



Boards of Commissioners Meeting

May 24, 2016

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 24, 2016

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

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 five (5) minutes per speaker.

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

5. Consent Agenda

- a. Consideration of the minutes of April 26, 2016

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Public Employment	
Pursuant to Government Code §54597	
11. Adjournment	

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

Tuesday, April 26, 2016

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 26, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

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

COMMISSIONERS PRESENT: ADRIAN JONES, Chair
 RUEBEN SCOTT, Vice Chair
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR
 STACY VAILLANCOURT

COMMISSIONERS ABSENT: CRAIG SCHARTON

The meeting was called to order at 5:01 p.m. by Board Vice Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 JIM PETTY
 NANCY NELSON
 JOEY FUENTES

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair
 LEE ANN EAGER
 VENILDE MILLER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; Lauren Layne, Baker Manock and Jensen - General Counsel; and Tiffany Mangum, Special Assistant to the CEO/Executive Director.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comment.

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

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

3. PUBLIC COMMENT

Commission Sablan introduced the new City Commissioner, Stacy Vaillancourt, to the Boards.

There was no public comment.

4. 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 announced.

5. CONSENT AGENDA

- a. Consideration of the minutes of March 10, 2016 and March 22, 2016
- b. Consideration of Out of State Travel

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

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

6. INFORMATIONAL

- a. Leveraging the Housing Choice Voucher Program to Improve Quality Housing - Overview

Tracewell Hanrahan, Deputy Executive Director, announced the upcoming Community Stakeholder meeting on Wednesday, April 27, 2016. She presented an overview of the agenda and presentation that will be provided during this meeting.

b. HAP Pacing Update – 1st Quarter 2016

Tracewell Hanrahan presented an update on the HAP Pacing report for the first quarter of 2016. Ms. Hanrahan's presentation included the 2016 first quarter voucher utilization, the 2016 first quarter HAP utilization, the 2016 HAP Reserves, and an update on the 2016 leasing. Her presentation included the following data:

There was further conversation regarding Commissioner Petty's question on VASH utilization. Staff provided additional feedback regarding a previous action approving correspondence on the subject. Additionally, Commissioner Petty requested clarity about leasing assistance in a past partnership with Fresno State. Ms. Hanrahan agreed that staff will look into his request.

Commissioner Aguilar arrived.

c. Real Estate Development Overview

Michael Duarte, Director of Planning & Community Development, presented an overview of development projects that are in the construction process and the pre-development phase. Mr. Duarte reviewed the projects in the construction process which included Cedar Heights, 541 @ South Tower, Fresno Edison Phase 1, Trailside Terrace, Firebaugh Gateway, Shockley Terrace, and the Lowell Neighborhood Project. Mr. Duarte provided details on pre-development projects that included Fresno Edison Phase II, Magill Terrace, Memorial Village, Parc Grove Commons Northeast-Veterans, Highway City CenterPoint Development, and the Central Office Site.

There was further conversation regarding additional detail to the planning and pre-development of the Highway City CenterPoint.

Commissioner Scott left the meeting.

d. Yardi Implementation Update

Bobby Coulter, Information Technology and Systems Manager, provided an update on the status of the Agency's Enterprise Management System (EMS) implementation. Mr. Coulter broke down his presentation to explain the implementation process in three phases.

e. Overview of 2015 Mixed Finance, Operating, and HAP Financial Results

Emily De La Guerra, Senior Manager of Finance and Administration, presented a brief overview of Mixed Finance, the 2015 Mixed Finance Budgets, the Financial

Results through December 31, 2015, some financial highlights, and the 2015 Annual Cash Flow Distributions.

Commissioner Bedrosian left the meeting.

7. ACTION ITEMS – COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration to Accept the 2015 Operating and HAP Financial Results

Emily De La Guerra recommended the Boards accept the presented 2015 financial results for Agency Operations and Housing Assistance Payments.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the 2015 Operating and HAP Financial Results. This action was seconded by Commissioner Aguilar, and by unanimous vote of the Board of Commissioners for the City, the 2015 Operating and HAP Financial Results were approved.

Commissioner Petty motioned for the County Board's approval of the 2015 Operating and HAP Financial Results. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the 2015 Operating and HAP Financial Results were approved.

b. Consideration of the 2016 Capital Fund Budget

Emily De La Guerra started the presentation by providing a brief overview of the Capital Budget.

Gary Grinstead, Construction Operations Manager, concluded the presentation by providing the Boards with a summary of the 2015 Capital Improvement Plan. Mr. Grinstead recommended the Boards adopt the proposed FY 2016 Capital Budget.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the proposed FY 2016 Capital Budget. This action was seconded by Commissioner Aguilar, and by unanimous vote of the Board of Commissioners for the City, the proposed FY 2016 Capital Budget was approved.

Commissioner Petty motioned for the County Board's approval of the proposed FY 2016 Capital Budget. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the proposed FY 2016 Capital Budget was approved.

- c. Consideration of HOME Partnership Investment Funding Application Submission, Purchase and Sale Agreement, and Memorandum of Understanding – Highway City CenterPoint

Michael Duarte recommended the Boards adopt the attached resolutions. The resolutions requested approval to move forward with a City of Fresno HOME application submission. Mr. Duarte's recommendation also authorized select staff to negotiate and execute documents in connection with the approved actions.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the attached resolutions in connection with the Highway City CenterPoint. This action was seconded by Commissioner Vaillancourt, and by unanimous vote of the Board of Commissioners for the City, the attached resolutions in connection with the Highway City CenterPoint were approved.

Commissioner Petty motioned for the County Board's approval of the attached resolutions in connection with the Highway City CenterPoint. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the attached resolutions in connection with the Highway City CenterPoint were approved.

- d. Consideration of Project-Based Voucher Allocation – Parc Grove Commons Northeast

Michael Duarte recommended the Boards with the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast Veterans affordable housing development.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast. This action was seconded by Commissioner Vaillancourt, and by unanimous vote of the Board of Commissioners for the City, consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast was approved.

Commissioner Petty motioned for the County Board's approval of the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast was approved.

8. COMMISSIONER'S REPORT

The Commissioners introduced themselves to Stacy Vaillancourt.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Preston Prince provided an overview of the approved congressional letter regarding the VASH program. The Congressional offices are working with Staff to set up a meeting with the VA to remedy some of the issues that have been outlined.
- Congressman Costa will be joining the Launch Party on Monday, May 2, 2016 at Parc Grove at 4:00 P.M. There will be 25 scholarships announced for Bitwise's Summer Coding Program.
- Mayor Swearengen will be conducting a Town Hall Meeting on homelessness on Thursday, April 28, 2016. Doreen Eley, Assisted Housing Manager, will be participating as a subject matter expert for this event.
- Calaveras ground breaking event will be on Wednesday, May 11, 2016.
- There will be an article published on Mother's day, Sunday, May 8, 2016. The Article will address issues within the neighborhoods and their housing.
- Introduction of Michael Mosley, Controller. Mr. Mosley gave a brief introduction to the Boards.
- Dave Brenner was promoted to Development Analyst and Nerissa Richardson was promoted to accountant.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:47 p.m.

PUBLIC EMPLOYMENT

Pursuant to Government Code Section 54597

The Boards went into open session at approximately 7:57 p.m. with no action to report.

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 7:58 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 5b

AUTHOR: Angie Nguyen

SUBJECT: Ratification of the Application to the Department of Housing and Urban Development Veterans Affairs Supportive Housing Program

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) in collaboration with the U.S. Department of Veteran Affairs (VA) oversees the Veteran Affairs Supportive Housing Program (VASH). The two departments jointly determine the allocation of VASH vouchers awarded to each Public Housing Agency, if any, based on the percentage of veterans experiencing homelessness in the community. VASH vouchers are administered by the PHA in partnership with the local VA Medical Center (VAMC).

To date, Fresno Housing has been awarded 343 VASH vouchers, 261 currently under lease. The 2016 homeless count estimates 213 unsheltered Veterans in the Fresno-Madera area. HUD invited Fresno Housing to apply for twenty-eight (28) additional VASH vouchers bringing the total to 371. We will continue to partner with the Fresno VAMC. FH received notification of this invitation on April 25, 2016 with a response due the same day. Subsequent application deadline was due May 2, 2016 prior to the Boards of Commissioners' meeting.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing: (a) the acceptance of administration of twenty-eight (28) VASH vouchers, (b) negotiation and execution, by the CEO/Executive Director, of any resulting contract(s), and associated amendments; (c) to incorporate the new funding into the approved FY 2016 budget or when agreement is executed.

Fiscal Impact

There is no negative fiscal impact. HUD evenly distributes the Budget Authority granted under each HUD-VASH increment throughout the fiscal year, making funds available regardless of utilization. Current staffing levels are supported by the Administrative Fees received and we do not anticipate any staffing changes necessary to administer the new HUD-VASH vouchers. This program has no match requirement.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION RATIFICATION OF THE APPLICATION TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS SUPPORTIVE
HOUSING PROGRAM

WHEREAS, the Department of Housing and Urban Development and the Department of Veteran Affairs has requested the Housing Authority of the City of Fresno to accept administration of twenty-eight (28) Veterans Affairs Supportive Housing (VASH) vouchers; and,

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

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

PASSED AND ADOPTED THIS 24th DAY OF May, 2016. 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

RESOLUTION NO. _____

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

RESOLUTION RATIFICATION FO THE APPLICATION TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS SUPPORTIVE
HOUSING PROGAM

WHEREAS, the Department of Housing and Urban Development and the Department of Veteran Affairs has requested the Housing Authority of Fresno County to accept administration of twenty-eight (28) Veterans Affairs Supportive Housing (VASH) vouchers; and,

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

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

PASSED AND ADOPTED THIS 24th DAY OF May, 2016. 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 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 5c

AUTHOR: Angie Nguyen

SUBJECT: Ratification of Amendment to the partnership with County of
 Fresno Department of Social Services Housing Support Program

Executive Summary

The County of Fresno Department of Social Services (DSS) has received a grant from the State of California to administer a Housing Support Program (HSP) with attendant supportive services to house homeless families with children who receive California Work Opportunity and Responsibility to Kids (CalWORKs) benefits. In early 2015, DSS asked Fresno Housing Authority to administer the HSP Program specifically by providing a rapid rehousing program for the target population. The Boards authorized FH staff to enter into an agreement to administer the grant on behalf of DSS in February 2015. The agreement was for administration of the grant through June 30, 2016.

The total 2015/16 grant was expected to be \$655,942. DSS has, however, received additional funding in the amount of \$215,951 for a total of \$871,893. It is the intent of FH to continue to utilize expertise in administering a rapid rehousing program and case management services to administer these additional funds. FH intends to work closely with DSS and other community partners to obtain and maintain housing for this population and feels confident it will be able to expend all the resources available.

This item is coming before the Boards as a ratification because DSS required initial signature of the amendment to the contract on April 28, 2016; prior to the FH Boards of Commissioners meeting.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County authorize: (a) partnership with DSS in administering of the HSP program; (b) execution, by the CEO/Executive Director, of any resulting contract(s), and associated amendments.

Fiscal Impact

The agency will receive additional funding for this program in the amount of \$215,951. These funds will cover direct program costs. No additional staff will

be required to administer these funds and no matching funds are required. Therefore, there will be no negative fiscal impact to the agency.

RESOLUTION NO. _____

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

RESOLUTION RATIFICATION OF AMENDMENT OF ADMINISTRATION OF HOUSING
SUPPORT PROGRAM IN PARTNERSHIP WITH COUNTY OF FRESNO DEPARTMENT OF
SOCIAL SERVICES

WHEREAS, the County of Fresno Department of Social Services has requested Fresno Housing Authority to partner on administration of a State of California funded Housing Support Program; and,

WHEREAS, said program is intended to serve approximately 100 homeless families with children who receive California Work Opportunity and Responsibility to Kids benefits; and,

WHEREAS, grant funding is amended to \$655,942 to \$871,893 for the period July 1, 2015 - June 30, 2016;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize the CEO/Executive Director, Preston Prince, or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with County of Fresno Department of Social Services to partner in administering the Housing Support Program.

PASSED AND ADOPTED THIS 24th DAY OF May 2016, 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 RATIFICATION OF AMENDMENT OF ADMINISTRATION OF HOUSING
SUPPORT PROGRAM IN PARTNERSHIP WITH COUNTY OF FRESNO DEPARTMENT OF
SOCIAL SERVICES

WHEREAS, the County of Fresno Department of Social Services has requested Fresno Housing Authority to partner on administration of a State of California funded Housing Support Program; and,

WHEREAS, said program is intended to serve approximately 100 homeless families with children who receive California Work Opportunity and Responsibility to Kids benefits; and,

WHEREAS, grant funding is amended to \$655,942 to \$871,893 for the period July 1, 2015 - June 30, 2016;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorize the CEO/Executive Director, Preston Prince, or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with County of Fresno Department of Social Services to partner in administering the Housing Support Program.

PASSED AND ADOPTED THIS 24th DAY OF May 2016, I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
 CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 5d

AUTHOR: Angie Nguyen

SUBJECT: Ratification approval for Renewal of Housing Support Program
 in with County of Fresno Department of Social Services

Executive Summary

The County of Fresno Department of Social Services (DSS) has received funding from the State of California to continue administration of a Housing Support Program (HSP) with attendant supportive services to house homeless families with children who receive California Work Opportunity and Responsibility to Kids (CalWORKs) benefits. DSS has asked Fresno Housing Authority to continue the partnership in administering HSP, specifically in providing a rapid rehousing program for the target population. In early 2015, DSS asked Fresno Housing Authority to administer the HSP Program specifically by providing a rapid rehousing program for the target population. The Boards authorized FH staff to enter into an agreement to administer the grant on behalf of DSS in February 2015. The agreement was for administration of the grant through June 30, 2016. DSS has secured funding for the July 1, 2016 – June 30, 2017 in the amount of \$840,000 and has asked Fresno Housing to continue the partnership in administering HSP. It is the intent of FH to continue to utilize expertise in administering a rapid rehousing program and case management services. FH intends to work closely with DSS and other community partners to obtain and maintain housing for this population.

The item is coming to the Board as a ratification because DSS required initial signature of the contract on April 28, 2016; prior to the FH Boards of Commissioners meeting.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County ratify and adopt the attached resolutions authorizing: (a) partnership with DSS in administering of the HSP program; (b) execution, by the CEO/Executive Director, of any resulting contract(s), and associated amendments.

Fiscal Impact

The program will receive \$840,000 to administer the Housing Support Program in partnership with DSS. The funds cover all related direct costs in

administering the program. No additional personnel resources will be needed to administer this program and there is no match requirement. There is no negative fiscal impact to the agency.

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING CONTINUANCE OF ADMINISTRATION OF HOUSING
SUPPORT PROGRAM IN PARTNERSHIP WITH COUNTY OF FRESNO DEPARTMENT OF
SOCIAL SERVICES**

WHEREAS, the County of Fresno Department of Social Services has requested Fresno Housing Authority to partner to continue administration of a State of California funded Housing Support Program; and,

WHEREAS, said program is intended to serve approximately 100 homeless families with children who receive California Work Opportunity and Responsibility to Kids benefits; and,

WHEREAS, grant funding is \$840,000 for the period July 1, 2016 - June 30, 2017;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize the CEO/Executive Director, Preston Prince, or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with County of Fresno Department of Social Services to partner in administering the Housing Support Program.

PASSED AND ADOPTED THIS 24th DAY OF May 2016, 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 AUTHORIZING CONTINUANCE OF ADMINISTRATION OF HOUSING
SUPPORT PROGRAM IN PARTNERSHIP WITH COUNTY OF FRESNO DEPARTMENT OF
SOCIAL SERVICES**

WHEREAS, the County of Fresno Department of Social Services has requested Fresno Housing Authority to partner to continue administration of a State of California funded Housing Support Program; and,

WHEREAS, said program is intended to serve approximately 100 homeless families with children who receive California Work Opportunity and Responsibility to Kids benefits; and,

WHEREAS, grant funding is \$840,000 for the period July 1, 2016 - June 30, 2017;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorize the CEO/Executive Director, Preston Prince, or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with County of Fresno Department of Social Services to partner in administering the Housing Support Program.

PASSED AND ADOPTED THIS 24th DAY OF May 2016, I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 6a

AUTHOR: Tracewell Hanrahan

SUBJECT: National Housing Policy Update

Executive Summary

Staff will provide updates on key national housing policy matters, including Moving-to-Work (MTW), Affirmatively Furthering Fair Housing (AFFH) Housing Assessment Tool, UPCS-V Demonstration (proposed new HCV inspections protocol), and Mobility.

Recommendation

None at this time. Informational only.

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 6b

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Overview

Executive Summary

Staff will provide an overview of current pre-development and community projects.

Recommendation

None at this time. Informational only.



Real Estate Development Update

May 24, 2016

Presentation Overview

- Pre-Development Projects
 - Fresno Edison Phase II (Fresno)
 - Magill Terrace (Fowler)
 - Parc Grove Commons Northeast Veterans (Fresno)
 - Memorial Village (Sanger)
 - Highway City Community Center (Fresno)

Fresno Edison Phase II

- Proposed new construction of 64 units of family housing in Southwest Fresno
- Second phase to complete overall 128 unit development
- Partnership with Edison Plaza Partners
- HRFC of \$1.5 million committed February 2016
- Proposed for 2nd Round 2016 Tax Credit Application



Fresno Edison Phase II

Fresno Edison Combined Site Plan

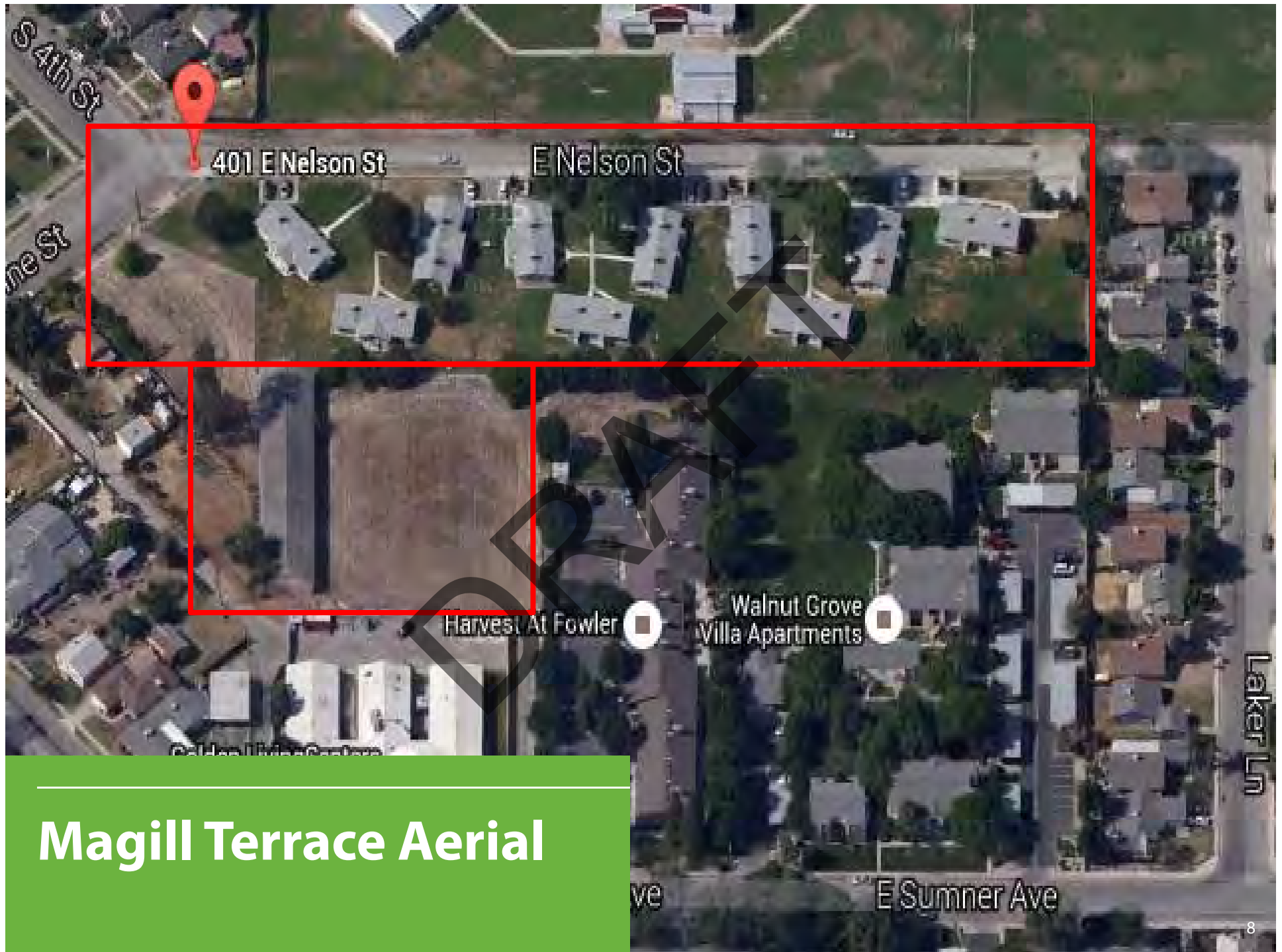


Fresno Edison Phase II Sources and Uses

Fresno Edison Apartments Phase II		
Pro Forma Sources and Uses		
Sources of Funds	Total	Per Unit
Bank Loan	\$633,100	\$ 9,892
Housing Relinquished Fund Corp	\$1,500,000	\$ 23,438
Donated Land Value	\$195,000	\$ 3,047
LIHTC Equity	\$12,949,545	\$ 202,337
Total Sources of Funds	\$15,277,645	\$ 238,713
Uses of Funds	Total	Per Unit
Acquisition Costs	\$457,000	\$ 7,141
Construction Costs	\$9,679,583	\$ 151,243
Contingency	\$962,603	\$ 15,041
Permits/Impact Fees/etc.	\$638,557	\$ 9,977
Professional Fees	\$330,850	\$ 5,170
Loan Fees and other Soft Costs	\$1,200,062	\$ 18,751
Reserves	\$180,772	\$ 2,825
Developer Fee	\$1,828,218	\$ 28,566
Total Uses of Funds	\$15,277,645	\$ 238,713
*As of TCAC Application March 2016		

Magill Terrace

- Proposed redevelopment of an existing 20-unit low income public housing site
- New construction project of 60 units and a community building
- HRFC of \$2 million committed June 2015
- March 2016 AHP application submitted
- RFP for GC/CM issued April 2016
- Proposed for 2nd Round 2016 Tax Credit Application



Magill Terrace Aerial

Magill Terrace Site Plan

Magill Terrace Sources and Uses

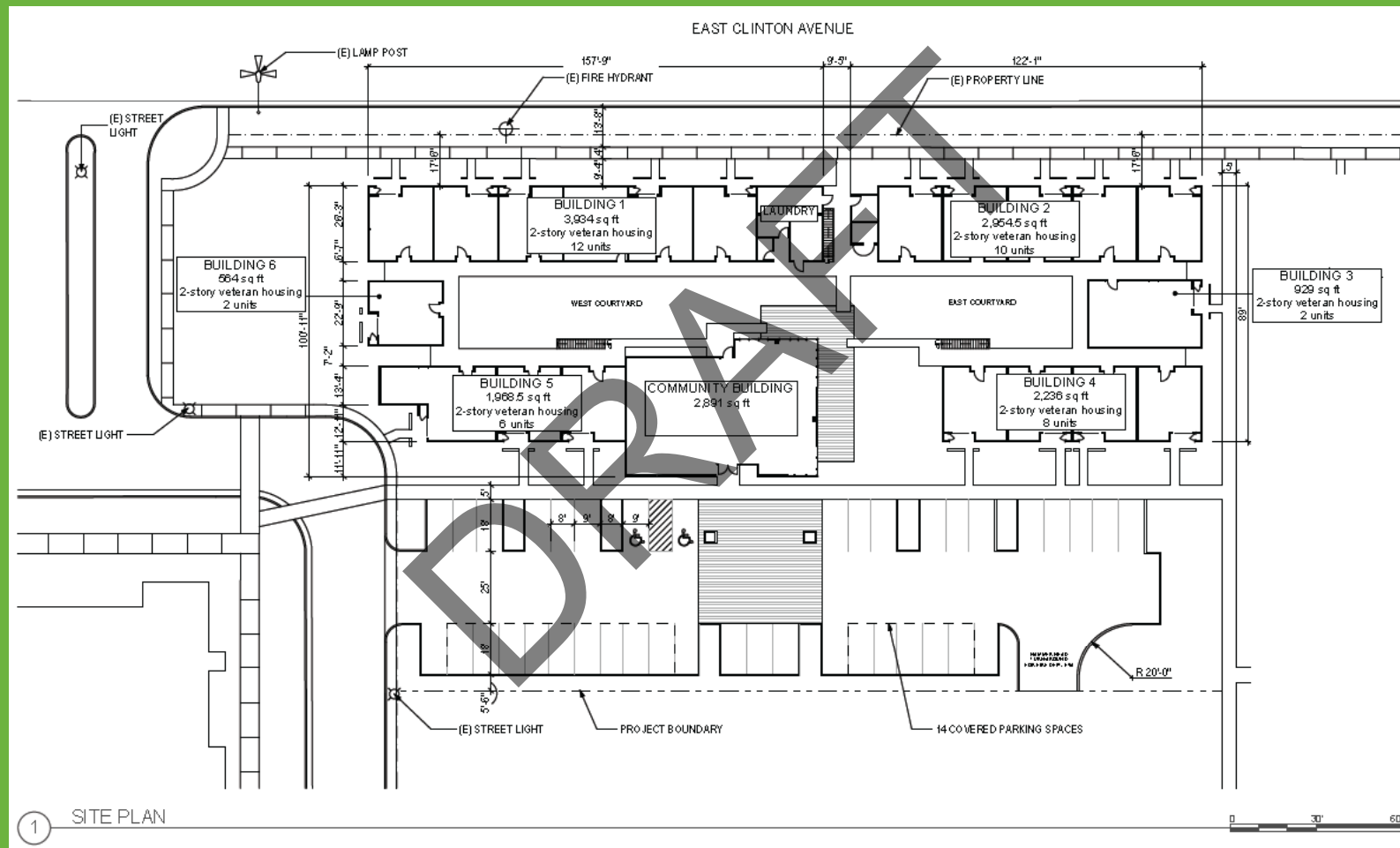
Magill Terrace		
Pro Forma Sources and Uses		
Sources of Funds	Amount 6/23/15	Amount 2/23/16
Seller Financing	\$1,150,000	\$ 1,200,000
HRFC Funds	\$1,968,982	\$ 2,000,000
FH Caps & Ops	\$365,541	\$ -
Accrued/Deferred Interest	\$0	\$ 80,000
Tax Credit Equity	\$14,875,744	\$ 17,701,388
Total Sources of Funds	\$18,360,267	\$ 20,981,388
Uses of Funds	Amount 6/23/15	Amount 2/23/16
Acquisition Costs	\$1,150,000	\$ 1,530,000
Construction Costs	\$11,050,000	\$ 13,066,400
Hard Cost Contingency	\$552,500	\$ 653,320
Relocation Costs	\$195,000	\$ 195,000
Professional Fees	\$470,000	\$ 654,765
Loan Fees and other Soft Costs	\$2,765,867	\$ 2,705,003
Reserves	\$176,900	\$ 176,900
Developer Fee	\$2,000,000	\$ 2,000,000
Total Uses of Funds	\$18,360,267	\$ 20,981,388
<i>*As of TCAC Application March 2016</i>		

Parc Grove Commons Northeast Veterans

- New construction of 40 units of veterans permanent supportive housing
- Received VHHP award of \$2.6 million
- HRFC of \$500k committed December 2015
- March 2016 AHP application submitted
- April 2016 HOME Funds application submitted
- RFP for GC/CM issued April 2016
- Proposed for 2nd Round 2016 Tax Credit Application



Parc Grove Commons Northeast Veterans Site Plan



Parc Grove Commons Northeast Veterans

Parc Grove Commons Northeast Veterans		
Pro Forma Sources and Uses		
Sources of Funds	Amount 4/26/16	Amount 5/24/16
Tax Credit Equity	\$11,026,482	\$11,623,308
HOME Funds	\$1,000,000	\$0
HRFC Loan	\$0	\$425,000
VHHP	\$2,600,000	\$2,600,000
Total Sources of Funds	\$14,626,482	\$14,648,308
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$250,000	\$260,000
Residential Construction Costs	\$6,490,285	\$6,102,000
Hard Cost Contingency	\$269,414	\$610,200
Architecture/Engineering	\$600,000	\$600,000
Loan Fees and other Soft Costs	\$1,958,370	\$1,998,816
Reserves	\$3,706,049	\$3,720,908
Developer Fee	\$1,352,364	\$1,356,384
Total Uses of Funds	\$14,626,482	\$14,648,308
*Draft as of 5/24/16		

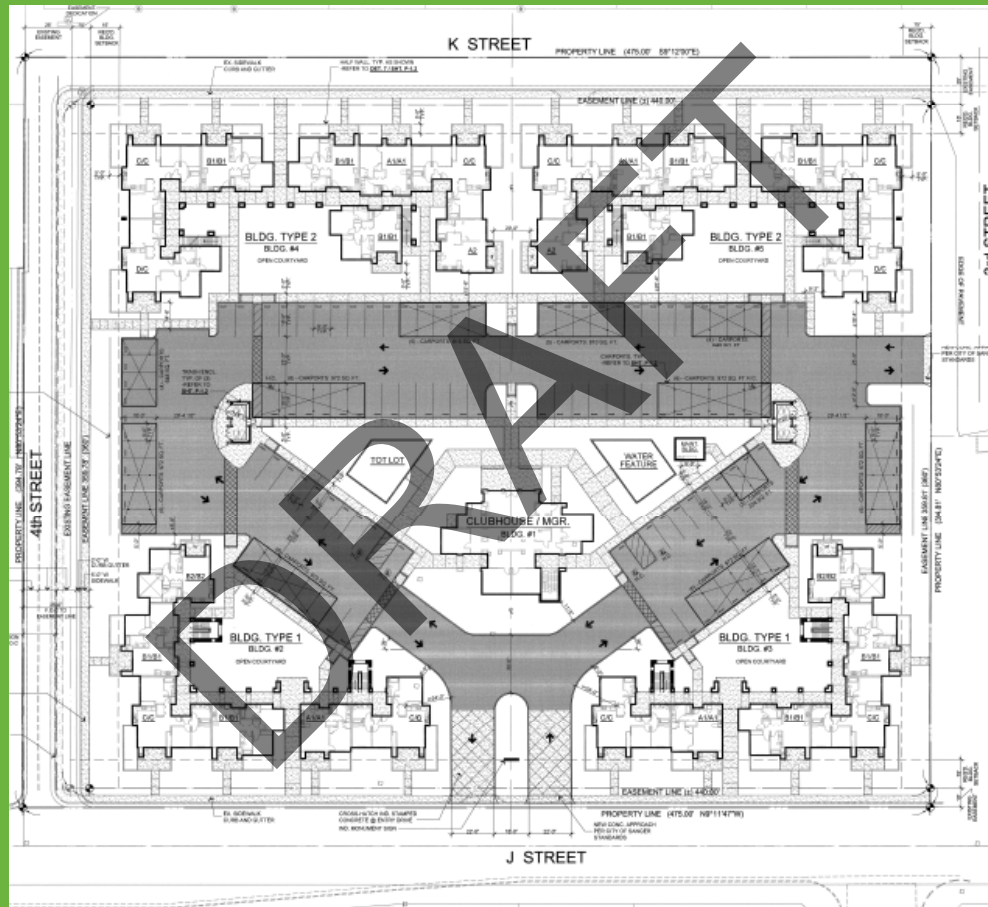
Memorial Village

- Proposed redevelopment of an existing 35-unit low income public housing site
- New construction project of 48 units and a community building
- March 2016 AHP application submitted
- RFP for GC/CM issued April 2016
- HRFC commitment of \$1.45 million proposed
- Proposed for 2nd Round 2016 Tax Credit Application



Memorial Village Aerial

Memorial Village Site Plan



Memorial Village Sources and Uses

Memorial Village		
Pro Forma Sources and Uses		
Sources of Funds	Amount 2/19/16	Amount 5/24/16
Tax Credit Equity	\$16,621,679	\$13,493,442
Seller Financing	\$2,050,000	\$2,050,000
AHP	\$540,000	\$0
HRFC Loan	\$0	\$1,450,000
		\$0
Total Sources of Funds	\$19,211,679	\$16,993,442
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$2,527,255	\$2,527,255
Construction Costs	\$10,971,513	\$9,984,000
Hard Cost Contingency	\$585,430	\$499,200
Relocation Costs	\$321,750	\$321,750
Professional Fees	\$812,628	\$771,282
Loan Fees and other Soft Costs	\$1,812,778	\$935,892
Reserves	\$180,325	\$153,570
Developer Fee	\$2,000,000	\$1,800,493
Total Uses of Funds	\$19,211,679	\$16,993,442

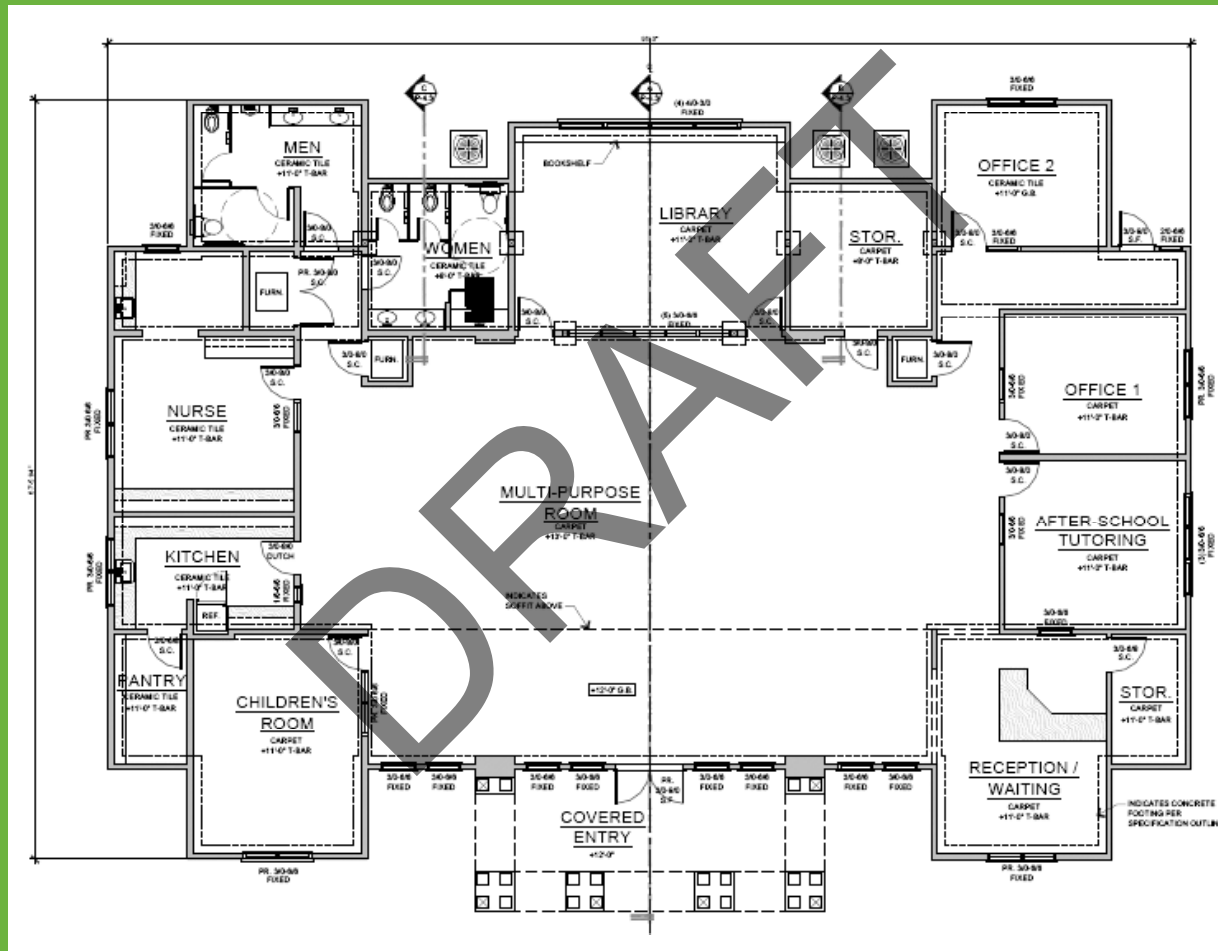
*Draft as of 5/19/16

Highway City Community Center (Fresno)

- New construction of approximately 5,200 s.f. community center
- Received CDBG Award of \$329k from the City of Fresno
- Partners include Highway City CDC, Granville, Central Community Church
- HRFC commitment of \$250k proposed



Highway City Community Center Floor Plan



Highway City Community Center Estimate

Line Item Budget	TOTAL Budget	City of Fresno Funds (CDBG)	HCCD	Granville	Central Community Church (Potential Commitments)	Proposed HRFC	Gap Financing
Consultant or Purchased Services:	\$60,000	\$60,000					
Acquisition:	\$168,000		\$168,000 (Land Donated)				
Construction:	\$1,300,000	\$173,000		\$350,000	\$150,000	\$250,000	\$377,000
Accounting/Audit:	\$2,500	\$2,500					
Permits & Fees:	\$40,000	\$40,000					
Appraisal:	\$2,000	\$2,000					
Title & Recording:	\$2,500	\$2,500					
Taxes:	\$4,000	\$4,000					
Insurance:	\$15,000	\$15,000					
Soft Cost Contingency:	\$30,000	\$30,000					
Total Project Budget:	\$1,624,000	\$329,000	\$168,000	\$350,000	\$150,000	\$250,000	\$377,000

Questions?

DRAFT

BOARD MEMO


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Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 6c

AUTHOR: Emily De La Guerra

SUBJECT: Update on the Housing Relinquished Fund Corp. (HRFC)
Reserves

Executive Summary

Staff will be presenting an update on the Housing Relinquished Fund Corporation (HRFC) cash reserves. The analysis will include the actual inflows and outflows as of April 30, 2016, as well as potential inflows and commitments for 2016. See attached presentation for details.

Recommendation

No action is necessary. This item is informational only.



Update on HRFC Reserves

Boards of Commissioners Meeting

May 24, 2016

HRFC Reserves

- The Housing Relinquished Fund (HRFC) reserves allow for the expansion of affordable housing.
- Reserves have accumulated from various sources including:
 - Program income and loan repayments from development projects
 - Interest income from loans
 - Sales of properties
- HRFC reserves can be restricted by the Boards or agreements with HUD.

Current HRFC Reserves (as of 04/30/16)

Cash Balance as of 12/31/2015	9.71
Jan-April 2016 Cash Inflow (Outflow):	
H Street Loft Payment	0.05
Bridges of Florences Payment	0.02
Sierra Pointe Mortgage Payments	0.12
Shockley Pre-Dev Reimbursements	1.15
Calaveras/Lowell Grant & Pre-Dev Reimbursements	1.46
Shockley Construction Draws	(0.63)
Lowell/Calaveras Construction Draws	(1.45)
Marion Villas Construction Draws	(0.03)
Cash Balance as of 4/30/2016	10.40

- This list includes the major transactions that have already occurred this year.
- Cash balance as of 4/30/16 is \$10.40 million.

*Amounts shown in millions of dollars

Potential Cash Inflows

Potential Inflows	
<i>HOPE VI Sales Proceeds</i>	<i>1.20</i>
<i>Sierra Pointe Mortgage Payments</i>	<i>0.28</i>
<i>Viking Village Sales Proceeds</i>	<i>1.20</i>
<i>Kerr Rug Sale</i>	<i>0.61</i>
<i>San Ramon Loan Payment</i>	<i>0.50</i>
<i>Kings River Commons Loan Payment</i>	<i>0.27</i>
<i>2015 Waterfall Payments</i>	<i>1.20</i>
Total	5.26

- Staff estimates that HRFC will receive an estimated \$5.26 million in additional cash.
- Total amounts shown may change based on final applications and funding calculations.

*Amounts shown in millions of dollars

Outflows from HRFC

	Total Commitment	Total Expenditures through 4/30/16	Remaining Commitment
<i>Current Commitments</i>			
<i>Pre-developments Loans</i>			
Calaveras Court/Lowell	1.46	1.46	-
Edison Plaza Phase II	1.50	0.57	0.93
General Pre-Dev *	0.30	0.14	0.16
Parc Grove NE Veterans	0.50	0.02	0.48
West Fresno Planning	0.25	0.06	0.19
<i>RAD Pre-developments</i>			
Magill Terrace RAD	2.00	0.12	1.88
Other RAD Pre-dev **	0.25	0.16	0.09
<i>Construction Loans</i>			
Shockley Terrace RAD	0.63	0.63	-
Calaveras/Lowell	1.46	1.46	-
Highway City Comm. Build	0.25	-	0.25
Marion Villa	1.50	1.35	0.15
<i>Other Commitments</i>			
Homeless Admin	4.50	3.91	0.59
Total Commitments	14.60	9.88	4.72

- Table above shows current commitments, total expenditures as of 4/30/16, and the remaining commitments.
- Items in orange are new commitments that will be requested in the future. As always, staff is working diligently to reduce the amount needed from HRFC.

*Amounts shown in millions of dollars

Cash Flow Projections

Current Cash Balance as of 4/30/16	10.40
Potential Inflows	5.26
Remaining Commitments	(4.72)
Uncommitted Cash	10.93

- Total cash at 4/30/16 is \$10.40 million.
- Staff is conservatively estimating inflows of \$5.26 million, and \$4.72 million of commitments (not all to be spent in 2016).
- This leaves about \$10.93 million in uncommitted funds, which can be used for various purposes.

*Amounts shown in millions of dollars

Questions or Comments?

BOARD MEMO


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TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 7a

AUTHOR: Sheila Scheitrum

SUBJECT: Highway City Community Center – Authorize HRFC
Commitment

Executive Summary

In April 2014, Fresno Housing staff began preliminary discussions with Highway City Community Development, Inc. (“HCCD”) and Central Community Church (“CCC”) regarding a potential partnership in the development of a Community Center (the “Community Center Project”) and affordable housing on vacant land owned by HCCD and CCC, located at Polk Avenue in the Highway City area of Northwest Fresno. A preliminary master site plan was drafted for the development, which could include 40-50 units of affordable housing and a community center for the affordable housing complex. The master site plan also included floor plans for a separate community center that would be owned and operated by HCCD. The Highway City neighborhood has very limited community facilities to support the delivery of services by the HCCD, or other groups, to residents of the neighborhood, including residents served by Fresno Housing.

The project was divided into two phases (one for the Community Center Project and one for the affordable housing development), due to timing issues regarding potential funding sources for both phases, and due to the immediate need in the neighborhood for community space to provide services.

HCCD, CCC and Fresno Housing have been working together to create a viable financing plan for the development of the Community Center Project. Granville Homes also expressed interest in committing funding to enable the development of a community center in the Highway City neighborhood.

Applications for funding the Community Center Project were submitted to the City of Fresno for Community Development Block Grant (“CDBG”) Public Facilities funding in 2014 and 2015; however, they were not approved for funding at that time.

In 2015, the partners decided to apply for CDBG funds for a third time following a commitment by Granville to HCCD of \$350,000 to assist with the Community Center Project, and with the understanding that the City of Fresno had set aside a portion of CDBG funding for Non-Profit Community Facilities

Projects. A new application was submitted by Silvercrest, Inc. (an instrumentality of the Fresno Housing Authority) and the HCCD as partners on March 8, 2016. On May 12, 2016, the City of Fresno approved the Community Center Project for a CDBG award of \$329,000. Central Community Church has also tentatively committed \$150,000 towards the Community Center Project financing. Granville Homes remains committed for a minimum of \$350,000.

The current estimated total development cost for the Community Center Project is \$1,624,000. To assist in compiling the financing necessary to construct the Highway City Community Center, staff is requesting that the Boards of Commissioners of the Housing Authority adopt the attached resolutions to authorize a loan from the Housing Relinquished Fund Corporation ("HRFC") of \$250,000 to the Highway City Community Center Project.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with the financing of the Community Center Project, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the approval of a funding commitment from the HRFC of \$250,000 for the development of the Highway City Community Center.
2. Provide for other matters related thereto.

Fiscal Impact

At this time, staff is requesting a financing commitment from HRFC of \$250,000. The current total estimated development cost for the project is \$1,624,000. The HRFC funds will be used as a permanent source of financing. Staff are working with our partners at Highway City Community Development, Inc. and Central Community Church to pursue the final gap financing needed to fund the development.

Background Information

The Highway City Community Center will be located on Polk Avenue between Shaw Avenue and Gettysburg Avenue in the Highway City area of Northwest Fresno. The Project site is located in an area of high demand for services. The Project will include a 5,200 sq.ft. community center which will have a nurse's office, recreation area, reading/library service, and a multipurpose room. It will also have two offices, kitchen, conference room, and a tutoring room.

This partnership between the Fresno Housing Authority and Highway City Community Development, Inc. allows for the entities to combine their efforts and further each of their missions. The mission of HCCD is to transform Highway City and Central Unified School Communities into healthy communities of hope through holistic means. This aligns with the mission of Fresno Housing that guides its short and long term plans and operations – To create and sustain vibrant communities throughout Fresno County. Our goal is to provide this Community Center with an environment that fosters the advancement of low to moderate income families from a position of dependency to one of self sufficiency. Other partners in the larger project include the Central Community Church, Granville, and Central Unified. Some partners have committed funding for the Center and some have committed operational support and/or services.

Fresno Housing serves 502 families in the immediate area. Of those families, 24 live in Marcelli Terrace, with 48 children. There are 478 HCV families in the immediate area, with 1,071 children. There is no community space currently at Marcelli Terrace and none in the immediate area for which to provide services to our HCV residents as well.

The preliminary master plan for the Highway City area envisions the Community Center as the first phase of development for the overall site. The second phase, an affordable housing development, is conceived as 44 units of new construction and a community building. An application for City of Fresno HOME funds was submitted for the residential component on April 29, 2016.

Exhibit A - Community Center Budget

Exhibit B - Community Center Floorplan

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING APPROVAL OF AN HRFC COMMITMENT OF \$250,000
FOR THE HIGHWAY CITY COMMUNITY CENTER

(APN: 510-03-23)

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 Authority and Housing Relinquished Fund Corporation desire to provide opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Authority desires to partner with Highway City Community Development, Inc. to provide much needed services for the families in the Highway City Community; and,

WHEREAS, the Highway City Community Center ("the Project"), includes a 5,200 sq. ft. community building that will bring much needed services to the Highway City area; and,

WHEREAS, the development of the Project (APN: 510-03-23) is in line with the Authority's development goals; and,

WHEREAS, the City of Fresno approved the Project for a CDBG award of \$329,000; and,

WHEREAS, the Authority intends to undertake such actions as necessary to facilitate the Project's financing;

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, and/or their designee, to adopt this resolution authorizing an HRFC loan of \$250,000 for the Highway City Community Center.

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2016. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

Reso City – Highway City Funding Commitment from HRFC

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 AN HRFC COMMITMENT OF \$250,000
FOR THE HIGHWAY CITY COMMUNITY CENTER**

(APN: 510-03-23)

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 of Fresno, California (“the City”); and,

WHEREAS, the Authority and Housing Relinquished Fund Corporation desire to provide opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Authority desires to partner with Highway City Community Development, Inc. to provide much needed services for the families in the Highway City Community; and,

WHEREAS, the Highway City Community Center (“the Project”), includes a 5,200 sq. ft. community building that will bring much needed services to the Highway City area; and,

WHEREAS, the development of the Project (APN: 510-03-23) is in line with the Authority’s development goals; and,

WHEREAS, the City of Fresno approved the Project for a CDBG award of \$329,000; and,

WHEREAS, the Authority intends to undertake such actions as necessary to facilitate the Project’s financing;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to adopt this resolution authorizing an HRFC loan of \$250,000 for the Highway City Community Center.

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2016. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

Reso County – Highway City Funding Commitment from HRFC

AYES:

NOES:

ABSENT:

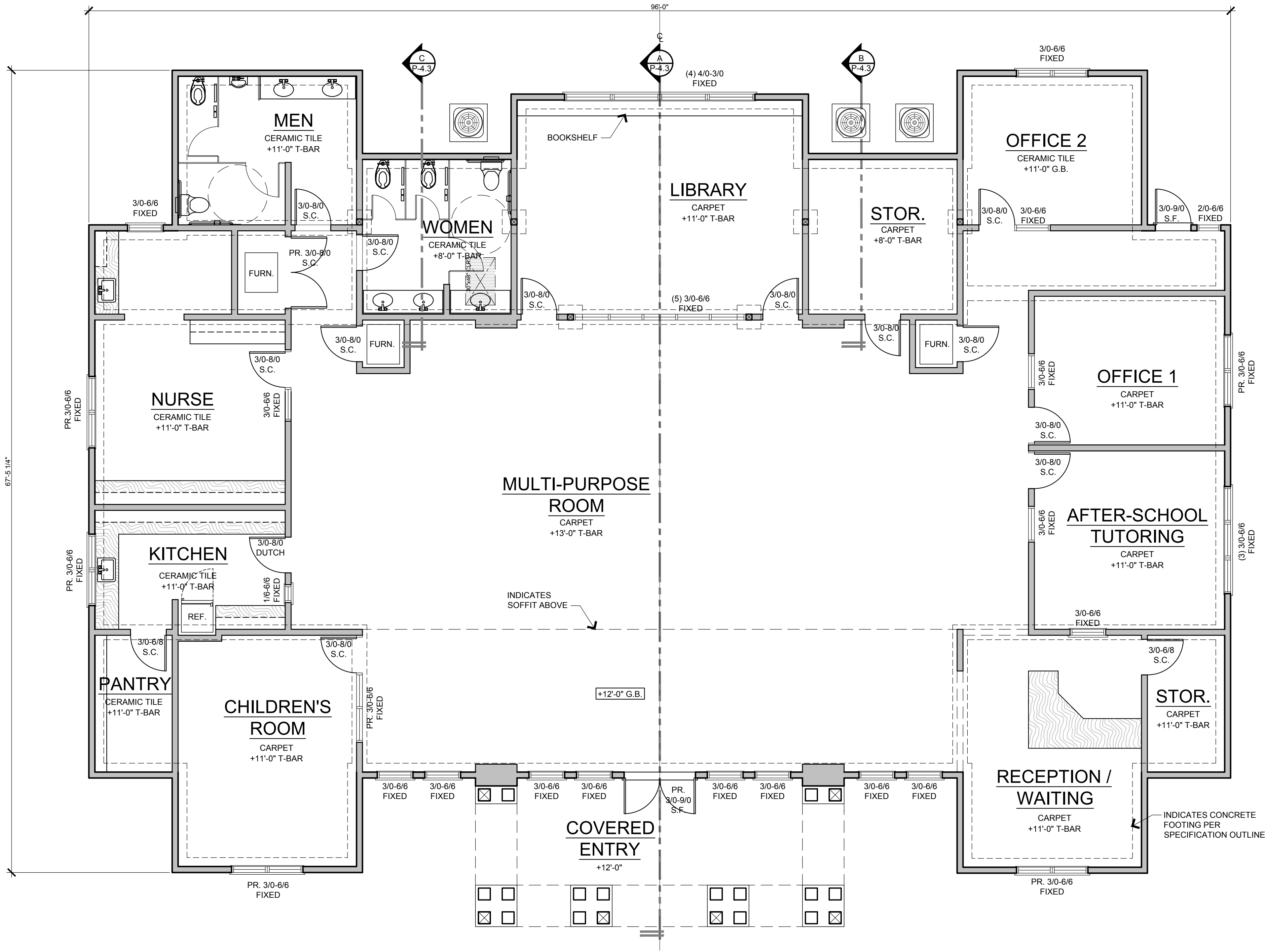
ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

Highway City Community Center Budget

Line Item Budget	TOTAL Budget	City of Fresno Funds (CDBG)	HCCD	Granville	Central Community Church (Potential Commitments)	Proposed HRFC	Gap Financing
Consultant or Purchased Services:	\$60,000	\$60,000					
Acquisition:	\$168,000		\$168,000 (Land Donated)				
Construction:	\$1,300,000	\$173,000		\$350,000	\$150,000	\$250,000	\$377,000
Accounting/Audit:	\$2,500	\$2,500					
Permits & Fees:	\$40,000	\$40,000					
Appraisal:	\$2,000	\$2,000					
Title & Recording:	\$2,500	\$2,500					
Taxes:	\$4,000	\$4,000					
Insurance:	\$15,000	\$15,000					
Soft Cost Contingency:	\$30,000	\$30,000					
Total Project Budget:	\$1,624,000	\$329,000	\$168,000	\$350,000	\$150,000	\$250,000	\$377,000

DEVELOPMENT SPECIFICATION OUTLINE	
APN:	510-03-17.23.25
ADDRESS:	4710 N. POLK AVENUE FRESNO, CA 93722
1. CONCRETE SLAB:	4" THICK WITH 6x6-10/10 WWM AT MID-HEIGHT or VISQUEEN, or 4" SAND BASE or NATIVE SOIL.
2. CONCRETE FOOTINGS:	TYPICAL 15" WIDE BY 15" DEEP INTO NATIVE SOIL. PROVIDE (2) #6 REBAR TOP AND BOTTOM OF ALL FOOTINGS. SEE FLOOR PLAN FOR LOCATIONS.
3. WALL CONSTRUCTION:	AT ALL INTERIOR AND EXTERIOR WALLS, USE 2x6 DF#2 STUDS @ 16" O.C.
4. WALL INSULATION:	PROVIDE R-21 BATT INSULATION AT ALL EXTERIOR WALLS AND R-19 INSULATION AT ALL INTERIOR WALLS.
5. ROOF/ATTIC INSULATION:	PROVIDE R-45 BLOWN INSULATION, TYPICAL THROUGHOUT
6. ROOF FRAME SYSTEM:	USE ALL PRE-MANUFACTURED WOOD TRUSSES + SPACED AT 24" O.C. WITH THE EXCEPTION OF: USE 2x8 RAFTERS @ 24" O.C. w/ 2x6 CEILING JOISTS AT 24" O.C. OVER THE LIBRARY AREA. SEE ROOF FRAMING PLAN AND SECTIONS .
7. ROOFING:	PROVIDE 24 GAUGE STANDING-SEAM METAL ROOFING or 2 LAYERS OF 30# BUILDING PAPER or EXTERIOR GRADE PLYWOOD SHEATHING.
8. EXTERIOR WALL FINISH:	PROVIDE EITHER 7/8" THICK CEMENT PLASTER or 2 LAYERS BUILDING PAPER or 3/8" PLYWOOD SHEATHING OR, SHINGLE SIDING AND BOARD AND BATTEN SIDING BY JAMES HARDIE or 2 LAYERS OF BUILDING PAPER or 3/8" EXTERIOR PLYWOOD SHEATHING. SHEATH ALL WALLS. SEE ELEVATIONS FOR MATERIAL LOCATION.
9. INTERIOR WALLS AND CEILINGS:	PROVIDE 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT SEE FLOOR PLAN FOR HARD CEILING LOCATIONS.
10. CEILINGS:	PROVIDE T-BAR SUSPENDED CEILING SYSTEM w/ 2x4 "SECOND LOOK". SEE FLOOR PLAN FOR LOCATIONS. PROVIDE 5/8" TYPE 'X' ELSEWHERE.
11. FLOORING:	SEE FLOOR PLAN FOR ALL FLOORING MATERIAL LOCATIONS. PROVIDE CARPET SQUARES IN ROOMS AS SHOWN. PROVIDE CERAMIC TILE or SLAB AS SHOWN. NOTE: PROVIDE 5" HIGH CERAMIC TILE WAINSCOT AT ALL WALLS IN RESTROOMS, KITCHEN AND NURSE'S STATION.
12. BASE MATERIAL:	PROVIDE 6" RUBBER BASE MOLD AT ALL ROOMS WITH CARPETING.
13. WINDOWS:	PROVIDE 2x4 ALUMINUM STORE FRONT SYSTEM: STANDARDIZED ANODIZED BRONZE & DUAL-GLAZED LOW-E GLASS. SEE FLOOR PLAN FOR SIZES.
14. ENTRY DOORS:	ALUMINUM STOREFRONT SYSTEM TO MATCH WINDOWS. SEE FLOOR PLAN FOR SIZES.
15. INTERIOR DOORS:	ALL SOLID CORE FLUSH DOORS, STAIN GRADE. SEE FLOOR PLAN FOR SIZES.
16. DOOR HARDWARE:	ALL HARDWARE TO BE SHCLAGE.
17. TOILET PARTITIONS:	POWDER-COATED ALUMINUM.
18. LAVATORIES:	CERAMIC; WALL-HUNG.
19. WATER CLOSETS:	AMERICAN STANDARD.
20. KITCHEN SINK:	CAST IRON; PROVIDE 1/2 H P GARBAGE DISPOSAL.
21. DISHWASHER:	MID-RANGE COST; USE ALLOWANCE OF \$600.00
22. KITCHEN CABINETS:	EUROPEAN STYLE. CONCEALED HINGES, MELAMINE INTERIORS, FULL BACKS ON UPPERS. COUNTERTOPS TO BE GRANITE.
23. BOOK SHELVING:	WOOD, STAIN-GRADE, ADJUSTABLE.
24. MECHANICAL SYSTEM:	PROVIDE (3) SPLIT SYSTEMS, (2) 4-TON AND (1) 5-TON. GROUND-MOUNTED CONDENSING COILS.
25. LIGHTING:	PROVIDE 2x4 L.E.D RECESSED FIXTURES AT T-BAR AREAS AND L.E.D RECESSED CAN LIGHTS AT HARD CEILINGS. PROVIDE ALL EXIT LIGHTING.
26. FIRE ALARM SYSTEM:	REQUIRED
27. FIRE SPRINKLER SYSTEM:	PROVIDE NFPA 13 SYSTEM THROUGHOUT.
28. ELECTRICAL PANEL:	PROVIDE 600 AMP SERVICE.
29. SIGNAGE:	PROVIDE AS REQUIRED
30. WINDOW COVERING:	PROVIDE VERTICAL BLINDS AT ALL WINDOWS, TYPICAL.



SCHEME 1 - COMMUNITY CENTER FLOOR PLAN

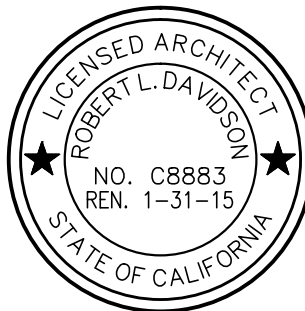
5,560 SQ. FT.

SHEET INDEX:

P-4.0	SCHEME 1 - COMMUNITY CENTER - FLOOR PLAN
P-4.1	SCHEME 1 - COMMUNITY CENTER - ROOF PLAN
P-4.2	SCHEME 1 - COMMUNITY CENTER - ROOF FRAMING PLAN
P-4.3	SCHEME 1 - COMMUNITY CENTER - ELEVATIONS AND SECTIONS



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HIGHWAY CITY
CENTERPOINT DEVELOPMENT
N. POLK AVE.
FRESNO, CA
FOR:
HOUSING AUTHORITIES
OF THE CITY AND COUNTY
OF FRESNO

NO.	DATE:	ISSUE:
05.05.2016		PRELIMINARY DESIGN
05.09.2016		REVISED PRELIMINARY DESIGN

SHEET TITLE:

- SCHEME 1-
COMMUNITY CENTER
FLOOR PLAN

©

SCALE: 3/16" = 1'-0"

SHEET NO.

P-4.0

PROJECT NO.

1406

BOARD MEMO


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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
 CEO/Executive Director

DATE: May 19, 2016

BOARD MEETING: May 24, 2016

AGENDA ITEM: 7b

AUTHOR: Emily De La Guerra

SUBJECT: Authorization to Donate the Ranchwood Condominiums to
 Habitat for Humanity of Fresno

Executive Summary

In 2007, the Boards of Commissioners approved the acquisition of two condominiums in the Ranchwood complex. As required by the original financing source, the California Housing Finance Agency, the Authority is required to provide these units to eligible low-income individuals for homeownership. The Housing Authority has partnered with Habitat for Humanity of Fresno to donate the two condominiums to be used to provide quality housing to income-qualified homeowners, thus fulfilling the original obligations of the financing.

Habitat for Humanity is an international, non-governmental, non-profit organization, which was founded in 1976. Habitat has been devoted to building "simple, decent, and affordable" housing, and has been a leader in addressing the issues of low-income housing and homeownership all over the world. Habitat for Humanity intends to use the condominiums to meet our joint missions of creating vibrant communities with engaged residents, and the specific goal of these properties to provide homeownership opportunities.

Recommendation

It is recommended that the Boards of Commissioners approve the donation of condominium #193 and #270 at 1190 S. Winery, Fresno, CA to Habitat for Humanity and authorize the CEO/Executive Director, Preston Prince, or his designee, to execute the gift deed and other ancillary documents in connection therewith.

Fiscal Impact

The Agency originally received a loan in the amount of \$277,551.41 for the acquisition and rehab of these two units. The loan funds used to purchase these two properties were repaid to the California Housing Finance Agency using unrestricted operating reserves in 2014. Additionally, each year the Housing Authority pays approximately \$5,000 for annual HOA dues (for a total of \$45,000 since 2007) and additional staff time for maintenance and security of the sites. The total fiscal impact to the Agency would be the write-off of the

\$277,551.41 in assets held for sale and the reduction of our annual maintenance and administrative costs.

Background Information

The two condominiums are located in the Ranchwood Homeowners Association at 1190 S. Winery, Fresno, CA and were acquired from Fresno Pacific Service Corporation in 2007. Each of the units were rehabbed in 2007, which included interior painting, installation of security doors and smoke detectors, kitchen and bathroom counter tops, sinks, light fixtures, floor coverings, and interior doors. Since 2007, several attempts were made to sell the units to qualified homeowners, and while the original goal of the properties was to provide homeownership opportunities for low-income individuals, traditional mortgage financing is not available at this site due to the ratio of renters exceeding the amount of homeowners in the association. Since then, the condos have been utilized to provide emergency and transitional housing for qualified renters, but have also been vacant for several years in between.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING THE DONATION OF RANCHWOOD CONDOS #193 AND #270 AT 1190 S. WINERY, FRESNO, CA 93727 TO HABITAT FOR HUMANITY FRESNO INC.

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

WHEREAS, the City Authority is authorized, among other things, to enter into agreements and to provide donations; and,

WHEREAS, the donation of the Ranchwood Condos is in line with the Authority’s housing goals and the goals of the original loan from the California Housing Finance Agency to provide homeownership opportunities;

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, and/or their designee, to execute and deliver, on behalf of the Authority, all documents reasonably required to be executed in order to donate the assets to Habitat for Humanity of Fresno, Inc.

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2016. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

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

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

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners

DATE: May 19, 2016

Fresno Housing Authority

BOARD MEETING: May 24, 2016

FROM: Preston Prince 

AGENDA ITEM: 9

CEO/Executive Director

AUTHOR: Various Staff

SUBJECT: Director's Report – May 2016

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
Kings River Commons	Permanent Financing	2020 E. Dinuba Ave, Reedley, CA Multi-Family	60
Southeast Fresno RAD	Permanent Financing	Cedar Courts I & II, Inyo Terrace Multi-Family	193
Orange Cove RAD	Permanent Financing	Kuffel Terrace I & II, Mountain View Multi-Family	90
Mendota RAD	Permanent Financing	Rios Terrace I & II, Mendota Apts. Multi-Family	124

Viking Village RAD	Permanent Financing	Multi-Family	40
Marion Villas	Permanent Financing	Marion & Ellis St, Kingsburg, CA Senior Housing	46
541 @ South Tower and Cedar Heights	Under Construction and Lease Up	541 N. Fulton St and 4532 E. Hamilton Ave Multi-Family	45
Trailside Terrace	Under Construction	1233 & 1245 G St, Reedley, CA	55
Edison Plaza I	Under Construction	Walnut/Edison West Fresno, CA	64
Firebaugh Gateway	Under Construction	1238 & 1264 P St., Firebaugh, CA	30
Shockley Terrace	Under Construction	1445 Peach Street, Selma, CA	48
Lowell Neighborhood	Under Construction	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30
Edison Plaza II	Pre-Development Anticipated July 2016 Application	Walnut/Edison West Fresno	64
Magill Terrace	Pre-Development Anticipated July 2016 Application	401 Nelson, Fowler, CA	60
Memorial Village	Pre-Development Anticipated July 2016 Application	302 K St, Sanger, CA	48
Parc Grove Commons NE (Veterans Phase)	Pre-Development Anticipated July 2016 Application	Clinton and Angus, Fresno, CA	40
Oak Grove	Pre-Development Anticipated	Bigger Street and Parlier Avenue, Parlier, CA	81

	March 2017 Application		
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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.

West Shaw Estates

Community Outreach

During the month of April, Resident Services partnered with HCV to implement a community assessment in the West Shaw Estates a 200+ unit subdivision near Shaw and Marks Blvd. The outreach / assessment was conducted to determine residents' perceived level of safety and to identify possible sources of community violence. The following trends were discovered and communicated to our partners at the Mayor's Office: 1) residents identified guns, drugs and gang violence as the primary sources of violence and crime; 2) residents felt there were no resources for neighborhood youth and children; 3) most residents wanted more support from property owners, HOA leadership and Fresno PD; 4) speeding in the area was problematic; and 5) infrequent trash collection by the City and small trash containers added to the blight.

Two forms of data collection were implemented:

- 1) Coffee and Chat informal community discussions.
- 2) Surveys were distributed to 200 units at West Shaw Estates; 54 residents completed the assessment; 27% return rate. There are a total 59 FH households in the subdivision; 42 have single females as head of household.

Finally, Resident Services made the following recommendations: 1) emphasize the importance of Problem Oriented Policing (POP) to build positive PD/Community relations; 2) suggest adding to the list as another potential focus neighborhood for the expansion of the Building Neighborhood Capacity Program; 3) explore some quick fixes around concerns of trash collection and speeding (i.e. larger bins, more frequent pickups, speed bumps). Staff also engaged with possibly 50 youth who reside in the subdivision and identified a potential space for service provision. Both the City and FH will explore options to bring resources (afterschool programming, PAL) to the subdivision.



Inyo Terrace

Health Education Resources

During the month of April, representative from Pacific Coast Medical Services provided information on procedures to relieve pain discomfort due to varicose veins. Residents were invited to a complimentary consultation and were provided transportation to the clinic.

Cedar Courts

Health and Fitness: Zumba

During the month of April, residents were given the opportunity to participate in Zumba group exercise on Wednesday's during the month of April. Classes were held from 10am – 11am. A Zumba DVD was provided for the residents to follow and learn Zumba dancing skills.

Fairview Heights & Sequoia Courts

Youth Literacy: Reading & Beyond

During the month of April, after school programming provided by Reading and Beyond (RaB) continued at Fairview Heights and Sequoia Courts. RaB offers classes to FH children in grades K- 3rd at Sequoia Courts on Mondays and Wednesdays and at Fairview Heights on Tuesdays and Thursday from 3:00PM – 6:00PM.



Marion Villas

Resource Fair

During the month of April, a representative from the Area Agency on Aging coordinated a resource fair for the residents of Marion Villas. Vendors included CTAP-CA Telephone Access Program, Community Hospital/Burn Prevention, Mid Valley disposal, Rural Tobacco Education, Golden Living Centers, and Valley Center for the Blind. Each vendor provided a brief presentation on services offered and distributed handouts and health information resources to residents.



Huron

Low Income Home Energy Payment Assistance Program (LIHEAP)

During the month of April, FH and EOC's LIHEAP organized an enrolment event for Low-Income Public Housing residents in Huron. LIHEAP provides qualifying families with assistance on their home energy payment; this assistance is available once a year and pays for up to \$350. During this enrolment event, residents received assistance with completing program applications and obtained information regarding budgeting.

Kings River Commons-Reedley

Car Seat Safety

During the month of April, FH site coordinator facilitated a car seat safety workshop for residents at Kings River Commons. Updated information on car seat safety was provided along with the new regulations for car seats that took effect in January 2016. Under the new regulations, children under 1 yrs old are required to be seated in a rear-facing car seat. Participants were also provided with information regarding car seat installation classes that when completed qualifying families can obtain a new car seat at a cost of \$50.

Mendota

National Earth Day Celebration

During the month of April, Mendota RAD residents celebrated National Earth Day with a neighborhood clean-up event in partnership with on-site management, Boys and Girls Club and Mid Valley Disposal. Mid Valley provided recycling education, youth planted flowers around the management office, and all participants enjoyed food, raffles, and music.



Orange Cove

Telecommunication Fraud Education and Prevention

During the month of April, FH partnered with Centro la Familia to distribute fraud education and prevention information to Orange Cove RAD residents. Residents were taught how to identify and prevent fraud, and resources and information was available to individuals that have been a victim of telecommunication fraud.

Stakeholders Workshop

A Stakeholders Workshop was held on April 27, 2016 at 4:00pm in the FH Board Room to share the work that transpired over the several months in the area of Housing Quality Standards. In attendance were 12 guests representing various advocacy groups and/or the community at-large, 8 FH staff members, and 2 Board Commissioners. The information shared during the workshop covered trends, misconceptions, and discoveries made through staff analysis of our HQS Inspections data. Attendees were informed of our new Owner Disallowance policy and the collaborative efforts that are underway with the City of Fresno. Overall, the feedback was positive and suggestions were made and noted. Some of the next steps recommended were efforts to conduct landlord outreach, tenant education, and exploration of incentive programs. Since then, the first roundtable of a Tenant Education series co-sponsored by the Lowell CDC and FH was held at Parc Grove Commons on May 19th.

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.

INSERT INFORMATION HERE.

PARTNERSHIP

Overview

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

Update to Fresno City and County Ten Year Plan to End Chronic Homelessness

Fresno Housing staff has been working with Mayor Ashley Swearengin over the past three months to prepare a white paper that updates the Fresno City and County Ten Year Plan to End Chronic Homelessness. This document chronicles the success of effort since 2009 including:

- 48.3% decrease in overall homelessness;
- 51% decrease in chronic homelessness;
- 28.6% increase of permanent supportive housing beds which includes FH Renaissance programs.

The document also lays out a blueprint for ending chronic homelessness by December 31, 2017. Resources needed include a continuance of already committed funding, i.e., City of Fresno General Funds for outreach and engagement; City and County Emergency Solutions Grant funding for rapid rehousing and U.S. Department of Housing and Urban Development Continuum of Care funding. The plan additionally calls for new funding for permanent supportive housing and rapid rehousing units to be raised from a variety of resources including City of Fresno, County of Fresno, HUD and nonprofit organizations. The document will be formally presented to the City Council, Board of Supervisors and general public by the Mayor's Office in the coming weeks. Media coverage is expected.

Update to Underutilization of HUD-VASH vouchers

Pursuant to Fresno Housing communication with his office, Congressman Jim Costa facilitated a meeting between FH and Fresno VA staff on May 6, 2016. Additional attendees were representatives from HUD San Francisco office and U.S. Interagency Council on Homelessness (USICH). Fresno VA outlined barriers to consistent referral to VASH including national VA policy stating Veterans must remain in emergency housing for sixty (60) days to be eligible for VA dental benefits. Congressman Costa, USICH and Fresno VA will advocate for this policy to include other VA housing – including VASH. Fresno VA also stated clinical assessment largely dictates referral to VASH and/or other VA housing options. It is felt that some Veterans would benefit from transitional housing in lieu of permanent housing like VASH.

An important factor raised in discussion was the vast difference in definition of 'referral' and 'housed'. Fresno VA considers a 'referral' those Veterans whose clinical assessment indicates VASH; where FH considers 'referral' those Veterans whose necessary documentation for inclusion in program has been received. In addition, Fresno VA and FH data on housed Veterans differs vastly. Staff from both organizations are working on commonality of terms and closer alignment of process to achieve greater utilization of VASH. Staff will keep the board apprised of progress.

Project	Organization	Role
Museum and multifamily housing development concept (1857 Fulton Street, Fresno)	African American Historical and Cultural Museum of the San Joaquin Valley	Development partner and service provider.
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
Parc Grove Commons Northeast (Veterans Phase)	WestCare	Potential partner in the provision of services to property residents

Highway City multifamily housing development/ Early learning center	Highway City CDC Central Community Church Granville Central Unified School District Economic Opportunities Commission	Planning partners, potential development partner, potential service providers
Department of Community Services and Development - Low Income Weatherization Program	Association for Energy Affordability Grid Alternatives	Partners in portfolio assessment, project planning and design, and incentive approval

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.

Administrative Services

Procurement

Facilities staff has recently completed three office upgrades on the 3rd floor of the Central Office. Additional scopes of work have been provided to the Procurement Department to solicit the remaining carpet replacement and painting for the refresh of the central office. The procurement staff, in conjunction with the Planning and Community Development Department, has issued a RFP for General Contractor/Construction Manager Services for three new developments consisting of Parc Grove Commons NE Veterans Housing, Memorial Village, and Magill Terrace. The due date for proposals is May 26th. Procurement staff continue to develop procedural training tools for Agency employees, which will be implemented in May.

Human Resources

In the beginning of May, HR staff arraigned for a CalPERS Supplemental Income 457 Plan representative visited the Central Office to conduct individual meetings with Agency staff regarding general and individual-specific CalPERS 457 Plan information. The CalPERS representative was completely booked

for the day and received several additional requests from employees to meet. Due to the number of these requests, CalPERS 457 is scheduled to return to the Central Office on May 25, 2016 as well as May 31, 2016 to offer additional opportunities for staff to meet with the representative.

On May 13th, HR Assistant Amber Lujano represented the Agency at the 2016 Fresno County Veterans Job Fair at the American Legion Post 509 to promote Agency opportunities and to further our outreach efforts with the Fresno veteran community.

In the month of April, HR Assistant Lujano also attended a Central Valley Employment Relations Consortium workshop facilitated by Liebert Cassidy Whitmore in Kerman. The topics covered were on Disability Discrimination, Family and Medical Care Leave, Workers' Compensation, and Disability Retirement: Administering Overlapping Laws.

Aysa Hills, HR Analyst, and Andrew Gordillo, HR Assistant, attended the Central California Society of Human Resource Management (CCSHRM) luncheon on Developing an Effective and Sustainable Wellness Program. The topic was presented by Wendy Hausotter, a Workforce Health Consultant from Kaiser Permanente.

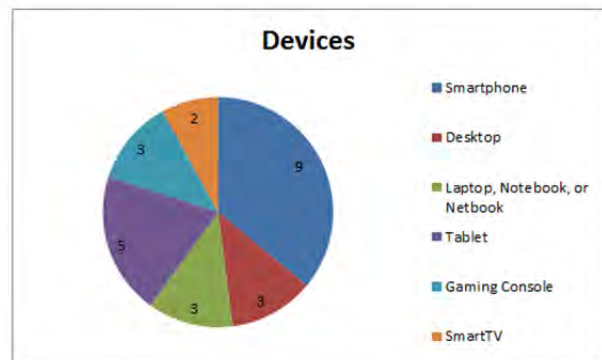
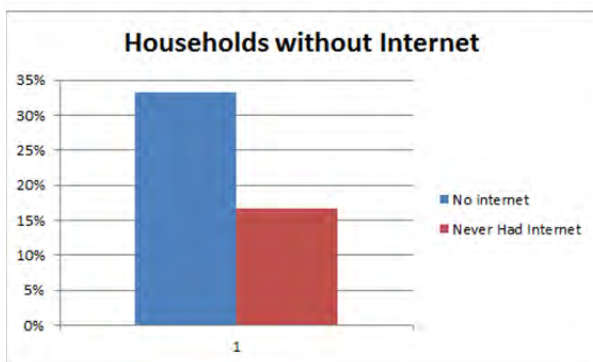
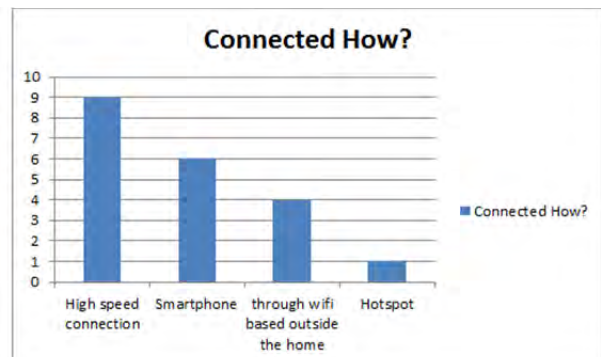
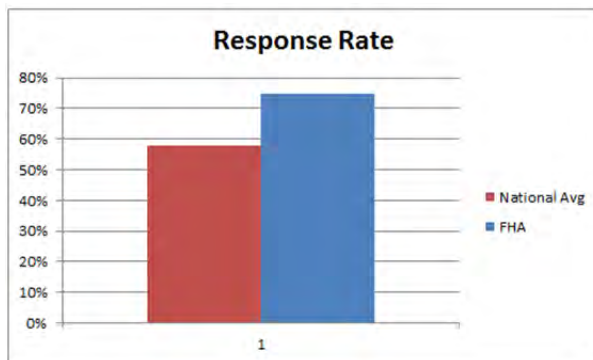
The Human Resources Department welcomed Michael Mosley to the Accounting team in the position of Controller. The HR Department also completed recruitment for internal positions within the Housing Choice Voucher (HCV) Department, as a result of the HCV work analysis, and is pleased to announce the following promotions within HCV:

- **Assistant Manager:** Christine Muro, Angela Verdialez, and Brenda Smith
- **Housing Navigator:** Eduardo Rodriguez
- **Senior Housing Specialist:** Monica Alvarado, Kat Tickel, Lisa Sanchez, and Melissa Wagner
- **Senior Leasing Specialist:** Dawnmarie Applegate
- **Senior Housing Quality Inspector:** Anthony Esparza, Desiree Haynes, and Laura Martinez
- **Leasing Specialist:** Minnita Johnson, Susana Diaz, and Stephanie Miller
- **Market Specialist:** Crystal Huerta
- **HQS Inspections Scheduler:** Candace Baker and Crystal Aguilar

In addition, we are pleased to announce that Nerissa Richardson was promoted to Accountant and Brandon Gonzalez was promoted to Community Development Coordinator. Currently, the HR department continues to actively recruit for positions within the Accounting and Housing Choice departments.

IT Services

ConnectHome Baseline Survey results: The Agency conducted a door to door survey to measure broadband adoption for the Get Connected Fresno initiative. The sample size was relatively small. HUD supplied a list of 24 public housing residents living at Parc Grove. The survey indicated that out of the 18 responses, 6 were without internet and 3 of those residents have never had internet. Although a very small sample size, this is bit higher than the national average. According to the Census Bureau, 1 in 4 U.S households are without internet access. (charts below)



Bizhub pickup: Agency IT Staff cleared out legacy printing equipment. The manufacturer picked the devices up to be disposed of properly.

Housing California: Bobby Coulter (IS Manager) along with staff from Planning and Community Development, Finance, and Communications departments attended the annual Housing California conference in Sacramento. The purpose of IT staff's attendance was to explore the ways that data management is impacting the industry. As we learn more about Yardi, it is imperative to know what type of data we want to collect and focus on to ensure success. There were a lot of very informative sessions but one of the most useful was the use of logic models to simplify communications. Some agencies were able to lay out the entire makeup of a property on a single sheet of paper that can be used for training, financial performance, staff performance, etc. This is exactly the type of efficiency gains we should be able to achieve once we are live with Yardi.

Enterprise Management System Implementation: EMS was covered on the April 26, 2016 board meeting presentation.

The full implementation of the Yardi system across all Agency departments and sites is scheduled to go live on September 1, 2016.

Structure

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

Staff continues to make progress in this area and will report to the Boards upon outcomes being obtained.

Strategic Outreach

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

Staff continues to make progress in this area and will report to the Boards upon outcomes being obtained.



National Housing Policy Update

May 24, 2016



Overview

- UPCS-V – New Inspections Protocol
- Affirmatively Furthering Fair Housing (AFFH)
- Moving-to-Work (MTW)



UPCS-V

- Introduced by HUD's REAC (Real Estate Assessment Center)
 - Objectives include:
 - Ensure health and safety of residents
 - Alignment of standards with other HUD programs
 - provide information on unit conditions
 - Enhance HUD oversight



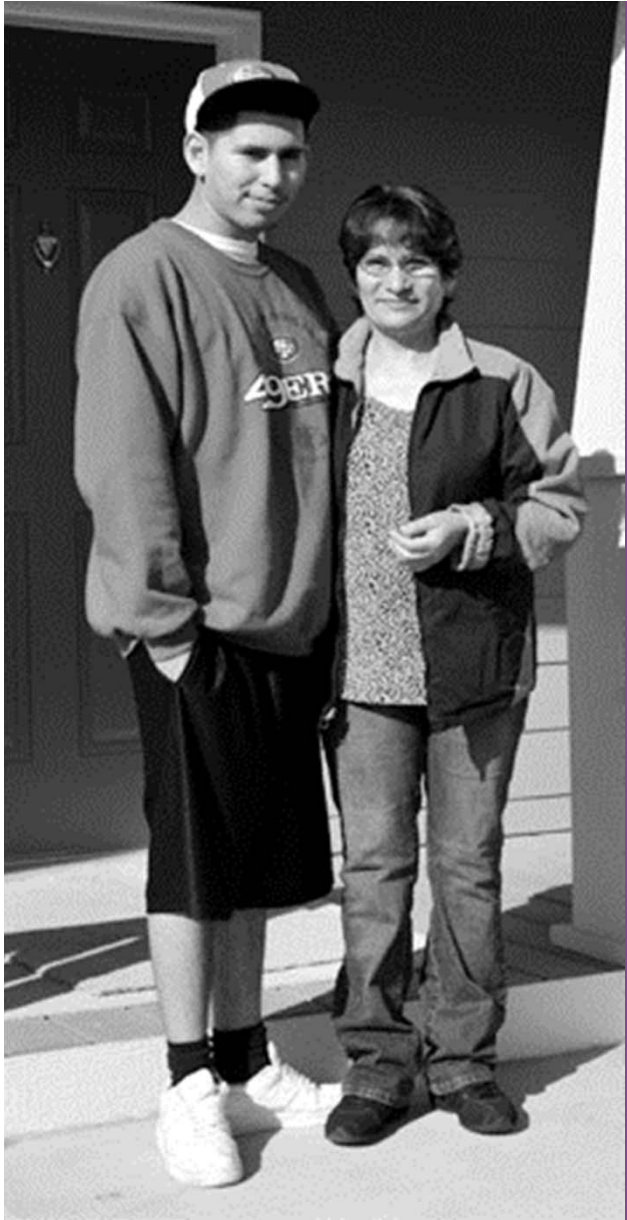
UPCS-V

- HUD Demonstration
 - 250 PHAs
 - Up to 3 years of hands-on training and technical assistance provided by HUD
 - Data sharing with HUD



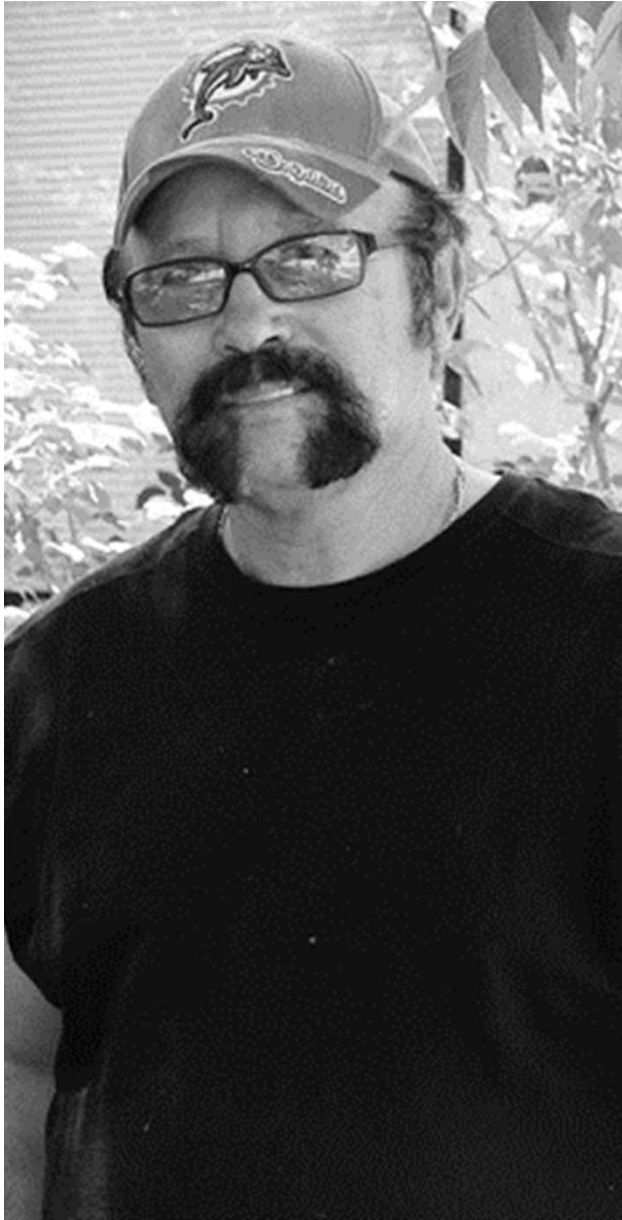
Affirmatively Further Fair Housing

- Fair Housing Act addresses:
 - Historic patterns of segregation
 - Promotes fair housing choice
 - Fosters inclusive communities
- Replaces the current Analysis of Impediments (AI)



Affirmatively Furthering Fair Housing

- Three options for Compliance
 - Working with a Consolidated Plan Participant
 - Development of an Agency Assessment of Fair Housing (AFH)
 - Adoption of CA's AFH



Moving-To-Work

- Program originally initiated in 1996
 - 39 PHAs
- Goals
 - Increase cost effectiveness
 - Promote economic self-sufficiency
 - Increase housing choices for families
- Provides financial and regulatory flexibility to PHAs to explore local solutions to issues
 - Improve the inspections process, recertification process, etc.
 - Innovative program development in areas around education and homelessness



Moving-to-Work

- MTW Expansion Legislation
 - 100 PHAs over 7 years
 - Focus areas will be developed
- MTW Reformation & Expansion Act 2016
 - House Majority Leader, Kevin McCarthy, Rep. Valadao
 - Make MTW permanent
 - 35 agencies per year
- Application process likely begin in early 2017
- Fresno Housing working session with managers and Betsey Martens to prepare in June

Questions



Real Estate Development Update

May 24, 2016

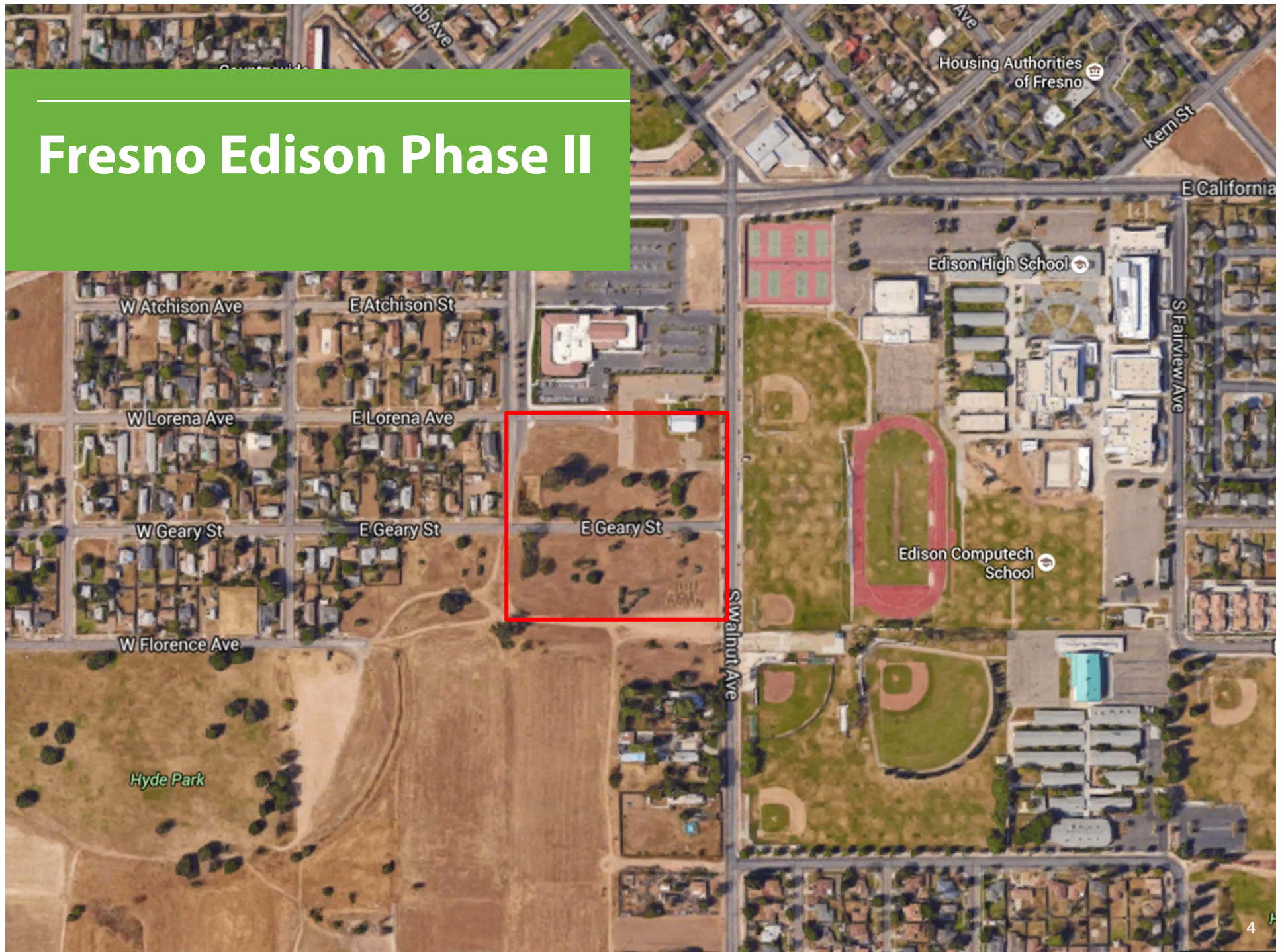
Presentation Overview

- Pre-Development Projects
 - Fresno Edison Phase II (Fresno)
 - Magill Terrace (Fowler)
 - Parc Grove Commons Northeast Veterans (Fresno)
 - Memorial Village (Sanger)
 - Highway City Community Center (Fresno)

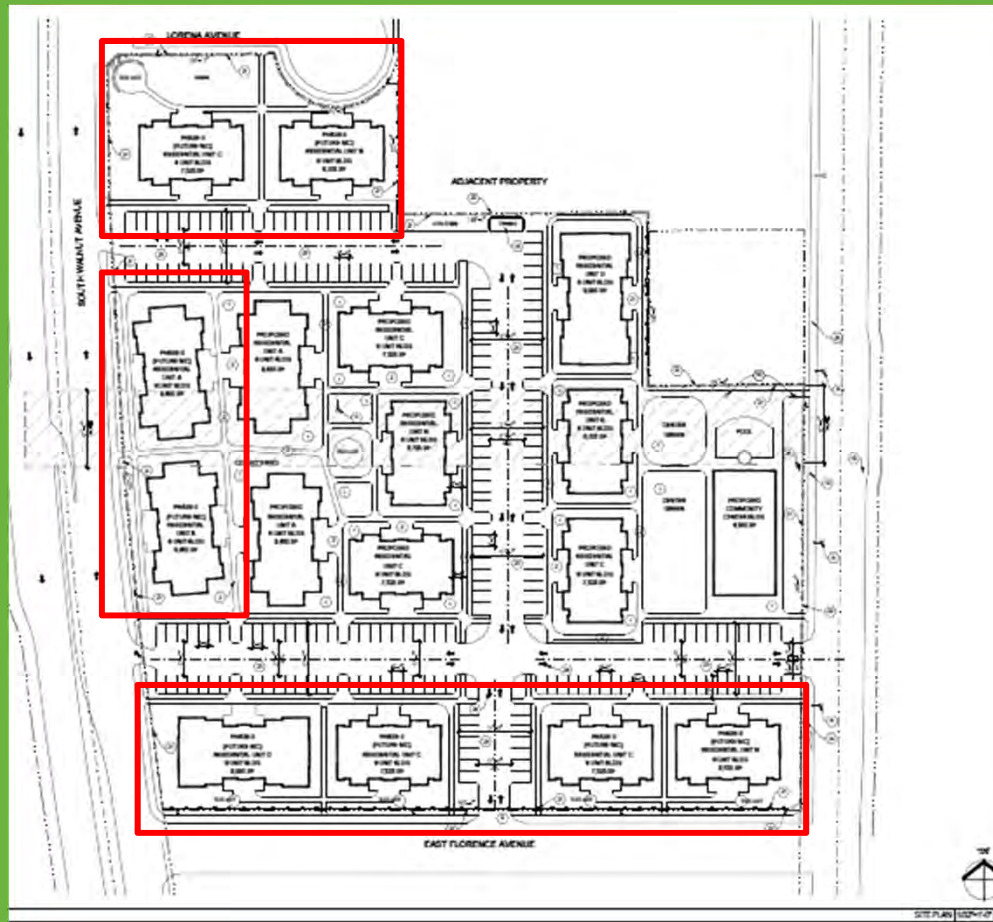
Fresno Edison Phase II

- Proposed new construction of 64 units of family housing in Southwest Fresno
- Second phase to complete overall 128 unit development
- Partnership with Edison Plaza Partners
- HRFC of \$1.5 million committed February 2016
- Proposed for 2nd Round 2016 Tax Credit Application

Fresno Edison Phase II



Fresno Edison Combined Site Plan



Fresno Edison Phase II Sources and Uses

Fresno Edison Apartments Phase II

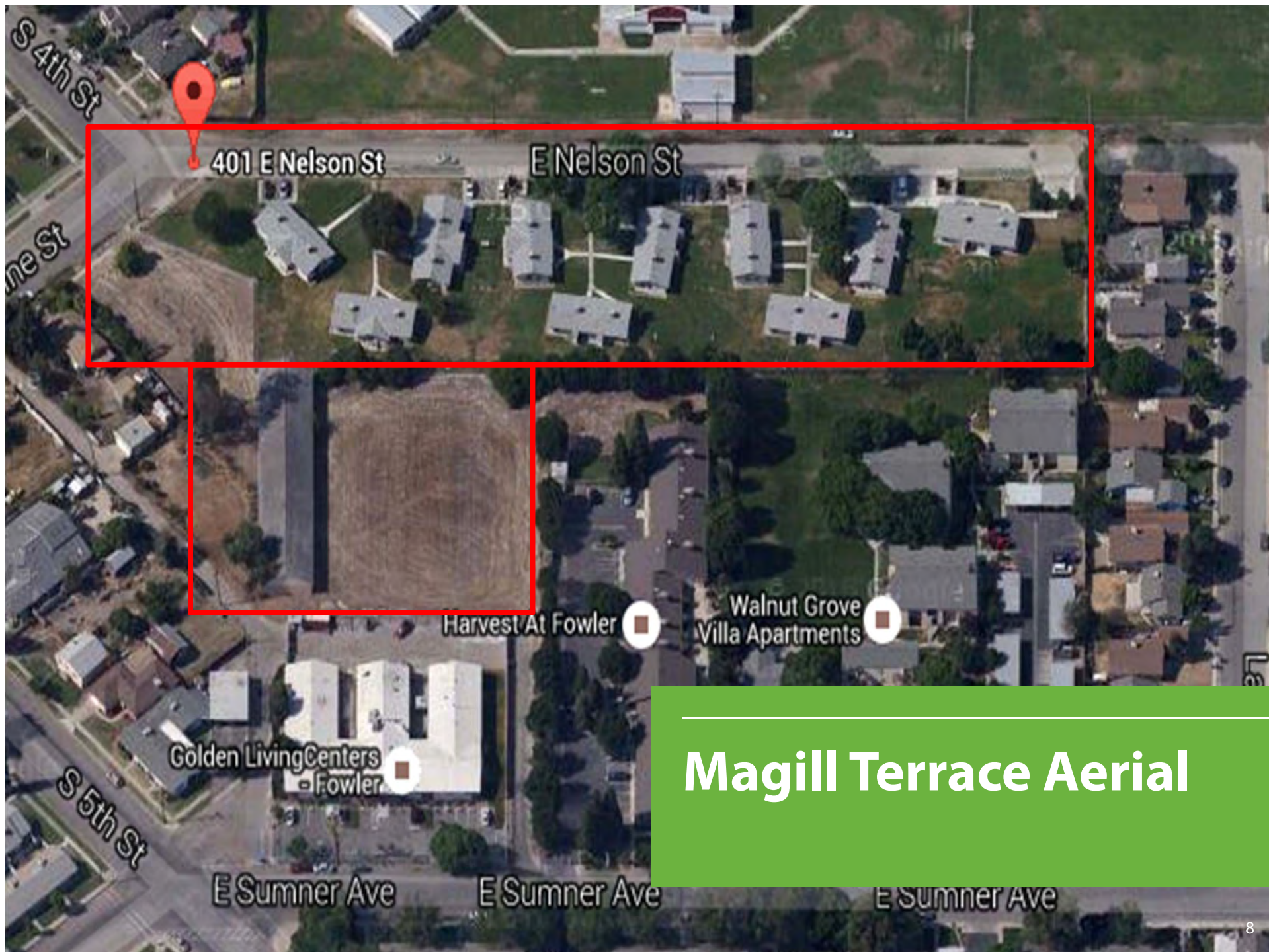
Pro Forma Sources and Uses

Sources of Funds	Total
Bank Loan	\$633,100
Housing Relinquished Fund	\$1,500,000
Donated Land Value	\$195,000
LIHTC Equity	\$12,949,545
Total Sources of Funds	\$15,277,645
Uses of Funds	Total
Acquisition Costs	\$457,000
Construction Costs	\$9,679,583
Contingency	\$962,603
Permits/Impact Fees/etc.	\$638,557
Professional Fees	\$330,850
Loan Fees and other Soft Costs	\$1,200,062
Reserves	\$180,772
Developer Fee	\$1,828,218
Total Uses of Funds	\$15,277,645

**As of TCAC Application March 2016*

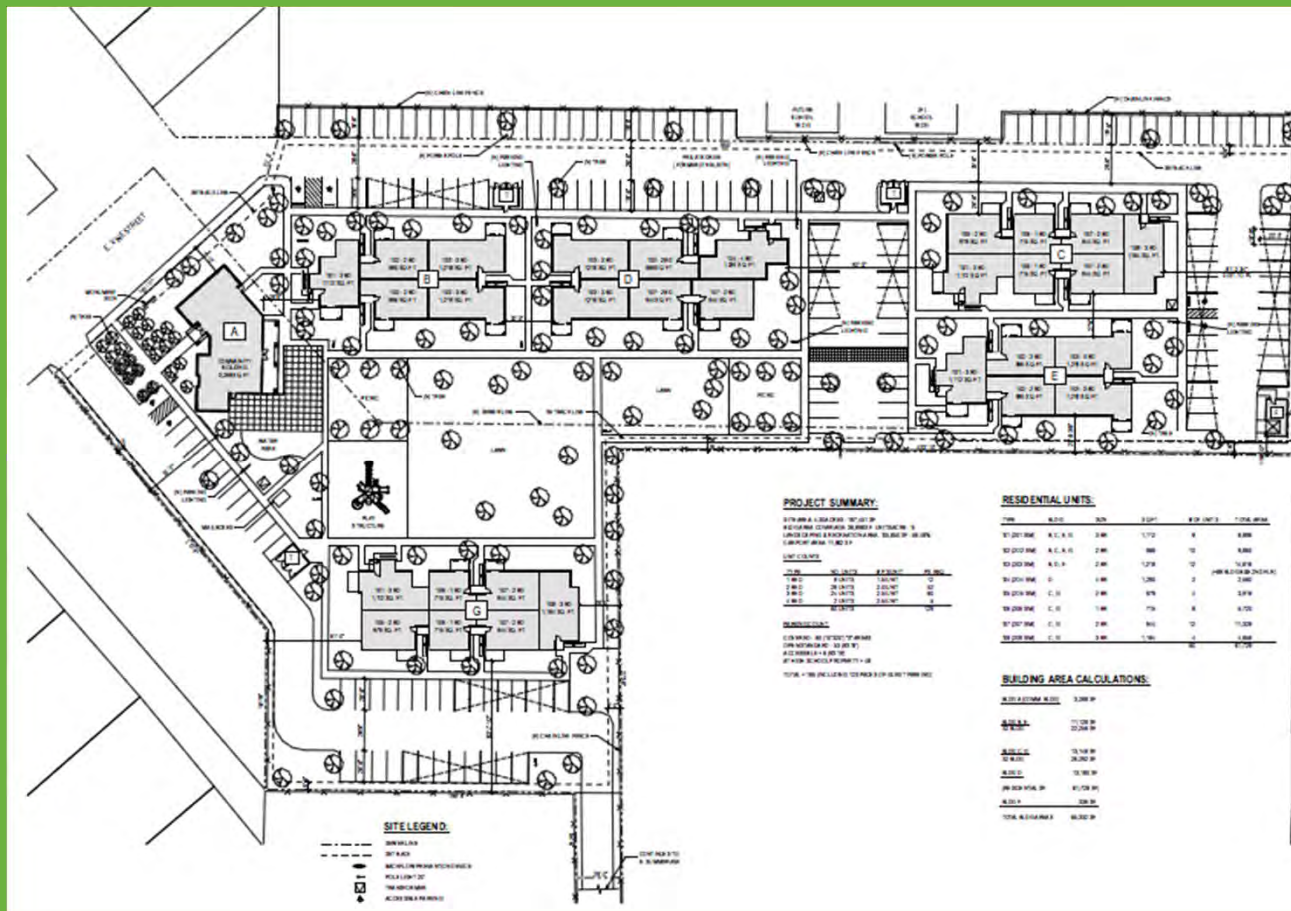
Magill Terrace

- Proposed redevelopment of an existing 20-unit low income public housing site
- New construction project of 60 units and a community building
- HRFC of \$2 million committed June 2015
- March 2016 AHP application submitted
- RFP for GC/CM issued April 2016
- Proposed for 2nd Round 2016 Tax Credit Application



Magill Terrace Aerial

Magill Terrace Site Plan



Magill Terrace Sources and Uses

Magill Terrace		
Pro Forma Sources and Uses		
Sources of Funds	Amount 2/23/16	Amount 5/24/16
HRFC Funds	\$2,000,000	\$ 2,650,000
FH Caps & Ops	\$0	\$ -
Accrued/Deferred Interest	\$80,000	\$ 80,000
Tax Credit Equity	\$17,046,388	\$ 16,410,261
Total Sources of Funds	\$19,126,388	\$ 19,140,261
Uses of Funds	Amount	Amount
Construction Costs	\$12,741,400	\$ 12,741,400
Hard Cost Contingency	\$653,320	\$ 653,320
Relocation Costs	\$195,000	\$ 195,000
Professional Fees	\$654,765	\$ 804,765
Loan Fees and other Soft Costs	\$2,705,003	\$ 2,568,876
Reserves	\$176,900	\$ 176,900
Developer Fee	\$2,000,000	\$ 2,000,000
Total Uses of Funds	\$19,126,388	\$ 19,140,261
Pro Forma Sources and Uses		
Sources of Funds	Amount	Amount
Seller Financing	\$1,200,000	\$1,200,000
Tax Credit Equity	\$655,000	\$655,000
Total Sources of Funds	\$1,855,000	\$1,855,000
Uses of Funds	Amount	Amount
Acquisition Costs	\$1,530,000	\$1,530,000
Demolition	\$325,000	\$325,000
Total Uses of Funds	\$1,855,000	\$1,855,000

**Draft as of 5/24/16*

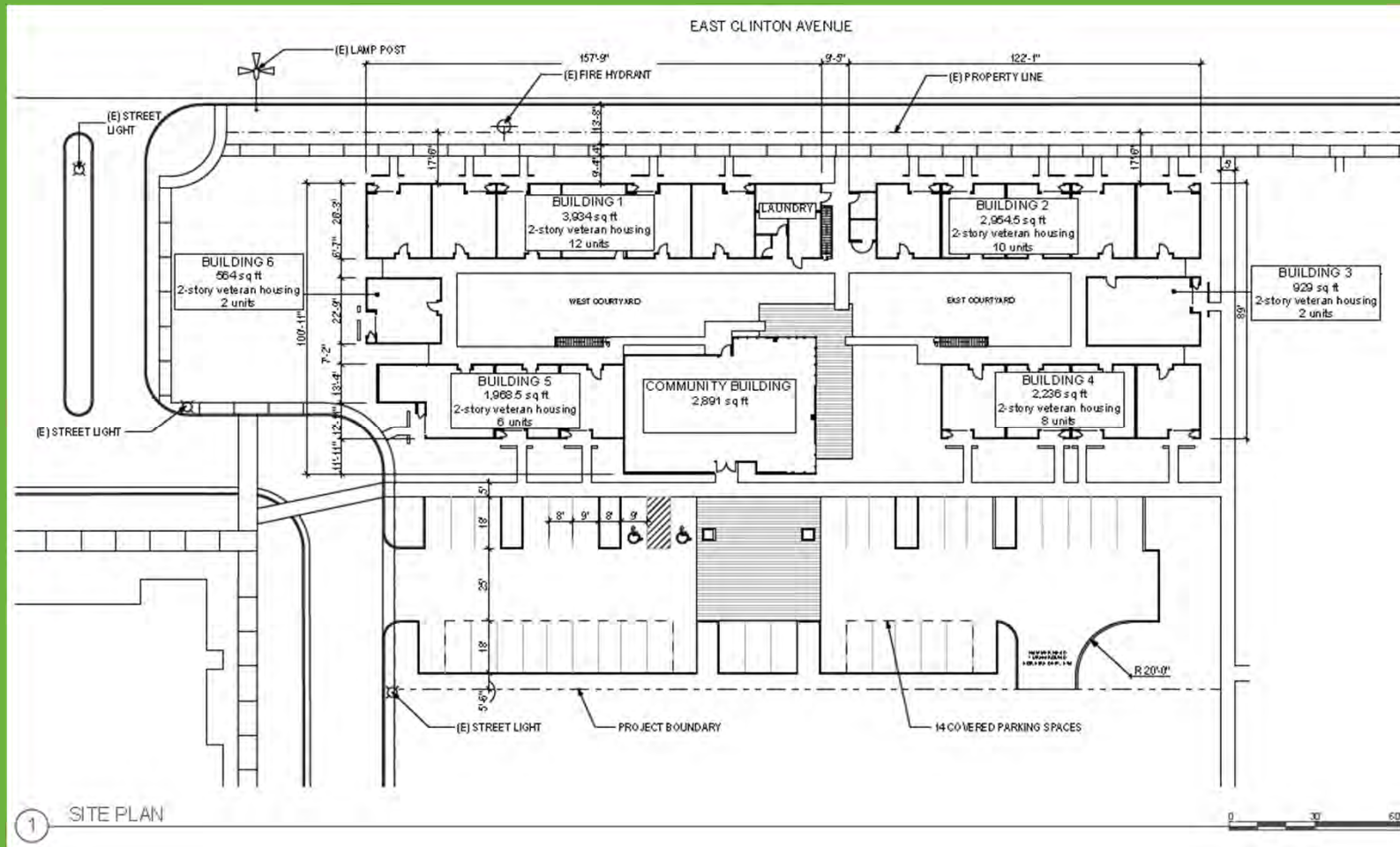
Parc Grove Commons Northeast Veterans

- New construction of 40 units of veterans permanent supportive housing
- Received VHHP award of \$2.6 million
- HRFC of \$500k committed December 2015
- March 2016 AHP application submitted
- April 2016 HOME Funds application submitted
- RFP for GC/CM issued April 2016
- Proposed for 2nd Round 2016 Tax Credit Application



Parc Grove Commons Northeast Veterans Aerial

Parc Grove Commons Northeast Veterans Site Plan



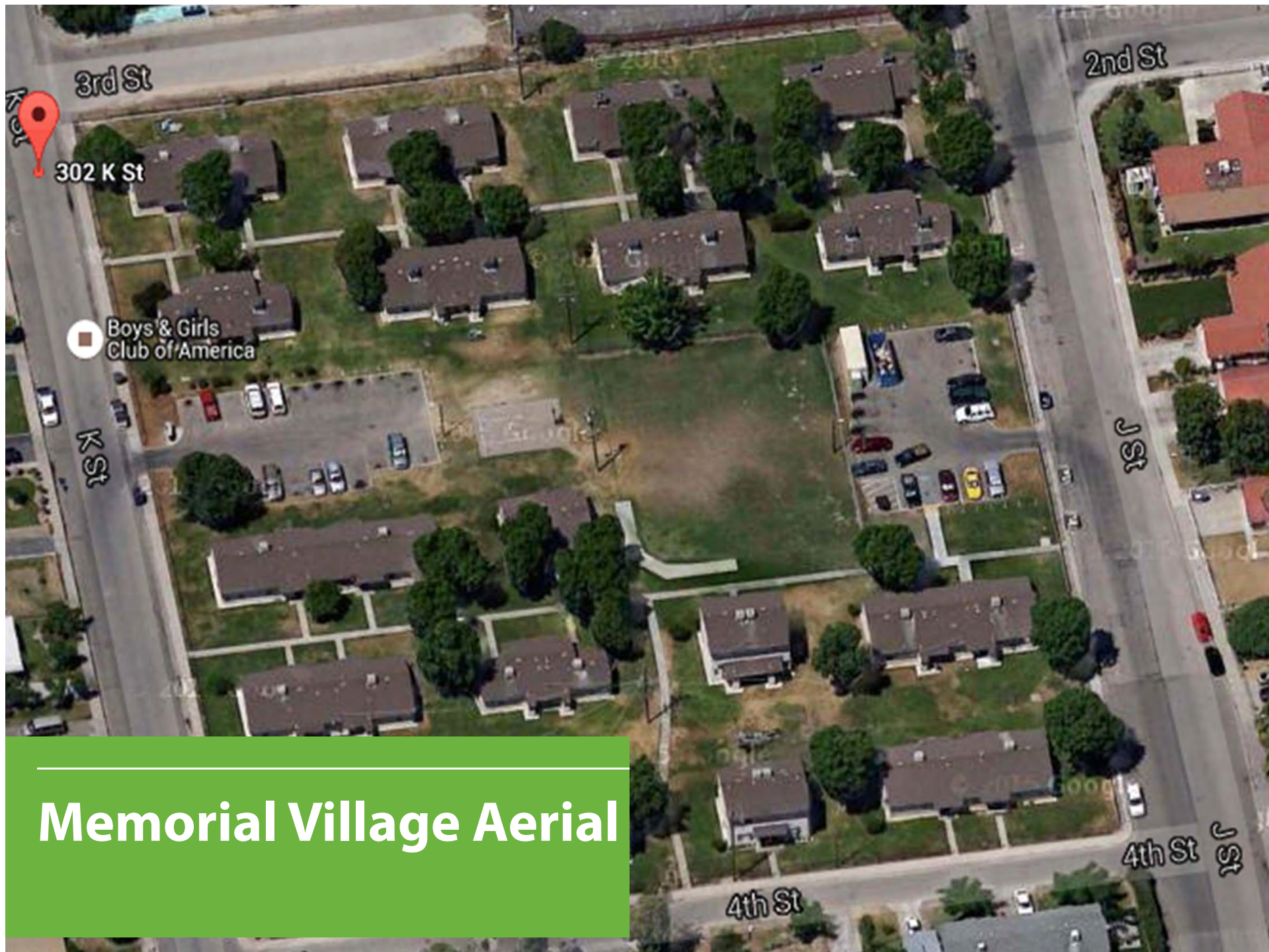
Parc Grove Commons Northeast Veterans

Parc Grove Commons Northeast Veterans		
Pro Forma Sources and Uses		
Sources of Funds	Amount 4/26/16	Amount 5/24/16
Tax Credit Equity	\$7,320,433	\$8,449,689
HOME Funds	\$1,000,000	\$0
HRFC Loan	\$0	\$800,000
VHHP	\$2,600,000	\$2,600,000
Total Sources of Funds	\$10,920,433	\$11,849,689
Uses of Funds	Amount	Amount
Acquisition Costs	\$250,000	\$260,000
Residential Construction Costs	\$6,490,285	\$6,490,285
Hard Cost Contingency	\$269,414	\$271,915
Architecture/Engineering	\$600,000	\$600,000
Loan Fees, Soft Costs, Soft Cost Contingency	\$1,958,370	\$2,747,966
Developer Fee	\$1,352,364	\$1,479,523
Total Uses of Funds	\$10,920,433	\$11,849,689
Pro Forma Sources and Uses		
Sources of Funds	Amount	Amount
Tax Credit Equity	\$3,706,049	\$4,000,348
Total Sources of Funds	\$3,706,049	\$4,000,348
Uses of Funds	Amount	Amount
Reserves	\$3,706,049	\$4,000,348
Total Uses of Funds	\$3,706,049	\$4,000,348

*Draft as of 5/24/16

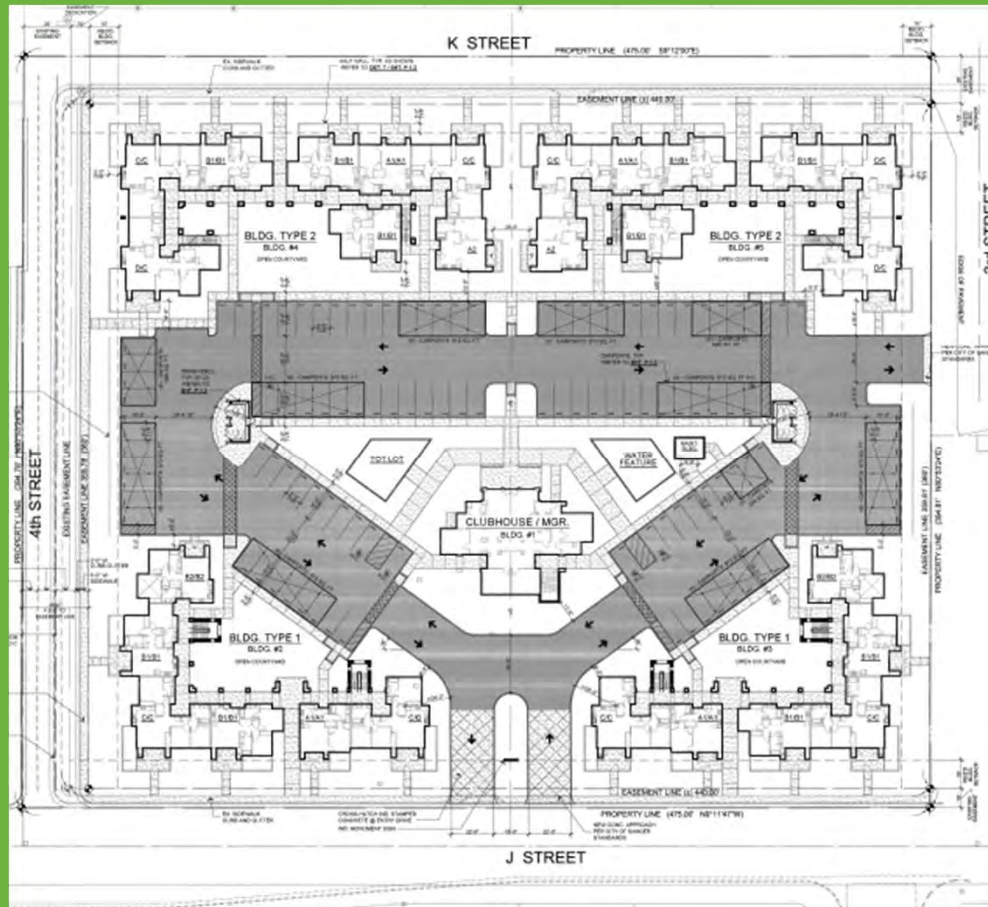
Memorial Village

- Proposed redevelopment of an existing 35-unit low income public housing site
- New construction project of 48 units and a community building
- March 2016 AHP application submitted
- RFP for GC/CM issued April 2016
- HRFC commitment of \$1.6 million proposed
- Proposed for 2nd Round 2016 Tax Credit Application



Memorial Village Aerial

Memorial Village Site Plan



Memorial Village Sources and Uses

Memorial Village		
Pro Forma Sources and Uses		
Sources of Funds	Amount 2/19/16	Amount 5/24/16
FHLB AHP	\$540,000	\$ -
HRFC Loan	\$0	\$ 1,600,000
LIHTC Equity	\$16,196,679	\$ 12,748,271
Total Sources of Funds	\$16,736,679	\$ 14,348,271
Uses of Funds	Amount	Amount
Construction Costs	\$11,348,600	\$ 9,559,000
Contingency	\$585,430	\$ 499,200
Permits/Impact Fees/etc.	\$283,000	\$ 283,000
Professional Fees	\$706,282	\$ 729,740
Relocation	\$321,750	\$ 321,750
Loan Fees and other Soft Costs	\$1,311,292	\$ 1,001,884
Reserves	\$180,325	\$ 153,570
Developer Fee	\$2,000,000	\$ 1,800,127
Total Uses of Funds	\$16,736,679	\$ 14,348,271
Pro Forma Sources and Uses		
Sources of Funds	Amount	Amount
Seller Financing	\$2,050,000	\$2,050,000
LIHTC Equity	\$425,000	\$425,000
Total Sources of Funds	\$2,475,000	\$2,475,000
Uses of Funds	Amount	Amount
Acquisition Costs	\$2,050,000	\$2,050,000
Demolition	\$425,000	\$425,000
Total Uses of Funds	\$2,475,000	\$2,475,000

**Draft as of 5/24/16, Reduced from 55 to 48 units*

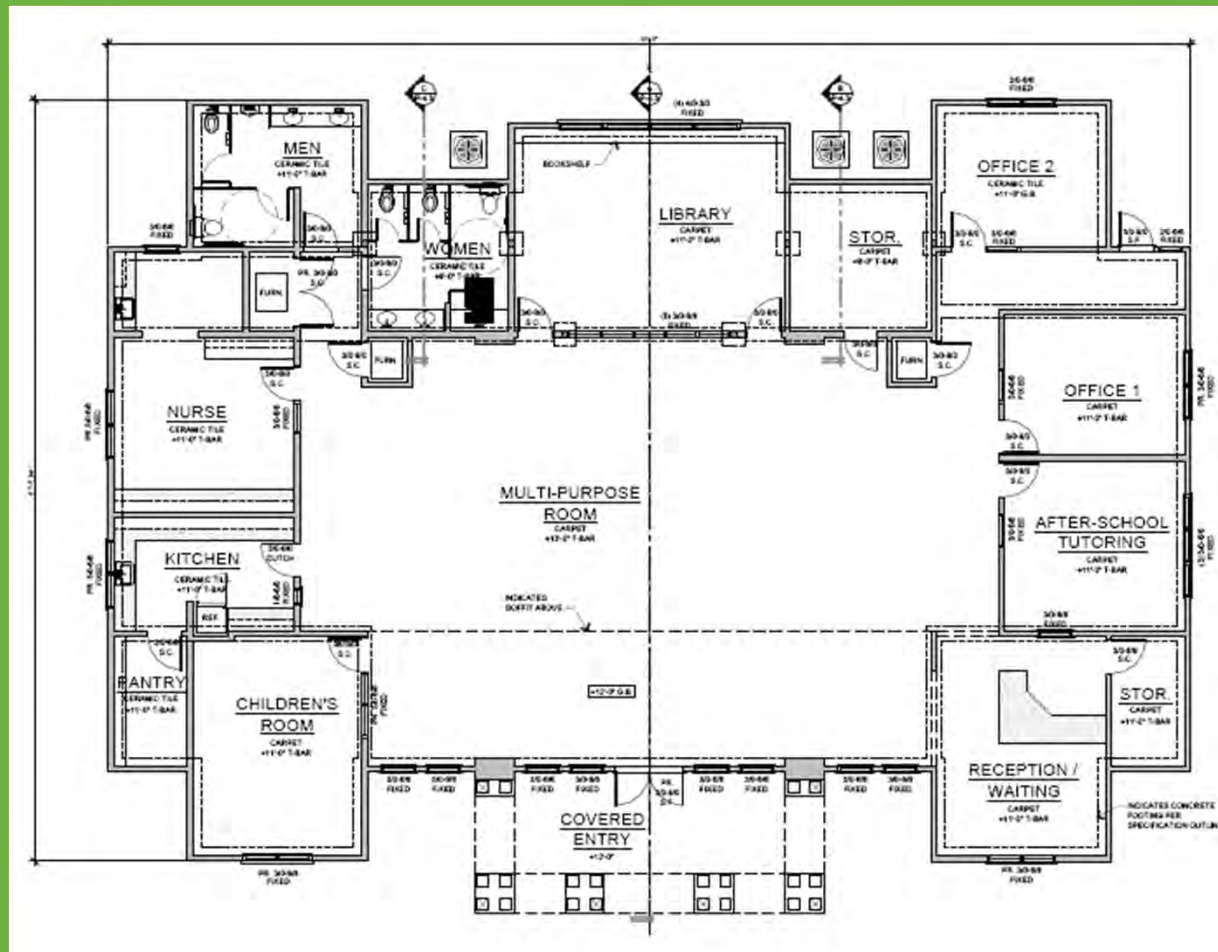
Highway City Community Center (Fresno)

- New construction of approximately 5,200 s.f. community center
- Received CDBG Award of \$329k from the City of Fresno
- Partners include Highway City CDC, Granville, Central Community Church
- HRFC commitment of \$250k proposed



Highway City Proposed Community Center Aerial

Highway City Community Center Floor Plan



Highway City Community Center Estimate

Line Item Budget	TOTAL Budget	City of Fresno Funds (CDBG)	HCCD	Granville	Central Community Church (Potential Commitments)	Proposed HREC	Gap Financing
Consultant or Purchased Services:	\$60,000	\$60,000					
Acquisition:	\$168,000		\$168,000 (Land Donated)				
Construction:	\$1,300,000	\$173,000		\$350,000	\$150,000	\$250,000	\$377,000
Accounting/Audit:	\$2,500	\$2,500					
Permits & Fees:	\$40,000	\$40,000					
Appraisal:	\$2,000	\$2,000					
Title & Recording:	\$2,500	\$2,500					
Taxes:	\$4,000	\$4,000					
Insurance:	\$15,000	\$15,000					
Soft Cost Contingency:	\$30,000	\$30,000					
Total Project Budget:	\$1,624,000	\$329,000	\$168,000	\$350,000	\$150,000	\$250,000	\$377,000

Questions?



Consideration of Transfer of Ranchwood Condos

*Boards of Commissioners Meeting
Fresno Housing Authority
May 24, 2016*

History

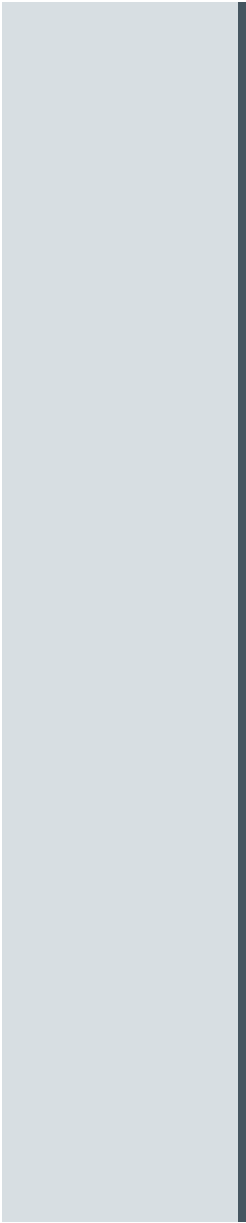
- Two condominiums were purchased in 2007 using a Cal-HFA HELP Loan
 - Loan funds were required to be used for homeownership housing, with homebuyers receiving support services.
 - Acquisition and rehab costs totaled \$277,551.41
- Since 2007, several attempts have been made to sell the properties.
 - Private mortgage lending not available at the complex.
 - Units have generally been vacant.
- Funding restrictions, on-going costs and complementary services have led to our partnership with Habitat for Humanity.

Partnership

- Habitat for Humanity of Fresno (HFH) is an international, non-profit organization dedicated to providing decent and affordable housing.
 - Provides affordable mortgages to qualified homeowners
 - Offers homebuyers classes in personal finances, home maintenance, and homeownership
 - Repairs and renovates existing housing
 - Leads holistic neighborhood revitalization efforts
 - May provide microloans for home improvements

Recommendation

- Staff is recommending that the Boards of Commissioners approve the transfer the two assets to Habitat for Humanity.



Gift of Public Funds

- In the public sector, California's Constitution specifically prohibits "gifts" of public resources, often referred to as the ban on "gifts of public funds." (Cal. Const. art. XVI, § 6)
- Public agency support for charitable organizations are allowed when:
 - 1) When the charity provides a service that complements or enhances a service that the public agency also provides
 - 2) When there is an identifiable secondary benefit to the public agency; or
 - 3) When the charity provides a service the public agency could provide but chooses not to.