



Boards of Commissioners Special Meeting

November 24, 2015

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

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

5pm November 24, 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 the agenda as posted**
3. **Public Comment**

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

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

5. **Action**

- | | |
|--|----|
| a. Consideration of the Property Purchase – Fresno Edison Apartments Phase II | 4 |
| b. Consideration of Funding Commitment – Parc Grove Commons Northeast | 13 |
| c. Consideration of the Omnibus Resolutions – Trailside Terrace | 18 |
| d. Consideration of the Award for General Contracting Services – Trailside Terrace | 43 |

6. **Closed Session**

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Pursuant to Government Code § 54956.9 (b), 1 case)

7. **Adjournment**



BOARD MEMO

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Fresno, California 93721

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TO:	Boards of Commissioners Fresno Housing Authority	DATE:	11/23/2015
FROM:	Preston Prince <i>P. Prince</i> CEO/Executive Director	BOARD MEETING:	11/24/2015
AUTHOR	Scott Berry Community Development Analyst	AGENDA ITEM:	5a
RE:	Fresno Edison Apartments- Request Funds from Housing Relinquished Funds Corporation for the Acquisition of Land Associated with Fresno Edison Apartments Phase II		

Executive Summary

The purpose of this memo is to hereby request approval of up to \$300,000 from Housing Relinquished Fund Corporation (the “**HRFC**”), to purchase land for the second phase of the Fresno Edison Apartments Development, located at 2250 Walnut Avenue, Fresno, CA (the “**Project**”) (See Exhibit A for legal description). As part of the Fresno Edison Apartments Development, Fresno Edison Apartments, LP (of which the Housing Authority of the City of Fresno (the “**HACF**”) is a Limited Partner) was required to enter into and execute a Development and Disposition Agreement (the “**DDA**”) with the Successor Agency to the Redevelopment Agency of the City of Fresno (the “**Successor Agency**”), to acquire land for the Project. Said land is intended to be developed into 128 units of multifamily apartments (split between 2 development phases, each consisting of sixty-four (64) units), complete with a community building and pool.

According to the terms of the DDA, the land intended for both the first and second phase of the Project must be acquired at one time and upon the commencement of the development of the first phase. The cost of the land for the second phase is \$262,000, not including administrative/closing fees. Thus, staff is requesting up to \$300,000 from the Housing Relinquished Funds Corporation for land purchase and closing costs related to the development of Fresno Edison Apartments Phase II.

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolutions in order to acquire land associated with the development of Fresno Edison Apartments Phase II, and authorize the CEO/Executive Director, Preston Prince or Tracewell Hanrahan, Deputy Executive Director, and/or their respective designees to negotiate and execute all ancillary documents in connection therewith.

Fiscal Impact

The cost of acquiring the land and closing fees associated with the development of Fresno Edison Apartments Phase II are estimated at \$300,000.

Background Information

Fresno Edison Apartments Phase II is anticipated to be developed after the first phase is complete and financing has been secured. Each phase of Fresno Edison Apartments will consist of 64 units, for a total of 128 units. Site amenities will include an approximate 6,500 square foot community building and swimming pool, and the site is located near public transportation stops and schools.

Attachment: Exhibit A – Legal Description

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING APPROVAL OF UP TO \$300,000 FUNDING
COMMITMENT FROM THE HOUSING RELINQUISHED FUND CORPORATION
("HRFC") FOR THE ACQUISITION OF LAND ASSOCIATED WITH FRESNO EDISON
APARTMENTS PHASE II, LOCATED AT 2250 WALNUT AVENUE, FRESNO CA

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

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

WHEREAS, the Authority has agreed to facilitate the development of real property located at 2250 Walnut Avenue, Fresno CA, and the improvements located thereon into a 64-unit multifamily apartment complex (collectively, the Property); and,

WHEREAS, the Authority is required per the terms of the Development and Disposition Agreement (the "DDA") with the Successor Agency to the Redevelopment Agency of the City of Fresno (the "**Successor Agency**") to acquire land associated with the second phase of Fresno Edison Apartments so that the development of the first phase can begin; and,

WHEREAS, the Authority desires to request and accept a loan commitment of up to \$300,000 from the HRFC board for the acquisition of the land associated with Fresno Edison Apartments Phase II;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, the Deputy Executive Director, or their designee, to adopt the attached resolution approving authorization of a financing commitment from the HRFC board for the purposes of developing the Fresno Edison Apartments Phase II.

PASSED AND ADOPTED THIS 24th DAY OF NOVEMBER, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

Reso City – HRFC Funding Commitment for Land Acquisition – Edison Apts Phase II

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION AUTHORIZING APPROVAL OF UP TO \$300,000 FUNDING
COMMITMENT FROM THE HOUSING RELINQUISHED FUND CORPORATION
("HRFC") FOR THE ACQUISITION OF LAND ASSOCIATED WITH FRESNO EDISON
APARTMENTS PHASE II, LOCATED AT 2250 WALNUT AVENUE, FRESNO CA

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

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

WHEREAS, the Housing Authority of the City of Fresno has agreed to facilitate the development of real property located at 2250 Walnut Avenue, Fresno CA, and the improvements located thereon into a 64-unit multifamily apartment complex (collectively, the Property); and,

WHEREAS, the Housing Authority of the City of Fresno is required per the terms of the Development and Disposition Agreement (the "DDA") with the Successor Agency to the Redevelopment Agency of the City of Fresno (the "**Successor Agency**") to acquire land associated with the second phase of Fresno Edison Apartments so that the development of the first phase can begin; and,

WHEREAS, the Housing Authority of the City of Fresno desires to request and accept a loan commitment of up to \$300,000 from the HRFC board for the acquisition of the land associated with Fresno Edison Apartments Phase II;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, the Deputy Executive Director, or their designee, to adopt the attached resolutions approving authorization of a financing commitment from the HRFC board for the purposes of developing the Fresno Edison Apartments Phase II.

PASSED AND ADOPTED THIS 24th DAY OF NOVEMBER, 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

EXHIBIT "A - 2"

THE NORTH 126.00 FEET OF LOTS 26 THROUGH 37, INCLUSIVE OF BLOCK 3 OF LONG BROTHER'S ADDITION, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 59 OF PLATS, FRESNO COUNTY RECORDS..

EXCEPTING THAT PORTION OF LOTS 26, 27, AND 28, INCLUSIVE OF BLOCK 3 OF SAID LONG BROTHER'S ADDITION PREVIOUSLY GRANTED TO THE CITY OF FRESNO, IN DEED RECORDED JULY 14, 2009, AS INSTRUMENT NO. 2009-0095487, OFFICIAL RECORDS OF FRESNO COUNTY.

E-15011
PHASE TWO



EXHIBIT "A - 3"

THE SOUTH 79.00 FEET OF LOTS 21 THROUGH 25, INCLUSIVE OF BLOCK 3 OF LONG BROTHER'S ADDITION, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 59 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THAT PORTION OF LOT 25, INCLUSIVE OF BLOCK 3 OF SAID LONG BROTHER'S ADDITION PREVIOUSLY GRANTED TO THE CITY OF FRESNO, IN DEED RECORDED JULY 24, 2009, AS INSTRUMENT NO. 2209-0095487, OFFICIAL RECORDS OF FRESNO COUNTY.

TOGETHER WITH THE WEST 22.00 FEET OF THE SOUTH 79.00 FEET OF LOT 20, INCLUSIVE OF BLOCK 3 OF SAID LONG BROTHER'S ADDITION.

E-15011
PHASE TWO



EXHIBIT "A - 4"

THE NORTH 120.00 FEET OF LOTS 26 THROUGH 30, INCLUSIVE OF BLOCK 4 OF LONG BROTHER'S ADDITION, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 59 OF PLATS, FRESNO COUNTY RECORDS.

TOGETHER WITH THE WEST 18.80 FEET OF THE NORTH 120.00 FEET OF LOT 31, INCLUSIVE OF BLOCK 4 OF SAID LONG BROTHER'S ADDITION.

TOGETHER WITH THE SOUTH 93.00 FEET OF LOTS 1 THROUGH 25, INCLUSIVE OF BLOCK 4 OF LONG BROTHER'S ADDITION, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 59 OF PLATS, FRESNO COUNTY RECORDS.

E-15011
PHASE TWO





BOARD MEMO

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Fresno, California 93721

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TO:	Boards of Commissioners Fresno Housing Authority	DATE:	Nov 23, 2015
FROM:	Preston Prince <i>P. Prince</i> CEO/Executive Director	BOARD MEETING:	Nov 24, 2015
AUTHOR	Dave Brenner Community Development Coordinator	AGENDA ITEM:	5b
RE:	Parc Grove Commons Northeast Veterans Phase – Commitment of Funds		

Executive Summary

On November 17, 2015, the Board approved the submission of a funding application to the State Department of Housing and Community Development's ("HCD") Veterans Housing and Homeless Prevention Program ("VHHP") for the Parc Grove Commons Northeast Veterans Phase. Based on current financial projections and an analysis of the leveraging requirements for the VHHP application, staff is requesting a commitment of up to \$500,000 in Housing Relinquished Fund Corporation (HRFC) funds.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the commitment of HRFC funds and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents in connection with the approved action.

Fiscal Impact

The current request is for up to \$500,000 from the Housing Relinquished Fund Corporation.

Background

The 1st phase of Parc Grove Northeast (Veterans Phase) is proposed to be a 40 unit Low-Income Housing Tax Credit (LIHTC) development on 1.4 acres located in Fresno, CA. The project units will be reserved for veterans in need of supportive services.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING A HOUSING RELINQUISHED FUND CORPORATION
(HRFC) LOAN OF UP TO \$500,000 FOR THE PARC GROVE COMMONS
NORTHEAST (VETERANS PHASE) PROJECT (APN 446-020-40T)**

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

WHEREAS, the subject first phase of Parc Grove Northeast (Veterans Phase) (“the Project”) includes 40 units and a community space; and,

WHEREAS, the Authority desires to request and accept a commitment of up to \$500,000 from the Housing Relinquished Fund Corporation (HRFC); and

WHEREAS, the development of first phase of Parc Grove Northeast (Veterans Phase) (APN 446-020-40T) is in line with the Housing Authority’s development goals; and,

WHEREAS, the Authority intends to undertake such actions as necessary to facilitate the Partnership’s financing, construction, ownership and operation of the Property; and,

WHEREAS, the Authority, in its own capacity or through its affiliates and/or instrumentalities proposes to make one or more loan(s) to the Project from funds obtained by the Authority for the benefit of the Project;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to adopt the attached resolution approving a financing commitment of \$500,000 from the Housing Relinquished Fund Corporation for the first phase of Parc Grove Commons Northeast (Veterans Phase) in Fresno, CA.

PASSED AND ADOPTED THIS 24th DAY OF NOVEMBER, 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 Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE FRESNO COUNTY

**RESOLUTION APPROVING A HOUSING RELINQUISHED FUND CORPORATION
(HRFC) LOAN OF UP TO \$500,000 FOR THE PARC GROVE COMMONS
NORTHEAST (VETERANS PHASE) PROJECT (APN 446-020-40T)**

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

WHEREAS, the subject first phase of Parc Grove Northeast (Veterans Phase) (“the Project”) includes 40 units and a community space; and,

WHEREAS, the Authority desires to request and accept a commitment of \$500,000 from the Housing Relinquished Fund Corporation; and

WHEREAS, the development of the first phase of Parc Grove Northeast (Veterans Phase) (APN 446-020-40T) is in line with the Authority’s development goals; and,

WHEREAS, the Authority intends to undertake such actions as necessary to facilitate the Partnership’s financing, construction, ownership and operation of the Property; and,

WHEREAS, the Authority, in its own capacity or through its affiliates and/or instrumentalities proposes to make one or more loan(s) to the Project from funds obtained by the Authority for the benefit of the Project;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Fresno County, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to adopt the attached resolution approving a financing commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for the first phase of Parc Grove Commons Northeast (Veterans Phase) in Fresno, CA.

PASSED AND ADOPTED THIS 24th DAY OF NOVEMBER, 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 Boards of Commissioners