



Boards of Commissioners Meeting

May 23, 2017

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 23, 2017

Fresno Housing Authority Offices – 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)

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

3. Public Comment

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

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

5. County Board of Commissioners - Election of the Vice Chair	
6. Consent Agenda	
<i>All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed the Consent Agenda and considered following approval of the Consent Agenda.</i>	
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10. Closed Session	
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 1616 and 1624 Simpson, 3019 and 3039 N. Blackstone Ave., Fresno, CA (APNs: 443-104-08 through 10, and 443-104- 23) Agency Negotiator: Preston Prince Negotiating parties: Scott Miller and Austin Ewell Under negotiation: Price and Terms of Sale	
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 1241-1263 Broadway Plaza, Fresno, CA (APNs: 466-214-01 and 466-214-17) Agency Negotiator: Preston Prince Negotiating parties: APEC International, LLC and Deep Green Housing and Community Development	

Under negotiation: Financing and Terms of Partnership

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: Multiple Addresses* (APNs: 467-245-02T through 12T,
467-262-01T through 04T)

Agency Negotiator: Preston Prince

Negotiating parties: Successor Agency to the Redevelopment
Agency of the City of Fresno

Under negotiation: Price and Terms of Sale *811, 813, 823, and 847
Waterman; 537 Inyo; 597 and 659 E. California; 842, 846, 851, 854, and
864 Klette Fresno, CA 93706

11. Report on Closed Session Items

12. Action

Consideration of Acquisition of the California Triangle Parcels 50

13. Adjournment

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

Monday, January 23, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special joint session on Monday, January 23, 2017 at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: RUEBEN SCOTT, Vice Chair
 CAINE CHRISTENSEN

The meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Anthony, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: RENEETA ANTHONY, Vice Chair
 STACY SABLAN
 LEE ANN EAGER
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: JIM PETTY, Chair
 NANCY NELSON

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comments.

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

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no public comments.

4. CLOSED SESSION

At 5:15pm closed session started.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1911 Merced St., Fresno, CA (APNs: 466-206-50T and 51T)

Agency negotiator: Preston Prince

Negotiating parties: Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno

Under negotiation: Price and Terms of Sale

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

5. REPORT ON CLOSED SESSION ITEMS

The Boards returned to open session at 5:25pm.

Ken Price briefly explained the items discussed during the close session. An auction tomorrow January 24, 2017 by the RDA site fourth. He further stated the Boards took action to authorize the CEO or CEO designee to bid on the RDA Site. CEO was instructed with specific terms of sale. Additionally, if the acquisition is to be successful, the site will be used for a parking lot for the time being. There is no other plan for the site at this time.

Regarding the "Public Employment" item, there was no activity to report.

6. PUBLIC COMMENTS

There was no public comment.

Commissioner Adrian Jones welcomed the Board Members to the new year.

7. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest from the City Board.

Commissioner Reneeta Anthony announced that she had a conflict of interest with item 12B- Consideration of Architectural Contract – Oak Grove Apartments (Parlier).

8. RESIDENT SERVICES PRESENTATION – CONNECTIVITY AND DIGI-BUS

Mr. Prince stated they will continue the services presentation. He also stated resident services presentations have been presented to the Boards since he first came to the Fresno Housing Authority, and staff will work to continue the presentations.

Mr. Bobby Coulter presented to the Board Members the Get Connected Fresno Program. The focus was to provide digital devices, to bring connectivity and provide digital literacy training to residents. This is the first year for this Get Connected Fresno Program. Fresno Housing Authority is among one of the 28 participants. Mr. Coulter, said they have helped 405 households connect to the internet. Collaboration with partners Fresno State and BiWise who have made it possible for them to provide 4,700 hours of training. Mr. Coulter shared it is not about the numbers, but it is about the whole story of how technology can be transformative for families.

Mr. Coulter introduced Ms. Aurelia Barrero, a client that participated in the free computer classes offered by the Get Connected Fresno Program. Through this program, we were able to partner with Fresno Unified School District (FUSD) Parent University at the Parc Grove site. Ms. Barrero stated technology transforms families. The classes were beneficial as she learned how to download faxes and save recipes. Ms. Aurelia also shared that she became more confident because she was afraid of breaking the computer. Additionally, she stated her grandchildren have been part of the Summer Tech camp program offered by the Fresno Housing Authority. In the program, her grandchildren have completed their homework and learned to create games. Ms. Barrero thanked the Fresno Housing Authority for the various programs offered to the public.

Ms. Shannon Morrison from the Fresno County Library is a coordinator for the Digi-Bus project. Digi-Bus will launch on Friday, January 27, 2017 at 1:00pm at the West Fresno Library. Ms. Morrison stated this is a Winnebago transformed into what is now known as the Digi-Bus. She revealed a librarian envisions the Digi-bus 10 years ago, and it now holds 12 stations with laptops, keyboards and printers. Ms. Morrison, said the goal is to have everyone walk off the bus with their job portfolio, which includes a cover letter and resume. The Digi-Bus will help reach people in the rural communities, where internet connection is not as

accessible, as in the urban areas. Additionally, the staff will assist clients with computer basics. This will help bridge the digital divide and help residents in becoming digitally literate. She stated the Digi-Bus is staffed with a librarian and a Geekwise representative. She revealed they are visiting the following sites:

- February 13-17, 2017 Sequoia Courts.
- April 10-14, 2017 at Oak Grove.
- May 8-12, 2017 at Legacy Commons.

Mr. Prince said the Fresno County Library has been a great partner to the Fresno Housing Authority, and is where most of our clients will go for assistance with online applications for other items, such as the waitlist applications.

Commissioner Jones asked if it has been determined to how the HCV program will be connected to the Digi-Bus. Mr. Coulter stated the Digi-Bus will drive around Fresno County and park close to communities where clients can have access to internet connection and apply for the programs. Operating a bus is costly; therefore, they were able to find a partner in Fresno County Library. Fresno County Libraries are happy to partner with Fresno Housing Authority and will continue to provide access to our residents, and encourage residents to participate in the program.

9. BOARDS' DISCUSSION – 2017 BOARD RETREAT

Mr. Prince stated the 2017 Board Retreat is anticipated for one day and a half at Wonder Valley with approximately cost of \$10,000 which includes accommodations, food, facilitator costs, and the dates are to be determined. Mr. Prince allowed Board members to address their concerns or suggestions.

Commissioner Anthony suggested adding or changing agenda topics, including role and responsibilities, budget, goals, and other items. She recommended a two-night stay. Mr. Prince, stated the Executive Office will accommodate the Board members' suggestions regarding the location of the event and the modifications to the topics for the agenda.

Emily De La Guerra informed the Boards that the Budget for Commissioner Travel and Training is \$50,000 an increase from last year's budget. At the end of 2016 \$43,000 was used; therefore, the 2017 budget was increased.

The consensus of the Boards included selecting a location suitable for the retreat, that would be able to accommodate the Boards overnight and allow them the space and time to conduct the business of the agency.

10. CONSENT AGENDA

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

- a. Consideration of minutes of December 20, 2016
- b. City: Consideration of the 4th Quarter 2016 Write Offs
- c. County: Consideration of the 4th Quarter 2016 Write Offs
- d. Consideration of the Contract Extension for Security Services
- e. Consideration of the Contract Extension for Banking Services
- f. Consideration of Utility Allowance Schedules – PBRA and LIHTC Programs
- g. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Contract - City of Fresno

No public comments.

Commissioner Johnson 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 Sablan 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.

11. INFORMATIONAL

- a. Overview of 2017 Mixed Finance Budgets

Emily De La Guerra, Director of Finance and Administration, provided an overview of the 2017 mixed finance budgets, providing a summary of Mixed Finance Properties, 2017 Budgets, and 2017 Waterfall Projections.

Ms. De La Guerra stated mixed finance budgets are properties own by the limited partnership. These properties were originally sponsored, and developed by the Fresno Housing Authority. A mixture of financing sources were used to develop these properties and continue to be owned by the limited partnership.

Ms. De La Guerra added that Silvercrest, Inc. is an instrumentality of the Housing Authority and is the Managing General Partner of our limited partnerships. Silvercrest, Inc. is responsible for the on-going operation and the financial management of the properties.

Mr. Preston Prince explained the ownership of Silvercrest, Inc. Silvercrest, Inc. board members are Commissioners from the City and County Boards. The board members for Silvercrest, Inc. also include Mr. Prince. Ms. De La Guerra reiterated Silvercrest, Inc. is a separate entity, take their own action, and have their own board meetings.

Commissioner Anthony requested a legal opinion on the Boards fiduciary duty to act on the budget and how activities affect Silvercrest, Inc. and the Fresno Housing Authority.

Mr. Prince stated this will also be addressed at the retreat.

In addition, Ms. De La Guerra said 23 properties are sponsored and have been developed since 2008 by the Fresno Housing Authority, totaling 1500 units. All 23 properties are expected to be operational in 2017.

- Villa Del Mar (2002)
- Elderberry (2004)
- Yosemite Village (2008)
- Parc Grove Commons II (2010)
- Granada Commons (2010)
- Pacific Gardens (2011)
- Renaissance at Trinity (2011)
- Renaissance at Santa Clara (2011)
- Renaissance at Alta Monte (2011)
- Bridges at Florence (2012)
- Parc Grove Commons NW (2012)
- SE Fresno RAD (2013)
- Mendota RAD (2013)
- Orange Cove RAD (2013)
- Kings River Commons (2014)
- City View @ Van Ness (2014)
- Viking Village RAD (2014)
- Marion Villas (2015)
- Fultonia/Cedar Heights (2016)
- Paseo 55 (2017) *
- Legacy Commons (2017) *
- Rio Villas (2017) *
- Shockley Terrace RAD (2017) *

Ms. De La Guerra said the major goal of 2017 budgets are to achieve positive net operation income, be self-sustainable, break even each year, and leverage well performing assets to provide maximum benefits to lenders, partners, and stakeholders. Additionally, the goal is to meet stabilization requirements for the newer properties for 2015-2017, development which include Fultonia/Cedar Height, Paseo 55, Legacy Commons and Rio Villas, all of which will be operational on 2017, maintain and modernize properties as needed, and provide ample services at the permanent supportive housing sites.

b. Real Estate Development Update

Mr. Michael Duarte provided an overview of the current pre-development activities. Mr. Duarte presented on the upcoming financial closings for Memorial Village in Sanger with 48 units, Legacy Commons Phase II in Fresno with 64 units, and Renaissance at Parc Grove in Fresno with 40 units.

Mr. Duarte thanked Christina Husbands and her team, for submitting the application for \$1 million dollars to the County of Fresno, receiving a support letter of \$1million of HOME funds for the Memorial Village project.

In addition, Mr. Duarte discussed receiving tax credit equity for the Magill Terrace project in Fowler (60 units,). It is being proposed for the redevelopment of an existing 20-unit low income public housing scattered site, to a new construction project of 60 units and a community building.

Mr. Duarte introduced projects in the Pipeline: Blackstone/Simpson Site - the potential for rehabilitation of the existing commercial and new construction of up to 50 affordable housing units. There is a potential partnership with Miller-Ewell and the Fresno Metro Ministry. There was a Neighborworks grant application submitted for \$360,000 for acquisition of the site. Negotiations are ongoing for the partnership/MOU structure.

Hotel Fresno – this is an action item for the agenda. It is anticipated construction will start in March 2017. It will be developed by APEC International, LLC and Deep Green Housing and Community Development. The developers experienced a gap in the financing and were encouraged to approach the Housing Authority to assist in closing the gap. Regarding the financing, the Housing Authority will have the option to purchase in year 15, but the negotiations are ongoing. The City action item is requesting commitment of up to 19 Project-Based Vouchers to assist in the feasibility of the project. Currently, the role of the Housing Authority is limited to providing the vouchers.

Public Comments:

Eric Payne a West Fresno resident spoke regarding Pre-Development and planning by Fresno Housing in West Fresno. He urged the Board members to continue to reach out to West Fresno Stakeholders to ensure a continued, good faith effort and investment focus in the West Fresno Community and its residents.

Mr. Prince responded Legacy phase I and II properties are in West Fresno. In addition, Sierra Terrace is in the planning stages. Activities with community members are being planned but have been on hold due to the Agency's support and anticipation of the adoption of the Southwest Specific Plan. Mr. Prince expressed the Agency's continued partnership and consideration of West Fresno and its residents.

12. ACTION

a. Consideration of Project-Based Voucher Allocation – Hotel Fresno

Ken Price stated the County vote is just affirmation.

Michael Duarte proposed one change to the resolution to strike the language “automatic” from the resolution, and replace “At the option of the Fresno Housing Authority.”

There was no public comment.

Commissioner Santos motioned for the City Board’s approval of the Project-Based Voucher Allocation to Hotel Fresno of up to 19 Project-Based Vouchers. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, this item was approved.

Commissioner Eager motioned for the County Board’s approval of the Project-Based Voucher Allocation to Hotel Fresno. This action was seconded by Commissioner Sablan, and by unanimous vote of the Board of Commissioners for the County, this item was approved.

b. Consideration of Architectural Contract – Oak Grove Apartments (Parlier)

Committee Anthony recused herself from this item, and left the boardroom. Commissioner Sablan assumed the role of Chairperson for this action item.

Commissioner Johnson motioned for the City Board’s approval of awarding the Architectural Contract for Oak Grove Apartments (Parlier). This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the Consideration of Architectural Contract – Oak Grove Apartments (Parlier) was approved.

Commissioner Fuentes motioned for the County Board’s approval of the awarding the Architectural Contract for Oak Grove Apartments (Parlier). This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the Consideration of Architectural Contract – Oak Grove Apartments (Parlier) was approved.

c. Consideration of General Contractor/Construction Management Contract – Oak Grove Apartments (Parlier)

Michael Duarte, recommended Prowest contracting for this project.

Mr. Prince expanded on how RFP bid process was conducted.

Commissioner Anthony requested the RFP process and scoring system be sent to her.

There was no public comment.

Commissioner Bedrosian motioned for the City Board's approval of awarding the General Contractor/Construction Management Contract for Oak Grove Apartments (Parlier) to Prowest Contractors., Inc. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion was approved.

Commissioner Eager motioned for the County Board's approval of the awarding General Contractor/Construction Management Contract for Oak Grove Apartments (Parlier)) to Prowest Contractors., Inc. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners the motion was approved.

d. Consideration of General Contractor/Construction Management Contract – Magill Terrace (Fowler)

Commissioner Santos motioned for the City Board's approval of awarding the Contractor/Construction Management Contract for Magill Terrace (Fowler) to Johnston Contracting. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion was approved.

Commissioner Fuentes motioned for the County Board's approval of awarding the Contractor/Construction Management Contract for Magill Terrace (Fowler) Johnston Contracting. This action was seconded by Commissioner Miller, and by unanimous vote of the Board of Commissioners for the County, the motion was approved.

e. Consideration of Out of State Travel – CEO and Commissioners

There are a number of opportunities for commissioners for out of state travel, for training and development purposes. Mr. Prince explained upcoming training opportunities, such as NAHRO, CLPHA, etc.

Commissioner Petty and Commissioner Jones expressed interested in attending the NAHRO Washington conference. Commissioner Sablan expressed interest in attending CLPHA.

Commissioner Anthony requested a summary of Commissioner travel in the last two years.

Ms. Angie Nguyen recommended March travel to be approved, and other conference travel be considered.

Commissioner Johnson motioned for the City Board's approval of the Out of State Travel for the CEO as noted through July 2017. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion was approved.

Commissioner Eager motioned for the County Board's approval of the Out of State Travel for the CEO as noted through July 2017. This action was seconded by Commissioner Sablan, and by unanimous vote of the Board of Commissioners for the County, the motion was approved.

After Mr. Prince further explained the agenda of the various training/conference opportunities, it was recommended that up to three commissioners from each Board attend the Washington D.C conference in March 2017.

There was no public comment.

Commissioner Johnson motioned for the City Board's approval of up to three commissioners from each Board to attend the Washington D.C conference in March. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion was approved.

Commissioner Eager motioned for the County Board's approval of up to three commissioners from each Board to attend the Washington D.C conference in March. This action was seconded by Commissioner Sablan, and by unanimous vote of the Board of Commissioners for the County, the motion was approved

13. COMMISSIONER'S REPORT

14. EXECUTIVE DIRECTOR'S REPORT

In addition to the written report, Mr. Prince reported the following:

- A recent summary judgment was made in the litigation against HUD and the Federal Government, in favor of PHAs whose funds were taken by HUD. The Boards voted a few years ago to join that lawsuit.
- Tracewell Hanrahan, Deputy Director, will have her last day on February 1, 2017.
- Mr. Prince met with the Executive Committee to discuss the recruitment of the Deputy Executive Director position, for which a job announcement has been prepared and will be distributed. Additionally, the role of Commissioners in the selection process is still be determined.
- New hires were announced.
- Point In Time Count starts tomorrow, which will include Mayor Brand and others, kicking off at EOC's Neilsen Center.
- Francine and Murray Farber joined the Executive Committee last week and donated \$50,000 for the development of the library at several of our housing sites. The libraries will be called "Mike's Books" in honor of their son.

15. 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 8:23 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince
CEO



DATE: May 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 6a

AUTHOR: Angelina Nguyen

SUBJECT: Resident Services Presentation

Executive Summary

This memo serves as a placeholder for Tia Hartment, Executive Director of Healthy Smiles Mobile Dental Foundation to present at the Board Meeting on Tuesday, May 23, 2017. The partnership between Healthy Smiles and Fresno Housing has existed since 2012. The organization's mission is to provide health care for the underserved children in Central California.

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TO: Boards of Commissioners

DATE: May 18, 2017

Fresno Housing Authority

BOARD MEETING: May 23, 2017

FROM: Preston Prince



AGENDA ITEM: 6b

CEO/Executive Director

AUTHOR: Angie Nguyen

SUBJECT: 2017 Homeless Point-in-Time Results

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) mandates communities receiving Continuum of Care funding (CoC) conduct a Sheltered and Unsheltered Count of HUD defined homeless individuals/families biennially. This Point in Time (PIT) Count is to take place during the last ten (10) days of January. The Fresno Madera Continuum of Care (FMCoC) conducted the 2017 PIT January 24-26, 2017, according to the following schedule:

- January 24th – 5 pm – 12 midnight; actual count of observed homeless persons
- January 25th – 5 pm – 12 midnight; follow up survey of homeless persons for demographics and characteristics (i.e., Veteran status; length of homelessness)
- January 26th – 7 am - 4 pm; follow up survey of homeless persons for demographics and characteristics (i.e., Veteran status; disabling condition)

For the 2017 PIT, FMCoC had over 200 volunteers, including officials from the Department of Veteran Affairs, Mayor Lee Brand and staff from Assemblymember Joaquin Arambula's Office. Volunteers were able to conduct 690 follow up surveys.

Analysis of the 2017 PIT with the 2016 PIT show an increase in the total number of homeless in the City of Fresno (+16%); while totals in the County decreased (-28%). Analysis also showed an increase in the total number of chronically homeless individuals (+41%). The FMCoC believes City increase may be attributed to the continued increased outreach; however, it could be the population is increasing for reasons yet unclear. Similarly, the reasons for decrease in the County needs to be studied. It is the goal of the FMCoC to devise a method to gather data on specific reasons for homelessness for analysis. In addition, outreach specific to County areas funded by the FMCoC

will begin shortly. It is believed study and relationships with County entities will assist in a deeper dive into the nature of homelessness in the rural area.

Recommendation

There is no recommendation, this is informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: May 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 6c

AUTHOR: Angie Nguyen

SUBJECT: Homeless Policy Community Conversation

Executive Summary

Fresno Housing in collaboration with the Fresno Madera Continuum of Care (FMCoC) hosted a Homeless Policy Conversation to outline efforts to end homelessness in Fresno and Madera. The event was combined with the groundbreaking of Renaissance at Parc Grove – a 40-unit housing construction project dedicated to homeless Veterans. Attendees included Secretary Vito Imbasciani – California Department of Veteran Affairs, Steve Bauman – Medical Center Director, VA Central CA Health Care and Beverly Ebersold – Director of National Initiatives, U.S. Interagency Council on Homelessness, along with members of the FMCoC.

The group heard presentations by FH staff along with FMCoC Executive Committee members on specific actions and methods to engage and effect housing solutions for the homeless community. Discussion included the Coordinated Entry System, housing solutions available in the community, alignment of resources to create a complete system of care and the need for additional resources to end all homelessness.

Audience members received the presentations well. Ms. Ebersold commented on the excellent work being performed in Fresno; a Veteran and member of American Legion Post 509 invited the group to present in an effort to garner additional support for homeless Veterans among the Legion.

Recommendation

There are no recommendations, this is informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 6d

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Update

Executive Summary

Staff may present an overview of current pre-development activities.

Recommendation

None at this time. Informational only.

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TO: Boards of Commissioners

DATE: May 18, 2017

Fresno Housing Authority

BOARD MEETING: May 23, 2017

FROM: Preston Prince



AGENDA ITEM: 7a

CEO/ Executive Director

AUTHOR: Gary Grinstead

SUBJECT: 2017 Capital Budget Adoption

Executive Summary

The purpose of this memo is to provide a brief overview of improvements performed during 2016 at our LIPH, Mixed-Finance, and Specialty Housing properties, and to ask the Board of Commissioners of the Fresno Housing Authority to adopt the proposed FY 2017 Capital Improvement Budgets.

Capital improvements are funded by two main funding sources – Specialty Housing and Mixed-Finance Replacement Reserves; and annual Capital Fund Grants. These separate funding sources can be utilized to make capital improvements to our asset portfolio which substantially adds to the value, and/or prolongs the useful life of the property.

Specialty Housing and Mixed-Finance Replacement Reserve funds are budgeted yearly and can only be used for capital improvement projects. Capital Funds are yearly formulated HUD grants, and are used for LIPH Capital and Management Improvements. Capital Fund grants have a two-year encumbrance, and a four-year expenditure deadline.

On an annual basis, the Construction Management Division, in conjunction with Housing Management and Maintenance staff, performs comprehensive inspections and compiles a list of improvements needed for each property. From this list, the needs are prioritized over a 5-year plan based on staff resources, current year priorities, and the following standards:

- Resident comfort, health and safety
- Compliance with current building and ADA requirements
- Annual REAC inspection preparation
- Maintainability and long-term sustainability
- Property marketability
- Energy and water conservation

During 2016, capital expenditures included annual tree trimming and removal, asphalt replacement and re-striping, appliance and postal box replacement,

exterior siding/trim replacement and painting; and continued energy and water conservation upgrades.

Proposed Capital Fund and Replacement Reserve projects for 2017:

- Roof Replacement
- Unit and Site Lighting Improvements
- Window Replacement
- Site Concrete Replacement
- Exterior Painting
- Insulation Upgrades
- Parking Lot Asphalt Replacement and Striping
- Fascia, Siding and Trim Replacement
- Tree Trimming and Removal
- Low Flow Shower Head Replacement
- Tankless Water Heater Installation
- Ventilation Improvements
- Solar Panel Installation

Proposed Expenditures

	Current 2017 Replacement Reserve Balance	Proposed 2017 Replacement Reserve Expenditures	Current 2017 Capital Fund Balance	Proposed 2017 Capital Fund Expenditures
City AMP's			\$1,457,770 *	\$629,000
County AMP's			\$1,755,440 *	\$1,265,000
Total LIPH			\$3,213,210	\$1,894,000
Firebaugh Family	\$730,572	\$268,516		
Parlier Migrant	\$150,144	\$74,726		
Farm Labor (Mendota, Orchard, Mariposa Meadows)	\$1,954,006	\$789,462		
Garland Gardens	\$104,141	\$42,105		
Citrus Gardens	\$192,440	\$105,356		
Parkside	\$104,095	\$48,121		
Maldonado Plaza	\$43,987	\$22,714		
Total Specialty Housing	\$3,279,385	\$1,351,000		
Total	\$3,279,385	\$1,351,000	\$3,213,210	\$1,894,000

* Includes estimated 2017 Capital Grant

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the proposed FY 2017 Capital Budget.

Fiscal Impact

There are sufficient Replacement Reserves within the respective programs and properties to move forward with the identified projects. Capital Fund dollars may only be spent on improvements to our public housing portfolio and therefore have a net zero impact on the Agency's reserve levels.

RESOLUTION NO. _____

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

RESOLUTION ADOPTING THE 2017 ANNUAL CAPITAL BUDGET

WHEREAS, the Annual Capital Budget for the Fresno Housing Authority of the City of Fresno for the fiscal year beginning January 1, 2017, and ending December 31, 2017 has been presented for adoption before the Board of Commissioners of the Fresno Housing Authority of the City of Fresno at its open public meeting on May 23, 2017; and

WHEREAS, Capital Expenditures are comprised of two main categories- Housing Management Replacement Reserves and Capital Funds; and

WHEREAS, there are sufficient Replacement Reserves within Housing Management to move forward with identified projects, and Capital Fund dollars may only be spent on improvements to the public housing portfolio and will have a net zero impact on the Housing Authority's Unrestricted Reserve level; and

WHEREAS, the Annual Capital Budget, as presented for adoption, reflects proposed expenditures of \$1,351,000 from the Housing Management Replacement Reserve and \$1,894,000 proposed expenditures from Capital Fund.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno hereby adopt the 2017 Annual Capital Budget as presented.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2017. 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 ADOPTING THE 2017 ANNUAL CAPITAL BUDGET

WHEREAS, the Annual Capital Budget for the Fresno Housing Authority of Fresno County for the fiscal year beginning January 1, 2017, and ending December 31, 2017 has been presented for adoption before the Board of Commissioners of the Fresno Housing Authority of Fresno County at its open public meeting on May 23, 2017; and

WHEREAS, Capital Expenditures are comprised of two main categories- Housing Management Replacement Reserves and Capital Funds; and

WHEREAS, there are sufficient Replacement Reserves within Housing Management to move forward with identified projects, and Capital Fund dollars may only be spent on improvements to the public housing portfolio and will have a net zero impact on the Housing Authority's Unrestricted Reserve level; and

WHEREAS, the Annual Capital Budget, as presented for adoption, reflects proposed expenditures of \$1,351,000 from the Housing Management Replacement Reserve and \$1,894,000 proposed expenditures from Capital Fund.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County hereby adopt the 2017 Annual Capital Budget as presented.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2017. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 7b

AUTHOR: Shaneece Childress

SUBJECT: Renewal of contract between City of Fresno Police Department
and Fresno Housing for Police Services.

Executive Summary

The purpose of this memo is to seek Board approval to renew the Agreement between Fresno Housing and the City of Fresno, Fresno Police Department. The Fresno Police Department currently provides police services in the southeast and southwest Fresno complexes operated by the agency. The contracted services focus on crime intervention within our communities. The Agreement allows two sworn police officers, dedicated to these communities to work closely with Property Management staff on crime prevention and intervention in the communities and the surrounding neighborhoods. The Boards have previously approved this Agreement.

The police officers specifically patrol Fresno Housing properties which include approximately 500 units of Low Income Public Housing and 233 units in Southeast Fresno RAD and Viking Village RAD; each entity has a separate contract. The proposed contract terms are similar to previous language with clarification on the additional expenses over the contract year. The amount of the contract reflects approximately 5% overall increase which includes cost of living, increased communication expenses, and 25% of the vehicle operating & maintenance expenses.

City of Fresno -Police Contract	2016 Contract Expenses	2017 Proposed Contract Expenses	Increase
Officers Salary + Fringe benefits	\$ 262,850.00	\$ 269,080.00	\$6,230.00
Communication (Phone, modem insurance)	\$ 1,200.00	\$ 1,740.00	\$ 540.00
Vehicle Operating/Maintenance expenses	\$ -	\$ 5,000.00	\$5,000.00
Total	\$ 264,050.00	\$ 275,820.00	\$11,770.00
Allocation of Cost			
Housing Authority SW Fresno - 75%	\$ 199,150.00	\$ 206,865.00	4.0%
Viking Village RAD- 2%	\$ 5,000.00	\$ 5,516.00	9.0%
RAD SE Fresno - 23%	\$ 59,900.00	\$ 63,439.00	6.0%
Total	\$ 264,050.00	\$ 275,820.00	4.0%

As part of the procurement process, we previously completed a comprehensive analysis which evaluated the existing contract and determined the agreement established for police services could not be fulfilled with private security services. The analysis subsequently revealed the contract with police services was unique and incomparable based on the depth, range and distinctive services available to a sworn police officer versus a security officer. Further, the comparison revealed private security companies were unable to provide comparable services which were exclusively available to the Police department including:

- Immediate access to law enforcement information, data and tools necessary to reduce crime including warrant checks, crime statistics, bulletins, and arrest records. This also includes access to California Law Enforcement Telecommunications System (CLETS),
- Immediate access to special task forces, special tactics teams and equipment, canine units and emergency response services and equipment.
- The ability to make immediate arrest, transport, process and book individuals engaged in criminal activity. The ability to conduct parole and probation compliance checks.
- Additionally, the general public is far less likely to conduct criminal activity in the presence of a sworn police officer versus a security officer.

Fiscal Impact

Staff is requesting that the Boards approve the contract Agreement with the City of Fresno Police Department for a period of 12 months commencing July 1, 2017 and ending June 30, 2018, in an amount not to exceed \$206,865.00 This amount will be paid from public housing operating funds and is included in the 2017 budget. The contract amounts for Southeast Fresno RAD (\$63,439.00) and Viking Village RAD (\$5,516) will be paid by those properties specifically and were approved by Silvercrest, Inc as part of the annual budget process.

Recommendation

It is recommended that that Board of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County adopt the attached resolution authorizing CEO/Executive Director, Preston Prince and/or his designee, to execute the MOU and any ancillary documents between the City of Fresno and the Fresno Housing Authority for the period of July 1, 2017 to June 30, 2018.

AGREEMENT BETWEEN CITY OF FRESNO
AND
HOUSING AUTHORITY OF THE CITY OF FRESNO

THIS AGREEMENT is entered into effective the **1st day of July, 2016~~7~~**, by and between the Housing Authority of the City of Fresno, California, a public body corporate and politic (Housing Authority,) and the City of Fresno, California, a municipal corporation, (hereinafter called the City.)

RECITALS

WHEREAS, the City provides local law enforcement services within the jurisdiction of the Housing Authority; and

WHEREAS, the Housing Authority variously provides public housing services and activities for residents of City; and

WHEREAS, the Housing Authority is funding the services provided for in this Agreement through the Public Housing Operating Fund Program, referred to hereafter as "Operating Fund"; and

WHEREAS, the Housing Authority warrants that the Operating Fund makes available funding to fund local law enforcement for additional security and protection services provided in pursuit of the public housing programs supported by the Housing Authority; and

WHEREAS, on January 1, 1995, California Penal Code Section 11105.03 (Statute) became effective, allowing local law enforcement agencies to obtain State criminal history information through the California Law Enforcement Teletype System (CLETS) at the request of the local housing authorities for the purpose of screening prospective residents and prospective and current housing authority staff; and

WHEREAS, the Statute specifies that a local agency may run criminal history checks through CLETS and release to the Housing Authority a record of convictions for certain specified violent felonies that have occurred within the past ten years; and information on any offences committed by any person under 18 years of age are not reportable under the Statute; and

WHEREAS, Department of Justice guidelines require the development of a Memorandum of Understanding between the Housing Authority and the local law enforcement agency outlining each agency's responsibilities in order to allow the release of criminal history information under the Statute, and the provisions contained in Section 2 of this Agreement are intended to serve that purpose; and

WHEREAS, the parties desire to enter into this Agreement that provides terms and conditions where under the Housing Authority shall utilize the Operating Fund to reimburse the City for additional law enforcement security and protective services provided by City and related activities; and

WHEREAS, performance of the services by City will be of benefit to City and in the public interest.

AGREEMENT

NOW, THEREAFTER, in consideration of the above recitals, which recitals are contractual in nature, the mutual promises herein contained, and for other good and valuable consideration hereby acknowledged, it is mutually agreed as follows:

1. Scope of Services.

City agrees to provide the following law enforcement services in accordance with and pursuant to this Agreement, subject to all applicable Constitutional and local law requirements:

- (a) Law enforcement services will be provided by one Sworn Police Officer at the following Housing Authority complexes located in southwest Fresno:

Housing Authority complexes: Sequoia Courts (CAL 6-2), Sierra Plaza (CAL 6-3), Fairview Heights Terrace (CAL 6-4), Sequoia Courts Terrace (CAL 6-5), Sierra Terrace (CAL 6-6), Yosemite Village (CAL 6-10), DeSoto Gardens 1 and 2 (CAL 28-38 and CAL 6-26); and

Law enforcement services will be provided by one Sworn Police officer at the following complex located in southeast Fresno:

- 1) Housing Authority complex: Monte Vista (CAL 6-7)

Hereafter collectively called the "Target Areas."

| Based on patrol hours, a prorated portion consisting of ~~\$199,150~~206,865 which comprises 75% of the total contract will be billed to the Housing Authority (the remainder will be billed to Southeast Fresno RAD, LP and Viking Village RAD, LP under separate agreements).

- (b) Law enforcement services will be provided through full-time assignment of one (1) sworn officer to each target area, for a total of for a total of two (2) Sworn Police Officers (for all three agreements), for the funded period not to exceed twelve months commencing **July 1, 2016**~~7~~8 and ending **June 30, 2017**~~8~~8. On an as needed basis, services may be diverted to Housing Authority complexes within the incorporated limits of the City of Fresno and outside of the "Target Areas," with the prior written approval of the Fresno Police Department's District Commander.

- (c) Specific duties for law enforcement services to be performed by each Sworn Police Officer under this Agreement for the respective designated Target Areas in paragraph (a) above, include the following:
- (i) Enforcing laws in accordance with Fresno Police Department policies;

- (ii) Submitting weekly crime reports to the Housing Authority District Manager;
- (iii) Providing supplemental crime report data required for additional grant applications, funding opportunities and initiative upon a timely request by the District Manager
- (iv) Referring resident victims to support services;
- (v) Subject to Fresno Police Department Scheduling, each officer will provide 40 hours of law enforcement services per week, during flex work hours of Daylight Savings Time from 10:00 am – 8:00 pm. Work one Saturday or Sunday per month during the months of June-September and work one Saturday or Sunday every two months during the months of October-May. Fresno Police department shall inform the Housing Authority Property Manager in advance if the work schedule changes;
- (vi) Submitting available Annual Crime Statistics for Public Housing, upon request of Housing Authority District Manager;
- (vii) Attend the conferences with Housing Authority District Manager upon request regarding resident concerns;
- (viii) Completing regular patrols per site; approximately two patrols in vehicle and one on foot; and
- (ix) In accordance with the Statute providing criminal history background checks through CLETS.

2. Criminal History Background Checks through CLETS by Fresno Police Department.

- (a) The two Sworn Police Officers provided hereunder by the Fresno Police Department, through the City, are employed through the Operating Fund Program to run CLETS criminal history checks.
- (b) The Fresno Police Department will run criminal history checks on subjects submitted by the Housing Authority on an agreed upon request form, if authorized by signature of a designated Housing Authority staff member.
- (c) The Fresno Police Department will screen CLETS printouts for reportable offenses as specified in Penal Code Section 11105.03.
- (d) The Fresno Police Department will record reportable offenses on the Housing Authority request form and deliver a copy of the completed form with any reportable criminal history information to a designated Housing Authority staff member, within five (5) working days from the date of the request. (Note: If it is known that the subject of a criminal history check is on probation or on parole, the document will be delivered to the appropriate probation or parole offices with a request to forward the document to the designated Housing Authority staff member.)
- (e) The Fresno Police Department will maintain a file on all Housing Authority criminal history checks, including the request form, any CLETS printouts

and a copy of any criminal history information released to the Housing Authority for a minimum of three (3) years.

- (f) Only the Chief Executive Offices of the Housing Authority and his/her designated staff member(s) of the Housing Authority, designated in writing to the Fresno Police Department by the chief executive officer, may request and receive criminal information, subject to the following paragraph.
- (g) Designated Housing Authority staff granted access to criminal history information must pass a criminal history background check, which will require submitting their fingerprints to the California Department of Justice and the Federal Bureau of Investigation (FBI), and a California Department of Motor Vehicle clearance.
- (h) Designated Housing Authority staff will review and authorize, by signature, on the request form, all requests for criminal history check under the statute.
- (i) Any information obtained from CLETS criminal history pursuant to this Agreement is confidential and the Housing Authority shall not disclose or use the information for any purpose other than that authorized in the statute.
- (j) The criminal history information released to the Housing Authority and all copies made from it shall be destroyed not more than thirty (30) days after the Housing Authority's final decision as to whether to act on the housing status of the individual to whom the information relates.
- (k) The Housing Authority shall adopt regulations governing the receipt, maintenance and use of the criminal history information. The regulations shall include provisions that require notice that the Housing Authority has access to criminal history information on applicants and employees who have access to Housing Authority residences.
- (l) Use of criminal history information is to be consistent with Title 24 of the Code of Federal Regulations and current regulations adopted by the Housing Authority.

3. Office Facilities and Reimbursement to City for Grant Related Activities.

- (a) Housing Authority agrees to provide a secure office at Sequoia Courts Terrace (CAL 6-5) for use by the Sworn Police Officer in the southwest district and a secure office at Southeast Fresno RAD for use by the Sworn Police Officer in the southeast district. Each office shall be equipped with a telephone, computer and access to restroom facilities for the respective officer's use. At its sole cost and expense, Housing Authority shall be responsible for providing all utilities (HVAC, phone, internet, electricity,

water, sewer, garbage, etc.), repair and maintenance services at each office.

- (b) For the aforementioned services, the Housing Authority agrees to reimburse City for costs incurred by City hereunder, in an amount not to exceed **\$206,865,199,150** for the period beginning **July 1, 2016**, and ending **June 30, 2017**.
- (c) The amount of **\$206,865,199,150** is the Housing Authority's prorated share of the City's costs shared with Southeast Fresno RAD, LP and Viking Village RAD, LP. The aggregate cost are as follows:
 - **Salary and fringe benefits for two Sworn Police Officers, \$262,850,269,080**
 - **Cellular and modem ongoing costs \$1,200,1740**
 - **Vehicle O&M costs - 2 vehicles @ 25% = \$5,000**

And other allowable costs as outlined in the OMB Circular A-87 (Revised 05/10/04).

The City will bill the Housing Authority on a monthly basis. Payment of any bill shall be contingent on receipt of the weekly reports and completion of described activities.

4. Term.

The term of this Agreement shall commence on **July 1, 2016** and shall end on **June 30, 2017**, subject to earlier termination as provided herein.

5. Termination.

Notwithstanding the foregoing, this Agreement may be terminated immediately by either the Housing Authority or City, upon the other party's default that is not cured within 30 days of receiving written notice thereof, by giving written notice to the other party of the termination. Such termination shall be subject to obligations due and owing on the date of termination.

6. Compliance with Governing Law.

The services provided by the City under this Agreement are over and above the City's budgeted positions. The parties agree that Operating Fund dollars shall not be used to replace funds of, or positions, otherwise funded by the City.

As applicable, costs and expenditures must be allowable in accordance with OMB Circular A-87, *Cost principals for state, local and Indian Tribal Governments*. Operating Funds are subject to the Single Audit Act Amendments of 1996 and the OMB Circular, A-133, *Audits of state, local government and non-profit organizations*.

City agrees to provide any substantiation and support for services, fees, costs and expenses upon reasonable request of the Housing Authority for a period of not less than

three (3) years after final payment. Records of City's expenses pertaining to the services shall be kept on a generally recognized accounting basis and shall be available to Housing Authority or its authorized representatives upon request during regular business hours throughout the life of this Agreement and for a period of three (3) years after final payment. In addition, all books, documents, papers, and records of City pertaining to the services shall be available for the purpose of making audits, examinations, excerpts, and transcriptions for the same period of time.

7. Capacity of City.

In rendering the aforesaid services, it is mutually understood and agreed that the City, its agents and employees, shall at all times be acting and performing independently and not as employees of the Housing Authority. The Sworn Police Officers shall at all times be under the direction and control of and must report to the Chief of Police of the City of Fresno Police Department. Nothing in this Agreement and nothing in the course of dealings between the Housing Authority and City shall be deemed to create any fiduciary relationship, trust, partnership, joint venture, agency or employment relationship. City, and City's employees and agents, shall not be treated by the Housing Authority as employees of the Housing Authority for any purpose including, but not limited to, laws providing for Social Security taxes and benefits, state or federal unemployment compensation taxes, state or federal income tax withholdings or worker's compensation benefits. City agrees that it has sole responsibility to pay Social Security, State Disability Insurance, Worker's Compensation Insurance and all other wages and benefits applicable to its employees. City further agrees to hold the Housing Authority harmless for any and all claims made with regard to such matters.

8. Indemnification and Insurance.

- (a) To the fullest extent of the law, CITY shall indemnify, hold harmless and defend Housing Authority and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by Housing Authority, CITY or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly from the negligent or intentional acts or omissions, or willful misconduct of CITY or any of its officers, officials, employees, agents or volunteers in the performance of this Agreement; provided nothing herein shall constitute a waiver by CITY of governmental immunities including California Government Code section 810 *et seq.* This paragraph shall be construed such that City will indemnify Housing Authority in the event Housing Authority is named in a lawsuit against Fresno Police Department personnel arising or alleged to have arisen directly or indirectly from the negligent or intentional acts or omissions, or willful misconduct, of Fresno Police Department personnel in the performance of this Agreement Provided nothing herein shall constitute a

waiver by City of governmental immunities including California Government Code section 810 *et seq.*

To the fullest extent of the law, the Housing Authority shall indemnify, hold harmless and defend CITY and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by the CITY, the Housing Authority or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly from the negligent or intentional acts or omissions, or willful misconduct of Housing Authority or any of its officers, officials, employees, agents or volunteers in the performance of this Agreement; provided nothing herein shall constitute a waiver by Housing Authority of governmental immunities including California Government Code section 810 *et seq.*

In the event of concurrent negligence on the part of CITY or any of its officers, officials, employees, agents or volunteers, and Housing Authority or any of its officers, officials, employees, agents or volunteers, the liability for any and all such claims, demands and actions in law or equity for such losses, fines, penalties, forfeitures, costs and damages shall be apportioned under the State of California's theory of comparative negligence as presently established or as may be modified hereafter.

This subsection (a) shall survive termination or expiration of this Agreement.

- (b) It is understood and agreed that City and the Housing Authority maintain insurance policies or self-insurance programs to fund their respective liabilities. The parties agree that such respective programs or policy coverage for Workers' Compensation shall contain a waiver of subrogation as to the other party and each of its officers, officials, agents, employees and volunteers. Evidence of Insurance, Certificates of Insurance or other similar documentation shall not be required of either party under this Agreement.

The fact that insurance is obtained by Housing Authority shall not be deemed to release or diminish the liability of Housing Authority, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify CITY shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Housing Authority. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Housing Authority, its principals, officers, agents.

9. Attorney's fees.

If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

10. Notices.

Any notice required or intended to be given to either party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if delivered personally or deposited into the United States mail, return receipt requested, with postage prepaid, addressed to the party to which notice is to be given at the party's address set forth on the signature page of this Agreement or at such other address as the parties may from time to time designate by written notice.

11. Binding.

Once this Agreement is signed by the parties, it shall be binding upon, and shall inure to the benefit of, the parties, and each party's respective heirs, successors, assignees, transferees, agents, servants, employees and representatives.

12. Assignment.

There shall be no assignment by either party or its rights or obligations under this Agreement without the prior written approval of the other party. Any attempted assignment by a party, its successors or assignees, shall be null and void unless approved in writing by the other party.

13. Waiver.

The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or different provision of this Agreement.

No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

14. Governing Law and Venue.

This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California. Venue for purpose of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Fresno, California.

15. Headings.

The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify or add to the interpretation or meaning of the provisions of this Agreement.

16. Severability.

The provisions of this Agreement are severable. The invalidity or unenforceability of any one provision in this Agreement shall not affect the other provisions.

17. Interpretation.

The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this Agreement in favor or against any party, but rather by construing the terms in accordance with their generally accepted meaning.

18. No Third Party Beneficiaries.

The rights, interests, duties, and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties.

19. Exhibits.

Each exhibit and attachment referenced in this Agreement is, by reference, incorporated into and made a part of this Agreement.

20. Entire Agreement.

It is mutually understood and agreed that the foregoing constitutes the entire agreement between the parties for law enforcement services from the Fresno Police Department. There are no further portions of this agreement, whether prior or contemporaneous, express or implied, written or oral other than as set for in the provisions of this agreement. Any modifications or amendments to this agreement must be in writing and signed by both parties.

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IN WITNESS WHEREOF, the parties have caused their authorized agents to execute this Agreement at Fresno, California the day and year first above written.

HOUSING AUTHORITY OF THE CITY
OF FRESNO

CITY OF FRESNO

By: _____
Preston Prince Date
Executive Director

By: _____
Jerry Dyer, Date
Chief of Police
Fresno Police Department

Address:
Housing Authority of the City of Fresno
Attention: Preston Prince
Executive Director/CEO
1331 Fulton Mall
Fresno, CA 93721

ATTEST:

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FROM:

DOUGLAS T. SLOAN
City Attorney

By: _____
Tracy N. Parvanian Date
Deputy City Attorney

Address:
City of Fresno Police Department
Attention: ~~Randy Dobbins~~ D.C. Lydia
Carrasco
Patrol ~~Commander~~ Division
2323 Mariposa Mall P.O. Box 1271
Fresno, CA 937 2415-1271

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING SIGNING OF MOU FOR POLICE SERVICES WITH THE
CITY OF FRESNO FOR THE PERIOD OF JULY 1, 2017 TO JUNE 30, 2018**

WHEREAS, the City of Fresno has been providing police services to the properties in Southeast and Southwest Fresno owned and or managed by Fresno Housing Authority; and,

WHEREAS, the current Agreement will terminate effective June 30, 2017; and new contract effective July 1, 2017 to June 30, 2018 in an amount not exceed \$206,865, which will be paid from public housing operating subsidy.

WHEREAS, the level of specialized services available through the Fresno Police Department are unavailable through non-governmental security resources, and;

WHEREAS, Fresno Housing wishes to continue such police services for the security and protection of its residents.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize CEO/Executive Director, Preston Prince and/or his designee, to execute the MOU and all ancillary documents with the City of Fresno for the period of July 1, 2017 to June 30, 2018 in order to continue police services.

PASSED AND ADOPTED THIS 23rd DAY OF May, 2017. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioner

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING SIGNING OF MOU FOR POLICE SERVICES WITH THE
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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 and/or his designee, to execute the MOU and all ancillary documents with the City of Fresno for the period of July 1, 2017 to June 30, 2018 in order to continue police services.

PASSED AND ADOPTED THIS 23rd DAY OF May, 2017. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

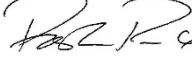
F (559) 445-8981

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 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 7c

AUTHOR: Tiffany Mangum

SUBJECT: Consideration of Out of State Travel – CEO and Commissioners

Executive Summary

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

Travel/Conference Agenda

Date	Location	Event
7/7-7/8/17	Denver, CO	National Organization of African Americans in Housing Conference
7/11-7/12/17	Washington, DC	CLPHA Housing and Education Symposium* (<i>Commissioners</i>)
7/16-7/18/17	Indianapolis, IN	NAHRO Summer Conference* (<i>Commissioners</i>)
8/20-8/23/17	Boston, MA	NanMcKay Housing Conference
10/15-10/17/17	Denver, CP	National Conference of State Housing Agencies

Recommendation

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

Fiscal Impact

All travel and conference expenditures are within budget, and funds have been previously approved as part of the FY2017 Operating Budgets submitted and approved in December 2016.

**Commissioners will attend with the CEO.*

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www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners **DATE:** May 18, 2017
Fresno Housing Authority **BOARD MEETING:** May 23, 2017
FROM: Preston Prince  **AGENDA ITEM:** 9
CEO/Executive Director **AUTHOR:** Staff
SUBJECT: Directors Report – May 2017

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.

City of Fresno						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY AMP 1 (SW Fresno)						
Sequoia Courts	60	4	93%	1	0	92%
Sequoia Courts Terrace	78	0	100%	2	0	97%
Monte Vista Terrace	44	0	100%	0	0	100%
Garland Gardens	51	2	96%	1	1	96%
CITY AMP 2 (SW Fresno)						
Sierra Plaza	70	5	93%	0	0	93%
Fairview	74	1	99%	1	0	97%

Heights						
Sierra Terrace (RAD)	46	2	96%	44	0	RAD To Legacy
Sierra Terrace (LIPH)	26	3	89%	0	0	89%
Desoto II	28	0	100%	0	0	100%
HOP Scattered	7	4	43%	0	0	43%
Mixed Family (Fresno)						
Cedar Courts & Inyo	193	6	97%	1	3	98%
Viking Village	40	0	100%	0	0	100%
Pacific Garden	56	3	95%	0	0	95%
Yosemite Village	69	2	97%	0	0	97%

City of Fresno Continued						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 1 (Pinedale/Highway City)						
Pinedale Apartments 28-24	50	1	98%	2	0	94%
Pinedale Apartments 28-32	30	0	100%	1	0	97%
DeSoto Gardens	40	1	98%	1	0	95%
Marcelli Terrace	24	1	96%	0	0	96%
Mariposa Meadows	40	1	98%	0	0	98%
Emergency Housing	30	0	100%	0	0	100%

Special Programs						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
Renaissance (Fresno)						
Trinity	20	0	100%	0	0	100%
Alta Monte	29	0	100%	0	0	100%
Santa Clara	69	1	99%	2	0	96%

Fresno County						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 2 (Selma/Sanger/Fowler/Del Rey)						
Shockley Terrace	48	48	0%	0	21	Under Construction
Memorial Village	48	31	35%	0	17	Under Construction
Magill Terrace	20	5	75%	0	0	RAD
Del Rey Complex	30	0	100%	0	0	100%
Laton Apartments	20	0	100%	0	0	100%

Wedgewood Commons	64	0	100%	0	0	100%
Sanger HOP	7	2	71%	0	0	71%
CO AMP 3 (Reedley/Parlier/Orange Cove)						
Sunset Terrace	20	0	100%	0	0	100%
Oak Grove Apts	50	2	96%	0	0	RAD
Sunset Terrace II	20	4	80%	0	0	80%
Orange Cove RAD	90	0	100%	0	0	100%
Citrus Gardens	30	1	97%	1	1	97%
Orchard Apartment (F/L)	40	0	100%	1	0	97%
Parlier Migrant Center	131	3	98%	0	0	98%
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 4 (Firebaugh)						
Mendoza Terrace	50	3	94%	2	0	90%
Mendoza Terrace II	40	5	88%	1	0	85%
Firebaugh Elderly	30	0	100%	0	0	100%
Cardella Courts	32	2	94%	1	0	91%
Firebaugh Family Apts	34	0	100%	0	0	100%
Maldonado Plaza	64	39	60%	0	0	60%
CO AMP 5 (Kerman/Biola/Mendota)						
Helsem Terrace	40	1	98%	0	0	98%
Biola Apartments	12	1	92%	0	0	92%
Mendota RAD	124	0	100%	0	0	100%
Mendota Farm Labor	60	2	97%	0	0	97%
Granada Commons	16	0	100%	1	0	94%
Rio Villas	30	0	100%	0	0	100%
CO AMP 6 (Huron/San Joaquin)						
Cazares Terrace	24	0	100%	0	0	100%
Cazares Terrace II	20	0	100%	1	0	95%
Huron Apartments	20	2	90%	1	0	85%
Taylor Terrace	28	4	86%	0	0	86%
San Joaquin Apartments	20	3	85%	3	0	70%
Parkside Apartments	50	2	96%	1	0	94%

CITY ACTIVITIES

Sequoia Courts and Sequoia Courts Terrace recently started a program called Kid Watch. Our kick off was May 13th. This program allows our residents 16 years of age or younger to be finger printed. This program captures all vital information on the minor so that it is readily available in case of emergency. The residents from DeSoto Gardens I & II, Fairview Heights Terrace and Sierra Terrace attended a meeting on April 27 and May 2nd regarding the application submittal to HUD for the RAD program. The resident were excited for the possibility of having their units remodeled.

LEASE UP ACTIVITIES

Lease up continues at Paseo 55 in downtown Reedley. We are currently working out of a temporary office and have had a great response form the community. We expect to have keys to the new building in late June.

We continue to lease up in Selma as well. Occupancy of the first phase and the community building were delayed by PG&E but are now on schedule to be completed by May 25, 2017. We will be hosting an open forum on Opportunity and Special Needs with HCD and TCAC at the property on that day.

Orchard Apartments (Parlier Farm Labor) received windows, water heaters and solar panels as part of the LIWP Grant. That work was completed in early May.

MAINTENANCE UPDATE

Six members of the maintenance team attended a one-day regional class at Johnstone Supply in Fresno, which provided in-depth troubleshooting for Halcyon Inverter Systems.

We continue to educate the Maintenance Team on the safety rules of the work environment. All maintenance staff attended an Instructor-Led training in the month of April. April's safety topic was Heat Illness Awareness.

PEOPLE

Overview

Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and respond to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.

Housing Choice Voucher (HCV) Leasing Update

During the month of April, the following leasing activity took place for the HCV city and county programs.

There were a total of 137 applicant families scheduled to attend their initial interviews to determine eligibility for the HCV program. Some families were determined eligible and scheduled to attend mandatory briefings.

Weekly initial briefings were conducted throughout the month and 68 (2 city/66 county) new families were issued city or county vouchers! Some of the families carried over from the previous months' leasing activities and finalized their eligibility in April. The majority of these applicants were pulled in January from the county waiting list and are now in the process of searching for housing.

Throughout the month of April, there were 160 (58 city/102 county) new and existing participants in the office to submit their Requests for Tenancy Approval (RFTA) packets.

There were 149 (78 city/71 county) families that leased up and new HAP contracts were executed for both the city and county programs. As we move forward, the plan is to continue to lease on an on-going steady pace.

Resident Services

Fresno County Public Library – Spring Break Literacy (Family Palooza)

Site(s): Cedar Courts, Orange Cove RAD, Parc Grove Commons

Fresno County Public Library (FCPL) hosted a Spring Break Literacy (Family Palooza) at FH properties. FCPL arrived with the Bookmobile to register youth to receive a library card, check out books, and they facilitated reading activities inside the FH community center for the entire family. A total of 67 residents attended at least one of the events and 30 youth enrolled for a library card.

Art Appreciation - Coffee and Paint

Site(s): Rio Villas, Bridges at Florence, Pacific Gardens, Yosemite Village, Villa Del Mar, Cedar Courts, Fultonia West, Renaissance at Santa Clara, Renaissance at Trinity

FH residents were able to exercise their minds and their creativity; as art instructor Resident Service Coordinator, Monique Narciso facilitated the class. Fifty-nine (59) residents combined at all sites enjoyed art by reviewing well known artist's work such as Picasso, Van Gogh, Diego Rivera and Michelangelo. Residents enjoyed a warm cup of coffee while step-by-step instructions were provided to created their very own masterpiece. Residents were happy that they were able to take their painting home and showcase to their families.

Photos below:

(top) Residents at Rio Villas receiving instruction on painting

(bottom) Residents at Rio Villas posing with their paintings



Every Neighborhood Partnership – Spring Break Kids Camp

Site(s): Sequoia Courts, Fairview Heights, Parc Grove Commons, Cedar Courts

Every Neighborhood Partnership (ENP) coordinated a Spring Break Kids Camp to be offered on FH properties. The program was offered April 10th – 14th from 9am -3pm. Approximately 20 Teens along with 4 adult chaperones participating in local church groups visited sites with sports equipment, books, and supplies for crafts to engage with FH youth. The younger children did chalk drawings, bubbles, bracelet making, playing on the playground, they also played instruments and sang songs. ENP provided sack lunches for all to enjoy. About 80 youth residents combined at all sites enjoyed a week of community engagement.

Photos Below: (Left) Teens arriving to Fairview Heights (Right) Residents enjoying arts and crafts



Girl Scouts of Central California (South) – Spring Break

Site(s): Cedar Courts, Sequoia Courts

The Girl Scouts of Central California provided youth activities during the week of Spring Break (April 10-14). Girl Scouts visited each site for 2 hours each day. Activities for the girls included journaling, crafts and recreational games. A total of 72 girls attended and participated in the activities. Girl Scouts focus is to recruit girls school age K-12 and help teach them life skills, STEM and entrepreneurship. Their approach helps give girls the opportunities to prepare for a lifetime of leadership and change the world.

Photos below: (Left) Youth Leader receiving her certificate at Sequoia Courts

(right) Girl Scout youth receiving instruction at Sequoia Courts



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.

Waitlist Update

The Housing Choice Department is still on target with announcing the re-opening of the waiting list for the Housing Choice Voucher program this spring! A Public Notice will officially announce the dates, times, and detailed information regarding the process. Public outreach will be in collaboration with various media outlets.

Special assistance will be made available for reasonable accommodation requests. Computer access will be available at our central office and our site-based community rooms. Staff will also be available to assist persons requiring reasonable accommodations. The set-up of our lobby has been reconfigured to ease the flow of walk-ins.

PARTNERSHIP

Overview

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

While efforts are ongoing in this area, we will report to the Boards on reportable items.

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.

While efforts are ongoing in this area, we will report to the Boards on reportable items.

Structure

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

While efforts are ongoing in this area, we will report to the Boards on reportable items.

Strategic Outreach

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

On Wednesday, May 10th, 2017, Fresno Housing joined Congressman Costa, Dr. Vito Imbasciani, Secretary of the California Department of Veterans Affairs, Mayor Lee Brand and other key stakeholders to celebrate the milestone ground breaking of Renaissance at Parc Grove, a housing development designed to serve homeless and disabled Veterans in our community. Before the groundbreaking, Fresno Housing also hosted a Homeless Policy Conversation at Parc Grove Commons to discuss the collaborative work of the Fresno Madera Continuum of Care, the community's continued successes and a future action plan to end chronic homelessness.

On Monday, May 15th, 2017, Fresno Housing celebrated the Grand Opening of Legacy Commons (Phase I) in southwest Fresno. At the event, the co-developers of HAW Fifty- Six, Jim Aldredge, Jim Hendricks, and Michael Williams (on behalf of the late Joe Williams) were presented with a plaque honoring their Legacy in the community.

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 18, 2017

BOARD MEETING: May 23, 2017

AGENDA ITEM: 12

AUTHOR: Christina Husbands

SUBJECT: Authorization to Acquire California Triangle Parcels (APNs: 467-245-02T through 12T, 467-262-01T through 04T)

Executive Summary

Over the past 15 years, the West Fresno community has been the focus of a series of planning efforts that include the 2002 Villages of California Master Plan, the 2005 Yosemite Village Hope VI Master Plan, the 2009 California Avenue Master Plan, and most recently the 2017 Southwest Fresno Specific Plan. Fresno Housing (FH) has sought to incorporate these planning efforts into its community development projects and development planning efforts during the past several years.

FH's Community Housing Partnership Program (CHPP) partnered with the Redevelopment Agency of the City of Fresno (RDA) from 2005 through 2009 to purchase homes and vacant lots within the California Triangle in anticipation of a future mixed-use/mixed-income housing development. At the termination of its contract with CHPP in 2011, the RDA required all properties acquired in the California Triangle purchased by FH on behalf of the RDA be transferred by grant deed to the RDA. The final property was transferred in March of 2011.

The California Triangle site has been vacant and undeveloped over the past six years, and has remained under the ownership of the Successor Agency to the Redevelopment Agency of the City of Fresno (RDA Housing Successor). On March 20, 2017, Staff submitted a letter of intent to the RDA Housing Successor demonstrating an interest in acquiring the California Triangle parcels (APNs: 467-245-02T through 12T, 467-262-01T through 04T).

At a joint meeting of the City of Fresno in its capacity as Housing Successor to the Redevelopment Agency of the City of Fresno and the Fresno Revitalization Corporation held on May 11, 2017, the City of Fresno voted 5 to 0 to approve entering into a Purchase and Sale Agreement with FH for the acquisition of the California Triangle parcels, with escrow to close within sixty days of execution of the agreement.

Staff is providing the Boards of Commissioners of the Fresno Housing Authority with the following options for consideration:

Option 1: Authorize Preston Prince, CEO/Executive Director, to negotiate and close on the acquisition of the property upon satisfactory completion of due diligence, and authorize a Housing Relinquished Fund Corporation commitment sufficient to cover the acquisition price and closing costs; or

Option 2: Terminate negotiations and cancel the Purchase & Sale Agreement with the Successor Agency to the Redevelopment Agency of the City of Fresno.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the following actions:

1. Authorize ratification of the Purchase and Sale Agreement for the California Triangle parcels (APNs: 467-245-02T through 12T, 467-262-01T through 04T) with the Successor Agency to the Redevelopment Agency of the City of Fresno.
2. Authorize a Housing Relinquished Fund Corporation commitment in an amount sufficient to cover the agreed upon purchase price plus closing costs.
3. Authorize Preston Prince, CEO/Executive Director, Angelina Nguyen, Chief of Staff, and/or their designee, to negotiate and execute documents for the acquisition and complete escrow closing in connection with the approved actions.
4. Provide for other matters related thereto.

Fiscal Impact

Staff is requesting a funding commitment from the Housing Relinquished Fund Corporation sufficient to cover the acquisition price and closing costs for the project.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING THE RATIFICATION OF THE PURCHASE AND SALE
AGREEMENT, AUTHORIZATION TO CLOSE ON THE ACQUISITION, AND
AUTHORIZATION FOR A HOUSING RELINQUISHED FUND CORPORATION
COMMITMENT AND PROVIDING FOR OTHER MATTERS RELATED THERETO FOR
THE CALIFORNIA TRIANGLE PROJECT
(APN'S: 467-245-02T THRU 12T, 467-262-01T THRU 04T)**

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") and the Housing Relinquished Fund Corporation ("HRFC") seek 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 is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the California Triangle project ("the Project"), consists of approximately 3.5 acres of vacant land that may be used for a future mixed-use/mixed-income housing development; and,

WHEREAS, the development of the Project (APNs: 467-245-02T THRU 12T, 467-262-01T THRU 04T) is in line with the Authority's development goals; and,

WHEREAS, the Authority has entered into purchase and sale agreement for the property with the Successor Agency to the Redevelopment Agency of the City of Fresno;

WHEREAS, the Authority desires to close on the acquisition of the Project within sixty days of execution of the Purchase and Sale Agreement;

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, Angelina Nguyen, Chief of Staff, and/or their designee, to adopt the attached resolutions (1) ratify the Purchase and Sale Agreement with the Successor Agency to the Redevelopment Agency of the City of Fresno, (2) negotiate and execute documents and close escrow on the acquisition of the California Triangle Project (APNs: 467-245-02T THRU 12T, 467-262-01T THRU 04T), and (3) authorize a funding commitment from the Housing

Relinquished Fund Corporation sufficient to cover the acquisition price and closing costs associated with the transaction.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2017. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING THE RATIFICATION OF THE PURCHASE AND SALE
AGREEMENT, AUTHORIZATION TO CLOSE ON THE ACQUISITION, AND
AUTHORIZATION FOR A HOUSING RELINQUISHED FUND CORPORATION
COMMITMENT AND PROVIDING FOR OTHER MATTERS RELATED THERETO FOR
THE CALIFORNIA TRIANGLE PROJECT
(APN'S: 467-245-02T THRU 12T, 467-262-01T THRU 04T)**

WHEREAS, the Housing Authority of Fresno County, California ("the Authority") and the Housing Relinquished Fund Corporation ("HRFC") seek 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 is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the California Triangle project ("the Project"), consists of approximately 3.5 acres of vacant land that may be used for a future mixed-use/mixed-income housing development; and,

WHEREAS, the development of the Project (APNs: 467-245-02T thru 12T, 467-262-01T thru 04T) is in line with the Authority's development goals; and,

WHEREAS, the Authority has entered into purchase and sale agreement for the property with the Successor Agency to the Redevelopment Agency of the City of Fresno;

WHEREAS, the Authority desires to close on the acquisition of the Project within sixty days of execution of the Purchase and Sale Agreement;

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, Angelina Nguyen, Chief of Staff, and/or their designee, to adopt the attached resolutions (1) ratify the Purchase and Sale Agreement with the Successor Agency to the Redevelopment Agency of the City of Fresno, (2) negotiate and execute documents and close escrow on the acquisition of the California Triangle Project (APNs: 467-245-02T thru 12T, 467-262-01T thru 04T), and (3) authorize a funding commitment from the Housing Relinquished

Fund Corporation sufficient to cover the acquisition price and closing costs associated with the transaction.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2017. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

HEALTHY SMILES

MOBILE DENTAL FOUNDATION





2017 Point in Time Results

May 23, 2017

2017 Point in Time Count and Housing Inventory Count

- Mandated by the U.S. Department of Housing & Urban Development for communities receiving Continuum of Care funding.
- Point in Time Count is a count of homeless persons who are unsheltered and sheltered on a single night in January.
- The Housing Inventory Count is a point in time inventory of projects that provide beds dedicated to serve persons who are homeless.

2017 Fresno City and County 2017 Point In Time Results

	2016	2017	Difference
TOTAL HOMELESS	1622	1745	+8%
Unsheltered	1265	1351	+7%
Sheltered	365	394	+8%
Veterans	213	198	-7%
Chronic Homeless	438	618	+41%

2017 Fresno City and County Housing Inventory

	2016	2017	
Shelter Beds (Emergency, Transitional, Safe Haven)	494* *82 Veteran beds *174 Domestic Violence beds	450* *82 Veteran beds *150 Domestic Violence beds	-9%
Permanent Supportive Housing Beds	1015** **545 Veteran Beds	1183** **629 Veteran Beds	+17%

Questions???



Homeless Policy Community Conversation

May 23, 2017

Coordinated Entry

- U.S. Dept of Housing and Urban Development mandate for Continuum of Care funding
- Organized process of housing homeless individuals/families
- Components
 - Outreach
 - Diversion
 - Assessment
 - Housing
- Alignment of resources

Built for Zero work

- Learning Clinics – San Diego, Los Angeles
- By Name List
- Aim Statement

Need for Resources

- 2016 – 1,482 VI-SPDATs performed
 - 624 Chronic Homeless
 - 30+ fall into chronic homeless each month
 - 393 prioritized chronic homeless beds

Questions?



Capital Improvement Budget

May 23, 2017

Construction Management

- Manage Agency's New Construction Projects
- Manage Improvements to Existing Housing Portfolio
- Assist on Agency Special Projects Involving Construction
- Collaborate with HMD and Maintenance Staff Towards Improving Maintenance Procedures and Plans
- Develop and Retain Partnerships



Construction Completions



Rio Villas
City of Firebaugh



Legacy Commons

City of Fresno

Fénix @ Calaveras

City of Fresno



Fénix @ Glenn

City of Fresno



Cueva de Oso (Under Construction) *City of Selma*



Paseo 55 (Under Construction) *City of Reedley*



Recent Groundbreakings

- Legacy Commons - 2nd Phase
 - April 2018 Completion
 - 64 Units in the City of Fresno
- Memorial Village
 - April 2018 Completion
 - 48 Units in the City of Sanger
- Parc Grove Renaissance
 - April 2018 Completion
 - 40 Units in the City of Fresno



Special Projects



Mike's Books - Exterior *Cedar Courts (Fresno)*

Mike's Books - Interior

Cedar Courts (Fresno)





Cedar Courts Acoustical Enhancement



Fresno City College Partnership (Fresno)

Capital Improvements Goals

- Resident Comfort, Health and Safety
- Compliancy with Current Building Codes and ADA Requirements
- Annual REAC Inspection Preparation
- Maintainability and Long Term Sustainability
- Property Marketability
- Energy and Water Conservation

Low Income Weatherization Program

Proteus Toilet Program

Funding Source	State (water savings)
Value of work	\$ 16,080
Cost to HA	\$ -
State CSD funding	\$ 16,080

Water Savings (LIWP + Toilets)

Total Gallons saved	5,432,164
\$ saved to HUD&USDA/year	\$ 8,883
\$ saved to HA/year	\$ 1,982

LIWP Energy Efficiency

Funding Source	LIWP (Cap and Trade)
Value of work	\$ 1,257,855
Cost to HA properties	\$ 237,303
LIWP funds	\$ 1,020,582

Energy Savings (LIWP Energy Efficiency)

Reduction in energy load (average)	26%
Savings to properties	\$ 48,500
Savings to tenants	\$ 41,500
Tons of GHG removed	232

LIWP Solar

Funding Source	LIWP (Cap and Trade)
Value of work	\$ 600,854
Cost to HA properties	\$ 46,954
LIWP funds	\$ 553,900

Energy Savings (LIWP solar)

Total energy saved (KwH)	352,918
Savings to properties (est.)	\$ 11,000
Savings to tenants (est)	\$ 45,000
Tons of GHG removed	121



Interior Improvements

Exterior Improvements

Attic insulation

Resident solar panels

Tankless water heaters

Motion activated LED light

New high-efficiency window

Low Income Weatherization Program Benefits

- Installed Over 1300 New Vinyl Dual Pane Windows
- 208 Tankless Water Heaters
- Installed Over 3000 New LED Light Fixtures
- Installed 164 New Low Flow Shower Heads
- Increased Attic Insulation in 40 Units
- Installed 95 Bathroom Exhaust Fans for Increased Ventilation
- Replaced 40 Aging Refrigerators with New Energy Star Appliances

Low Income Weatherization Program Impacts

- Removes Approximately 353 tons of Greenhouse Gas Emissions Annually
- Save Over 5 Million Gallons of Water Annually
- Estimated \$86,000 in Annual Tenant Utility Cost Savings
- Estimated Property Budget Savings of Just Over \$59,000 Per Site

Proposed 2017 Capital Fund and Replacement Reserve Expenditures

- Roof Replacement
- Unit and Site Lighting Improvements
- Window Replacement
- Site Concrete Replacement
- Exterior Painting
- Insulation Upgrades
- Parking Lot Asphalt Replacement and Striping
- Fascia, Siding and Trim Replacement
- Tree Trimming and Removal
- Low Flow Shower Head Replacement
- Tankless Water Heater Installation
- Ventilation Improvements

Proposed 2017 Expenditures

	Current 2017 Replacement Reserve Balance	Proposed 2017 Replacement Reserve Expenditures	Current 2017 Capital Fund Balance	Proposed 2017 Capital Fund Expenditures
City AMP's			\$1,457,770 *	\$629,000
County AMP's			\$1,755,440 *	\$1,265,000
Total LIPH			\$3,213,210	\$1,894,000
Firebaugh Family	\$730,572	\$268,516		
Parlier Migrant	\$150,144	\$74,726		
Farm Labor (Mendota, Orchard, Mariposa Meadows)	\$1,954,006	\$789,462		
Garland Gardens	\$104,141	\$42,105		
Citrus Gardens	\$192,440	\$105,356		
Parkside	\$104,095	\$48,121		
Maldonado Plaza	\$43,987	\$22,714		
Total Specialty Housing	\$3,279,385	\$1,351,000		
Total	\$3,279,385	\$1,351,000	\$3,213,210	\$1,894,000

* Includes estimated 2017 Capital Grant

Action

- Consideration of the 2017 Capital Expenditures Budget

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners

DATE: May 18, 2017

Fresno Housing Authority

BOARD MEETING: May 23, 2017

FROM: Preston Prince



AGENDA ITEM: 9

CEO/Executive Director

AUTHOR: Staff

SUBJECT: Directors Report – May 2017

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.

City of Fresno						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY AMP 1 (SW Fresno)						
Sequoia Courts	60	4	93%	1	0	92%
Sequoia Courts Terrace	78	0	100%	2	0	97%
Monte Vista Terrace	44	0	100%	0	0	100%
Garland Gardens	51	2	96%	1	1	96%
CITY AMP 2 (SW Fresno)						
Sierra Plaza	70	5	93%	0	0	93%

Fairview Heights	74	1	99%	1	0	97%
Sierra Terrace (RAD)	46	2	96%	44	0	RAD To Legacy
Sierra Terrace (LIPH)	26	3	89%	0	0	89%
Desoto II	28	0	100%	0	0	100%
HOP Scattered	7	4	43%	0	0	43%
Mixed Family (Fresno)						
Cedar Courts & Inyo	193	6	97%	1	3	98%
Viking Village	40	0	100%	0	0	100%
Pacific Garden	56	3	95%	0	0	95%
Yosemite Village	69	2	97%	0	0	97%

City of Fresno Continued						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 1 (Pinedale/Highway City)						
Pinedale Apartments 28-24	50	1	98%	2	0	94%
Pinedale Apartments 28-32	30	0	100%	1	0	97%
DeSoto Gardens	40	1	98%	1	0	95%
Marcelli Terrace	24	1	96%	0	0	96%
Mariposa Meadows	40	1	98%	0	0	98%
Emergency Housing	30	0	100%	0	0	100%

Special Programs						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
Renaissance (Fresno)						
Trinity	20	0	100%	0	0	100%
Alta Monte	29	0	100%	0	0	100%
Santa Clara	69	1	99%	2	0	96%

Fresno County						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 2 (Selma/Sanger/Fowler/Del Rey)						
Shockley Terrace	48	48	0%	0	21	Under Construction

Memorial Village	48	31	35%	0	17	Under Construction
Magill Terrace	20	5	75%	0	0	RAD
Del Rey Complex	30	0	100%	0	0	100%
Laton Apartments	20	0	100%	0	0	100%
Wedgewood Commons	64	0	100%	0	0	100%
Sanger HOP	7	2	71%	0	0	71%
CO AMP 3 (Reedley/Parlier/Orange Cove)						
Sunset Terrace	20	0	100%	0	0	100%
Oak Grove Apts	50	2	96%	0	0	RAD
Sunset Terrace II	20	4	80%	0	0	80%
Orange Cove RAD	90	0	100%	0	0	100%
Citrus Gardens	30	1	97%	1	1	97%
Orchard Apartment (F/L)	40	0	100%	1	0	97%
Parlier Migrant Center	131	3	98%	0	0	98%
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 4 (Firebaugh)						
Mendoza Terrace	50	3	94%	2	0	90%
Mendoza Terrace II	40	5	88%	1	0	85%
Firebaugh Elderly	30	0	100%	0	0	100%
Cardella Courts	32	2	94%	1	0	91%
Firebaugh Family Apts	34	0	100%	0	0	100%
Maldonado Plaza	64	39	60%	0	0	60%
CO AMP 5 (Kerman/Biola/Mendota)						
Helsem Terrace	40	1	98%	0	0	98%
Biola Apartments	12	1	92%	0	0	92%
Mendota RAD	124	0	100%	0	0	100%
Mendota Farm Labor	60	2	97%	0	0	97%
Granada Commons	16	0	100%	1	0	94%
Rio Villas	30	0	100%	0	0	100%
CO AMP 6 (Huron/San Joaquin)						
Cazares Terrace	24	0	100%	0	0	100%
Cazares Terrace II	20	0	100%	1	0	95%
Huron Apartments	20	2	90%	1	0	85%
Taylor Terrace	28	4	86%	0	0	86%
San Joaquin Apartments	20	3	85%	3	0	70%
Parkside Apartments	50	2	96%	1	0	94%

CITY ACTIVITIES

Sequoia Courts and Sequoia Courts Terrace recently started a program called Kid Watch. Our kick off was May 13th. This program allows our residents 16 years of age or younger to be finger printed. This program captures all vital information on the minor so that it is readily available in case of emergency.

The residents from DeSoto Gardens I & II, Fairview Heights Terrace and Sierra Terrace attended a meeting on April 27 and May 2nd regarding the application submittal to HUD for the RAD program. The residents were excited for the possibility of having their units remodeled.

LEASE UP ACTIVITIES

Lease up continues at Paseo 55 in downtown Reedley. We are currently working out of a temporary office and have had a great response from the community. We expect to have keys to the new building in late June.

We continue to lease up in Selma as well. Occupancy of the first phase and the community building were delayed by PG&E but are now on schedule to be completed by May 25, 2017. We will be hosting an open forum on Opportunity and Special Needs with HCD and TCAC at the property on that day.

Orchard Apartments (Parlier Farm Labor) received windows, water heaters and solar panels as part of the LIWP Grant. That work was completed in early May.

MAINTENANCE UPDATE

Six members of the maintenance team attended a one-day regional class at Johnstone Supply in Fresno, which provided in-depth troubleshooting for Halcyon Inverter Systems.

We continue to educate the Maintenance Team on the safety rules of the work environment. All maintenance staff attended an Instructor-Led training in the month of April. April's safety topic was Heat Illness Awareness.

PEOPLE

Overview

Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and respond to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.

Housing Choice Voucher (HCV) Leasing Update

During the month of April, the following leasing activity took place for the HCV city and county programs.

There were a total of 137 applicant families scheduled to attend their initial interviews to determine eligibility for the HCV program. Some families were determined eligible and scheduled to attend mandatory briefings.

Weekly initial briefings were conducted throughout the month and 68 (2 city/66 county) new families were issued city or county vouchers! Some of the families carried over from the previous months' leasing activities and finalized their eligibility in April. The majority of these applicants were pulled in January from the county waiting list and are now in the process of searching for housing.

Throughout the month of April, there were 160 (58 city/102 county) new and existing participants in the office to submit their Requests for Tenancy Approval (RFTA) packets.

There were 149 (78 city/71 county) families that leased up and new HAP contracts were executed for both the city and county programs. As we move forward, the plan is to continue to lease on an on-going steady pace.

Resident Services

Fresno County Public Library – Spring Break Literacy (Family Palooza)

Site(s): Cedar Courts, Orange Cove RAD, Parc Grove Commons

Fresno County Public Library (FCPL) hosted a Spring Break Literacy (Family Palooza) at FH properties. FCPL arrived with the Bookmobile to register youth to receive a library card, check out books, and they facilitated reading activities inside the FH community center for the entire family. A total of 67 residents attended at least one of the events and 30 youth enrolled for a library card.

Art Appreciation - Coffee and Paint

Site(s): Rio Villas, Bridges at Florence, Pacific Gardens, Yosemite Village, Villa Del Mar, Cedar Courts, Fultonia West, Renaissance at Santa Clara, Renaissance at Trinity

FH residents were able to exercise their minds and their creativity; as art instructor Resident Service Coordinator, Monique Narciso facilitated the class. Fifty-nine (59) residents combined at all sites enjoyed art by reviewing well known artist's work such as Picasso, Van Gogh, Diego Rivera and Michelangelo. Residents enjoyed a warm cup of coffee while step-by-step instructions were provided to create their very own masterpiece. Residents were happy that they were able to take their painting home and showcase to their families.

Photos below:

(top) Residents at Rio Villas receiving instruction on painting

(bottom) Residents at Rio Villas posing with their paintings



Every Neighborhood Partnership – Spring Break Kids Camp

Site(s): Sequoia Courts, Fairview Heights, Parc Grove Commons, Cedar Courts

Every Neighborhood Partnership (ENP) coordinated a Spring Break Kids Camp to be offered on FH properties. The program was offered April 10th – 14th from 9am -3pm. Approximately 20 Teens along with 4 adult chaperones participating in local church groups visited sites with sports equipment, books, and supplies for crafts to engage with FH youth. The younger children did chalk drawings, bubbles, bracelet making, playing on the playground, they also played instruments and sang songs. ENP provided sack lunches for all to enjoy. About 80 youth residents combined at all sites enjoyed a week of community engagement.

Photos Below: (Left) Teens arriving to Fairview Heights (Right) Residents enjoying arts and crafts



Girl Scouts of Central California (South) – Spring Break

Site(s): Cedar Courts, Sequoia Courts

The Girl Scouts of Central California provided youth activities during the week of Spring Break (April 10-14). Girl Scouts visited each site for 2 hours each day. Activities for the girls included journaling, crafts and recreational games. A total of 72 girls attended and participated in the activities. Girl Scouts focus is to recruit girls school age K-12 and help teach them life skills, STEM and entrepreneurship. Their approach helps give girls the opportunities to prepare for a lifetime of leadership and change the world.

Photos below: (Left) Youth Leader receiving her certificate at Sequoia Courts

(right) Girl Scout youth receiving instruction at Sequoia Courts



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.

Waitlist Update

The Housing Choice Department is still on target with announcing the re-opening of the waiting list for the Housing Choice Voucher program this spring! A Public Notice will officially announce the dates, times, and detailed information regarding the process. Public outreach will be in collaboration with various media outlets.

Special assistance will be made available for reasonable accommodation requests. Computer access will be available at our central office and our site-based community rooms. Staff will also be available to assist persons requiring reasonable accommodations. The set-up of our lobby has been reconfigured to ease the flow of walk-ins.

PARTNERSHIP

Overview

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

While efforts are ongoing in this area, we will report to the Boards on reportable items.

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

Procurement staff conducted a public bid opening for IFB 17002 "Trade Services", to provide multiple maintenance and repair services to support the agency operations. This was a culmination of several months of preparation and vendor outreach events coordinated with the Communications and Housing Management department. Procurement staff is currently reviewing the proposals for responsiveness. Awards will be announced in June. Facilities staff is proud to have assisted with the creation of a new

“maintenance assistant” position to provide maintenance and janitorial services for the Central Office and other office locations.

IT Services

iPad kiosks in the lobby at the central office – The Agency is excited to announce that we have added three iPad kiosks in the lobby of the Central Office for applicants to utilize our FH Online Application for both LIPH/Affordable Housing and HCV Waiting Lists. In addition to applying to our waitlist, visitors can also check their status and ensure that their contact information is current and correct.

As the Agency expands our digital footprint we want to ensure that the public is not left behind. We hope that these iPads will make it easier for visitors who don't have access to a computer/internet.

Human Resources

The Fresno Housing Authority put together an exciting All Staff Event for 2017 on May 15th. The event included was a full day bus excursion that allowed staff to visit many sites along with celebrating the Grand Opening of Legacy Commons. All employees received a Fresno Housing Authority T-Shirt and Goodie Bag along with Breakfast and Lunch. This event gave the staff the opportunity to learn and experience more about Fresno Housing communities and the residents we serve.

The Human Resources Department is currently recruiting for positions within the Planning & Community Development and IT Department.

New Hire/Promotions:

- Daniel Guerra, Senior Analyst – Asset Management (promotion)
- Renae Machado, Asset management Analyst (promotion)
- Crystal Aldape, Asset Management Coordinator (promotion)
- Lucinda Walls, Resident Services Coordinator (new hire)
- Brandon Hill, Maintenance Assistant (new hire)
- Alberto Torres, Maintenance Technician (new hire)
- Rizza Pedrigal, Accountant (new hire)

Structure

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

While efforts are ongoing in this area, we will report to the Boards on reportable items.

Strategic Outreach

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

On Wednesday, May 10th, 2017, Fresno Housing joined Congressman Costa, Dr. Vito Imbasciani, Secretary of the California Department of Veterans Affairs, Mayor Lee Brand and other key stakeholders to celebrate the milestone ground breaking of Renaissance at Parc Grove, a housing development designed to serve homeless and disabled Veterans in our community. Before the groundbreaking, Fresno Housing also hosted a Homeless Policy Conversation at Parc Grove Commons to discuss the collaborative work of the Fresno Madera Continuum of Care, the community's continued successes and a future action plan to end chronic homelessness.

On Monday, May 15th, 2017, Fresno Housing celebrated the Grand Opening of Legacy Commons (Phase I) in southwest Fresno. At the event, the co-developers of HAW Fifty- Six, Jim Aldredge, Jim Hendricks, and Michael Williams (on behalf of the late Joe Williams) were presented with a plaque honoring their Legacy in the community.