loewen, Housing Program Coordinator Lead for the Inspections Division, continued the presentation, detailing a step by step process of an inspection.

Commissioner Aguilar joined the Board Meeting.

Aurora Ibarra, Assisted Housing Manager, discussed the specifics of inspection results and the next phase of the inspections process for the identified properties.

There was further discussion between the Commissioners and Staff concerning additional details of an inspection and inspection procedures.

c. Asset Management Overview

Emily De La Guerra, Finance Manager, presented an overview on the Housing Authority Asset Management. Ms. De La Guerra discussed the overarching goals of asset management and what it really means to the Agency. Ms. De La Guerra also

discussed some of the key tasks undertaken by this new asset management department. Ms. De La Guerra's overview included a look at the Fresno Housing Portfolio and a description of asset management for the Agency.

9. ACTION ITEMS-COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of the Commissioner Per Diem and Mileage Reimbursement Policy

Ken Price, General Counsel, discussed the Per Diem Policy and ensured that the policy is consistent with the Stated Statute of Limitations. Mr. Prices briefly reviewed the general guidelines of the policy for the Commissioners' clear understanding before adopting the policy.

Commissioner Scott motioned for the City Board's approval of the Commissioner Per Diem and Mileage Reimbursement Policy. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the Commissioner Per Diem and Mileage Reimbursement Policy was approved.

Commissioner Petty motioned for the County Board's approval of the Commissioner Per Diem and Mileage Reimbursement Policy. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the Commissioner Per Diem and Mileage Reimbursement Policy was approved.

b. Consideration of Property Transfer – Argyle Property

Tracewell Hanrahan announced that Staff had been holding discussions with City of Fresno staff regarding a possible exchange of Housing Authority property, valued at \$696,000, for City owned property of equal or lesser value acceptable to the Agency. The City of Fresno's intent is to develop a police substation and Bus Rapid Transit station on the properties. Ms. Hanrahan explained that the title transfer would be contingent upon the Fresno Housing Boards' approval and properties would be transferred "as is". Ms. Hanrahan also provided a brief overview of the history of the Argyle property.

After further discussion, the Commissioners agreed to continue the item, allowing continuing negotiations with City Staff and a thorough review of the City properties for a potential transfer. Additionally, all transfers are subject to approval of the boards.

Commissioner Scott motioned for the City Board's approval to continue the consideration of property transfer for the Argyle Property until the next Board Meeting. This action was seconded by Commissioner Johnson, and by unanimous

vote of the Board of Commissioners for the City, the motion to continue the consideration of property transfer for the Argyle Property until the next Board Meeting was approved.

Commissioner Anthony motioned for the County Board's approval to continue the consideration of property transfer for the Argyle Property until the next Board Meeting. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to continue the consideration of property transfer for the Argyle Property until the next Board Meeting was approved.

- c. Consideration of Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule – Yosemite Village

Tracewell Hanrahan recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached utility allowance rates for Yosemite in the City of Fresno for units developed under IRC Section 42 (LIHTC), to be effective April 28, 2015.

Commissioner Scott motioned for the City Board's approval to adopt the Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule for Yosemite Village. This action was seconded by Commissioner Lowe, and by unanimous vote of the Board of Commissioners for the City, the motion to adopt the Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule for Yosemite Village was approved.

Commissioner Anthony motioned for the County Board's approval to adopt the Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule for Yosemite Village. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to adopt the Mixed Finance and Internal Revenue Code Section 42 Utility Allowance Schedule for Yosemite Village was approved.

10. EXECUTIVE DIRECTOR'S REPORT

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

- The Historic Preservation Award for Public art at City View is going to be given by Mayor Swearengen on April 30, 2015, at the City Council Meeting.
- The community presentations that have taken place at the Reedley, Fowler, and Fresno City Councils, have gone well and there are upcoming presentations at Firebaugh and Orange Cove City Councils.
- The announcement of the Board retreat and tentative dates will be sent to Board members for selection.

- Welcome of Commissioner Miller to the County Board.
- Acknowledged that there were no new hires at the time, but addressed that Clayton Lucas is no longer with the Agency. Staff is currently looking for a new Director of Human Resources.

11. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:33 P.M.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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1331 Fulton Mall
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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

FROM: Preston Prince 
CEO/Executive Director

AGENDA ITEM: 5b

AUTHOR: Tiffany B. Mangum

SUBJECT: Out-of-State Travel

Executive Summary

Out-of-State Travel is requested for the CEO/Executive Director and Commissioners* as follows:

Travel/Conference Agenda

Date	Location	Event
5/9-5/12/15	Chicago, IL	Corporation for Supportive Housing Summit
7/15-7/17/15	Washington, DC	National Alliance to End Homelessness Conference
8/10-8/13/15	Lake Buena Vista, FL	Florida Association of Housing & Redevelopment Officials Conference
10/5-10/6/15	Chicago, IL	International Housing Partnership
10/28-10/30/15	Washington, DC	CLPHA Fall Meeting*

Recommendation

It is recommended the Boards of Commissioners of the Fresno Housing Authority, approve the aforementioned out-of-state travel itinerary and attendee(s).

Fiscal Impact

All travel and conference expenditures are within budget, and funds have been previously approved as part of the Operating Budgets submitted and approved in December 2014.

*Commissioners attend as approved by the Board Chair and/or CEO.

BOARD MEMO

O (559) 443-8400

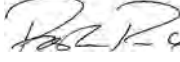
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 5c

AUTHOR: Dave Brenner

SUBJECT: Approval of Broadband Internet Grant Applications

Executive Summary

The purpose of this memo is to provide an overview of the various broadband internet funding sources which are or will become available. These sources include allocations from the California Public Utilities Commission (CPUC) and the HUD Digital Opportunity Demonstration program. Both programs offer or will offer grant funding for internet infrastructure and internet adoption services.

On January 27, 2015, the Board ratified the submission of ten (10) applications for broadband infrastructure grant funding. Though initial feedback on these applications has been positive, staff has not yet received formal award notices.

Staff is now proposing a next phase of applications. Table A lists the internet infrastructure and adoption projects under consideration. These projects, if feasible, could become candidates for either source of grant funding (CPUC or HUD).

Table A

Property	City	Units	Applicant
Helsem Terrace	Kerman	40	HAFC
Mendota RAD	Mendota	184	Silvercrest
Kings River Commons	Reedley	60	Silvercrest
Mountain View Apartments	O.Cove	30	Silvercrest
Kuffle Terrace II	O.Cove	20	Silvercrest
Kuffle Terrace I	O.Cove	40	Silvercrest

Orchard Apartments FLH	Parlier	40	HAFC
Del Rey	Del Rey	30	HAFC
Woodside	Fresno	76	HACF
Garland Gardens	Fresno	50	HACF
San Ramon Court	Fresno	32	HACF
Monte Vista Terrace	Fresno	44	HACF
Sequoia Courts Complexes	Fresno	138	HACF
Mariposa Meadows	Fresno	40	HACF
Cedar Courts Complexes	Fresno	163	Silvercrest
City View at Van Ness	Fresno	45	Silvercrest
Fulton West	Fresno	31	Silvercrest
DeSoto Gardens Complexes	Fresno	68	HACF

The ten (10) projects submitted for CPUC funding in Round #1 and the eighteen (18) projects listed in Table A constitute approximately 60% of the units owned by the agency. The remaining properties will be revisited for future funding rounds. These remaining properties have been set aside due to redevelopment plans which would make them ineligible for funding, size or design concerns which would make them financially infeasible, or concerns about uptake among resident populations. Once applications have been submitted for the projects in Table A, staff intends to re-evaluate these remaining properties.

Recommendation

It is recommended the Board of Commissioners of the Fresno Housing Authority approve the submission of applications for the properties listed in the above table and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Director, or their designee, to negotiate and execute documents in connection with the approved action.

Fiscal Impact

If the broadband infrastructure applications are successful, the Fresno Housing Authority will be responsible for maintenance and operation costs over the five year compliance period. This will add between \$2,500 and \$5,400 annually to each property's operating budget.

If the adoption grant applications are successful, the agency or the agency's partner will be responsible for 15% of the match funding (payable in cash or in kind).

Background

A White House report released in 2013 indicated that only four out of ten families in America making less than \$25,000 per year had broadband access at home compared to nine out of ten families making more than \$100,000.

While a rapidly increasing number of residents have phones and devices which can access the internet, monthly internet service fees remain prohibitive for a large number of residents. If the agency's CPUC Round #1 applications are successful, FH will be connecting 833 units at an average cost to the agency of \$55 per unit per year.

Staff is currently working with the firm Innovative IT to prepare CPUC infrastructure applications and with California State University, Fresno's Office of Community and Economic Development to prepare CPUC broadband adoption applications. FH staff has provided feedback on early design iterations of the HUD Digital Opportunity Demonstration to HUD program staff.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE CITY OF
FRESNO TO APPLY FOR BROADBAND INTERNET GRANT FUNDING FOR THE
PURPOSE OF CONSTRUCTING INTERNET INFRASTRUCTURE AND PROVIDING
INTERNET ADOPTION SERVICES**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Fresno, CA (“HACF”) seeks to extend services to residents living within developments where it holds an ownership interest; and

WHEREAS, the California Public Utilities Commission – California Advanced Services Fund (CPUC- CASF) has made grant money available for broadband infrastructure and for the adoption of broadband internet at low income housing properties; and

WHEREAS, the Department of Housing and Urban Development (HUD)’s Digital Opportunity Demonstration intends to make grant money available for broadband infrastructure for public housing and Rental Assistance Demonstration properties; and

WHEREAS, the Board of Commissioners of HACF desires to partner with Innovative IT and California State University, Fresno’s Office of Community and Economic Development to bring broadband infrastructure to HACF properties and tested broadband internet training programs to residents; and

WHEREAS, HACF intends to submit applications for CPUC grant funding or HUD Digital Opportunity Demonstration funding; and

WHEREAS, HACF intends to include in its infrastructure grant funding submissions some or all of the following projects: DeSoto Gardens Complexes, Helsem Terrace, Mendota RAD, Kings River Commons, Mountain View Apartments, Kuffel Terrace I, Kuffel Terrace II, Orchard Apartments FLH, Del Rey, Woodside, Garland Gardens, San Ramon Court, Monte Vista Terrace, Sequoia Courts Complexes, Mariposa Meadows, Cedar Courts Complexes, City View at Van Ness, Fultonia West; and

WHEREAS, HACF intends to include in its adoption grant funding submissions some or all of the following projects: DeSoto Gardens Complexes, Helsem Terrace, Mendota RAD, Kings River Commons, Mountain View Apartments, Kuffel Terrace I, Kuffel Terrace II, Orchard Apartments FLH, Del Rey, Woodside, Garland Gardens, San Ramon Court, Monte Vista Terrace, Sequoia Courts Complexes, Mariposa Meadows, Cedar Courts Complexes, City View at Van Ness, Fultonia West, Pacific Gardens, Parc Grove Commons, Parc Grove Northwest, Inyo

Terrace, Yosemite Village, Dayton Square, El Cortez, Brierwood Court, Maldonado Migrant Center; and

WHEREAS, the aforementioned CPUC infrastructure grant applications necessitate the applicant cover maintenance and service fees for a minimum period of five years; and

WHEREAS, the aforementioned CPUC adoption grant applications necessitate the applicant provide a match equivalent to 15% of the value, which may be made by either the applicant or the applicant's partner; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby approve the potential future application submissions and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their respective designees (each, an "**Authorized Officer**" and, collectively, the "**Authorized Officers**") and each of them acting alone, are authorized to negotiate and execute documents in connection with the approved action.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2015. 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 Board of Commissioners

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

**RESOLUTION APPROVING THE HOUSING AUTHORITY OF FRESNO COUNTY TO
APPLY FOR BROADBAND INTERNET GRANT FOR THE PURPOSE OF
CONSTRUCTING INTERNET INFRASTRUCTURE AND PROVIDING INTERNET
ADOPTION SERVICES**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Fresno County (“HAFC”) seeks to extend services to residents living within developments where it holds an ownership interest; and

WHEREAS, the California Public Utilities Commission – California Advanced Services Fund (CPUC- CASF) has made grant money available for broadband infrastructure and for the adoption of broadband internet at low income housing properties; and

WHEREAS, the Department of Housing and Urban Development (HUD)’s Digital Opportunity Demonstration intends to make grant money available for broadband infrastructure for public housing and Rental Assistance Demonstration properties; and

WHEREAS, the Board of Commissioners of HAFC desires to partner with Innovative IT and California State University, Fresno’s Office of Community and Economic Development to bring broadband infrastructure to HACF properties and tested broadband internet training programs to residents; and

WHEREAS, HACF intends to submit applications for CPUC grant funding or HUD Digital Opportunity Demonstration funding; and

WHEREAS, HAFC intends to include in its infrastructure grant funding submissions some or all of the following projects: DeSoto Gardens Complexes, Helsem Terrace, Mendota RAD, Kings River Commons, Mountain View Apartments, Kuffel Terrace I, Kuffel Terrace II, Orchard Apartments FLH, Del Rey, Woodside, Garland Gardens, San Ramon Court, Monte Vista Terrace, Sequoia Courts Complexes, Mariposa Meadows, Cedar Courts Complexes, City View at Van Ness, Fultonia West; and

WHEREAS, HAFC intends to include in its adoption grant funding submissions some or all of the following projects: DeSoto Gardens Complexes, Helsem Terrace, Mendota RAD, Kings River Commons, Mountain View Apartments, Kuffel Terrace I, Kuffel Terrace II, Orchard Apartments FLH, Del Rey, Woodside, Garland Gardens, San Ramon Court, Monte Vista Terrace, Sequoia Courts Complexes, Mariposa Meadows, Cedar Courts Complexes, City View at Van Ness, Fultonia West, Pacific Gardens, Parc Grove Commons, Parc Grove Northwest, Inyo

Terrace, Yosemite Village, Dayton Square, El Cortez, Brierwood Court, Maldonado Migrant Center; and

WHEREAS, the aforementioned CPUC infrastructure grant applications necessitate the applicant cover maintenance and service fees for a minimum period of five years; and

WHEREAS, the aforementioned CPUC adoption grant applications necessitate the applicant provide a match equivalent to 15% of the value, which may be made by either the applicant or the applicant's partner; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby approve the potential future application submissions and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their respective designees (each, an "**Authorized Officer**" and, collectively, the "**Authorized Officers**") and each of them acting alone, are authorized to negotiate and execute documents in connection with the approved action.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 6a

AUTHOR: Aurora Ibarra

SUBJECT: Report on HCV Housing Quality Inspections

Executive Summary

Last month, staff presented information to the Boards of Commissioners regarding the joint inspections that took place at multiple properties in conjunction with City Code Enforcement staff. This month, the Commissioners were invited to attend site visits for two multifamily complexes in Fresno. Staff walked the Commissioners, who attended, through the process of conducting an HQS Inspection. Staff continue to assess the correlation between the age of housing stock, relative to the pass rate for those units inspected, in addition to identifying landlords and their pass rates within their respective properties.

Staff will present a brief overview of the courtesy inspections that took place on Wednesday, May 20th with the Commissioners.

Abatelements

Staff will also discuss the data collected and preliminary analysis on those units that are currently in abatement. Units that are in abatement have failed inspection twice and are in the queue to have the associated HAP payments withheld (abated) by the first day of the following month unless the unit passes prior to that date. If the HAP is abated and the unit fails again, or repairs are not reported by the landlord, the HAP contract will be terminated and the tenant will have to relocate. In most instances, we find that landlords will remedy a deficiency within the allotted twenty-days. There are times, however, when the unit fails at the time staff perform the re-inspection – twenty days from the date the landlord is notified of the deficiencies that require correction.

This analysis will serve as a baseline for on-going monthly analysis. Staff will be analyzing the data to determine whether there are commonalities amongst the types of items that fail, if certain deficiencies have a linkage to other common deficiencies, if there are repeat landlords, etc. Staff will also be tracking the outcome of the units in abatement; for example, did the unit pass prior to the abatement taking effect, was there an actual abatement of HAP, and whether the abatement resulted in a contract cancellation.

Recommendation

This item is informational only. No action is necessary.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director



DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 6b

AUTHOR: Angie Nguyen

SUBJECT: Overview of Homeless Initiatives Programs

Executive Summary

Staff will be providing the Boards of Commissioners with an overview of selected Homeless Initiative Programs.

2015 Point in Time Count – Highlights

The 2015 Point in Time Count (PIT) conducted January 27-29, 2015 found the following:

- Total of 1,722 homeless individuals; 1,183 unsheltered. This is a 37% decrease in unsheltered homeless from 2014.
- Total of 140 unsheltered Veterans - a 25% decrease from 2014 PIT
- Total of 345 unsheltered chronic homeless - a 27% decrease from 2014 PIT

25 Cities Initiative - Highlights

- Through Coordinated Entry System, ended homelessness for 103 individuals in 100 days
- Increased collaboration/communication between government, service providers and faith based community

Multi-Agency Access Program - Highlights

- Funding through public/private sources
- 508 contacts since inception March 9, 2015 – outcomes will be discussed

California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program - Highlights

- Funding through State of California Department of Social Services and in partnership with local Fresno County Department of Social Services
- Assisted 69 households comprised of a total of 276 persons

HOME Tenant Based Rental Assistance (HOME TBRA)

Through Coordinated Entry, 123 households have been referred to HOME Tenant-Based Rental Assistance (TBRA). To date, 25 households have been leased and are receiving ongoing rental assistance, with an additional 62 households issued and searching. As HOME TBRA does not provide funding for supportive services, FH is aligning funding and service provision with various community partners such as Emergency Solutions Grant grantees and Poverello House to provide assistance with case management and housing search.

Recommendation

No action is necessary at this time. Informational only.

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 6d

AUTHOR: Tiffany Mangum

SUBJECT: Incorporating Art and Music in Homeless Developments and Initiatives

Executive Summary

A Board discussion on incorporating art and music programs within homeless housing and as part of our homeless initiatives will ensue.

Recommendation

None at this time. Information and discussion item only.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 6c

AUTHOR: Tiffany Mangum

SUBJECT: Real Estate Development

Executive Summary

Staff will give an overview of all projects within the pre-development stages, including: Fultonia West/Cedar Heights, Firebaugh Gateway, Trailside Terrace, and others.

Recommendation


None at this time. Information only.

BOARD MEMO

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TTY (800) 735-2929

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TO: Boards of Commissioners
Fresno Housing Authority
DATE: May 21, 2015
BOARD MEETING: May 26, 2015
FROM: Preston Prince 
CEO/Executive Director
AGENDA ITEM: 7a
AUTHOR: Scott Berry
SUBJECT: Various Items Associated with the Lowell Neighborhood Project

Executive Summary

At the December 17, 2014 board meeting, the Boards of Commissioners authorized the submission of funding applications, in connection with the City of Fresno's HOME funds, and provided a commitment of \$1,000,000.00, for the Lowell Neighborhood Project. City of Fresno staff is recommending an award of \$1.3 million of HOME funds to the City Council in June 2015. If awarded HOME funds, staff would be prepared to submit a 9% low income housing tax credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) in July 2015. As part of the next steps in the development process there are a number of actions necessary:

1. Memorandum of Understanding ("MOU") & Limited Partnership ("LP") formation
2. Site Control Agreements with the LP
3. Approval of architectural services contract

In preparation for the submission of a tax credit application on July 1, 2015, staff is negotiating general terms of a Memorandum of Understanding (MOU) with the Housing Authority of the City of Fresno, Silvercrest, Inc. (Silvercrest), Better Opportunities Builder, Inc. ("BOB"), and the Lowell Neighborhood Community Development Corporation ("CDC") for the development and possible joint ownership in the proposed tax credit Project. A formal Limited Partnership (LP) will be drafted based on the terms outlined in the MOU which will ultimately govern the proposed partnership. Further, the partnership will be contingent upon the successful award of LIHTCs. A draft of the proposed MOU further describing the terms contemplated is attached.

In connection with the Lowell Neighborhood Project, the Housing Authority of the City of Fresno has the Option to Purchase property at 146 N. Glenn, Fresno CA from BOB, and made a conditional offer to purchase 240-250 N. Calaveras, Fresno, CA. For the Lowell Neighborhood Project to continue, the Calaveras

property acquisition would need to be completed, and both properties would need to be under the site control of the LP.

In addition, to prepare for a possible LIHTC application, it is also necessary to contract with a qualified architectural firm to provide a full scope of Design Services. R.L. Davidson Architects of Fresno, CA has provided preliminary architectural designs for the Lowell Neighborhood Project; however, only a limited scope will be authorized until an award of LIHTC is secured.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority: (1) consider approval and execution of the MOU and subsequent formation of a Limited Partnership and authorize the CEO/Executive Director, Preston Prince, or Deputy Executive Director, Tracewell Hanrahan, or their designee(s) to negotiate terms and execute all ancillary documents in connection therewith, subject to satisfactory review and approval of general counsel; (2) approve the transfer of site control for both the Calaveras and Glenn properties to the LP; and (3) authorize the LP and its managing partner or its designee(s) to enter a contract with R.L. Davidson to provide full architectural services for the Lowell Neighborhood Project.

Fiscal Impact

Until the Boards approve a final project, only predevelopment expenses are to be incurred. The predevelopment expenses incurred to date, total approximately \$130,000. It is estimated that \$15,000-20,000 of additional predevelopment expenses will be incurred in connection to a LIHTC application submission. The partnership as specified in the MOU is conditional upon the award of sufficient 9% low-income housing tax credits. The final price to acquire the Calaveras property is \$920,000, and the anticipated architectural contract will be in the amount of \$249,500, however, only a limited scope will be authorized until an award of LIHTC is secured. Additionally, all predevelopment costs paid by HACF will be reimbursed by the LP pending the award of LIHTCs.

Background Information

The Lowell Neighborhood Project consists of two different sites in the “Lowell District” of Fresno. One site is located at 240-250 N. Calaveras Street and the other is at 146 N. Glenn. The Calaveras site is currently occupied multifamily housing and consists of 22 total units, all of which will be rehabbed. The Glenn site consists of two vacant parcels that will be utilized for a total of 8 units of new workforce multifamily housing containing all three bedroom units. Both sites will share a community building on the Calaveras Site. The Housing Authority of the City of Fresno made a conditional offer to purchase the Calaveras site on September 16, 2014, and entered into an Option to Purchase the Glenn site with BOB on January 15, 2015. The Housing Authority of the City of Fresno applied to receive \$1.3 million in HOME funds from the City of Fresno on January 15, 2015, and approval of those funds is still pending and scheduled to be considered at the Housing and Community Development Commission meeting on May 27th and Fresno City Council on June 25th.

Attachments: (1) Lowell Neighborhood Project Draft MOU

(2) Lowell Neighborhood Project Organizational Chart

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION TO APPROVE PRE-DEVELOPMENT ACTIVITIES ASSOCIATED WITH
THE LOWELL NEIGHBORHOOD PROJECT

WHEREAS, the Housing Authority of the City of Fresno (HACF) includes the development and provision of affordable housing units; and

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

WHEREAS, staff has negotiated general terms of a Memorandum of Understanding with Silvercrest Inc. ("Silvercrest"), Better Opportunities Builder, Inc. ("BOB"), and the Lowell Neighborhood Community Development Corporation ("CDC") for the development and possible joint ownership of the Lowell Neighborhood Project (Project); and,

WHEREAS, the HACF intends to enter a Limited Partnership (LP) consisting of Silvercrest, an Investment Limited Partner (to be determined) and a Limited Liability Corporation consisting of BOB, CDC", and HACF for the development of the Project; and,

WHEREAS, said partnership is contingent upon the successful award of low income housing tax credits; and,

WHEREAS, the Project located at 240-250 N. Calaveras and 146 N. Glenn, Fresno, CA (APNs 459-322-17, 459-322-18, 459-243-19, 459-243-20) is in line with the HACF's development goals; and,

WHEREAS, HACF accepted an option to purchase the Glenn Property on January 15, 2015 from BOB; and,

WHEREAS, HACF made a conditional offer to purchase the Calaveras Property on September 16, 2014 and intends to complete the acquisition of said property; and,

WHEREAS, HACF desires to transfer site control of both the Glenn Property and the Calaveras Property to the to-be-formed LP; and,

WHEREAS, HACF desires to approve the LP and its managing partner or its designee(s) to enter a contract with R.L. Davidson Architects, Inc. to provide full architectural services for the Project in an amount not to exceed \$249,500; and,

NOW THEREFORE, BE IT RESOLVED the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve: (1) the Memorandum of understanding with Silvercrest, BOB, and CDC for the development of the Project, and authorize the CEO/Executive Director, Preston Prince, Deputy Executive Director, Tracewell Hanrahan, or their designee to negotiate final terms of the proposed MOU and execute on behalf of HACF all contracts and ancillary documents in connection therewith, (2) the formation of an LP & Limited Liability Corporation (LLC) between HACF, Silvercrest, CDC and an Investment Limited Partner (To Be Determined upon receiving tax credit awards), (3) the transfer of site control of both the Glenn Property and the Calaveras Property to the LP, and (4) the negotiation and execution of a contract in an amount not to exceed \$249,500 with R.L. Davidson Architects, Inc. to provide full architectural services for the Project.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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 TO APPROVE PRE-DEVELOPMENT ACTIVITIES ASSOCIATED WITH
THE LOWELL NEIGHBORHOOD PROJECT

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

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

WHEREAS, staff has negotiated general terms of a Memorandum of Understanding with Silvercrest Inc. ("Silvercrest"), Better Opportunities Builder, Inc. ("BOB"), and the Lowell Neighborhood Community Development Corporation ("CDC") for the development and possible joint ownership of the Lowell Neighborhood Project (Project); and,

WHEREAS, the HAFC intends to enter a Limited Partnership (LP) consisting of Silvercrest, an Investment Limited Partner (to be determined) and a Limited Liability Corporation consisting of BOB, CDC", and HAFC for the development of the Project; and,

WHEREAS, said partnership is contingent upon the successful award of low income housing tax credits; and,

WHEREAS, the Project located at 240-250 N. Calaveras and 146 N. Glenn, Fresno, CA (APNs 459-322-17, 459-322-18, 459-243-19, 459-243-20) is in line with the HAFC's development goals; and,

WHEREAS, HAFC accepted an option to purchase the Glenn Property on January 15, 2015 from BOB; and,

WHEREAS, HAFC made a conditional offer to purchase the Calaveras Property on September 16, 2014 and intends to complete the acquisition of said property; and,

WHEREAS, HAFC desires to transfer site control of both the Glenn Property and the Calaveras Property to the to-be-formed LP; and,

WHEREAS, HAFC desires to approve the LP and its managing partner or its designee(s) to enter a contract with R.L. Davidson Architects, Inc. to provide full architectural services for the Project in an amount not to exceed \$249,500; and,

NOW THEREFORE, BE IT RESOLVED the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve: (1) the Memorandum of understanding with Silvercrest, BOB, and CDC for the development of the Project, and authorize the CEO/Executive Director, Preston Prince, Deputy Executive Director, Tracewell Hanrahan, or their designee to negotiate final terms of the proposed MOU and execute on behalf of HAFC all contracts and ancillary documents in connection therewith, (2) the formation of an LP & Limited Liability Corporation (LLC) between HAFC, Silvercrest, CDC and an Investment Limited Partner (To Be Determined upon receiving tax credit awards), (3) the transfer of site control of both the Glenn Property and the Calaveras Property to the LP, and (4) the negotiation and execution of a contract in an amount not to exceed \$249,500 with R.L. Davidson Architects, Inc. to provide full architectural services for the Project.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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

MEMORANDUM OF UNDERSTANDING
Between
HOUSING AUTHORITY of the CITY of FRESNO,
SILVERCREST, INC.,
BETTER OPPORTUNITIES BUILDER, INC.
And
LOWELL NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION
For
LOWELL NEIGHBORHOOD PROJECT

The purpose of this memorandum of understanding is to set forth the proposed terms for a joint venture between the Housing Authority of the City of Fresno ("HACF"), a body corporate and politic, Silvercrest, Inc. ("Silvercrest"), a California non-profit public benefit corporation, Better Opportunities Builder, Inc. ("BOB"), a California non-profit public benefit corporation and the Lowell Neighborhood Community Development Corporation ("CDC"), a California non-profit public benefit corporation for the acquisition, construction and/or rehabilitation of an affordable scattered site housing project located at 240-250 N. Calaveras St. and 146 N. Glenn Ave. in Fresno, CA 93701 (the "Project"), more commonly known as the Lowell Neighborhood Project.

1. **Partnership Structure.** The Project will be developed and owned by a limited partnership which shall be formed jointly, a California limited partnership (the "Partnership"). HACF, BOB and CDC will jointly own a 0.005% administrative general partner interest and Silvercrest, Inc. will own a 0.005% managing general partner interest in the Partnership. A to-be-approved tax credit investor will act as the investor limited partner (the "Investment Limited Partners") and will own approximately 99.99% of the interests in the limited partnership.

2. **Financial Participation.**

2.1 **Developer Fee.** The Project will be structured to include a developer fee, which amount shall not be more than two million (\$2,000,000) dollars as required by California Tax Credit Allocation Committee ("CTCAC"). The current developer fee estimated for the Project is approximately \$700,000. The exact amount of this fee could change without notice and a portion may be deferred. At the initial closing of the construction loan, CDC, BOB and HACF shall be reimbursed from funding proceeds for all project development expenses previously paid relating to the Project. HACF shall be entitled to a fee of fifty (50%) percent of the total developer fee. BOB shall be entitled to a fee of twenty-five (25%) percent of the total developer fee. CDC shall be entitled to a fee of twenty-five (25%) percent of the total developer fee. Any deferred fee is to be paid out of cash flow once the property is leased up, provided funds are not available at closing. HACF, BOB and CDC will jointly negotiate the schedule for delivery of developer fees with the investor and fees will be paid according to the Limited Partnership Agreement of the Partnership. Payments will generally follow the schedule below:

- | | |
|--|---|
| • CTCAC Application | 0% |
| • Construction Closing: | 25% (6 months from CTCAC award*) |
| • Conversion: | 40% (15-18 months from const. closing*) |
| • Delivery of 8609s and final LP Pay-in: | 35% (3-6 months from conversion*) |

* Estimate based on past experience.

2.2 **Social Services.** Social services costs shall be borne by the property, including a to-be-agreed upon fee to HACF if such services are to be provided by HACF and shall be set forth in each annual operating budget.

2.3 **Reserved.**

2.4 **Asset Management Fee.** Upon completion of construction and passing of all inspections, the Partnership shall thereafter own and operate the Project as an affordable housing project subject to the requirements set forth by the tax credit program and other financing agreements. For its services relative to the on-going monitoring of the project, Silvercrest and CDC shall be entitled to an annual distribution which amount shall be negotiated with the Investment Limited Partner and is to be further defined in the partnership agreement. Said Asset Management Fee will be allocated with 75% to Silvercrest and 25% to the CDC.

2.5 **Totality of Fees.** The portion of the Developer Fee, reimbursement of predevelopment expenses and the Asset Management Fee shall comprise the entire monetary consideration payable to HACF, BOB, Silvercrest and/or CDC for its participation in the Project (exclusive of social services fees and/or any additional services outside of this agreement to be provided, if applicable).

3. **Guarantees and Reimbursements.** HACF shall provide all guarantees required in connection with the Project. CDC will be responsible to fund up to \$3,000 for predevelopment expenses. BOB will be responsible to fund up to \$200,000 for predevelopment expenses. HACF will be responsible to fund the balance of predevelopment expenses incurred beyond the CDC and BOB funding amounts. All predevelopment expenses incurred by HACF, BOB and CDC shall be reimbursed by the Partnership.

4. **Property Management.** The Partnership will retain a reputable licensed property management company with sufficient experience to qualify for the maximum points possible under the 9% California Tax Credit Allocation Committee program to provide services for the Project. The property management company will be selected jointly by HACF, BOB, Silvercrest and CDC. The Property Management Fee will be paid "above the line" as a fixed operating expense of the Partnership (subject to the requirements and/or limitations of the Investment Limited Partners).

5. **Timing.** The Partnership will be formed pursuant to a Limited Partnership Agreement and a Certificate of Limited Partnership (Form LP-1 or LP-2), which will be filed with the California Secretary of State preceding a reservation of tax credits by the California Tax Credit Allocation Committee. Such limited partnership agreement will be amended and restated (the "Amended and Restated Limited Partnership Agreement") in its entirety to admit the Investment Limited Partners and to reflect the terms of this memorandum of understanding, as well as the terms and conditions required by the Investment Limited Partners.

6. **Roles and Responsibilities.** CDC, BOB and HACF will jointly be responsible for coordinating the design, planning, entitlements and financing of the Project. HACF will be primarily responsible for the construction management phase of the Project and CDC will assist. During the operational phase of the Project, CDC and Silvercrest shall jointly be responsible for the Partnership's operations. HACF and CDC shall jointly prepare and submit financing applications to funding partners.

required for the development of the Project.

6.1.1 **Additional Responsibilities of General Partner(s).**

6.1.1.1 CDC will be primarily responsible for coordinating and leading community meetings and engagement.

6.1.1.2 CDC, HACF, BOB and Silvercrest shall seek construction and permanent financing for the Project suitable to HACF as Guarantor. CDC, HACF and BOB shall also use its best possible efforts to obtain a commitment to purchase tax credits at the best possible terms. The Partnership shall also perform any and all procedures and pay all expenses necessary to syndicate said tax credits. It is understood that this agreement is conditional upon the award of sufficient 9% low-income housing tax credits.

6.1.1.3 Providing the award of financing sufficient for Project development, CDC, BOB and HACF shall work jointly together to obtain all federal, state and local approvals necessary to develop the Project, and shall further execute any and all documents and/or agreements, subject to appropriate review, as may be necessary to move the Project forward.

6.1.2 Silvercrest agrees to perform, at no additional cost or consideration, such other tasks and duties as may be required for non-profit general partners in order to maintain property tax abatement under the welfare exemption of the California Revenue and Taxation Code. Silvercrest will apply for the welfare tax exemption each year on behalf of the Partnership. Failure to qualify for the welfare exemption as a result of the actions or inactions of Silvercrest may result in Silvercrest's removal as managing general partner.

7. **Purchase Option.** The Partnership shall grant CDC the first Purchase Option and HACF, or its designee, the second Purchase Option to purchase the Project at the end of the 15-year tax credit compliance period at a purchase price equal to the greater of (a) fair market value of the project taking into consideration rent restrictions binding on the project; and (b) the sum of (i) the debt encumbering the Project at the time of such sale, which debt may be assumed by HACF, plus, (ii) the tax liability of the Investment Limited Partners as the result of such sale transaction.

8. **501(c)(3) Status.** CDC, BOB and Silvercrest shall at all times perform their functions in a manner consistent with federal and state laws that govern their organizations and 501(c)(3) nonprofit corporations. Neither CDC, BOB nor Silvercrest shall perform any act that potentially jeopardizes any organization's or affiliates' nonprofit status.

9. **Board Approvals.** It is understood that this MOU, future partnership agreements, Project financing and Project related agreements are subject to final authorization, approval and/or ratification by HACF Board of Commissioners, BOB Board of Directors, Silvercrest Board of Directors and CDC Board of Directors.

10. **Reserved.**

11. **Representations and Warranties of Silvercrest.** Silvercrest represents and warranties as follows:

11.1 That Silvercrest currently possesses the experience and credentials necessary to serve as a general partner in a 9% Low Income Housing Tax Credit partnership as required under Section 42 of the Internal Revenue Code and Section 10325(c)(2)(A) of California Code of Regulations, Title 4, Division 17, Chapter 1 (the CTCAC Regulations).

11.2 That Silvercrest's experience in Low Income Housing Tax Credit projects qualifies it for the maximum number of points available in the CTCAC Regulations and will certify to that effect as required under the CTCAC Regulations.

11.3 That Silvercrest is a duly formed California non-profit public benefit corporation organized under the laws of the state of California, is a non-profit corporation under Section 501(c)(3) of the Internal Revenue Code which is eligible under Section 214(g) of the California Revenue and Taxation Code pursuant to an Organization Clearance Certificate issued by the California State Board of Equalization, is in good standing, and qualifies accordingly for property tax abatements under the welfare exemption under the California Revenue and Taxation Code. Silvercrest shall give notice immediately to the other partners of any audit or examination by the IRS of the tax-exempt status.

12. **MOU Contingent Upon Project Going Forward.** This Memorandum of Understanding is contingent upon the Project receiving all financing commitments required, including without limitation, City of Fresno HOME funds and a 9% tax credit allocation, as well as all entitlements. Should the Project not receive funding or entitlements by the first CTCAC round of 2016, at the option of any party, this Memorandum of Understanding will be of no further force and effect with no liability of any party to the other.

The terms of this memorandum of understanding are intended to summarize the key partnership terms and supersedes all prior and contemporaneous understandings or agreements of the parties. Any modification of the terms herein must be in written form and signed by all parties to be binding. Upon your acceptance of this memorandum of understanding, its terms will be binding to CDC, Silvercrest, BOB and HACF.

Agreed and accepted this ___ day of April 2015

By: Lowell Neighborhood Community Development Corporation,
a California non-profit public benefit corporation

Esther Delahay
Executive Director

By: Housing Authority of the City of Fresno,
a body corporate and politic

Preston Prince
CEO/Executive Director

By: Silvercrest, Inc.,
a California non-profit public benefit corporation

Preston Prince
Secretary/Director

By: Better Opportunities Builder, Inc.,
a California non-profit public benefit corporation

Tracewell Hanrahan
Executive Director

Ownership Structure

Lowell Neighborhood Project




BOARD MEMO

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TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 7b

AUTHOR: Quincy Boren

SUBJECT: Fresno Edison Apartments

Memorandum of Understanding with Edison Plaza Partners

Executive Summary

Staff continues to pursue opportunities for new developments in Fresno. As part of this effort, Fresno Housing Authority (FH) has identified a development opportunity in partnership with Edison Plaza Partners, LP (EPP) for the development of Fresno Edison Apartments located near Edison High School in southwest Fresno, CA.

Fresno Edison Apartments is currently being developed by EPP whose partners are the Penstar Group and Jackson J&J, LLC (aka H.A.W. Fifty Six, LLC). Staff has negotiated general terms and options of a Memorandum of Understanding (MOU) with EPP that allows for a partnership with the FH for the development and possible joint ownership in the proposed tax credit Project. A formal limited partnership has been drafted based on the terms outlined in the MOU which will ultimately govern the proposed partnership. Further, the partnership will be contingent upon the successful award of low-income housing tax credits. An organizational chart of a possible partnership is attached.

Staff is requesting that the Boards of Commissioners consider approval and execution of the MOU and formation of a limited partnership, and authorize the negotiation and execution of the MOU and related ancillary documents in connection therewith subject to satisfactory review and approval of general counsel.

The general terms of the MOU allow for a distribution of the developer fee, construction and operating guarantees, as well as ownership structure. A copy of the MOU is attached.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed Memorandum of Understanding and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee to negotiate the MOU and execute

all ancillary documents in connection therewith subject to satisfactory review and approval of general counsel.

Fiscal Impact

Until the Boards approve a final project, there is no fiscal impact. The partnership as specified in the MOU is conditional upon the award of sufficient 9% low-income housing tax credits.

Background Information

The Fresno Edison Apartments project consists of a two phased development of vacant parcels generally located at 2250 Walnut Avenue in SW Fresno (APNs 477-142-01T through 06T, 477-142-12T through 21T, 477-144-01T through 06T, 477-144-09T, 477-144-12T through 16T, 477-144-31T). Combined, the parcels are approximately 6.03 acres. Fresno Edison Apartments is proposed to include 128-units of workforce housing, to be developed in two phases of 64 units each, and a community building. The Project has been awarded City of Fresno Housing Successor ("Housing Successor") funds (formerly Redevelopment Agency) in the amount of \$5,655,000. Further, the Partnership proposed to purchase the subject land from the Housing Successor at the appraised market value of \$655,000, subject to securing of all financing necessary. The Project has been in the predevelopment process since 2011 and the EPP team has completed several development activities and entered into a number of consulting contracts that will be assigned to the proposed new partnership with the Housing Authority. The assigned contracts will include an architectural contract with Scott Beck and a general contractor/construction management agreement with Johnston Construction.

Fresno Edison Apartments Phase I will be a multifamily housing community consisting of 53 affordable housing units, 11 market rate units, and a Community Building. There are 8 one bedroom, 32 two bedroom, 28 three bedroom and 4 four bedroom units. 54 units will be rent restricted for qualified residents with incomes ranging from 30% to 60% of the area median income for a 55-year affordability period. The other 10 units will be market rate (unrestricted) units.

Fresno Edison Apartments Phase II will be a multi-family housing community consisting of 63 affordable housing units and 1 unrestricted manager's unit. There are 8 one bedroom, 32 two bedroom, 20 three bedroom and 4 four bedroom units. The units will be rent restricted for qualified residents with incomes ranging from 30% to 60% of the area median income for a 55-year affordability period.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION RATIFYING & APPROVING THE HOUSING AUTHORITY OF THE
CITY OF FRESNO TO ENTER INTO A MEMORANDUM OF UNDERSTANDING
WITH EDISON PLAZA PARTNERS, LP FOR THE DEVELOPMENT OF FRESNO
EDISON APARTMENTS IN FRESNO, CALIFORNIA

WHEREAS, the mission of the Housing Authority of the City of Fresno (HACF) includes the development and provision of affordable housing units; and

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

WHEREAS, the development of affordable housing at the Fresno Edison Apartments is in line with the Housing Authority's development goals; and

WHEREAS, staff has negotiated a Memorandum of Understanding (MOU) with Edison Plaza Partners, LP for the subject site that is conditional upon the award of sufficient 9% low-income housing tax credits; and

NOW, THEREFORE, the Board of Commissioners does hereby approve the Memorandum of Understanding with Edison Plaza Partners, LP and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee to negotiate terms and execute the MOU on behalf of the Housing Authority of the City of Fresno along with all contracts and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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 RATIFYING & APPROVING THE HOUSING AUTHORITY OF
FRESNO COUNTY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING
WITH EDISON PLAZA PARTNERS, LP FOR THE DEVELOPMENT OF FRESNO
EDISON APARTMENTS IN FRESNO, CALIFORNIA**

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

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

WHEREAS, the development of affordable housing at the Fresno Edison Apartments is in line with the Housing Authority's development goals; and

WHEREAS, staff has negotiated a Memorandum of Understanding (MOU) with Edison Plaza Partners, LP for the subject site that is conditional upon the award of sufficient 9% low-income housing tax credits; and

NOW, THEREFORE, the Board of Commissioners does hereby approve the Memorandum of Understanding with Edison Plaza Partners, LP and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee to negotiate terms and execute the MOU on behalf of the Housing Authority of Fresno County with all contracts and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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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Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 7c

AUTHOR: Emily De La Guerra

SUBJECT: Approval to Enter into Contract Negotiations for Enterprise Management System

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the status of Fresno Housing's Enterprise Management System (EMS) Request for Proposals (RFP). This new information system would integrate most of the Agency's electronic data sources for Accounting & Finance, Housing Management, Assisted Housing, Development, and Administrative Services. This would provide for increased flexibility and efficiency across the Agency, as well as more robust management tools and reports.

In June 2014, the Agency published an RFP to solicit an Enterprise Management System. As a result of the RFP, the Agency received proposals from three software companies: EmPHAsys Software Solutions, TenMast Software, and Yardi Systems, Inc. The RFP methodology considers both technical factors and price when evaluating a proposal, and allows for discussions concerning the proposals and the negotiation of the contract. Awards are based on the proposal that represents the best overall value to the Agency after considering both price and other factors including technical expertise, past experience, quality of proposed staffing, etc. The RFP method does not base its award solely on the lowest price.

After several months of research, interviews and discussion, a select committee of staff members from various user departments have submitted their final evaluations, which represent the best apparent value to the Agency based on the RFP methodology. Based on this assessment and the scores shown below, the selection committee is recommending Yardi Systems, Inc. as the tentative awardee of the contract.

Proposer	Total Score
EmPHAsys Software Solutions	61.0
TenMast Software	79.4
Yardi Systems, Inc.	87.4

Recommendation

It is recommended that the Boards of Commissioners approve Yardi Systems, Inc. as the successful proposer for the Enterprise Management System Request for Proposal, and allow staff to proceed with contract negotiations. The final contract will be presented to the Boards of Commissioners for approval in July 2015.

Background

Approximately three years ago, it became clear that the Agency's existing information systems had become inadequate for the expanding needs of the Agency. Four independent information systems were (and are) concurrently in use. Two of the systems are specifically for Housing Management and Assisted Housing, one is for Human Resources and Payroll, and the fourth is for Accounting & Finance. Each of these systems requires specialized in-house knowledge for their operations, as well as individual contracts for product use, support and maintenance. These systems fail to share information among themselves, and they do not interface with the accounting software. In addition to these inherent deficiencies, these systems are unable to provide sufficient and timely data and management reports. They also fail to provide the flexibility necessary to meet constantly changing demands for information.

Technological advancements in software productivity and flexibility made it necessary to consider whether or not a conversion to a fully integrated enterprise management system would produce economies, efficiencies and additional informational resources sufficient to justify the cost of such a major revamping of electronic systems. After consultation with information technology (IT) professionals, other housing agencies and software vendors, it was determined that management would be remiss NOT to move ahead with a search for the EMS system which would best meet the needs of our Agency through best-practice technologies. The Boards of Commissioners has supported this endeavor since the beginning of the project and has approved funding in the amount of approximately \$800 thousand dollars in 2015.

The RFP for the Enterprise Management System was made public in June of 2014. An evaluation committee with relevant experience was selected to evaluate each proposal. The committee did an initial round of scored evaluations based solely on the proposals received, then the top two rated companies were interviewed by a broad panel of applicable users. Each proposer was then given the opportunity to amend their proposal and/or pricing, and a second round of evaluations then took place. After the second round of evaluations, the top two firms were invited to provide in-depth product demonstrations at the Agency's central office. Proceeding the full product demonstrations, a select panel of evaluators and their staff traveled to perform site visits of proposers' head quarters, and also visited other Housing Authorities who use each software product. Two third-party firms: Shift3, a local independent IT company, and Innovative Housing Solutions, a financial/IT consulting firm, both reviewed the RFP methodology to confirm the appropriate measures had been taken. After that point, a full cost analysis was completed to ensure prices were comparable across each proposer. Only after prices were confirmed did the evaluation committee make their final recommendation of Yardi Systems, Inc.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE TENTATIVE AWARD FOR THE ENTERPRISE
MANAGEMENT SYSTEM**

WHEREAS, the Housing Authority of the City of Fresno recently solicited proposals from qualified firms to provide an Enterprise Management System; and

WHEREAS, Yardi Systems, Inc. was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Housing Authority of the City of Fresno; and

WHEREAS, the Housing Authority of the City of Fresno desires begin contract negotiations with Yardi Systems, Inc. for the services requested in the Request for Proposal; and

WHEREAS, the negotiated contract will be presented to the Board of Commissioners for approval at a later date;

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 empowered and authorized to negotiate on behalf of the Housing Authority of the City of Fresno the aforementioned contract and supporting documents with Yardi Systems, Inc. for an Enterprise Management System.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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 TENTATIVE AWARD FOR THE ENTERPRISE
MANAGEMENT SYSTEM**

WHEREAS, the Housing Authority of Fresno County recently solicited proposals from qualified firms to provide an Enterprise Management System; and

WHEREAS, Yardi Systems, Inc. was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Housing Authority of Fresno County; and

WHEREAS, the Housing Authority of Fresno County desires to negotiate a contract with Yardi Systems, Inc. for the services required in the Request for Proposal; and

WHEREAS, the negotiated contract will be presented to the Board of Commissioners for the Housing Authority of Fresno County for their approval at a later date;

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby empowered and authorized to negotiate on behalf of the Housing Authority of Fresno County the aforementioned contract and supporting documents with Yardi Systems, Inc. for an Enterprise Management System.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 7d

AUTHOR: Tiffany Mangum

SUBJECT: Consideration and Discussion on the Policy for the Dedication of Buildings, Rooms and Spaces

Executive Summary

At the recommendation of the Executive Committee, Staff has prepared some items for the Boards' consideration and discussion on establishing a Policy for the Dedication of Buildings, Rooms, and Spaces. Staff is researching various policies across a variety of industries, that outline provisions and give guidance on how buildings, rooms, facilities, and other spaces are dedicated and named in honor of an individual, organization, or group.

The discussion items recommended for the Boards' consideration include, but are not limited to:

- Purpose – in honor or dedication to a benefactor (donor or financial gift), in distinction of, for community and/or civic service, in memoriam, etc.
- Naming Conventions and Standards – dedications are limited to individuals, groups (i.e. families), organizations, foundations, etc.
- Miscellaneous: Provisions for rescinding and/or renaming, time limitations on the building name.

Recommendation

No specific recommendations are being made at this time; however, the Boards may choose to take action based on the board meeting discussion.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 21, 2015

BOARD MEETING: May 26, 2015

AGENDA ITEM: 7e

AUTHOR: Tiffany Mangum

SUBJECT: Consideration of Support for California Assembly Bill 1335

Executive Summary

California Assembly Bill 1335, introduced by Assembly Speaker, Toni Atkins, and co-authored by several other CA legislators, also known as the California Building Homes and Jobs Act, would potentially provide permanent funding sources for affordable housing development and programs. Specifically, the bill would create a trust, administered by the State's Housing and Community Development department, in support of the expansion and ongoing support of affordable housing programs such as multifamily housing, farmworker housing, emergency housing, homeownership opportunities, and other related administrative costs.

Attached to this memorandum, includes a list of supporters for this bill, along with the current language of the proposed legislation. Additionally, an analysis of the affordable housing conditions of the San Joaquin Valley has been attached. The agency will continue to work with State and Local representatives to ensure communities within Fresno County receive affordable housing funding and support anticipated through the enactment of this legislation.

Recommendation

It is recommended the Boards of Commissioners authorize the CEO/Executive Director to sign a letter of support for CA Assembly Bill 1335, and attest on behalf of the Boards of Commissioners, their ongoing support for the enactment and administration of said programs and funding.

AB 1335 List of Supporters:

BRIDGE Housing

Burbank Housing Development Corp

California Association of Code Enforcement
Officers

California Association of Housing Authorities

California Association of Local Housing Finance
Agencies

California Building Industry Association

California Coalition for Rural Housing

California Coalition for Youth

California College and University Police Chiefs
Association

California Housing Consortium

California Housing Partnership Corporation

California Infill Builders Federation

California Narcotics Officers Association

California Partnership to End Domestic Violence

California Police Chiefs Association

California State Council of Service Employees
International Union (SEIU)

California State Treasurer, John Chiang

Capitol Area Development Authority

Charities Housing

Christian Church Homes

City of Eureka

City of Lafayette

City of Lakeport

City of Los Angeles

City of Napa

City of Oakland

City of Sacramento

City of Santa Monica

City of Tulare

City of Turlock

Community Action North Bay

Community Corporation of Santa Monica

Community Economics, Inc.

Community HousingWorks

Congregations Organizing for Renewal

Corporation for Supportive Housing (CSH)

Downtown Women's Center

EAH Housing

Eden Housing

Habitat for Humanity California

Habitat for Humanity Greater San Francisco

Home Ownership for Personal Empowerment
(HOPE)

Housing California

Housing Choices Coalition

Housing Consortium of the East Bay

Housing Leadership Council of San Mateo
County

Hunger Advocacy Network

Larkin Street Youth Services

League of California Cities

LINC Housing

Los Angeles Business Council

Los Angeles Community Action Network

Many Mansions (Ventura County)

Mercy Housing California

Mutual Housing California

National Council of La Raza

Non-Profit Housing Association of Northern

Northern California Community Loan Fund
California (NPH)

Orange County Business Council

Pacific West Communities

PATH

PEP Housing

Promise Energy

Rural Smart Growth Task Force

Sacramento Homeless Organizing Committee

Sacramento Housing Alliance

San Diego Housing Commission

San Diego Housing Federation

San Diego Organizing Project

San Diego Regional Chamber

Satellite Affordable Housing

Silicon Valley leadership Group

Skid Row Housing Trust

South Bay Community Services
Southern California Association of Nonprofit
Housing
St. Anthony Foundation
The ARC and United Cerebral Palsy California
Collaboration
The Pacific Companies
Transform
TRUST South LA
Western Regional Advocacy Project
Women Organizing Resources, Knowledge and
Services (WORKS)
Valley Industry & Commerce Association (VICA)

Snapshot San Joaquin:

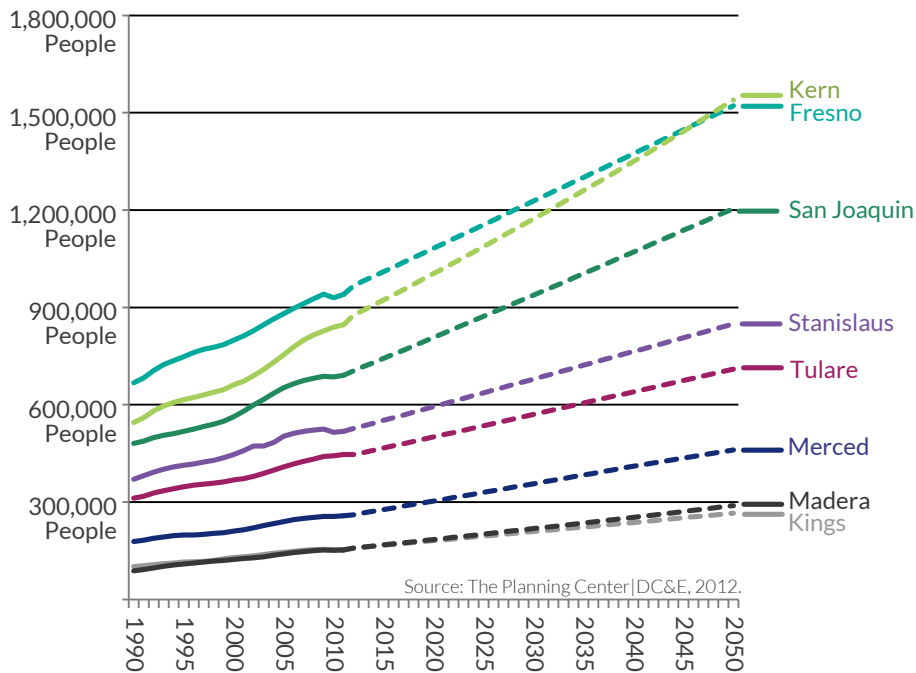
An Analysis of Housing Conditions in the San Joaquin Valley

Meeting the Need

Growing Population:

The San Joaquin Valley (SJV) is one of the fastest growing regions in California. By 2050, the SJV will be home to 26% of the state's population. As shown below, Kern will soon be the most populous county in the region.

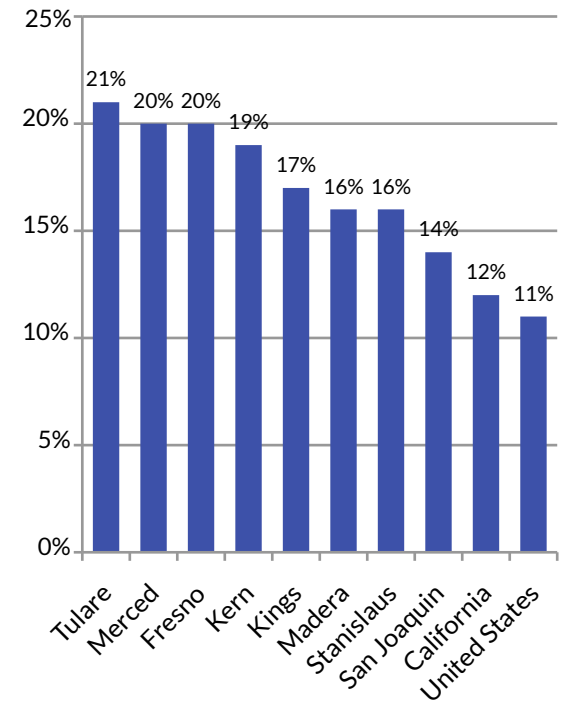
Total Current and Projected Population by County



Disproportionate Poverty:

The SJV has nearly twice the family poverty rate as the state and nation. The Southern Valley is particularly economically disadvantaged.

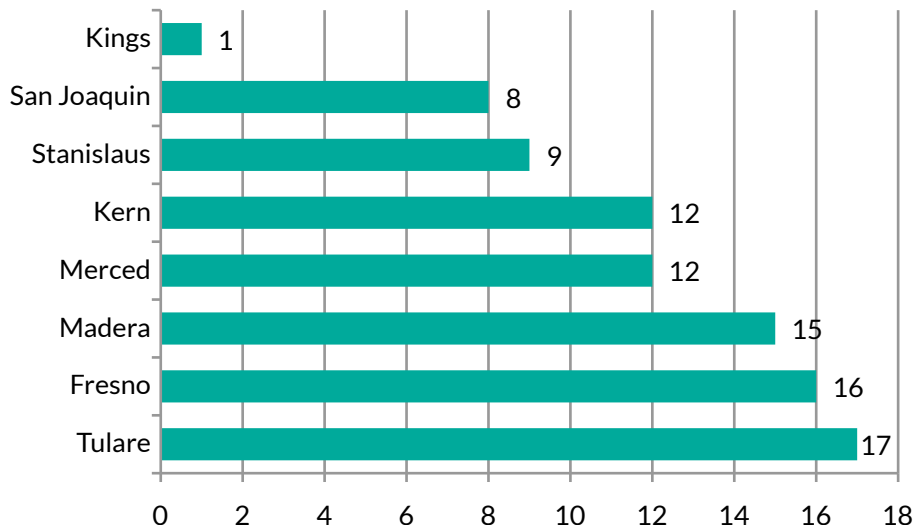
Percent of Families Below the Poverty Line



Insufficient Supply of Housing:

Despite the high need in the SJV, there is an insufficient supply of decent, safe and affordable housing.

Number of Subsidized Housing Units Per 1,000 people



Rental Cost Burden:

2 out of 5 people in the SJV rent



8 out of 10 of lower-income households pay more than 30% of their income in rent



1 out of 3 renters lives in overcrowded conditions

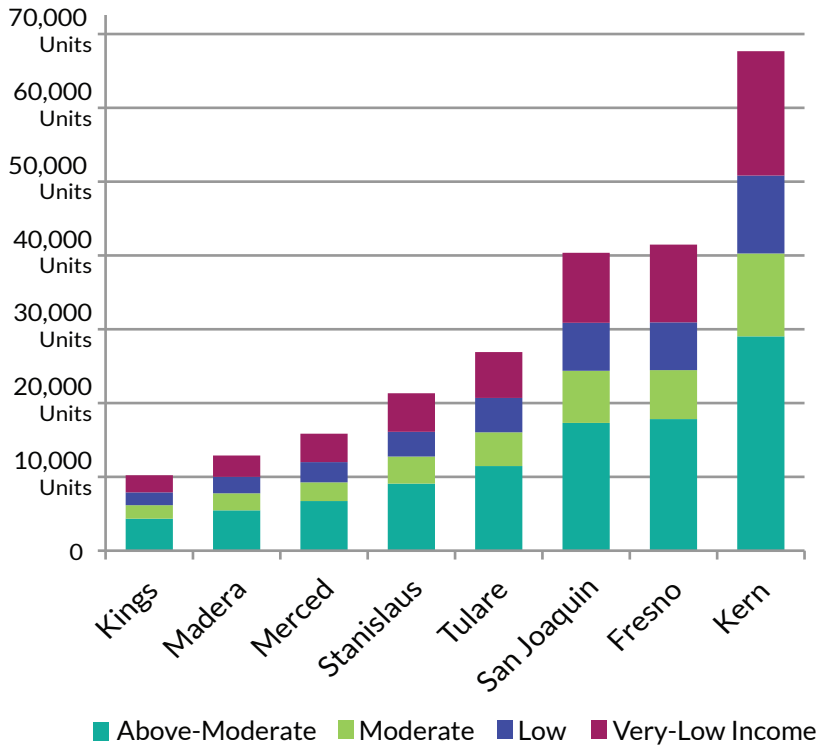


Stocking Up: 2013-2023

Meeting the Regional Goals:

The Regional Housing Needs Allocation (RHNA) numbers tell localities how much housing they must provide at each income level. The following chart shows the RHNA numbers by county for 2013-2023. Kern County has the region's highest RHNA numbers.

County RHNA Numbers by Income Level for 2013-2023



According to the 2013-2023 RHNA numbers,
For every 25 new homes
the San Joaquin Valley should build...

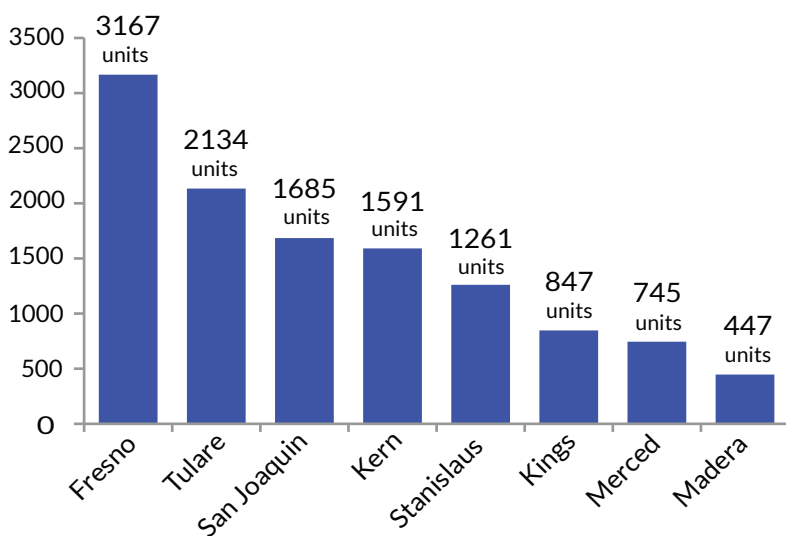


Protecting, Preserving, & Promoting

Units at Risk of Conversion:

Many subsidized units throughout the region are at risk of converting to market rate. The chart below shows the estimated number of units at particularly high risk of conversion over the next 10 years.

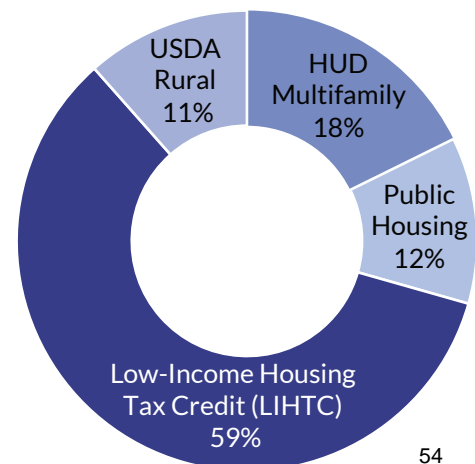
Number of Subsidized Units at Risk of Conversion to Market Rate



Supporting Subsidized Housing:

There are approximately 52,682 units of subsidized housing in the SJV. As shown below, the majority of units are funded with the Low-Income Housing Tax Credit (LIHTC) Program.

Percent of Subsidized Units by Funding Source



AMENDED IN ASSEMBLY MAY 14, 2015

AMENDED IN ASSEMBLY APRIL 30, 2015

AMENDED IN ASSEMBLY APRIL 20, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 1335

Introduced by Assembly Member Atkins
(Principal coauthors: Assembly Members Chau, Chiu, and Gordon)
(Coauthors: Assembly Members Alejo, Bloom, Bonilla, Bonta,
Cooper, Gonzalez, Lopez, Low, McCarty, Mullin, Rendon,
Santiago, Mark Stone, Ting, and Weber)
(Coauthor: Senator Hill)

February 27, 2015

An act to add Section 27388.1 to the Government Code, and to add Chapter 2.5 (commencing with Section 50470) to Part 2 of Division 31 of the Health and Safety Code, relating to housing, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL’S DIGEST

AB 1335, as amended, Atkins. Building Homes and Jobs Act.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time homebuyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill

development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that revenues from this fee, after deduction of any actual and necessary administrative costs incurred by the county recorder, be sent quarterly to the Department of Housing and Community Development for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury. The bill would, upon appropriation by the Legislature, require that 20% of the moneys in the fund be expended for affordable owner-occupied workforce housing and authorize the remainder of the moneys in the fund to be expended to support affordable housing, home ownership opportunities, and other housing-related programs, and administrative costs, as specified. The bill would impose certain auditing and reporting ~~requirements~~. *requirements and would establish the Building Homes and Jobs Trust Fund Governing Board that would, among other things, review and approve recommendations made by the Department of Housing and Community Development for the distribution of moneys from the fund.*

This bill would state the intent of the Legislature to enact legislation that would create the Secretary of Housing within state government to oversee all activities related to housing in the state.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: $\frac{2}{3}$. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. This act shall be known as the Building Homes
2 and Jobs Act.

3 SEC. 2. (a) The Legislature finds and declares that having a
4 healthy housing market that provides an adequate supply of homes
5 affordable to Californians at all income levels is critical to the
6 economic prosperity and quality of life in the state.

7 (b) The Legislature further finds and declares all of the
8 following:

9 (1) Funding approved by the state's voters in 2002 and 2006,
10 as of June 2014, has financed the construction, rehabilitation, and
11 preservation of over 14,000 shelter spaces and 149,000 affordable
12 homes. These numbers include thousands of supportive homes for
13 people experiencing homelessness. In addition, these funds have
14 helped tens of thousands of families become or remain
15 homeowners. Nearly all of the voter-approved funding for
16 affordable housing was awarded by the beginning of 2015.

17 (2) The requirement in the Community Redevelopment Law
18 that redevelopment agencies set aside 20 percent of tax increment
19 for affordable housing generated roughly \$1 billion per year. With
20 the elimination of redevelopment agencies, this funding stream
21 has disappeared.

22 (3) In 2014, the Legislature committed 10 percent of ongoing
23 cap-and-trade funds for affordable housing that reduces greenhouse
24 gas emissions and dedicated \$100 million in one-time funding for
25 affordable multifamily and permanent supportive housing. In
26 addition, the people of California thoughtfully approved the
27 repurposing of \$600 million in already committed bond funds for
28 the creation of affordable rental and permanent supportive housing
29 for veterans through the passage of Proposition 41.

30 (4) Despite these investments, the need in the state of California
31 greatly exceeds the available resources, considering 36.2 percent
32 of mortgaged homeowners and 47.7 percent of all renters are
33 spending more than 35 percent of their household incomes on
34 housing.

35 (5) California has 12 percent of the United States population,
36 but 20 percent of its homeless population. California has the highest
37 percentage of unsheltered homeless in the nation, with 63 percent
38 of homeless Californians not having shelter. California has 24

1 percent of the nation's homeless veterans population and one-third
2 of the nations' chronically homeless population. California also
3 has the largest populations of unaccompanied homeless children
4 and youth, with 30 percent of the national total.

5 (6) Furthermore, four of the top 10 metropolitan areas in the
6 country with the highest rate of homelessness are in the following
7 metropolitan areas in California: San Jose-Sunnyvale-Santa Clara,
8 Los Angeles-Long Beach-Santa Ana, Fresno, and Stockton.

9 (7) California continues to have the second lowest
10 homeownership rate in the nation, and the Los Angeles
11 metropolitan area is now a majority renter area. In fact, five of the
12 eight lowest homeownership rates are in metropolitan areas in
13 California.

14 (8) Los Angeles and Orange Counties have been identified as
15 the epicenter of overcrowded housing, and numerous studies have
16 shown that children in crowded homes have poorer health, worse
17 scores on mathematics and reading tests, and higher rates of
18 depression and behavioral problems—even when poverty is taken
19 into account.

20 (9) Millions of Californians are affected by the state's chronic
21 housing shortage, including seniors, veterans, people experiencing
22 chronic homelessness, working families, people with mental,
23 physical, or developmental disabilities, agricultural workers, people
24 exiting jails, prisons, and other state institutions, survivors of
25 domestic violence, and former foster and transition-aged youth.

26 (10) Eight of the top 10 hardest hit cities by the foreclosure
27 crisis in the nation were in California. They include the Cities of
28 Stockton, Modesto, Vallejo, Riverside, San Bernardino, Merced,
29 Bakersfield, and Sacramento.

30 (11) California's workforce continues to experience longer
31 commute times as persons in the workforce seek affordable housing
32 outside the areas in which they work. If California is unable to
33 support the construction of affordable housing in these areas,
34 congestion problems will strain the state's transportation system
35 and exacerbate greenhouse gas emissions.

36 (12) Many economists agree that the state's higher than average
37 unemployment rate is due in large part to massive shrinkage in the
38 construction industry from 2005 to 2009, including losses of nearly
39 700,000 construction-related jobs, a 60-percent decline in
40 construction spending, and an 83-percent reduction in residential

1 permits. Restoration of a healthy construction sector will
2 significantly reduce the state's unemployment rate.

3 (13) The lack of sufficient housing impedes economic growth
4 and development by making it difficult for California employers
5 to attract and retain employees.

6 (14) To keep pace with continuing demand, the state should
7 identify and establish a permanent, ongoing source or sources of
8 funding dedicated to affordable housing development. Without a
9 reliable source of funding for housing affordable to the state's
10 workforce and most vulnerable residents, the state and its local
11 and private housing development partners will not be able to
12 continue increasing the supply of housing after existing housing
13 bond resources are depleted.

14 (15) The investment will leverage billions of dollars in private
15 investment, lessen demands on law enforcement and dwindling
16 health care resources as fewer people are forced to live on the
17 streets or in dangerous substandard buildings, and increase
18 businesses' ability to attract and retain skilled workers.

19 (16) In order to promote housing and homeownership
20 opportunities, the recording fee imposed by this act shall not be
21 applied to any recording made in connection with a sale of real
22 property. Purchasing a home is likely the largest purchase made
23 by Californians, and it is the intent of this act to not increase
24 transaction costs associated with these transfers.

25 SEC. 3. Section 27388.1 is added to the Government Code, to
26 read:

27 27388.1. (a) (1) Commencing January 1, 2016, and except as
28 provided in paragraph (2), in addition to any other recording fees
29 specified in this code, a fee of seventy-five dollars (\$75) shall be
30 paid at the time of recording of every real estate instrument, paper,
31 or notice required or permitted by law to be recorded, except those
32 expressly exempted from payment of recording fees, per each
33 single transaction per parcel of real property. The fee imposed by
34 this section shall not exceed two hundred twenty-five dollars
35 (\$225). "Real estate instrument, paper, or notice" means a
36 document relating to real property, including, but not limited to,
37 the following: deed, grant deed, trustee's deed, deed of trust,
38 reconveyance, quit claim deed, fictitious deed of trust, assignment
39 of deed of trust, request for notice of default, abstract of judgment,
40 subordination agreement, declaration of homestead, abandonment

1 of homestead, notice of default, release or discharge, easement,
2 notice of trustee sale, notice of completion, UCC financing
3 statement, mechanic's lien, maps, and covenants, conditions, and
4 restrictions.

5 (2) The fee described in paragraph (1) shall not be imposed on
6 any real estate instrument, paper, or notice recorded in connection
7 with a transfer subject to the imposition of a documentary transfer
8 tax as defined in Section 11911 of the Revenue and Taxation Code
9 or on any real estate instrument, paper, or notice recorded in
10 connection with a transfer of real property that is a residential
11 dwelling to an owner-occupier.

12 (b) The fees, after deduction of any actual and necessary
13 administrative costs incurred by the county recorder in carrying
14 out this section, shall be remitted quarterly, on or before the last
15 day of the month next succeeding each calendar quarterly period,
16 to the Department of Housing and Community Development for
17 deposit in the California Homes and Jobs Trust Fund established
18 by Section 50470 of the Health and Safety Code, to be expended
19 for the purposes set forth in that section. In addition, the county
20 shall pay to the Department of Housing and Community
21 Development interest, at the legal rate, on any funds not paid to
22 the Controller before the last day of the month next succeeding
23 each quarterly period.

24 SEC. 4. Chapter 2.5 (commencing with Section 50470) is added
25 to Part 2 of Division 31 of the Health and Safety Code, to read:

26
27 CHAPTER 2.5. BUILDING HOMES AND JOBS ACT

28
29 Article 1. General Provisions

30
31 50470. (a) (1) There is hereby created in the State Treasury
32 the Building Homes and Jobs Trust Fund. All interest or other
33 increments resulting from the investment of moneys in the fund
34 shall be deposited in the fund, notwithstanding Section 16305.7
35 of the Government Code.

36 (2) Moneys in the Building Homes and Jobs Trust Fund shall
37 not be subject to transfer to any other fund pursuant to any
38 provision of Part 2 (commencing with Section 16300) of Division
39 4 of Title 2 of the Government Code, except to the Surplus Money
40 Investment Fund. Upon appropriation by the Legislature:

1 (A) Twenty percent of moneys in the fund shall be expended
2 for affordable owner-occupied workforce housing.

3 (B) The remainder of the moneys in the fund may be expended
4 for the following purposes:

5 (i) The development, acquisition, rehabilitation, and preservation
6 of rental housing that is affordable to extremely low, very low,
7 low-, and moderate-income households, including necessary
8 operating subsidies.

9 (ii) Affordable rental and ownership housing that meets the
10 needs of a growing workforce up to 120 percent of area median
11 income.

12 (iii) Matching portions of funds placed into local or regional
13 housing trust funds.

14 (iv) Matching portions of funds available through the Low and
15 Moderate Income Housing Asset Fund pursuant to subdivision (d)
16 of Section 34176 of the Health and Safety Code.

17 (v) Capitalized reserves for services connected to the creation
18 of new permanent supportive housing, including, but not limited
19 to, developments funded through the Veterans Housing and
20 Homelessness Prevention Program.

21 (vi) Emergency shelters, transitional housing, and rapid
22 rehousing.

23 (vii) Accessibility modifications.

24 (viii) Efforts to acquire and rehabilitate foreclosed or vacant
25 homes.

26 (xi) Homeownership opportunities, including, but not limited
27 to, down payment assistance.

28 (xii) To the department for the administration of housing
29 programs that receive an appropriation from the fund. Moneys
30 expended for this purpose shall not exceed 5 percent of the moneys
31 in the fund.

32 (b) Both of the following shall be paid and deposited in the
33 fund:

34 (1) Any moneys appropriated and made available by the
35 Legislature for purposes of the fund.

36 (2) Any other moneys that may be made available to the
37 department for the purposes of the fund from any other source or
38 sources.

39 50470.5. For purposes of this chapter, ~~“department” means the~~
40 ~~Department of Housing and Community Development.~~ *chapter:*

1 (a) “Department” means the Department of Housing and
2 Community Development.

3 (b) “Governing Board” means the Building Homes and Jobs
4 Trust Fund Governing Board.

5 50470.7. (a) The Building Homes and Jobs Trust Fund
6 Governing Board is hereby established. *The governing board shall*
7 *include one representative from the department, one representative*
8 *from the California Housing Finance Agency, and one*
9 *representative from the Office of the Treasurer. The governing*
10 *board shall consist of not less also include no fewer than two real*
11 *estate licensees, one from northern northern California and one*
12 *from southern California, each with not less than 10 years of real*
13 *estate experience and membership in a real estate trade organization*
14 *with not less than 20,000 licensees. The governing board shall*
15 *include a local government official from northern and southern*
16 *California, and a representative from the northern and southern*
17 *California home building industry, all of whom shall be appointed*
18 *by the Governor. The governing board shall also include two public*
19 *members each from northern, central, and southern California.*
20 *Three of the public members shall be appointed by the Speaker of*
21 *the Assembly and three shall be appointed by President pro*
22 *Tempore of the Senate.*

23 (b) (1) *The governing board also shall include six public*
24 *members. Two of the public members must be representative of*
25 *nonprofit affordable housing development, one appointed by the*
26 *Speaker of the Assembly and one appointed by the President pro*
27 *Tempore of the Senate. Two of the public members must be*
28 *representative of for-profit affordable housing development, one*
29 *appointed by the Speaker of the Assembly and one appointed by*
30 *the President pro Tempore of the Senate. The Speaker of the*
31 *Assembly and the President pro Tempore of the Senate shall each*
32 *appoint one additional public member who shall be representative*
33 *of, or have experience in, one or more of the following areas:*

34 (A) *Private sector lending.*

35 (B) *For-profit affordable housing development.*

36 (C) *Nonprofit affordable housing development.*

37 (D) *Working with special needs populations, including persons*
38 *experiencing homelessness.*

39 (E) *Architecture.*

40 (F) *Housing development consultation.*

1 (G) *Housing issues related academia.*

2 (2) *Overall public membership shall contribute to a balance*
 3 *among geographic areas and between rural and urban interests.*

4 50471. (a) In order to maximize efficiency and address
 5 comprehensive needs, the department, in consultation with the
 6 California Housing Finance Agency, the California Tax Credit
 7 Allocation Committee, and the California Debt Limit Allocation
 8 Committee, shall develop and submit to the Legislature, at the time
 9 of the Department of Finance's adjustments to the proposed
 10 2015–16 fiscal year budget pursuant to subdivision (e) of Section
 11 13308 of the Government Code, the Building Homes and Jobs
 12 Investment Strategy. Notwithstanding Section 10231.5 of the
 13 Government Code, commencing with the 2020–21 fiscal year, and
 14 every five years thereafter, concurrent with the release of the
 15 Governor's proposed budget, the department shall update the
 16 investment strategy and submit it to the Legislature. The governing
 17 board established in Section 50470.7 shall review and advise the
 18 department regarding the investment strategy prior to its submission
 19 to the Legislature. The investment strategy shall do all of the
 20 following:

21 (1) Identify the statewide needs, goals, objectives, and outcomes
 22 for housing for a five-year time period. Goals should include targets
 23 of the total number of affordable homes created and preserved
 24 with the funds.

25 (2) Promote a geographically balanced distribution of funds
 26 including consideration of a direct allocation of funds to local
 27 governments.

28 (3) Emphasize investments that serve households that are at or
 29 below 60 percent of area median income.

30 (4) Meet the following minimum objectives:

31 (A) Encourage economic development and job creation by
 32 helping to meet the housing needs of a growing workforce up to
 33 120 percent of area median income.

34 (B) Identify opportunities for coordination among state
 35 departments and agencies to achieve greater efficiencies, increase
 36 the amount of federal investment in production, services, and
 37 operating costs of housing, and promote energy efficiency in
 38 housing produced.

39 (C) Incentivize the use and coordination of nontraditional
 40 funding sources including philanthropic funds, local realignment

1 funds, nonhousing tax increment, the federal Patient Protection
2 and Affordable Care Act, and other resources.

3 (D) Incentivize innovative approaches that produce cost savings
4 to local and state services by reducing the instability of housing
5 for frequent, high-cost users of hospitals, jails, detoxification
6 facilities, psychiatric hospitals, and emergency shelters.

7 (b) Before submitting the Building Homes and Jobs Investment
8 Strategy to the Legislature, the department shall hold at least four
9 public workshops in different regions of the state to further inform
10 the development of the investment strategy.

11 ~~(e) The department shall form an advisory body of experts and~~
12 ~~stakeholders to help develop the Building Homes and Jobs~~
13 ~~Investment Strategy, including, but not limited to, representatives~~
14 ~~from the banking and financial sector, real estate sector, real estate~~
15 ~~and housing developers, and homeless service providers.~~

16 ~~(d)~~

17 (c) Expenditure requests contained in the Governor's proposed
18 budget shall be consistent with the Building Homes and Jobs
19 Investment Strategy developed and submitted pursuant to this part.
20 Moneys in the Building Homes and Jobs ~~Act~~ Trust Fund shall be
21 appropriated through the annual Budget Act.

22 ~~(e)~~

23 (d) The Building Homes and Jobs Investment Strategy and
24 updates required by this section shall be submitted pursuant to
25 Section 9795 of the Government Code.

26 (e) *The governing board shall have the authority to review and*
27 *approve department recommendations for all funds distributed*
28 *from the Building Homes and Jobs Trust Fund.*

30 Article 2. Audits and Reporting

31
32 50475. The California State Auditor's Office shall conduct
33 periodic audits to ensure that the annual allocation to individual
34 programs is awarded by the department in a timely fashion
35 consistent with the requirements of this chapter. The first audit
36 shall be conducted no later than 24 months from the effective date
37 of this section.

38 50476. (a) In its annual report to the Legislature pursuant to
39 Section 50408, the department shall report how funds that were
40 made available pursuant to this chapter and allocated in the prior

1 year were expended, including efforts to promote a geographically
2 balanced distribution of funds. The report shall also assess the
3 impact of the investment on job creation and the economy. With
4 respect to any awards made specifically to house or support persons
5 who are homeless or at-risk of homelessness, the report shall
6 include an analysis of the effectiveness of the funding in allowing
7 these households to retain permanent housing. The department
8 shall make the report available to the public on its Internet Web
9 site.

10 (b) (1) In the report, the department shall make a determination
11 of whether any of the moneys derived from fees collected pursuant
12 to Section 27388.1 of the Government Code are being allocated
13 by the state for any purpose not authorized by Section 50470 and
14 shall share the information with the county recorders.

15 (2) If the department determines that any moneys derived from
16 fees collected pursuant to Section 27388.1 of the Government
17 Code are being allocated by the state for a purpose not authorized
18 by Section 50470, the county recorders shall, upon notice of the
19 determination, immediately cease collection of the fees imposed
20 by Section 27388.1 of the Government Code, and shall resume
21 collection of those fees only upon notice that the moneys derived
22 from fees collected pursuant to Section 23788.1 of the Government
23 Code are being allocated by the state only for a purpose authorized
24 by Section 50470.

25 SEC. 5. (a) The Legislature finds and declares that the housing
26 market plays a critical role in the functioning of the California
27 economy.

28 (b) The Legislature further finds and declares all of the
29 following:

30 (1) The need for housing is something every Californian
31 encounters.

32 (2) Adequate and stable housing is a crucial component of all
33 Californians' quality of life.

34 (3) The expenditure for housing is one of the largest expenses
35 all Californians undertake in their day-to-day lives.

36 (4) Housing and housing-related activities are of such significant
37 importance to the state that it warrants a clear and unified voice
38 in state government.

39 (c) It is the intent of the Legislature to enact legislation that
40 would create a Secretary of Housing within state government to

1 oversee all activities related to housing in the state. In creating this
2 position, it is the intent of the Legislature that all professional
3 entities that play a role in the housing market would be authorized
4 to be incorporated in order to have a clearer and more unified
5 approach to housing in California.

6 SEC. 6. No reimbursement is required by this act pursuant to
7 Section 6 of Article XIII B of the California Constitution because
8 a local agency or school district has the authority to levy service
9 charges, fees, or assessments sufficient to pay for the program or
10 level of service mandated by this act, within the meaning of Section
11 17556 of the Government Code.

12 SEC. 7. This act is an urgency statute necessary for the
13 immediate preservation of the public peace, health, or safety within
14 the meaning of Article IV of the Constitution and shall go into
15 immediate effect. The facts constituting the necessity are:

16 In order to provide affordable housing opportunities at the earliest
17 possible time, it is necessary for this act to take effect immediately.

O

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION IN SUPPORT OF CALIFORNIA ASSEMBLY BILL 1335 ALSO KNOWN AS
THE CALIFORNIA BUILDING HOMES AND JOBS ACT

WHEREAS, the Housing Authority of the City of Fresno's mission is to create and sustain vibrant communities throughout Fresno County; and

WHEREAS, the Housing Authority of the City of Fresno attests that affordable housing and employment are key elements to the success and goal of self-sufficiency for its residents; and

WHEREAS, the Housing Authority of the City of Fresno encourages the expansion and continued support of affordable housing programs and opportunities for the residents in the communities served; and

WHEREAS, the Housing Authority of the City of Fresno desires to support public policy aligned with its priorities to continue to provide and promote safe, decent, and affordable housing, including related programs and services, for all residents;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners for the Housing Authority of the City of Fresno, do hereby, formally attest to our support of the California Assembly Bill 1335, otherwise known as the California Building Homes and Jobs Act, and further, authorize and empower Preston Prince, CEO/Executive Director of the Housing

Authority of the City of Fresno, or his designee, to issue letters of support, and/or other instruments of endorsement as deemed appropriate, on behalf of this governing body.

PASSED AND ADOPTED THIS 26th day of May, 2015. 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 IN SUPPORT OF CALIFORNIA ASSEMBLY BILL 1335 ALSO KNOWN AS
THE CALIFORNIA BUILDING HOMES AND JOBS ACT

WHEREAS, the Housing Authority of Fresno County's mission is to create and sustain vibrant communities throughout Fresno County; and

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AYES:

NOES:

ABSENT:

ABSTAIN:


Preston Prince, Secretary of the Boards of Commissioners

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

1331 Fulton Mall
Fresno, California 93721
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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners **DATE:** May 21, 2015
Fresno Housing Authority **BOARD MEETING:** May 26, 2015
FROM: Preston Prince  **AGENDA ITEM:** 8
CEO/Executive Director **AUTHOR:** Staff
SUBJECT: Director's Report – May 2015

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	Description/Type	Total Units
Fulton West/Cedar Heights Scattered Site	Under Construction	541 N. Fulton Street and 4532 E. Hamilton Ave Multi-Family	45
Marion Villas	Under Construction	Marion & Ellis St, Kingsburg, CA Senior Housing	46
Southeast Fresno	Rehab	Cedar Courts I & II,	193

Name of Property	Status	Description/Type	Total Units
RAD	Underway	Inyo Terrace Multi-Family	
Orange Cove RAD	Rehab Underway	Kuffel Terrace I & II, Mountain View Multi-Family	90
Mendota RAD	Rehab Underway	Rios Terrace I & II, Mendota Apts. Multi-Family	124
San Ramon Court	Stabilization	1328 & 1346 E. San Ramon Rehab/Multi-Family	32
Kings River Commons	Stabilization	2020 E. Dinuba Ave, Reedley, CA Muti-family	60
City View @ Van Ness (formerly Droge)	Stabilization	802 Van Ness Ave Mixed-Use	45 Units/ 3,000 sf commercial
Viking Village RAD	Stabilization	Multi-Family	40
Parc Grove Commons Northwest	Permanent Financing	Southeast Corner of Fresno/Clinton Ave Multi-Family	148
Bridges at Florence	Permanent Financing	649 E. Florence Avenue Senior Housing	34
Trailside Terrace	Pre- Development	1233 & 1245 G Street, Reedley, CA	55
Firebaugh Gateway	Pre- Development	1238 & 1264 P St., Firebaugh, CA	30
Lowell Neighborhood	Pre- Development	240-250 N. Calaveras & 146 N. Glenn, Fresno	30
Edison Plaza I	Pre- Development	Walnut/Edison West Fresno	64
Edison Plaza II	Pre- Development	Walnut/Edison West Fresno	64
Magill Terrace	Pre- Development	401 Nelson, Fowler	60
Shockley Terrace	Pre- Development	1445 Peach St, Selma	42

Project Highlights

Lease up efforts have started for Marion Villas with property management FPI. Construction is on track for completion in early July.

The Lowell Neighborhood project has been selected for a \$1.3 million award of City of Fresno HOME funds. The recommendation and approval of the award will be presented to the Housing and Community Development Commission on May 27, 2015 and to City Council on June 4, 2015.

Housing Choice Voucher (HCV) Utilization & Leasing Activity

Date Range: 4/1/15 – 4/30/15

Current Month Status						YTD		
Program	Current Waiting List	Applicants Pulled	New Vouchers Issued	Total Vouchers Searching	New Vouchers Leased	Applicants Pulled	New Vouchers Issued	New Vouchers Leased
City	39,102	0	*212	333	26	0	501	89
County	38,062	0	*24	41	87	0	104	469

*Vouchers issued were drawn from the waiting list in 2014.

April City Occupancy 94.56%					
CITY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
City AMP 1	3	182	179	5	97%
City AMP 2	8	251	245	2	99%
Southeast Fresno RAD	3	193	191	36	81%
Viking Village RAD	1	40	39	0	100%
Pacific Gardens	1	56	55	2	96%
Renaissance Trinity	1	21	20	0	100%
Renaissance Alta Monte	1	30	29	0	100%
Renaissance Santa Clara	1	70	69	0	100%
Total City	19	843	827	45	94.56%

April City Occupancy (GSF Managed) 95.6%					
Parc Grove	1	215	213	10	95.3%
Parc Grove - NW	1	148	147	4	97.3%
Yosemite Village	1	69	68	5	92.6%
Total City	3	432	428	19	95.56%

April County Occupancy <u>97.88%</u>					
COUNTY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
County AMP 1	6	151	143	3	98%
County AMP 2	6	194	192	2	99%
County AMP 3*	3	90	89	3	97%
County AMP 4	4	152	151	4	97%
County AMP 5*	2	52	52	1	98%
County AMP 6	5	112	111	2	98%
Granada Commons	1	16	15	1	93%
Total County	27	767	753	16	97.88%

April County RAD Occupancy <u>91.1%</u>					
SITE	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mendota RAD	1	124	123	16	87.0%
Orange Cove RAD	1	90	68	1	98.5%
Total County RAD	2	214	191	17	91.10%

April Special Programs Occupancy <u>97.05%</u>					
SPECIAL PROGRAMS	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mariposa Farm Labor	1	40	40	1	98%
Parlier Farm Labor	1	40	40	1	98%
Orange Cove Farm Labor	1	30	30	4	87%
Mendota Farm Labor	1	60	60	1	98%
Firebaugh Family Apts.	1	34	34	0	100%
Garland Gardens (CalHFA)	1	51	51	1	98%
Parkside Apartments (CalHFA)	1	50	50	1	98%
Total Special Programs	7	305	305	9	97.05%

Wait List Report as of April 30, 2015

LIPH	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.+	Total
City LIPH	12,220	8,476	4,125	854	25,675
County LIPH	13,111	11,907	5,239	713	30,970

Multifamily Developments	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
Garland-S8N/C		16	106		122
Parkside-S8N/C		5	7	50	62

Tax Credit Properties	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
Granada:					
tax credit units			11	8	19
subsidized units			74	18	92
Pacific Gardens :					
tax credit units	15	6	7		28
subsidized units	118	77			195
Parc Grove:					
tax credit units	95	26	19	12	152
subsidized units	1,760	1,095	205	57	3,117
Yosemite Village	824	212	31	0	1,067

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.

The Fresno Housing Authority continued its partnership with Sherwin-William’s “Home Work” Painting Program. The one-week paint training was offer to Fresno Housing Authority residents at Sequoia Courts.

Fourteen students enrolled in the class, of which, eleven were Low-Income Public Housing tenants. Included in the weeklong course, was a one day training and testing for Renovation, Repair and Painting Certification. The students benefited from two days of hands-on painting by using the skills they learned, to paint the Sequoia Courts Community Room and three units. At the end of the program, a graduation and reception was hold for students, family members and Housing Authority representatives.



Women's Day Conference (Health & Wellness)

Parc Grove Commons hosted their first Women's Day Conference on Saturday, April 18, 2015. The event was sponsored by a grant from Wells Fargo Bank and the Aspire Foundation. Forty-five (45) women participated in the inaugural conference. Attendees were from Parc Grove Commons, Renaissance at Alta Monte and Renaissance at Trinity. First Five Fresno County was on-hand to provide activities for the children. The itinerary included informational workshops, art projects, Zumba fitness, a raffle, gift bags and yellow roses.

Fresno Center for New Americans/Holistic and Wellness Center presented a workshop on Osteoporosis and conducted an art project where participants created corsages.

Marjaree Mason Center presented a segment called, "Emotional Intelligence". The workshop discusses healthy relationships and communication assertiveness. During lunch, the women listened to mental health support staff share information about services and resources provided by the Department of Behavioral Health. The presentation led to a discussion about stress and anger management, depression, and anxiety experienced among the attendees.

The group ended their day learning Zumba/Salsa moves to motivate them to remember to care for themselves while raising a family and accomplishing daily tasks. Attendees participated in a survey and the feedback was tremendous; the group indicated how much they are looking forward to next year's event.

B3 Collaborative –Firebaugh Unified School District

During the month of April, Fresno Housing Authority collaborated with Firebaugh Unified School District, Valley PBS and Fresno Unified School District's Parent University, through the B3 collaborative to provide parents in Firebaugh with a reading and parenting program. This 8-week program focuses on parent/guardian engagement for individuals interacting with children 0-8 years of age. Classes are scheduled every Monday for children 0-4 years of age and Tuesdays for children 5-8 years of age. Participants were informed on the importance of reading, taught techniques to maintain child's engagement during reading, techniques to improve reading, comprehension and activities to enhance the child's retention. During the workshops, Firebaugh Unified School District staff provided childcare, along with

student volunteers from Firebaugh High School to assist with set up. The program will continue through May 2015. At the conclusion of the program, participants will obtain a certificate of participation.



Resident Services – Kings River Commons

Resident Services is now providing activities at Kings River Commons in Reedley. On April 9th, residents were invited to attend a social event, where information regarding program services was offered. Centro la Familia, a non-profit agency was also there to present information on services, counseling and referral programs. Refreshments and a raffle was provided for this event.

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.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.

PARTNERSHIP

Overview

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

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

Project	Organization	Role
Museum and multi-family housing development concept (1857 Fulton Street, Fresno)	African American Historical and Cultural Museum of the San Joaquin Valley	Development partner and service provider. A meeting was held with the partners and Mogavero on November 25th to discuss planning needs.

Hmong Cultural Project – museum/cultural center, communal/event center, housing and relocation site for Fresno Center for New Americans	Fresno Housing Authority Fresno Center for New Americans General Vang Pao Foundation	Planning partner, possible development partner and service provider
Lowell Neighborhood Project	Lowell Community Development Corporation Better Opportunities Builder, Inc. (BOB)	Planning partner, possible development partner

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.

Procurement

The Procurement Department has worked closely with various Agency departments to acquire the following goods and services:

Recent Solicitations:

- An Enterprise Management System (EMS) RFP closed on 7/25/14. A thorough evaluation has been conducted and very nearly completed pending a cost analysis of proposals by the two top-rated proposers. An award recommendation will be made very soon.
- A Human Resources Consulting Services RFP was issued on 3/25/15 and proposals by Human Capital Initiatives and Sierra HR Partners were received by the 4/16/15 deadline. The evaluation by Finance and HR staff members is complete and a contract award to Human Capital Initiatives is pending.
- A Financial Advisory Services for Development Projects RFP was issued on 3/25/15 and several proposals from qualified firms were received by the 4/22/15 due date. The evaluation is currently underway by Planning and Community Development (P&CD) staff members. The selected firm will assist P&CD in evaluating and obtaining capital structure for developments.
- A Property Management Services RFP was issued on 4/6/15. The selected firm(s) will be eligible to provide services for a wide range of existing and future Agency properties. Proposals are due on 5/14/15.

- A Janitorial Services RFP was issued on 4/1/15. The selected firm(s) will perform regular cleaning of Agency offices and community buildings, as well as perform deep cleaning of vacant units being turned over to new tenants. A pre-bid site inspection of all specified properties/sites will be conducted from 4/20/15 to 4/22/15. Proposals are due on 5/18/15.

Completed Procurements:

- A Communications and Graphic Design Services RFP was issued on 1/8/15. The Agency was pleased to receive several proposals. As a result of the evaluation of proposals received, contracts were awarded to Fern Tiger Associates and Bertz-Rosa Strategy Creative.
- A solicitation for Temporary Employment and Job Placement Services was posted on 8/25/14. The Agency was pleased to receive several quality proposals and contracts were awarded to, and executed with, the following firms:
 - o BennettFrost Personnel Services for Direct Placement Staffing
 - o AppleOne Employment Services for Temporary Clerical and Supervisory Staffing
 - o Ultimate Staffing for Temporary Maintenance Staffing
- A QSP was conducted for professional call answering and maintenance dispatch services for after hours maintenance emergencies at all City and County AMPs. Several responsive bids were received. A local vendor, Professional Exchange Service Corporation, was selected as the lowest responsive and responsible bidder. Implementation of services is pending contract approval.
- A QSP was conducted for the services of a realtor in the sale of three properties. Two bids were received by licensed real estate agents. A contract was awarded to Delores Leon who offered the best commission rate at 5%.

Solicitations for the Near Future:

The procurement department is working with various user departments to create scopes of work for the following services:

- Security Guard Service
- Landscaping Services
- Pest Control Services
- Laundry, Uniforms, Mats and Rugs at various City and County AMPs
- Painting Trade Service

Human Resources

The Human Resources team attended the Central Valley Workplace Conference presented by Central CA SHRM, Kings County SHRM and Central Valley Safety Society, to gain further knowledge in new employment laws and legislation, Central Valley recruitment efforts and workers' compensation trends.

In accordance with the Agency's Injury and Illness Prevention Program, the Central Office conducted an annual fire drill with all staff participation.

Recruitment activity continues to be an focus of the department in the areas of Assisted Housing, Human Resources, Housing Management and Resident Services positions. The established relationship with California Coalition of Rural Housing has provided the Agency with a Development Intern and plans to provide additional internship opportunities for other areas within the Agency. Recruitment was successful in filling multiple Housing Program Coordinator II positions.

IT Services

During the month of April, CMTi worked with the Facilities department to perform several employee moves throughout the central office. We worked during the regularly scheduled Friday office closure day to complete the moves, thereby minimizing staff downtime. Additionally, several new printers were installed under contract to replace or eliminate aging printer hardware.

CMTi set up two separate audio/visual presentations at the Parc Grove Commons Community Room on the 17th and 23rd. One presentation was for a client youth program and the other focused on the Fresno Police department's activities in the community.

As requested by the Accounting department, we have been working with our printer vendor, Ricoh-USA, to find a new check printing solution. We have found, and are working to procure, a printer that can print all agency checks on blank check stock along with signatures and the Agency logo. The goal is to reduce costs by using a single check stock, rather than ordering 15 different sets of preprinted checks.

Finally, CMTi distributed Agency-managed iPads to the Fresno Housing Board of Commissioners. As part of the paperless initiative, all Board Members will have limited access to Agency resources and digital copies of all pertinent Agency documents.

Structure

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

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.

Strategic Outreach

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

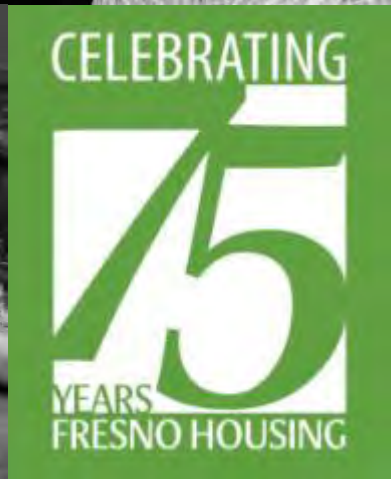
The Communications department continues to schedule community outreach presentations as the agency celebrates its 75th anniversary, in an effort to increase visibility of the Agency's mission and vision and the ongoing programs and services of Fresno Housing. The department is working to increase the agency's visibility by installing banners along Fulton Mall and create a special 75th web page within the month of June.

In collaboration with local artists, the Agency will be hosting its first ArtHop on June 4th at CityView @ Van Ness. The event will feature public art created for CityView @ Van Ness. As announced at the April Board meeting, CityView @ Van Ness received the 2015 Mayoral Historic Preservation award, presented by the Fresno City Council, for the public art project installed at the site.

The Communications department continues to facilitate and engage staff in various community events held throughout the County. During the month of May, various community events, in which Fresno Housing is a sponsor, participant or supporter, include: Coalinga-Huron Color Run, NAMI 5k Walk, the Abundant Community Regional Conference, and City of Clovis Mayor's Breakfast. Additional upcoming events include: the All Staff Event and Training on May 29th, as well as 75th anniversary events, and grand openings and groundbreakings for pipeline developments. Staff will continue to inform the Boards on various events in which Fresno Housing engages our residents, staff and community.



***Housing Quality
Standards (HQS)
May 26, 2015***



Presentation Overview

- May 2015 Abatement Data Set
- Commonly Cured Items
- Common Abatement Reasons



May 2015 Abatement Data Set

- Data Set from a snapshot of ~80 current abatements (with nearly 500 individual owner-fail items) as of mid-May
 - Abatement – the unit has failed 2 inspections for owner-related items and the owner is at risk of losing HAP \$
- These items may be cured, result in an abatement, or a contract cancellation
- Snapshots will be analyzed to determine if there are repeated occurrences
 - Common items, properties, owners, etc.



May 2015 Abatement Data Set

- About 1/3 of the units' ~ 500 original failed items were verified as cured at the re-inspection.
 - About ½ of the owners did not fix any items from the 1st inspection to re-inspection.
- Of the remaining 78 units (~325 items) that failed at re-inspection:
 - 62% of units had 1 – 3 items remaining
 - 29% of units had 4 – 9 items remaining
 - 9% of units had 10 or more items remaining

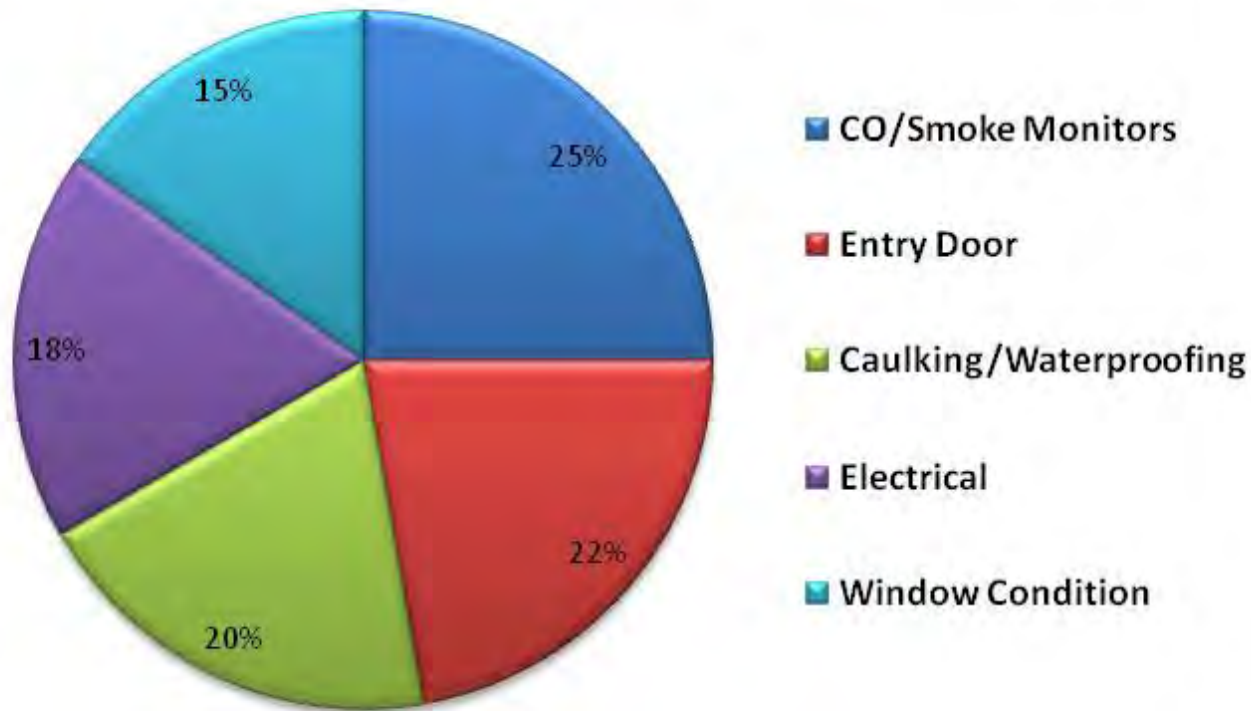


May 2015 Abatement Data Set

- As of today, 10 units have been removed from the list of ~80 as they have passed inspection
 - The remaining ~70 have until June 1st to pass inspection or will face HAP \$ losses and/or termination
- It is the responsibility of the owner to notify the Housing Authority when the unit is ready for inspection.



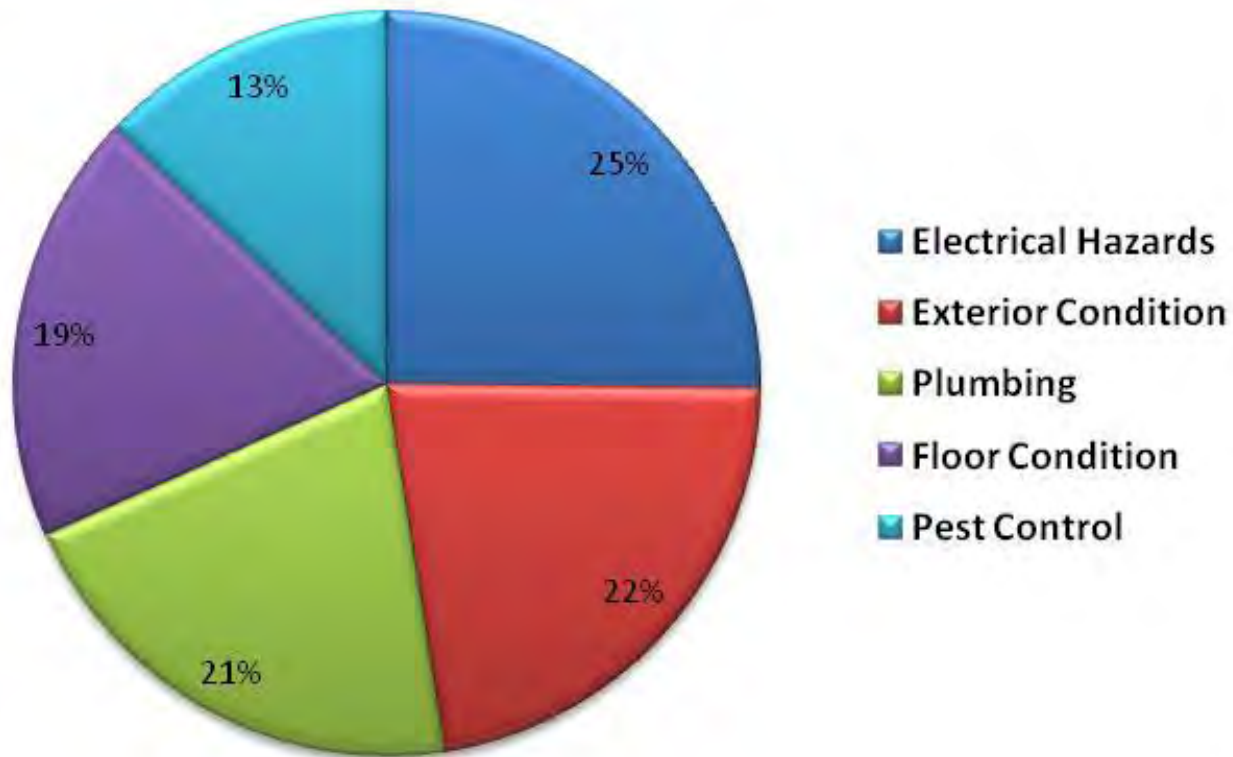
Common/Easily Cured Items



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Common Abatement Reasons



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Questions?



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Homeless Initiatives

Doreen Eley, Assisted Housing Manager

May 26, 2015



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Homeless Initiatives Team

- Consists of 8 staff
 - 2 program staff
 - 2 site based program
 - 2 staff dedicated to HMIS
 - 2 management staff



Homeless Initiative Partnerships

- Fresno EOC – Project Phoenix
- WestCare – Project Liftoff
- Marjaree Mason Center – Welcome Home
- Dept of Social Services – CalWORKS Housing Support Program
- City of Fresno – HOME TBRA

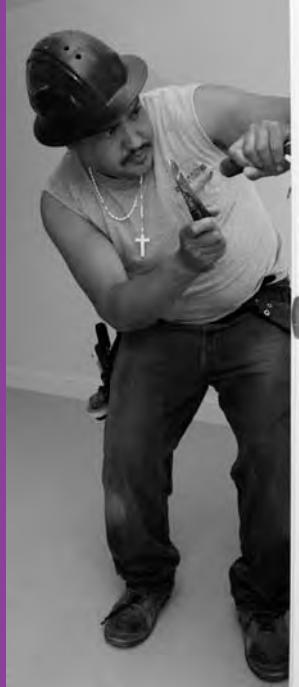


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25 Cities Initiative

Department of Veteran Affairs and U.S.
Department of HUD national initiative
in 25 Cities to create coordinated
entry systems to end homelessness



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2015 Point in Time Results

- Total of 1,722 homeless persons
 - Sheltered – 539; Unsheltered – 1,183
 - 37% decrease from 2014 PIT (Sheltered -709/ Unsheltered - 1,883)



2015 Veteran Homelessness

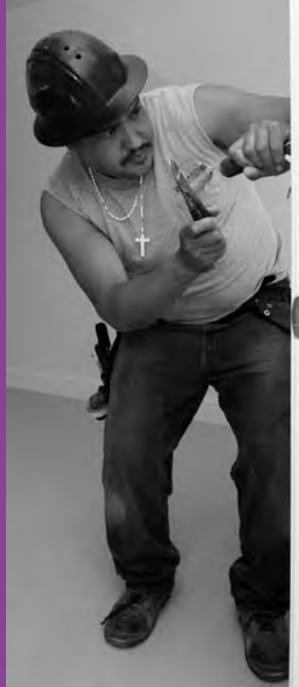
- Veterans – Total 227
 - Unsheltered – 140 vs. 187 in 2014 – 27% decrease
 - Unsheltered chronic homeless – 37 vs 71 in 2014 – 48% decrease



Multi-Agency Access Program

MAP Point at the Pov

- Coordinated Entry System
- Connection to additional support services



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Questions



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Real Estate Development Update

May 26, 2015



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Presentation Overview

- Fultonia West/Cedar Heights (Fresno)
- Firebaugh Gateway (Firebaugh)
- Trailside Terrace (Reedley)
- Fresno Edison Apartments I (Fresno)
- Fresno Edison Apartments II (Fresno)
- Lowell Neighborhood Project (Fresno)
- Shockley Terrace (Selma)
- Magill Terrace (Fowler)



Fulton West/Cedar Heights

Start of Construction – March 2015

Construction completion – March 2016

Project is progressing on schedule.



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Fulton West Construction

Firebaugh Gateway

30 units of new construction senior housing on the corner of 13th & P Streets in Firebaugh

HRFC commitment of \$1.2M

AHP Commitment of \$300K

29 project-based vouchers awarded

Pending tax credit application – tentative award in June 2015



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Trailside Terrace

55 units of new construction family & senior housing in downtown Reedley

HRFC commitment of \$2.75M

County HOME Commitment of \$1M

20 units of RAD transfer of project-base assistance, Section 8

Pending tax credit application – tentative award in June 2015



Fresno Edison Apartments I

First of a two-phased development totaling 128 units near Edison High School in Fresno

Phase I consists of 64 units total, of which 11 units are market rate (unrestricted) , and community building

Partnership with Edison Plaza Partners, LP

Housing Successor (RDA) Commitment of \$5.655M allocated to phase I

HRFC commitment of \$450K to phase I

Pending tax credit application – tentative award in June 2015 for Phase I



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Fresno Edison Apartments II

Second of a two-phased development totaling
128 units near Edison High School in Fresno

Phase II consists of 64 units total

46 units of RAD transfer of project-base
assistance, Section 8 (tentative)

Partnership with Edison Plaza Partners, LP

HRFC estimated commitment of \$2.7M

Potential tax credit application in June 2015 or
March 2016

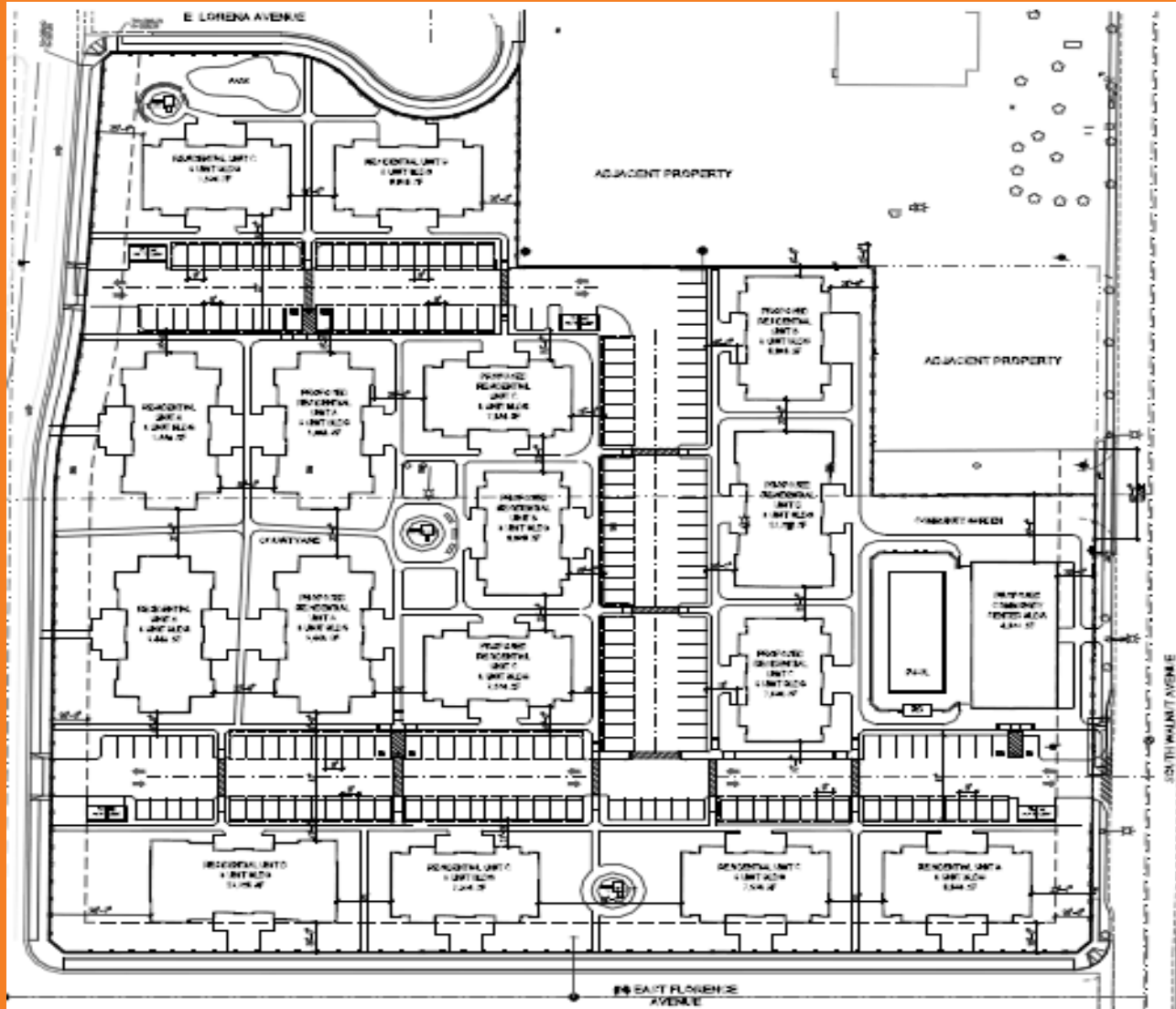


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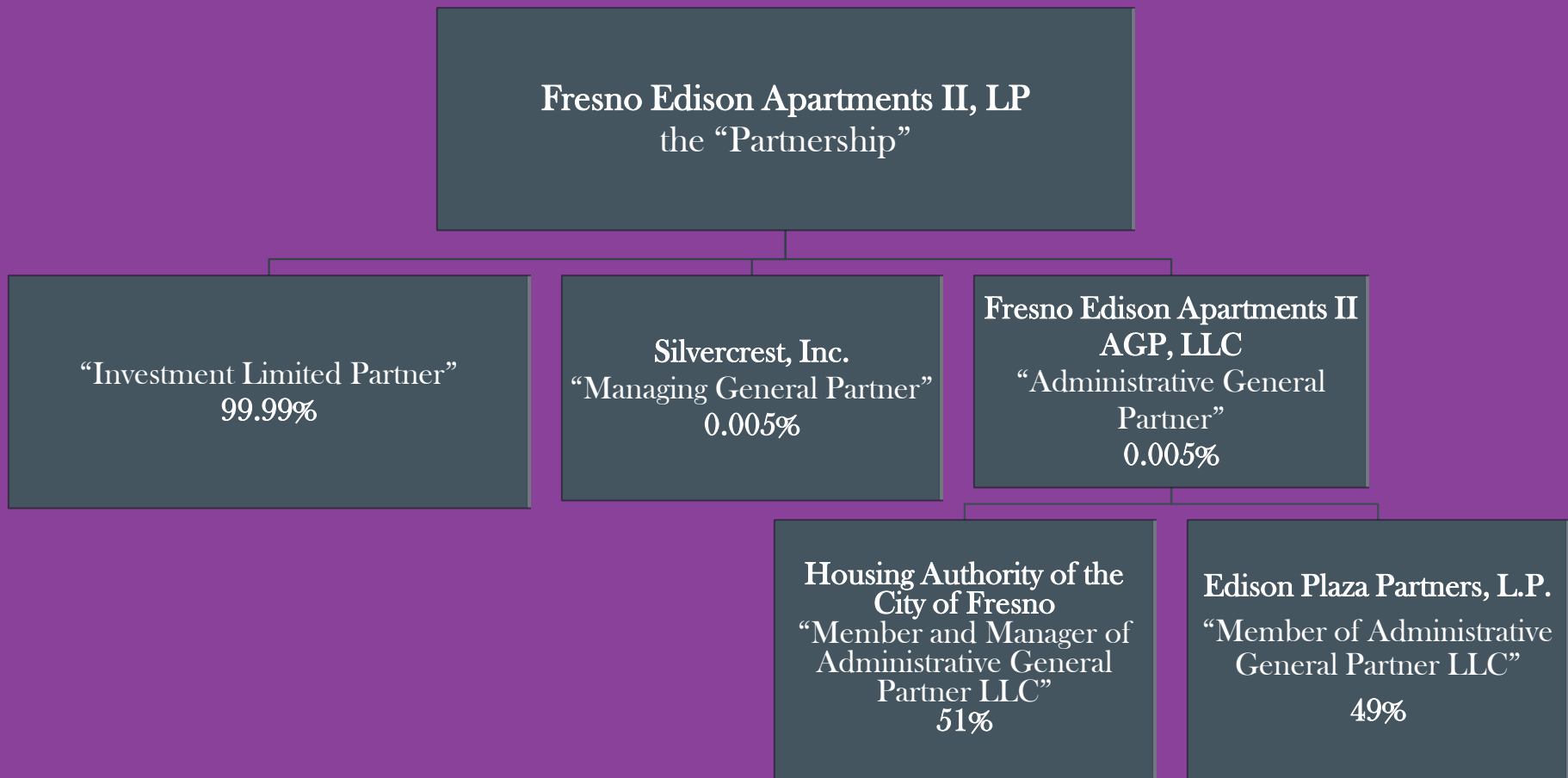


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Fresno Edison Apartments Site Plan



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Fresno Edison Apartments II Proposed Organizational Chart

Fresno Edison Apartments

May 2015 Recommended Board Actions:

- Approval of MOU with Edison Plaza Partners



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Lowell Neighborhood Project

Proposed 30 units of family housing in the Lowell neighborhood near downtown Fresno

- 22 units of rehabilitation (Calaveras site)
- 8 units of new construction (Glenn site)

Partnership with Better Opportunities Builder,
Lowell Community Development Corp. and
Silvercrest

Tentative award of HOME funds in June 2015

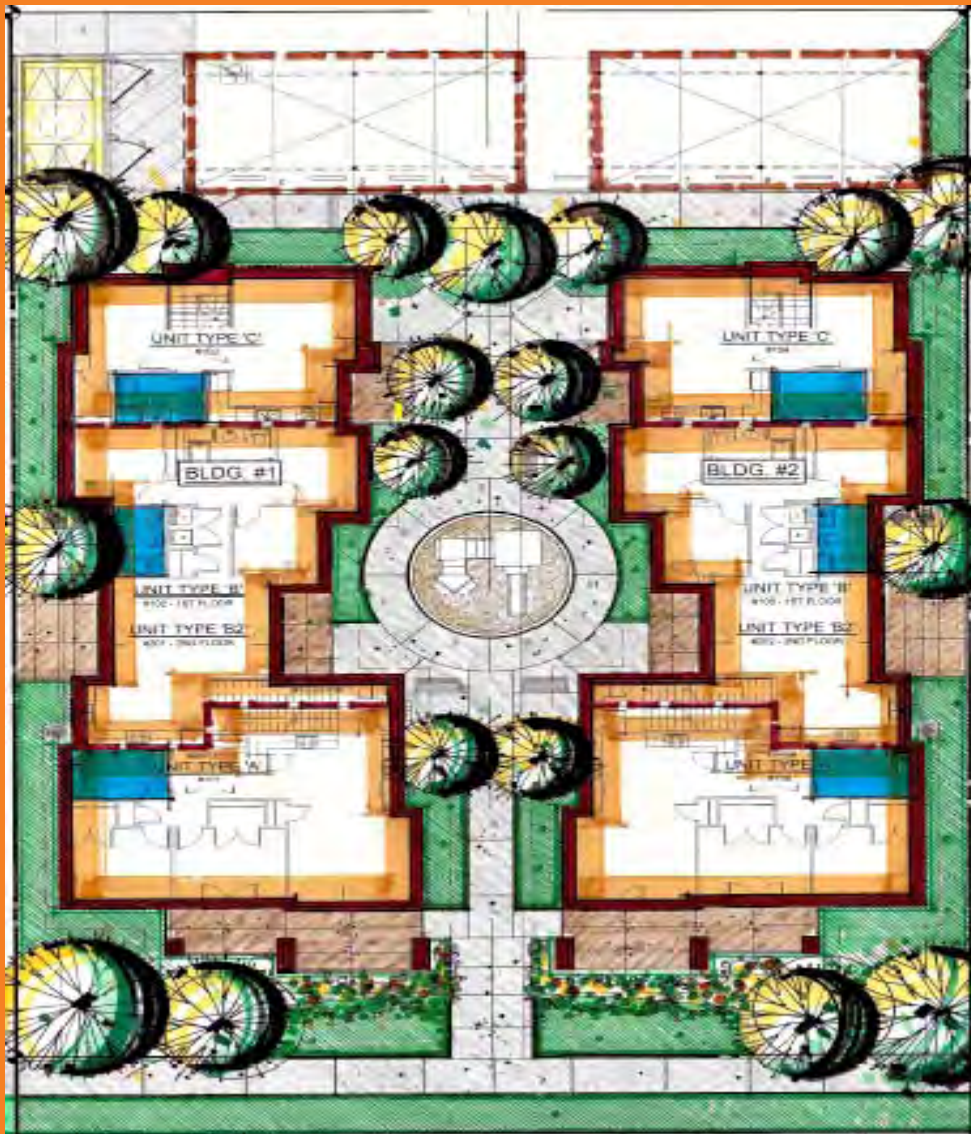
HRFC commitment of up to \$1M

Potential tax credit application in June 2015



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Lowell – Glenn Site Plan

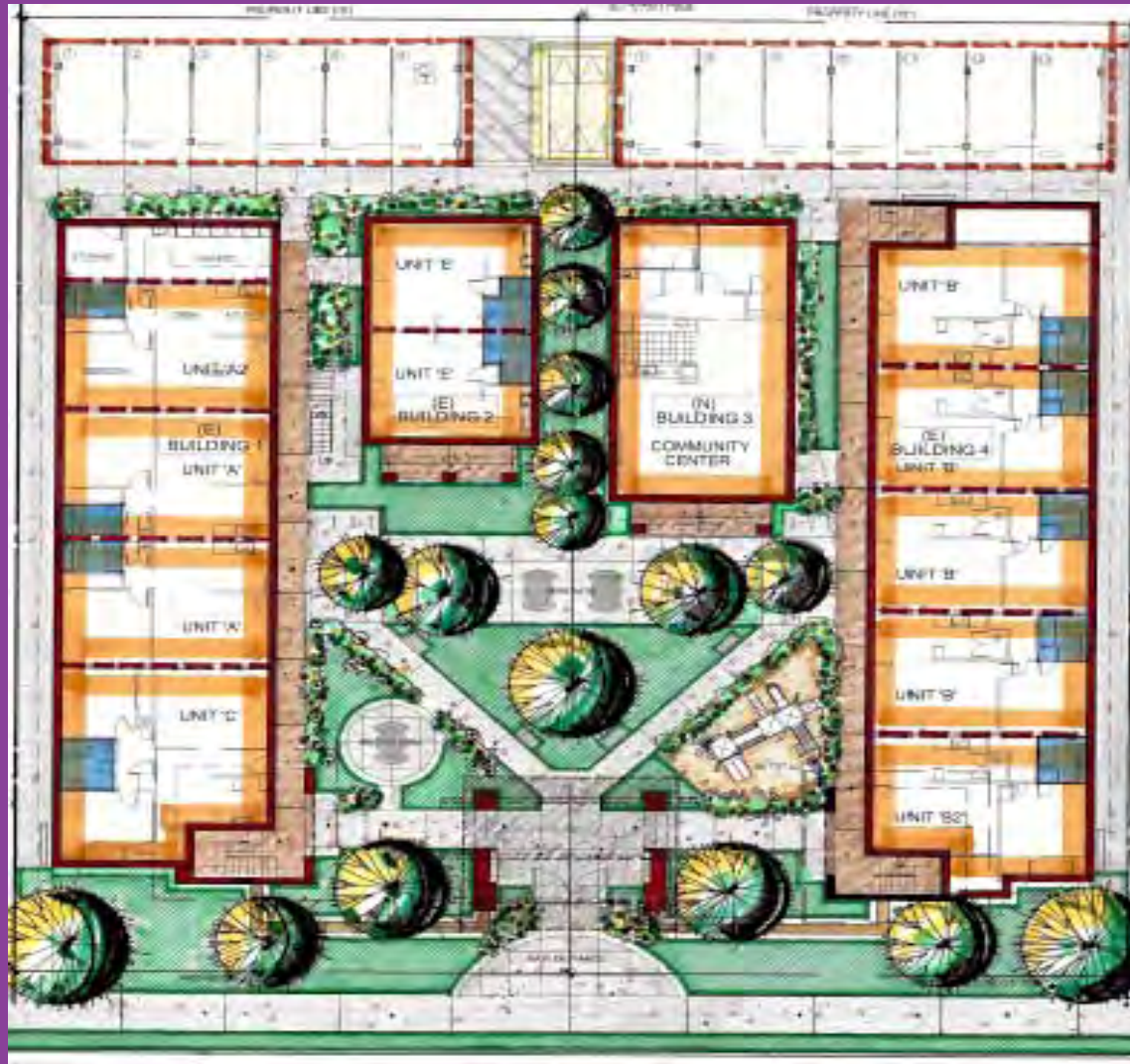


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Lowell – Calaveras Site Plan



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Lowell Neighborhood Project Proposed Organizational Chart

Lowell Neighborhood Project Financing Plan

Pro Forma Sources and Uses

Sources of Funds	Amount	Per Unit
Tax Credit Equity	\$5,040,838	\$168,028
FH Financing	\$480,000	\$16,000
City of Fresno HOME Funds	\$1,300,000	\$43,333
Accrued/Deferred Interest	\$46,987	\$1,566
Total Sources of Funds	\$6,867,825	\$228,928
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$1,038,000	\$34,600
Construction Costs	\$3,756,190	\$125,206
Hard Cost Contingency	\$187,810	\$6,260
Relocation Costs	\$110,000	\$3,667
Professional Fees	\$357,450	\$11,915
Loan Fees and other Soft Costs	\$668,456	\$22,282
Reserves	\$37,600	\$1,253
Developer Fee	\$712,319	\$23,744
Total Uses of Funds	\$6,867,825	\$228,928

Please note that these sources and uses of funds are not yet final. The sources and uses of funds may change.



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Lowell Neighborhood Project

May 2015 Recommended Board Actions:

- Approval of MOU with Lowell CDC, BOB and Silvercrest and formation of LP/LLC
- Site control agreements with the to be formed LP
- Approval of architectural services agreement



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Shockley Terrace

Proposed redevelopment of an existing 25 unit low income public housing site

New construction project of 48 units of which 25 units are RAD conversion units

FH estimated seller financing and LIPH cap/op funds \$1.45M

HRFC estimated commitment of \$1.2M

Potential tax credit application in June 2015

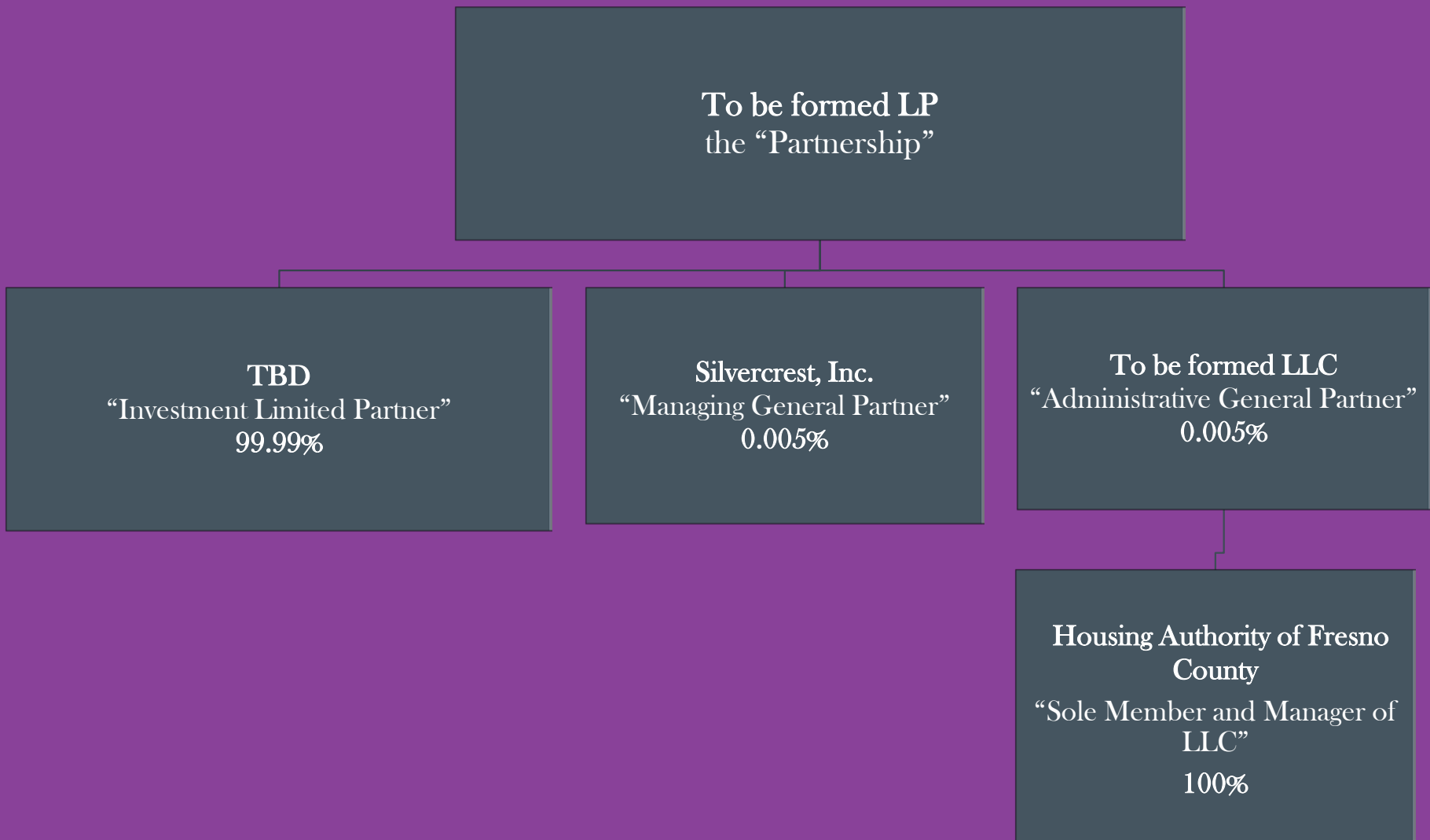


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Shockley Terrace Site Plan



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Shockley Terrace Proposed Organizational Chart

Shockley Terrace Financing Plan

Pro Forma Sources and Uses

Sources of Funds	Amount	Per Unit
Tax Credit Equity	\$9,318,937	\$194,145
FH Seller Financing	\$1,100,000	\$22,917
FH Cap/Ops Loan	\$357,429	\$7,446
HRFC Loan	\$1,169,400	\$24,363
County HOME Funds	\$500,000	\$10,417
Tranche B Loan	\$654,000	\$13,625
Total Sources of Funds	\$13,099,766	\$272,912
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$1,100,000	\$22,917
Construction Costs	\$8,208,664	\$171,014
Hard Cost Contingency	\$410,433	\$8,551
Relocation Costs	\$80,000	\$1,667
Professional Fees	\$677,565	\$14,116
Loan Fees and other Soft Costs	\$1,053,004	\$21,938
Reserves	\$70,100	\$1,460
Developer Fee	\$1,500,000	\$31,250
Total Uses of Funds	\$13,099,766	\$272,912

Please note that these sources and uses of funds are not yet final. The sources and uses of funds may change.



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Magill Terrace

Proposed redevelopment of an existing 20 unit
low income public housing site

New construction project of 60 units of which 20
units are RAD conversion units

FH estimated seller financing and LIPH cap/op
funds \$1.4M

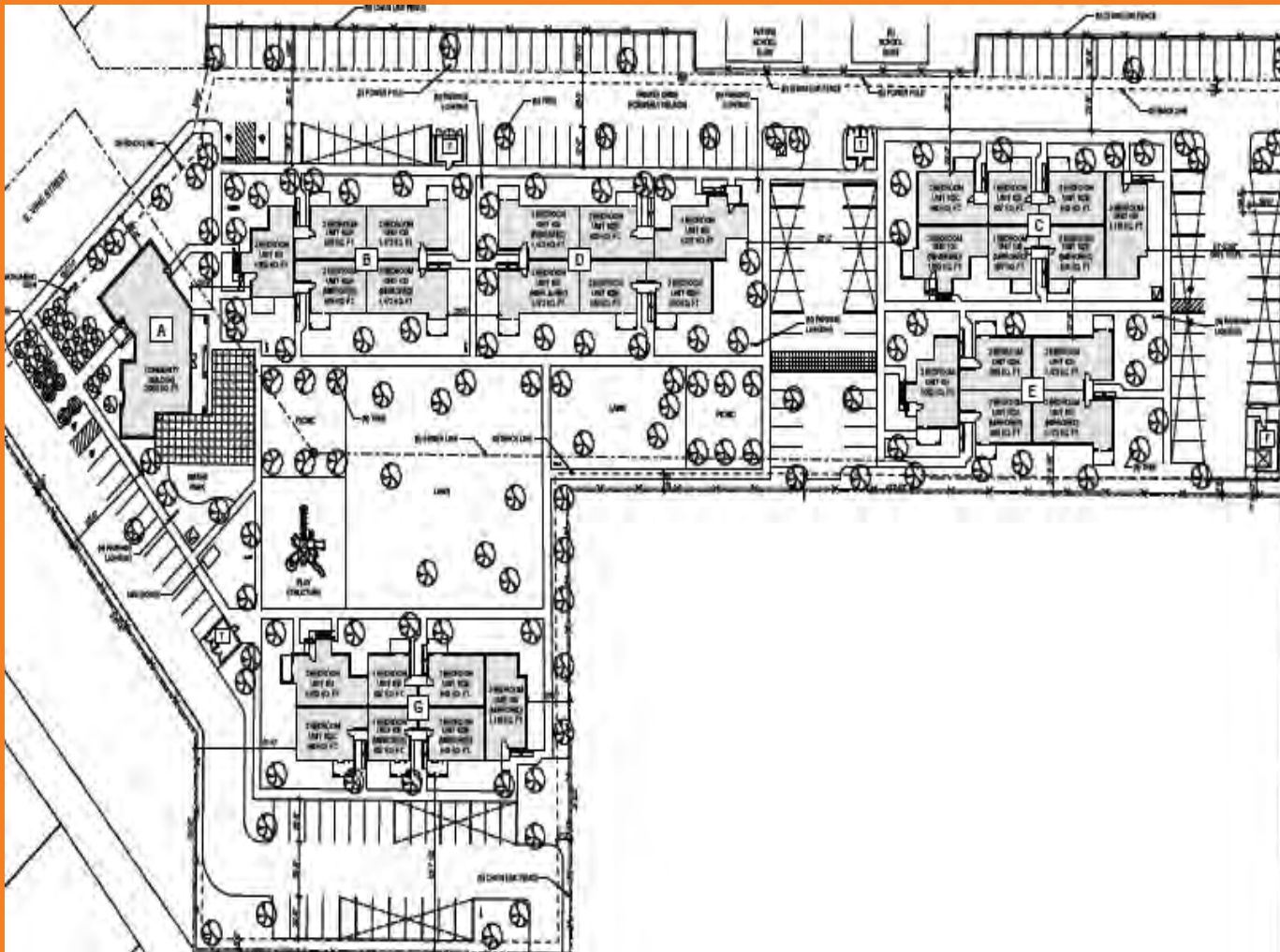
HRFC estimated commitment of \$2.3M

Potential tax credit application in June 2015

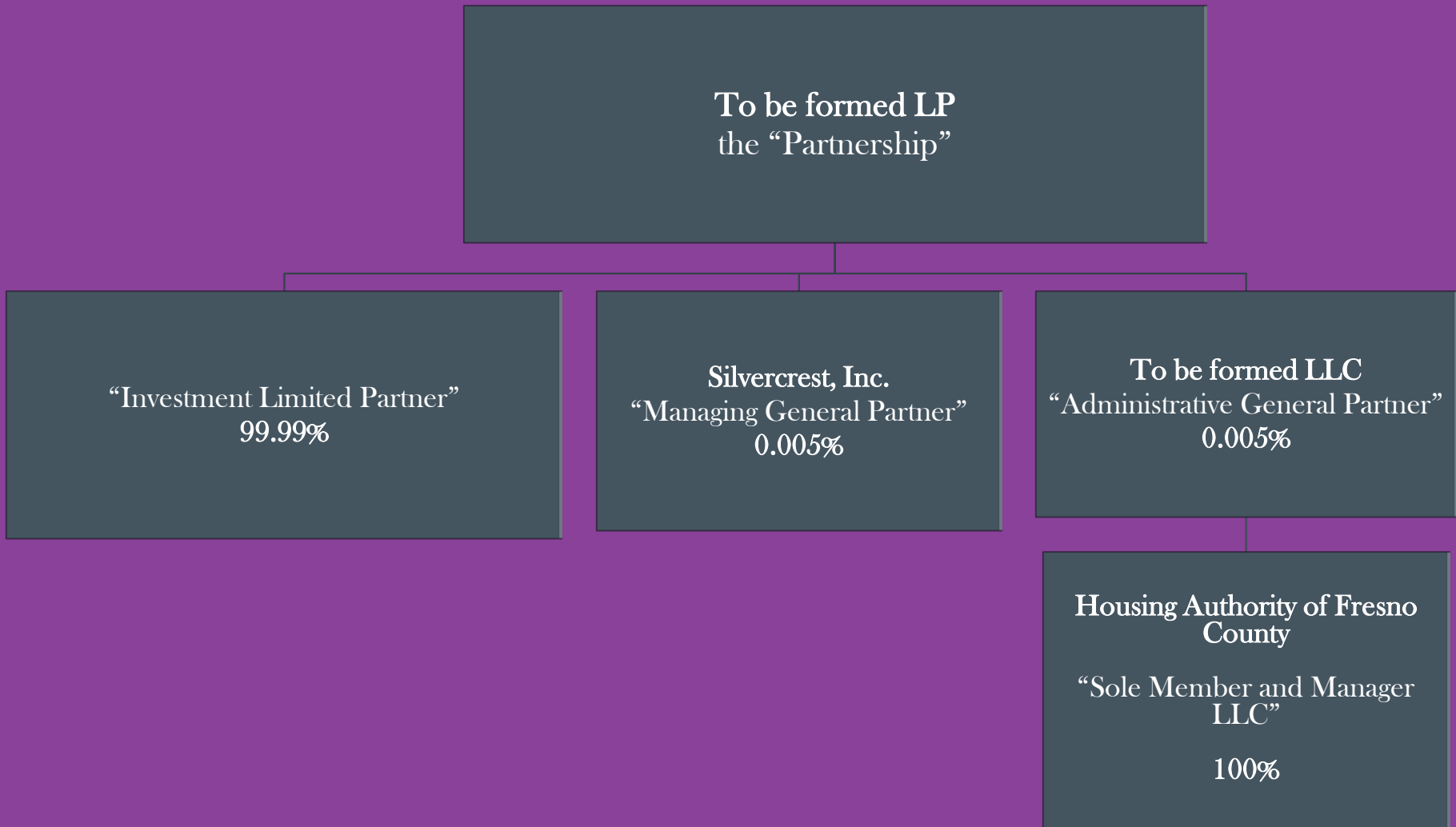


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Magill Terrace Site Plan



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Magill Terrace Proposed Organizational Chart

Magill Terrace Financing Plan

Pro Forma Sources and Uses

Sources of Funds	Amount	Per Unit
Tax Credit Equity	\$10,589,099	\$176,485
FH Seller Financing	\$1,000,000	\$16,667
FH Cap/Ops Loan	\$365,541	\$6,092
HRFC Loan	\$2,284,646	\$38,077
Perm Mortgage	\$410,000	\$6,833
Tranche B Loan	\$720,985	\$12,016
Total Sources of Funds	\$15,370,271	\$256,171
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$1,330,000	\$22,167
Construction Costs	\$9,425,712	\$157,095
Hard Cost Contingency	\$642,300	\$10,705
Relocation Costs	\$180,000	\$3,000
Professional Fees	\$712,500	\$11,875
Loan Fees and other Soft Costs	\$1,253,759	\$20,896
Reserves	\$81,000	\$1,350
Developer Fee	\$1,745,000	\$29,083
Total Uses of Funds	\$15,370,271	\$256,171

Please note that these sources and uses of funds are not yet final. The sources and uses of funds may change.



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Thank you!



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Enterprise Management System

*Boards of Commissioners Meeting
Fresno Housing Authority
May 26, 2015*

What is EMS?

- Enterprise Management System (EMS) is a computer software system designed to satisfy the needs of an entire business organization.
- Currently, the Agency is using four separate software systems to meet the needs of Housing Management, Assisted Housing, Accounting, and Human Resources, none of which communicate with each other.
- EMS would eliminate the need for three of these systems thus increasing efficiency, business intelligence, and data management within the Agency.
- EMS would also provide a software solution to Construction Management, Development, and Procurement, which currently do not use a specific program.

Historical Timeline

- Mid-2012: Recognized the need for a new system.
- October 2012: Initial product demonstrations were given and RFP was drafted.
- December 2012: Conversion was put on hold.
- June 2014: Recommitment to EMS conversion and RFP was released.
- July 2014: The RFP closed with three respondents.
- August 2014: An initial round of evaluations commenced.
- October 2014: Panel interviews were conducted and a second round of evaluations were completed.
- November 2014: Two proposers were selected to continue in the process and full product demonstration were given.

Historical Timeline

- Feb- March 2015: Evaluators conducted phone interviews and visited firm's headquarters and PHA user sites.
- April 2015: Third-party review of RFP process.
- May 2015: Final round of evaluations. A tentative "Notice of Successful Proposer" was sent to RFP respondents.
- June 2015: Contract negotiations begin with selected firm.
- July 2015: Board is asked to approve contract.

Final Evaluations

Proposer	Total Score
EmPHAsys Software Solutions	61.0
TenMast Software	79.4
Yardi Systems, Inc.	87.4

- Overall, Yardi Systems, Inc. received the highest score of 87.4.
- Scores were based on price, quality of the work plan, demonstrated experience, technical capabilities, responsiveness, and an understanding of our requirements.
- This score represents the best overall value, taking into consideration the needs and wants of the Agency.

Final Evaluations

- Yardi is the industry leader, offering multiple software solutions to both public and private organizations, serving over 180 public housing authorities with the most innovative and efficient tools.
- Integrates Public Housing, HCV, RAD and Federal/State Grant compliance, accounting, and management.
- Eliminates redundant data entry to increase staff productivity, and operational efficiency.
- Provides software solution for Procurement/Contract Management and Development/Construction Management.
- Improves customer services through various portals for residents, landlords, and waitlist applicants. Streamlines payment processing through online and walk-in payments.
- Comprehensive management tools including executive dashboards, budgeting and forecasting, automated and ad hoc reports, graphical workflows, drilldown links, etc., which provides more robust information to the Boards and Management.
- Real-time mobile solutions for inspections, work orders and accounts payable that work with current hardware.

Proposed Costs

	Year 1	Year 2	Year 3	Year 4	Year 5	Total	5-Year Change
Current Systems	224,000	224,000	224,000	224,000	224,000	1,120,000	-
Yardi Systems, Inc.	284,572	284,572	284,572	284,572	284,572	1,422,860	302,860
TenMast Software	614,000	150,350	157,350	164,350	171,350	1,257,400	137,400
EmPHAsys Software	326,760	326,760	326,760	326,760	326,760	1,633,799	513,799

- Cost analysis only shows annual licensing and user fees, which can be negotiated. These prices do not include implementation costs.
- Even though the Yardi proposal was \$165 thousand more than TenMast's over a five year period, the Evaluation Team felt the additional products and technology offered by Yardi made it a substantial value to the Agency.

Recommendation

- Staff is requesting that the Boards of Commissioners:
 - Approve Yardi Systems, Inc. as the tentative awardee for the Enterprise Management System.
 - Allow staff to begin with contract negotiations with Yardi Systems, Inc.
- Final contract will be presented for the Boards approval in July 2015.

Questions or Comments?