



Board of Commissioners Meeting

August 22, 2017

BOARDS OF COMMISSIONERS

WORKSHOP-Retreat Planning

4:30 PM

BOARDS OF COMMISSIONERS MEETING

8/22/2017 at 5:00 PM

AGENDA

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

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

5pm - August 22, 2017

1331 Fulton Street, 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.

4:30 pm Board Workshop – Retreat Planning
5pm Board Meeting

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 on Closed Session Items

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. Closed Session

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.9(d)(2)

OPEN SESSION

5. Report on Closed Session Items**6. 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.

7. 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)

8. Commissioners' Report**9. 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.

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| b. Consideration of Claim for Money or Damages by Janelle Erickson made under California Tort Claims Act (Gov. Code §810 <i>et seq.</i>) | 13 |

10. Informational

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| a. Resident Services – Fresno Housing “Get Connected Fresno” Tech Camp 2017 | 16 |
| b. 2018 Public Housing Agency Annual Plans Update | 17 |
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| f. Real Estate Development Update | 34 |

11. Action

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| b. Consideration of Submission of Funding Application – Transformative Climate Communities – North Fulton | 39 |
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Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, July 25, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, July 25, 2017 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:03 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Steven Bedrosian
 Karl Johnson
 Stacy Vaillancourt
 Virna Santos

ABSENT: Rueben Scott, Vice Chair
 Caine Christensen

The meeting was called to order at 5:03 p.m. by Board Vice Chair, Commissioner Sablan of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Stacy Sablan, Vice Chair
 Venilde Miller
 Joey Fuentes
 Mary G. Castro
 Cary Catalano

ABSENT: Jim Petty, Chair
 Nikki Newsome

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

However, the Informational session item 7 on the agenda was reorder as followed: a, b, c, e, f, d and g. The changes to the agenda will be reflected on the minutes.

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

MOTION PASSED: 4-0

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

MOTION PASSED: 5-0.

Commissioner Vaillancourt arrived the meeting at 5:09 p.m.

a. PUBLIC COMMENT

Mr. Prince shared that a gift basket was sent to former Commissioner Jorge Aguilar, to congratulate him on his new position as the Superintendent at Sacramento City Unified School District. Mr. Aguilar sent a thank you card to the Board for the beautiful and delicious edible arrangement basket.

b. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated.

c. 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 from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the Minutes of May 17, 2017, May 23, 2017, June 20, 2017 and June 27, 2017
- b. City: Charge-off Uncollectible Accounts to Collection Losses for the 2nd Quarter 2017
- c. County: Charge-off Uncollectible Accounts to Collection Losses for the 2nd Quarter 2017
- d. Consideration of Broadband Services Contract Renewal – AT&T

CITY MOTION: Commissioner Bedrosian moved, seconded by Commissioner Johnson to approve the consent agenda.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes to approve the consent agenda.

MOTION PASSED: 5-0

d. COMMISSIONERS' REPORT

Commissioner Jones briefly reported on NAHRO Summer Conference in Indianapolis. Theme of the conference was strengthening our foundation.

Commissioner Castro shared that she was pleased as a new Commissioner to attend the NAHRO Summer Conference, and that the two full day sessions were fundamental for the commissioners.

Commissioner Bedrosian stated the Conference was a great meeting. He stated that as new Commissioner you should receive a handbook with information.

Commissioner Jones added that the Executive Office can provide Commissioner Bedrosian with copy of Board of Commissioner's Manual.

Commissioner Sablan reported on the CLPHA Housing and Education summit and general meeting.

e. INFORMATIONAL

a. Resident Services Presentation – EOC Summer Meal Program

Randy Moens, Registered Dietitian/Operation Coordinator for Fresno County Economic Opportunity Commission (Fresno EOC) presented on the Summer Food Program offered at the Fresno Housing Authority properties.

b. Fresno Housing Intern Presentation

Valerie Aguilar, Fiscal Services Intern, presented on the her internship with the Accounting Department. Alfonso Chavez presented on his internship with the Communications Department. Both Ms. Aguilar and Mr. Chavez are college students from California State University of Fresno, whom are completing their summer interns in Fresno Housing Authority.

- c. Introduction to the Administrative Plans, Admission and Continued Occupancy Policy (ACOP), and Other Housing Policies

Ms. Aurora Ibarra, Senior Manager – Assisted Housing Department presented on this topic.

- d. Real Estate Development Update

Mr. Michael Duarte presented the Real Estate Development Update.

- e. Agency Asset overview

Ms. Tracewell Hanrahan presented on this topic.

- f. Housing Relinquished Fund Corporation (HRFC) Update

Ms. Tracewell Hanrahan presented on this topic.

- g. Overview of 2016 Operating and HAP Financial Results

Ms. Emily De La Guerra presented on this topic.

f. **ACTION**

- a. Consideration to Accept the 2016 Operating and HAP Financial Results.

CITY MOTION: Commissioner Bedrosian moved, seconded by Commissioner Johnson to approve the action to accept the 2016 Operating and HAP Financial Results.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Miller to approve the action to accept the 2016 Operating and HAP Financial Results.

MOTION PASSED: 5-0

- b. Consideration of Contract Extension – Yardi Systems

Ms. Emily De La Guerra presented on this topic.

CITY MOTION: Commissioner Johnson moved, seconded by Commissioner Bedrosian to approve the action to accept the Contract Extension – Yardi Systems.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes to approve the action to accept the Contract Extension – Yardi Systems.

MOTION PASSED: 5-0

- c. Consideration of Contract for Services – Office of Migrant Services (CA Dept. of Housing & Community Development)

Mr. Michael Duarte presented on this topic.

CITY MOTION: *Commissioner Bedrosian moved, seconded by Commissioner Vaillancourt to approve the action to accept the Contract for Services – Office of Migrant Services (CA Dept. of Housing & Community Development).*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Miller to approve the action to accept the Contract for Services – Office of Migrant Services (CA Dept. of Housing & Community Development).*

MOTION PASSED: 5-0

- d. Consideration of Out of State Travel – CEO and Commissioners

The Out of State Travel was discussion only. There was no action taken.

The Board of Commissioners agree that the report for Out of State Travel for the CEO and Commissioners can be provided upon requested; however, it will no longer be required.

g. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince welcomed Ms. Tammy Townsend the new Deputy Executive Director/CAO.
- Ms. Tammy Townsend said she is very excited and happy for the opportunity.
- Mr. Prince briefly presented on the CLPHA, Affordable Housing and Education Summit Meeting he attended on July 11-13, 2017.
- HUD Audit staff is scheduled to be on site August 14 to August 18, 2017.
- The Board Retreat is scheduled for September 21 to September 22, 2017.

Also, Mr. Prince presented the new hires and promotion.

- New hires: Cynden Hives, Accountant; Lela Schwartz, Administrative Assistant – Planning & Community Development and Rose Costilla, Property Specialist II.

- Promotions: Doreen Eley, Senior Manager – Strategic Initiatives and Anna Barajas, Office Assistant II – Quality Assurance.

h. CLOSED SESSION

The Boards went into closed session at approximately 8:07p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1101 F Street (APNs: 467-065-06 to 07)

Agency negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority and Horizon Enterprises, LP

Under negotiation: Price and Terms of Sale

The Boards returned to open session at approximately 8:37 p.m.

i. REPORT ON CLOSED SESSION ITEM(S)

There was no action to report at this time.

j. 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 8:38 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO


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Fresno, California 93721
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 9b

AUTHOR: Scott Fetterhoff

SUBJECT: Closed Session Board Agenda item #4

Executive Summary

This item is confidential pursuant to Agenda item #4.a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Pursuant to Government Code section 54956.9(d)(2).

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION TO REJECT THE CLAIM FOR MONEY OR DAMAGES AGAINST THE
FRESNO HOUSING AUTHORITY, FILED BY JANELLE ERICKSON, DATED JULY 25, 2017**

WHEREAS, resident Janelle Erickson has filed a claim for money or damages against the Fresno Housing Authority (Agency), dated July 25, 2017; and

WHEREAS, Agency staff have reviewed the claim, and found no record of either work orders related to the complaints included in the claim, or of unresolved post-Agency-inspection items related to the complaints included in the claim; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice to reject the Claim for Money or Damages Against the Fresno Housing Authority, filed by Janelle Erickson, dated July 25, 2017.

PASSED AND ADOPTED THIS 22nd DAY of August, 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 Commissioner

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION TO REJECT THE CLAIM FOR MONEY OR DAMAGES AGAINST THE
FRESNO HOUSING AUTHORITY, FILED BY JANELLE ERICKSON, DATED JULY 25, 2017**

WHEREAS, resident Janelle Erickson has filed a claim for money or damages against the Fresno Housing Authority (Agency), dated July 25, 2017; and

WHEREAS, Agency staff have reviewed the claim, and found no record of either work orders related to the complaints included in the claim, or of unresolved post-Agency-inspection items related to the complaints included in the claim; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice to reject the Claim for Money or Damages Against the Fresno Housing Authority, filed by Janelle Erickson, dated July 25, 2017.

PASSED AND ADOPTED THIS 22nd DAY of August, 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 Commissioner

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10a

AUTHOR: Bobby Coulter

SUBJECT: 2017 GetConnected Fresno

Summer Tech Camp Update

Executive Summary

The Fresno Housing Authority (FH) in partnership with Bitwise Industries hosted the 2nd Annual Geekwise Summer Tech Camp. The 2-week Summer Tech Camp ran from July 17th – 28th, educating youth 8th-12th grade. Twenty (20) FH youth completed the 60 hour program offering them a glimpse of the technology industry. They had the opportunity to build computers, design their own video game, learn about careers that involve technology and how we use programming in our everyday lives. In addition, they experienced a technology hub environment and saw first-hand how technology skills connect them with multiple career paths.

Background Information

In 2015, Fresno Housing, EveryoneOn and the U.S. Department of Housing and Urban Development (HUD) began collaborating to connect children and families in HUD-assisted housing with access to high-speed Internet. This pilot program, ConnectHome, aims to accelerate broadband adoption and narrow the digital divide in communities across the nation. ConnectHome addresses various barriers to broadband access, including the costs associated with high-speed service and electronic devices, and the need to provide residents with training in digital literacy.

ConnectHome launched in 28 communities across the United States. Locally, Fresno Housing and our community partners rebranded ConnectHome to “GetConnected Fresno – a ConnectHome Initiative” to ensure that the ConnectHome initiative stayed Fresno focused. As the initiative enters the third year, Fresno Housing continues to implement programs that narrows the digital divide. In addition, Fresno Housing has moved into a mentoring role for other communities across the nation.

Malika Anderson, Digital Inclusion Coordinator VISTA with GetConnected Fresno will provide the update on this project.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10b

AUTHOR: Aurora Ibarra

SUBJECT: Update to the 2018 Public Housing Agency (PHA) Annual
Plans

Executive Summary

Last month staff presented proposed policy changes to the Admissions and Continued Occupancy Plan (ACOP) and the Administrative Plans. In addition, the draft Agency Plan was also presented, providing updates to forecasted activities affecting the overall mission and goals, financial and asset management, current and proposed developments. Included in the proposed developments were concept projects to reflect targeted housing goals, such as the addition of more special needs housing, and family developments in rural areas. No sites have been selected for these concept projects; Staff will bring forward proposed projects to the Board for discussion as potential sites are evaluated.

The drafted Agency Plans posted for the 45-day public comment period on August 8, 2017. The final public hearing will be held on September 26, 2017 at 5:00 p.m. during the Board of Commissioners meeting. The drafted Agency plans are available for review at various Fresno Housing locations and online. Community partners also received an email notifying them of the public comment period.

Additional proposals have been added to the Administrative Plan that allow the Housing Choice Program to analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirements to expend its maximum budget authority. Staff have ongoing communication with the Resident Advisory Boards to review the additional proposed changes.

Attached are the following documents:

Attachment A: Updated Summary of 2018 Proposed
Changes to Administrative Plan

Attachment B: Updated HCV Resident Advisory
Board Minutes

Attachment C: Public Comment – Eric S. Payne, State Center Community
College District Trustee Representing Area 2, Southwest
Fresno Resident

Recommendation

This item is informational only. No action is necessary.

<p style="text-align: center;">Summary of Proposed Changes 2018 Housing Choice Voucher (HCV) Administrative Plan Effective January 1, 2018</p>

Below is a summary of the proposed changes to be incorporated into the 2018 HCV Administrative Plan regarding the policies for the programs.

❖ **Selection from the Waiting List for Admission**

1. Increase residency preference from 10 to 15 points.

❖ **Eligibility for Admission**

2. Update definition of child who is temporarily away from the home due to placement in foster care as being allowed to be out of the home for up to 18 months.
3. Clarify definition of co-head by requiring leasing staff member to clarify with applicant the co-head relationship upon initial eligibility.
4. Update policy as to not restrict HA to only review address of the child's school record when both parents are on the Waiting List and both are trying to claim the child. Policy update allows HA to consider other documents such as court documents, financial documents, CalWorks, etc.

❖ **Voucher Issuance and Briefings**

5. Update briefing packet to include Violence Against Women Reauthorization Act 2013 (VAWA 2013) certification form per requirements.
6. Clarify voucher issuance policy requiring that a household representative as defined as Head of Household, Spouse, Co-Head, or other adult member of the household attend the briefing in order to receive voucher.
7. Updated retention of voucher policy requiring that in order for minor child to continue receiving assistance as a remaining family member when no other adult members are in the household, the adult brought into the assisted unit to care for the children must be approved by the HAFC and pass criminal background screening requirements.

8. Should the Agency receive sufficient funding of Housing Assistance Payments (HAP) from HUD, the department will analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirements to expend between 95% and 98% of Budget Authority. Changes to the subsidy standards will be implemented with a memo from the Executive Director or his/her designee.

❖ **RFTA and Contract Execution**

9. Clarifying contract execution policy so that any member of the Assisted Housing/Housing Choice Department's management team can be authorized to execute a contract on behalf of the department.

❖ **Housing Quality Standards (HQS) and Inspections**

10. Annual HQS inspections: FH may conduct HQS inspections at least biennially to ensure the unit continues to meet minimum HQS requirements; however, FH is electing to conduct annual HQS inspections until an appropriate methodology can be fairly applied to units without compromising the quality of housing.

11. Updating HQS inspection criteria to require heating systems in HCV units maintain an interior temperature of 70 Fahrenheit (Fresno Building Code, Section 11319) and have a working carbon monoxide detector installed.

❖ **Reexaminations**

12. Change family reporting requirements from within 10 days to within 30 calendar days.

❖ **Contract Terminations**

13. Update cause for mutual termination of the lease to include VAWA 2013.

❖ **Violence Against Women Reauthorization Act 2013 (VAWA 2013)**

14. Update policies for VAWA 2013 which covers all HUD housing programs, including HCV. HUD requires that all current residents and applicants who have been denied for housing, housing assistance, or terminated assistance receive a copy of the updated HUD published forms. Also provides VAWA protections for non-citizens.

❖ **VAWA 2013 Emergency Transfer Plan**

15. The Fresno Housing Authority has an Emergency Transfer plan for HCV residents. Update policy to account for changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs, including HCV.

❖ **Housing Access and Reentry Pilot Program**

16. The HACF and HAFC may consider adopting policies that allows individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services.

❖ **Prioritization of available vouchers**

17. A prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable.

HCV Resident Advisory Board (RAB) Meeting

August 3, 2017

The RAB members of HCV met on **Thursday, May 18, 2017** at 1331 Fulton Mall, Fresno, California. Meeting start time: 1:00 PM.

RAB Members Present:

John Bell
Marsha Simpson
Rosalia Ramirez

Housing Authority Staff Present:

Brenda Smith, Assistant Manager
Adam Smith, QA Analyst

On August 3, 2017, the HCV Resident Advisory Board (RAB) meeting was held to discuss the proposed changes to the 2018 Administrative Plans. An overview was given of what a PHA and Administrative Plan are and the purpose of the Resident Advisory Board. The Summary of Proposed changes was presented to allow each RAB member to provide comments on each subject.

Selection from the Waiting List for Admission

- Increase residency preference from 10 to 15 points.
 - *RAB: no questions, positive feedback regarding increasing the local preference in order to ensure the needs of local residents are met.*

Eligibility for Admission

- Update definition of child who is temporarily away from the home due to placement in foster care as being allowed to be out of the home for up to 18 months.
 - *RAB member asked if during the 18 months the resident's rent would increase.*
 - *PHA: Resident rent would not increase or voucher would not decrease for the specific reason of the foster care placement, but could for other reasons such as income changes or other family members leaving the home.*

Housing Quality Standards (HQS) and Inspections

- FH may conduct HQS inspections at least biennially to ensure the unit continues to meet minimum HQS requirements; however, FH is electing to conduct annual HQS inspections until an appropriate methodology can be fairly applied to units without compromising the quality of housing.
- Updating HQS inspection criteria to require heating systems in HCV units maintain an interior temperature of 70 Fahrenheit (Fresno Building Code, Section 11319) and have a working carbon monoxide detector installed.
 - *RAB member asked why we were not going to biennial inspections.*
 - *PHA: We want to further analyze our fail rate by year unit was build, by owner, etc. so that we don't neglect units that may be needing more frequent inspections. We need further analysis to assess how best to implement biennial inspections.*

VAWA 2013 Emergency Transfer Plan

- The Fresno Housing Authority has an Emergency Transfer plan for HCV residents. Update policy to account for changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs, including HCV.
 - *RAB: no questions, very positive feedback regarding the early termination from the lease, sexual assault, and transfer within HA programs provisions.*

Subsidy Standards

- Should the Agency receive sufficient funding of Housing Assistance Payments (HAP) from HUD, the department will analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirements to expend between 95% and 98% of Budget Authority. Changes to the subsidy standards will be implemented with a memo from the Executive Director or his/her designee.
 - *RAB: no questions, very positive feedback regarding the possibility of the subsidy standards the RAB is completely aware of the lack of studio and/or zero bedroom units available.*

Housing Access and Reentry Pilot Program

- The HACF and HAFC may consider adopting policies that allows individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services. An individual who would otherwise be ineligible for assisted housing assistance must have been referred to the HACF by a partnering agency and may be considered for housing based on adjusted policy criteria associated with the programs suitability standards.

Exceptions to the suitability standards would not be extended to the following HUD required denials [24 CFR 960.204] to the following individuals:

- Persons convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing;
- Any person subject to a life time registration requirement under a state sex offender registration program.

- *RAB members voiced concerns about persons who have committed criminal activity in addition to manufacturing methamphetamine and sex offenses. Specifically, residents uneasy about people who have been convicted of murder, honey oil manufacturing, domestic violence, gang members, and animal abuse crimes being able to reintegrate back into the program. Members also voiced concerns about recidivism for these activities and whether individuals would receive treatment and be held accountable for their actions. Residents wanted to ensure program criteria are upheld and resources are provided to residents before they are allowed to reintegrate.*

With there being no recommendations for other changes from the Resident Advisory Board, the meeting was adjourned at 1:50 PM.

August 15, 2017

Preston Prince
Chief Executive Officer
Fresno Housing Authority
1331 Fulton Mall
Fresno, CA 93721



**Re: Response to invitation for public comments for the Fresno Housing Authority (FHA)
Annual Plan Process**

Thank you for the opportunity to provide comments on the Fresno Housing Authority Administrative Plan. I appreciate the collaborative process your office has facilitated with community stakeholders. FHA presents an incredible opportunity to do something truly transformative in the City of Fresno and Fresno County through its 5 year plan and I am committed to ensuring we have a plan that meets the communities environmental, economic, and equity goals. I commend FHA Staff for developing a comprehensive plan, and I recognize that additional revisions may be needed. I am broadly supportive of the recent changes and amendments to the plan. I would also appreciate your allowing flexibility in requirements related to your Administrative Plan that would be in alignment with better serving those that are seeking your services that represent some of the ' most disadvantaged populations and communities '.

I do request you consider a few outstanding issues:

FHA regulatory policy reforms cannot compromise its Fair Housing obligations. FHA's regulations discussed below are vital to fulfilling FHA's "statutory duty to promote fair housing. FHA should add the following language to every instance where the ACOP and Admin Plan reference arrests and/or convictions: "Pursuant to the Fair Housing Act and Notice PIH 2015- 19, FHA will never use arrest records or police reports as the sole basis for denying admission, terminating assistance, or evicting tenants from public or other federally subsidized housing. Additionally, FHA will not impose a blanket prohibition on any person with any conviction record and will take into account the nature, severity, and recency of an individual's criminal conduct." This language is supported by HUD's recent fair housing guidance, entitled HUD Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions, and is critically important to clarify that police reports or arrest records alone will not be enough to deny or terminate assistance in FHA properties. It is also essential that FHA act in accordance with HUD guidance and clarify what evidence of criminal activity is considered "credible" or what will be permissible "supporting documentation."

Families of 2 should be permitted but not required to accept a studio-size voucher. The proposed change would permit the FHA to require a family of two persons to reside in a studio. Housing is already prohibitively difficult to find in Fresno County, and reducing voucher-size to families will compound the existing problem of payment standards being too low to reflect actual market level rents. This problem regularly results in families losing vouchers or porting out of Fresno. Living rooms should not be counted as bedrooms. I request that the Administrative Plan be

clarified to make explicit that the FHA will not count living rooms as bedrooms in making voucher size determinations. This is consistent with guidance from HUD, which in a memorandum from HUD's Office of General Counsel clearly states: "A key principal of subsidy standards is that the voucher is always tied to the number of bedrooms needed by the family."

There are no HCV statutory, regulatory or administrative authority that considers a living room a "bedroom." Memorandum from Chung-yiu "Andrew" Lee, Office of General Counsel, Assisted Housing Division, to Laure Rawson, Office of Public and Indian Housing, Office of Voucher Management Operations (June 25, 2013). The memorandum from General Counsel goes on to state, "[u]nder no circumstances may a PHA compel a family to have its family member(s) reside in a living room or accept fewer bedrooms than what the family needs." Members of different generations should not be required to share bedrooms. Language should be added to the Administrative Plan to require that, in making voucher size determinations, the FHA will not force members of different generations to share bedrooms. It is widely recognized that public housing residents should not be forced to room members of different generations in the same bedroom. In line with this, the FHA Admissions and Continued Occupancy Policy for Public Housing establishes that "persons of different generations will not be required to share a bedroom." The rationale underlying this FHA public housing policy applies equally well to individuals in the voucher program, and should inform FHA voucher-size determinations under the Voucher Program. Children of opposite gender identification should not be required to share a bedroom. The FHA policy providing that children of the opposite sex, other than those under five (5) years old, may not be required to occupy the same bedroom should be expanded to include children of opposite gender identification, rather than acknowledging only an assigned at-birth sex designation.

Verification of Disability Where the initial reasonable accommodation paperwork includes appropriate verification that there is a permanent need for the accommodation, or where said need remains obvious to FHA staff, the household member should not be required to resubmit additional verification. In addition, there is a common problem of submitted paperwork not being properly retained in the file. Where it is evident that the household submitted paperwork and said paperwork has been lost or misplaced by FHA, the burden should not be on the household member to resubmit. **Approval/Denial of a Requested Accommodation Consistent with applicable law**, e.g., the HUD/DOJ joint statement on reasonable accommodation, the language should reflect a requirement that the FHA engage in the interactive process, i.e., change "may" to "must."

Verification Sporadic, Seasonal, and Temporary Income Per 24 C.F.R. 5.609(c)(9) temporary or sporadic income is not included in annual income because it is not predictable or reliable. FHA Admin Plan does not acknowledge this. For the same reason, it is problematic to use past year IRS tax return to project forward where such income is not predictable or included. Any proposed language providing for this method of verification should be stricken.

Life Threatening Conditions Although I recognize that under RAD, HUD requires that all units meet HQS no later than the date of the completion of initial repairs as indicated in the RAD Conversion Commitment, FHA should require developers to comply with current code requirements and HQS as soon as possible, and should provide automatic rent abatement for

tenants who are living in substandard and unsafe conditions that are in violation of HQS and/or local/state housing laws. FHA should also clarify that for existing buildings converting to RAD that will be rehabilitated, existing nonconforming building conditions are not required to be upgraded to comply with current code only at the time of RAD conversion. After the RAD rehabilitation has been completed, these building will be required to comply with HQS and current code. FHA should provide more information in this section about how applicants can learn more about and apply for the RAD site-based waiting lists. Will the applications be via the online Applicant Portal (which is not currently operational)? Where will there be more information for applicants to learn more about each of the RAD properties when applying for the site-based waiting lists?

Annual/Biennial HQS Inspections If a particular unit or building has a negative inspection history, an annual inspection of the unit itself should be required and a sampling-based inspection method should not be used. The proposed language seems to permit owners to be present in place of tenants. This seems like a fine change where the tenant is in agreement, however, it should be made clear in the proposed language that an owner is still required to adhere to the requirements of Cal. Civil Code 1954 regarding landlord entry to a unit, by providing proper notice. In addition, the failure of an owner to be present after committing to be present should in no case be attributed to the tenant as a missed inspection appointment. I would also recommend developing an agency "Resident Self-Sufficiency Action Plan". I strongly support the Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs (VAWA Rule) I hope any policy development would be made public to provide additional public comment and feedback on, pursuant to all Federally regulated statutes and laws.

Enforcement of Section 3 Employment Requirements Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. §1701u, 24 C.F.R. Part 135) provides that training and work opportunities generated by federal housing and community development projects in low income neighborhoods go, to the maximum extent possible, to residents of these communities. The law covers public housing authorities, other HUD grantees, and their contractors. The training and hiring requirement is applicable to the construction, maintenance, and operation of public housing, as well as to construction in other community development programs. Despite the far-reaching potential of this requirement, Section 3 remains underutilized. Through stronger monitoring and enforcement activities, FHA can use existing resources to improve the long term employment prospects of low income people and strengthen the economic vitality of low income communities. FHA can increase local compliance with Section 3 by transferring enforcement responsibility internally by developing a compliance division.

I would encourage FHA to Use Participatory Budgeting to Create Community Driven Transformation. Given the transformative nature of Participatory Budgeting (PB), I recommend that FHA use a PB process to select projects to be funded with Public Agency Funds. Participatory Budgeting is a democratic process in which community members decide how to spend part of a public budget. It begins with the convening of a Steering Committee made up of community stakeholders that create the rules and outreach strategies in partnership with government officials to ensure that the process is inclusive and meets local needs.

Then, community residents discuss needs and brainstorm project ideas at meetings and online. From there, volunteers work together in committees to evaluate and prioritize these ideas and turn them into feasible proposals with concrete costs that are vetted by experts. Residents, regardless of age or citizenship status, then vote to directly decide which final projects should be funded. Selected proposals are implemented by the responsible governmental entity.

Finally, the government and residents track and monitor the results of implementation. I would encourage the adoption of PB explicitly in the Administrative Plan, for instance in the following ways: List PB as a model for placed based transformation, by providing that "Participatory Budgeting is a democratic community development process in which local residents directly decide how to spend public funds, with a focus on the needs and engagement of historically marginalized communities. It has been used in 3,000 locations around the world, including with sales tax funds in Vallejo, youth funds in Boston, public housing funds in Toronto, and federal Community Development Block Grant (CDBG) funds in Oakland."; Participatory Budgeting has also been named by the Obama White House, the U.S. Department of Housing and Urban Development, and the Harvard Kennedy School of Government as a best practice in civic engagement. FHA should therefore include 2 language encouraging the conduct a community visioning process using PB, and articulate that conducting this process using PB. To clarify and strengthen the channels of agency communication, I also offer this suggestion: a Communications Plan.

Again, thank you for your efforts to develop this plan and for providing an inclusive public process. As mentioned previously, the alignment between the FHA and the "Community" reinforces a collective vision. I look forward to working with you on the further development and implementation of this document. Thank You for the opportunity to provide comments on this process, I look forward to your response.

In Community,

Hon. Eric S. Payne
State Center Community College District Trustee Representing Area #2
Southwest Fresno Resident

BOARD MEMO

O (559) 443-8400

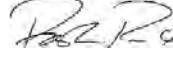
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10c

AUTHOR: Tracewell Hanrahan

SUBJECT: HUD Audit Update

Executive Summary

Staff will present an overview of the Exit Interviews between the HUD Audit Team and Agency Staff.

Recommendation

None at this time. Informational only.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10d

AUTHOR: Emily De La Guerra

SUBJECT: 2016 Financial Results for Mixed Finance Properties

Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with an overview of the performance of the Mixed Finance portfolio sponsored by Silvercrest, Inc.

As part of the real estate development process, staff routinely asks the Boards of Commissioners to sponsor the development or rehabilitation of affordable housing properties. Over the past eight years, the Boards have approved over 20 developments throughout Fresno County. This group of properties are referred to as the “Mixed Finance Properties” because several (“mixed”) financing sources are used to acquire and construct the units.

As part of the “sponsorship” process, the Boards are first asked to approve the formation and creation of a limited partnership that will “own” the affordable housing development, and Silvercrest, Inc. (a subsidiary of the Housing Authority) is generally named as the managing general partner (MGP) of the partnership. The role of the managing general partner is to manage the on-going operations of the partnership. This includes, amongst other things:

- Renting, maintaining, and repairing the project, as needed
- Selecting the property management company
- Monitoring tenant and financial compliance, and
- Preparing reports, including the annual financial audit

Another responsibility of the managing general partner is to review and approve the annual operating budgets and financial performance for the partnerships. However, because the Fresno Housing Authority originally sponsored these projects and has a vested interest in the success of the properties, staff will be presenting the 2016 annual performance of these properties to the Board of Commissioners, and then later requesting that Silvercrest, Inc. approve the financial results as the managing general partner.

Mixed Finance Results

In 2016, the mixed finance properties operated above budgeted levels, earning 9% higher total income and expending an additional 11% in operating costs. Although many factors contributed to the final financial position of the properties, there are a few key variances.

Revenues are \$1 million better than budgeted, most of which is attributable to additional revenue from Tenant Income and Other Income. As tenant incomes increase, rent levels grow appropriately given the rules of the programs. This added up to an additional \$200 thousand in revenue over the original projections. Additionally, three properties were leased up sooner than expected and therefore earned approximately \$200 thousand over the original budget. Other Income was higher than budgeted due to property tax refunds received for Southeast Fresno RAD, Mendota RAD, and Orange Cove RAD. However, these are one-time only repayments; therefore, this revenue should not be expected in future years.

Expenses are higher than predicted by approximately \$793 thousand, of which \$400 thousand of the variance was for administrative expenses, including higher Management Fees and an unbudgeted ground lease payments due to the Fresno Housing Authority. These two changes represent approximately \$300 thousand of the variance in Administrative Expenses. The remaining variance is miscellaneous line items including Telephone and Internet Expenses, Office Supplies, Administrative Contracts, and Accounting & Auditing Fees. The remaining \$393 thousand variance in expenses includes overages in Taxes & Insurance, Payroll Expenses, and Utility Expenses. Because these properties operate as affordable housing for low-income families, they are exempt from paying property taxes. Generally, it takes one to two years to get the exemptions approved, so property tax payments are made until the exemptions are approved and then reimbursed to the property. Southeast Fresno RAD, Mendota RAD, and Orange Cove RAD all made property tax payments during the year, which will be reimbursed in 2017. Payroll costs were slightly higher due to additional staffing needs at Parc Grove Commons and Southeast Fresno RAD. Utility Expenses increased during the year for Water & Sewer at all properties across the portfolio.

Overall, there was approximately \$110 thousand in additional cash flow at the end of 2016, which was made available for cash distributions. Staff will be presenting more information on final cash flow distributions at the Boards of Commissioners meeting.

MIXED FINANCE BUDGET	2016 Budget 2016 Actuals		\$ %	
			Variance	Variance
TOTAL INCOME	10,851,733	11,876,297	1,024,564	9%
TOTAL EXPENSES	7,427,872	8,221,548	793,676	11%
NET OPERATING INCOME	3,423,861	3,654,749	230,888	7%
TOTAL NON-OPERATING EXPENSES	2,002,858	2,123,721	120,863	6%
NET CASH FLOW	1,421,003	1,531,027	110,025	8%

Recommendation

This item is information only. No action is required. However, the Board of Directors for Silvercrest, Inc. will be asked to approve the 2016 Mixed Finance Results.

Fresno Housing Authority
Mixed Finance Financial Results as of December 31, 2016

	City MF Budget	City MF Actuals	County MF Budget	County MF Actuals	MF Total YTD Budget	MF Total YTD Actuals	\$ Variance	% Variance
AGENCY OPERATING BUDGET								
INCOME								
NET TENANT INCOME	7,594,040	7,910,259	3,048,515	3,218,179	10,642,555	11,128,439	485,884	5%
INTEREST INCOME	792	-	-	-	792	-	(792)	0%
OTHER INCOME	201,176	384,901	7,210	362,957	208,386	747,858	539,472	259%
TOTAL INCOME	7,796,008	8,295,161	3,055,725	3,581,136	10,851,733	11,876,297	1,024,564	9%
EXPENSES								
PAYROLL EXPENSES	1,409,404	1,512,583	544,265	591,013	1,953,669	2,103,595	149,926	8%
ADMINISTRATIVE EXPENSES	1,088,206	1,314,810	495,169	699,305	1,583,375	2,014,115	430,740	27%
TENANT SERVICES EXPENSES	358,205	355,246	153,044	139,737	511,249	494,983	(16,265)	-3%
UTILITY EXPENSES	825,094	897,457	400,940	447,677	1,226,034	1,345,134	119,100	10%
MAINTENANCE EXPENSES	1,345,680	1,377,254	432,888	385,773	1,778,568	1,763,026	(15,541)	-1%
TAXES & INSURANCE EXPENSES	254,145	318,654	120,833	182,040	374,978	500,694	125,716	34%
TOTAL EXPENSES	5,280,734	5,776,004	2,147,139	2,445,544	7,427,872	8,221,548	793,676	11%
NET OPERATING INCOME	2,515,274	2,519,156	908,587	1,135,592	3,423,861	3,654,749	230,888	7%
NON-OPERATING EXPENSES								
TOTAL NON-OPERATING EXPENSES	310,408	346,858	116,204	114,308	426,612	461,166	34,554	8%
TOTAL FINANCING EXPENSES	1,092,470	1,021,462	483,776	641,093	1,576,246	1,662,555	86,309	5%
TOTAL NON-OPERATING EXPENSES	1,402,878	1,368,320	599,980	755,401	2,002,858	2,123,721	120,863	6%
NET CASH FLOW	1,112,396	1,150,836	308,607	380,191	1,421,003	1,531,027	110,025	8%

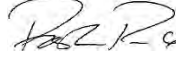
BOARD MEMO

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TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10e

AUTHOR: Tammy Townsend

SUBJECT: 2018 Budget Update

Executive Summary

The 2018 Federal Budget must be approved before October 1, 2017, when the new federal fiscal year begins. It is unknown if a Continuing Resolution will be enacted in that will fund the federal government past September, thus avoiding a partial government shutdown. A Continuing Resolution would fund federal programs at levels equal to 2017 and would stay in place until Congress can agree upon a 2018 budget. In addition to information on the Federal budget process, staff will discuss trends for specific expenses.

Recommendation

No action is necessary. This item is informational only.

BOARD MEMO

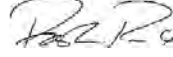
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 10f

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Update

Executive Summary

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

Recommendation

None at this time. Informational only.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11a

AUTHOR: Sheila Scheitrum

SUBJECT: Approval to Submit Concept Transformative Climate Communities (TCC) Proposals for the Chinatown Housing Development and Street Improvements Projects

Executive Summary

The State of California Cap and Trade program has several funding opportunities Staff is evaluating for potential participation. The Transformative Climate Communities (TCC) program is a State funding source with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and has issued a Request for Concept Proposals in preparation for the application to the State. The money must be used to positively impact the climate, reduce greenhouse gas emissions, and improve the overall environmental quality of the community.

Staff has been evaluating and working on a concept project in the Chinatown area of Fresno. The Chinatown housing development site consists of two vacant parcels located on the Northeast corner of Mariposa and F streets on approximately 0.60 acres in Fresno, CA. The site is zoned DTN – Downtown Neighborhood that will allow for a combination of commercial and multifamily housing. Staff has a concept proposal for a 4 story, mixed-use development with commercial/retail space on the bottom floor, and up to 60 units of affordable workforce housing above. The site is within a quarter mile of the planned High Speed Rail Station, and aligns well with the goals, design elements and environmental requirements of the program.

Part of the proposal would be improvement of the surrounding streets and alleyways, improving sidewalks and adding street trees. Staff has met with business owners and community members to determine the needs for the area.

The submission of the TCC concept proposal to the City of Fresno does not obligate the Fresno Housing Authority to participate in the final TCC application submission. Should the Board of Commissioners desire to proceed to participate in the final TCC application, staff would return to the Board for approval of the final project application and financing plan at that time.

Recommendation

It is recommended that the Boards adopt the attached resolutions approving the necessary actions:

1. Authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to submit a Transformative Climate Communities (TCC) concept proposal to the City of Fresno for the Chinatown housing development project.
2. Authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to coordinate with Chinatown business owners and community members to submit a TCC concept proposal to the City of Fresno for the surrounding streets and alleyways in Chinatown.
3. Provide for other matters related thereto.

Fiscal Impact

No funds are requested at this time; costs related to pre-development activities are being allocated to the approved pre-development budget.

Background Information

The Chinatown housing development site consists of two vacant parcels located on the Northeast corner of Mariposa and F streets in close proximity to the planned High Speed Rail Station on approximately 0.60 acres in Fresno, CA. Staff envisions a mixed-use project with up to sixty (60) residential units and up to 4,500 sq. ft. of commercial space. Zoning for the site allows for construction of up to 6 stories.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION AUTHORIZING THE SUBMISSION OF A TRANSFORMATIVE CLIMATE
COMMUNITIES ("TCC") CONCEPT PROPOSAL TO THE CITY OF FRESNO FOR THE
CHINATOWN PROJECT LOCATED AT MARIPOSA AND F STREETS IN FRESNO, CA
(APN's 467-065-06, 467-065-07)**

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

WHEREAS, the Authority would like to submit a TCC concept proposal to the City of Fresno for the development of real property located in Chinatown on the corner of Mariposa and F streets in Fresno, CA, 93710 (APN's 467-065-06, 467-065-07), and the improvements located thereon into a 60-unit mixed-use multifamily complex with commercial on the first floor (collectively, the Property); and,

WHEREAS, the Authority has met with business owners and community members to determine the needs of the Chinatown area; and,

WHEREAS, the Authority would like to coordinate with Chinatown business owners and community members to submit a TCC concept proposal to the City of Fresno for the surrounding streets and alleyways in Chinatown, and,

WHEREAS, the TCC program rules calls for the submission of a concept proposal to the City of Fresno to facilitate an eventual full application for TCC funds to the State;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to approve the submission of a TCC concept proposal to the City of Fresno for the Chinatown project and execute all related documents, and authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to coordinate with Chinatown business owners to submit a TCC concept proposal to the City of Fresno for the Chinatown streets and alleyway improvements.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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

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 Fresno, California 93721
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
 CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11b

AUTHOR: Quincy Boren

SUBJECT: Approval to Submit a Concept Transformative Climate Communities (TCC) Proposal for the North Fulton Street Project

Executive Summary

The State of California Cap and Trade program has several funding opportunities Staff is evaluating for potential participation. The Transformative Climate Communities (TCC) program is a State funding source with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and has issued a Request for Concept Proposals in preparation for the application to the State. The money must be used to positively impact the climate, reduce greenhouse gas emissions, and improve the overall environmental quality of the community.

The current concept proposal for the North Fulton Street site envisions a 15 story, mixed-use development with commercial/retail space on the bottom floor(s), and up to 141 units of affordable workforce housing above. The location would be at the northern end of the Central Office parking lot and would take approximately .45 acres of the .9 acre site. This will allow for the Central Office site to remain in use as Housing Authority office space. The project would be a focal point of the opened Fulton Street in the newly developed downtown. The proximity of this project to the future location of the High Speed Rail Station perfectly accentuates the changing nature of downtown.

The submission of the TCC concept proposal to the City of Fresno does not obligate the Fresno Housing Authority to participate in the final TCC application submission. Should the Board of Commissioners desire to proceed to participate in the final TCC application, staff would return to the Board for approval of the final project application and financing plan at that time.

Recommendation

It is recommended that the Boards adopt the attached resolutions approving the necessary actions:

1. Authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to submit a Transformative Climate Communities (TCC) concept proposal to the City of Fresno for the North Fulton Street project.

Fiscal Impact

No funds are requested at this time; costs related to pre-development activities are being allocated to the approved pre-development budget.

Background Information

The North Fulton Street project is proposed within the boundaries of the Central Office property, which sits on .90 acres at the corner of Tuolumne and Fulton Streets. It is within a half mile of the planned High Speed Rail Station. Staff envisions a mixed-use project with approximately (141) residential units and approximately 8,400 sq. ft. of commercial space. Zoning for the site allows for construction of up to 15 stories.

The site is part of the Downtown Neighborhoods Community Plan and as well as being part of the Fulton Corridor Specific Plan.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION AUTHORIZING THE SUBMISSION OF A TRANSFORMATIVE CLIMATE
COMMUNITIES ("TCC") CONCEPT PROPOSAL TO THE CITY OF FRESNO FOR THE
NORTH FULTON STREET SITE, 1331 FULTON MALL, FRESNO, CA 93721 (APN 466-206-
56T)**

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

WHEREAS, the Authority would like to submit a concept proposal for the development of real property at 1331 Fulton Mall, Fresno CA, 93721 (APN 466-206-56T), and the improvements located thereon into a 141-unit mixed-use multifamily complex with commercial on the first floor (collectively, the Property); and,

WHEREAS, the TCC program rules calls for the submission of concept proposals to the City of Fresno to facilitate an eventual full application for TCC funds to the State;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to submit a TCC concept proposal to the City of Fresno for the North Fulton Street project and execute all related documents.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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:

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
 CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11c

AUTHOR: Dave Brenner

SUBJECT: Approval to Submit a Concept Transformative Climate Communities (TCC) Proposal for a Car Sharing Program

Executive Summary

The State of California Cap and Trade program has several funding opportunities Staff is evaluating for potential participation. The Transformative Climate Communities (TCC) program is a State funding source with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and has issued a Request for Concept Proposals in preparation for the application to the State. The money must be used to positively impact the climate, reduce greenhouse gas emissions, and improve the overall environmental quality of the community.

Staff is proposing a car sharing program at four to-be-determined locations in Downtown and Southwest Fresno. The sites will be Housing Authority properties and partner locations, including the current Bitwise location at 700 Van Ness Avenue. The Agency has released an RFP in the hopes of identifying a program operator and setting a competitive base user rate. Staff intends to submit a TCC application for infrastructure costs associated with the start up of the program.

The submission of the TCC concept proposal to the City of Fresno does not obligate the Fresno Housing Authority to participate in the final TCC application submission. Should the Board of Commissioners desire to proceed to participate in the final TCC application, staff would return to the Board for approval of the final project application and financing plan at that time.

Recommendation

It is recommended that the Boards adopt the attached resolutions approving the necessary actions:

1. Authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to submit a Transformative Climate Communities (TCC) concept proposal to the City of Fresno for the Car Sharing project.

Fiscal Impact

There is no fiscal impact at this time. If the proposed concept is ultimately implemented, there may be a future fiscal impact to a number of Housing Authority properties for infrastructure operations costs. This is not expected to exceed \$3,000 per property per year.

Background Information

For the past two years Staff has been evaluating potential car sharing program opportunities. Segments of the population served by the Agency experience major transportation challenges. It is hoped that an affordable car sharing program might benefit a portion of this disadvantaged population. According to the American Automobile Association, it costs an average of \$9,122 a year to own and operate a mid-model sedan (excluding depreciation costs, this annual expense is \$5,550).

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION AUTHORIZING THE SUBMISSION OF A TRANSFORMATIVE CLIMATE
COMMUNITIES (“TCC”) CONCEPT PROPOSAL TO THE CITY OF FRESNO FOR A CAR
SHARING PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, CA (“the Authority”) seeks to develop services to improve the lives of low income residents in the County of Fresno, California; and,

WHEREAS, the Authority would like to submit a concept proposal for the creation of a car sharing program (collectively, the Project) to the City of Fresno; and,

WHEREAS, the Authority desires to coordinate this submission with other stakeholders to develop the Project; and,

WHEREAS, the Authority intends to include up to four locations owned by the Authority or single purpose limited partnerships of which the Authority serves as a General Partner; and,

WHEREAS, the TCC program rules call for the submission of a concept proposal to the City of Fresno to facilitate an eventual full application for TCC funds to the State;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to approve the submission of a TCC concept proposal to the City of Fresno for the Car Sharing project and execute all related documents.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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) 457-4294

1331 Fulton Mall
Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11d

AUTHOR: Sheila Scheitrum

SUBJECT: Ratify Purchase and Sale Agreement for Chinatown Project located at Mariposa and F Streets in Fresno, CA (APN's 467-065-06, 467-065-07)

Executive Summary

The Chinatown site consists of two vacant parcels located on the corner of Mariposa and F streets on approximately 0.60 acres in Fresno, CA. The site is zoned DTN – Downtown Neighborhood that will allow for a combination of commercial and multifamily housing. Staff is conducting due diligence for a potential project to explore feasible options for a mixed-use project.

In July 2017, the Housing Authority of the City of Fresno, CA (HACF) entered into a Purchase and Sale Agreement with Horizon Enterprises, LP for the acquisition of the property, contingent on Board approval. The purchase price for the property is \$225,000. The deadline to close on the acquisition of the site per the terms of the Purchase and Sale Agreement is January 2018. Staff is recommending that the Board approve ratifying the Purchase and Sale Agreement for the acquisition of the property to enable Staff to proceed with related due diligence and pre-development work. Staff will return to the Board for approval to finalize the acquisition upon completion of due diligence activities.

Recommendation

It is recommended that the Boards adopt the attached resolution approving the necessary actions:

1. Authorize ratification of the Purchase and Sale Agreement for the Chinatown site (APN's 467-065-06, 467-065-07), and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved action.

Fiscal Impact

A \$10,000 refundable escrow deposit was paid at the time of the Purchase and Sale Agreement execution. The funds were allocated from the approved pre-development budget.

Background Information

The Chinatown site consists of two vacant parcels located on the corner of Mariposa and F streets (APN's 467-065-06, 467-065-07) on approximately 0.60 acres in Fresno, CA. The site is ideally located near the proposed entry to the High Speed Rail Station. Staff envisions a mixed-use project with approximately (60) residential units and 4,500 sq. ft. of commercial space. Zoning for the site allows for construction of up to 6 stories.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING RATIFYING THE PURCHASE AND SALE AGREEMENT FOR
THE CHINATOWN PROJECT LOCATED AT MARIPOSA AND F STREETS IN FRESNO,
CALIFORNIA (APNs: 467-065-06, 467-065-07), RELATED PRE-DEVELOPMENT
ACTIVITIES, AND OTHER MATTERS RELATED THERETO**

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

WHEREAS, the acquisition of the Chinatown site (APNs: 467-065-06, 467-065-07) is in line with the Authority’s development goals; and,

WHEREAS, the Authority entered into a purchase and sale assignment agreement with Horizon Enterprises, LP in July 2017; and,

WHEREAS, the agreed upon purchase price for the property is \$225,000 excluding closing and partnership costs; and,

WHEREAS, the Authority desires to continue due diligence and evaluation of project options;

1. NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby ratify the Purchase and Sale Agreement and further authorize Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to further negotiate and execute escrow and related documents for the approved action.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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

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F (559) 457-4294

1331 Fulton Mall

Fresno, California 93721

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 23, 2017

AGENDA ITEM: 11e

AUTHOR: Angie Nguyen

SUBJECT: 2017 U.S. Department of Housing and Urban Development
(HUD) Continuum of Care (CoC) Funding

Executive Summary

Fresno Housing intends to submit renewal applications totaling \$2,971,221 to the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for the continued operation of homeless assistance programs.

Renewal applications to be submitted to HUD comprise the following programs: two (2) legacy Shelter Plus Care programs; three (3) Renaissance programs; two (2) rapid rehousing programs for families; two (2) Homeless Management Information System grants; one (1) Supportive Services Coordinated Entry grant and one (1) CoC Planning Cost grant. These applications will be submitted to the local review panel on August 23, 2017. This local review panel will meet on August 31, 2017, with results announced on September 1, 2017.

HUD requires the Board of Commissioners approve submission of all CoC applications. The final applications, along with the community Consolidated Application is due to HUD on September 28, 2017. FH staff will return to the board with an update following final submission.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolutions authorizing: (a) submission of application to the U.S. Department of Housing and Urban Development for Continuum of Care program funding; (b) execution, by the Executive Director, or his designee, of any resulting contract(s), and associated amendments; (c) to hire related personnel to administer the program(s) in accordance with the funding requirements.

Fiscal Impact

CoC regulations require a 25% cash or in-kind match for funding awarded. Although FH has submitted funding proposals; adjustments may be made

through either the local review or HUD final award. Please see the attached chart for anticipated 2017 funding amounts with comparison 2016 award and match requirements. Staff will provide fiscal impact details to the Board upon completion of HUD CoC application and award process.

Background Information

Across the country communities establish Continuums of Care to compete for HUD CoC funding. These organizations are comprised of various stakeholders engaged in homeless services. The Fresno Madera Continuum of Care (FMCoC) has a thirty (30) organizations including domestic violence, substance abuse, county mental health, county social services and nonprofit organizations.

Annually HUD conducts a national competition for CoC funding which lasts approximately ten weeks with HUD mandated intermittent deadlines throughout the process. Resultant rewards are largely based on the strength of the community Consolidated Application which is completed by the Collaborative Applicant - Fresno Housing acts as the Collaborative Applicant for the FMCoC. In this application, the Collaborative Applicant details the community coordinated response to homelessness with such strategies as alignment of resources across both CoC and non-CoC funding and the use of common referral to programs known as Coordinated Entry. HUD also mandates that local CoC funding be a transparent, performance data driven competition.

Locally, program applications are scored on performance measures such as bed utilization, participant retention in housing and Homeless Management Information System (HMIS) data quality. FH has done well in the competition over the years, receiving high enough scores to be chosen by the local review panel and funding by HUD.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING SUBMISSION OF 2017 U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE (CoC) PROGRAM
FUNDING**

WHEREAS, the Housing Authority City of Fresno intends to submit grants for funding under the U.S. Department of Housing and Urban Development Continuum of Care Program; and,

WHEREAS, said program is intended to provide housing for homeless individuals and families residing in Fresno County; and,

WHEREAS, grant funding for varying renewal projects in the amount of \$2,971,221 and will collectively encompass the period of February 1, 2018 – December 31, 2019; and,

WHEREAS, the Housing Authority of the City of Fresno (Agency), as the Collaborative Applicant appointed by the Fresno Madera Continuum of Care, will act as the lead agency to ensure a coordinated response to homelessness, including but not limited to, advocacy and community planning; and,

WHEREAS, the Agency remains committed to its role to contribute to its efforts and resources towards evidence-based best practices to ending homelessness, including but not limited to Housing First,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize the Executive Director or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for grant submission and agreement with the U.S. Department of Housing and Urban Development pursuant to a Continuum of Care grant.

PASSED AND ADOPTED THIS 22nd DAY OF August, 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 BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE COUNTY OF FRESNO

RESOLUTION AUTHORIZING SUBMISSION OF 2017 U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE (CoC) PROGRAM
FUNDING

WHEREAS, the Housing Authority City of Fresno intends to submit grants for funding under the U.S. Department of Housing and Urban Development Continuum of Care Program; and,

WHEREAS, said program is intended to provide housing for homeless individuals and families residing in Fresno County; and,

WHEREAS, grant funding for varying renewal projects in the amount of \$2,971,221 and will collectively encompass the period of February 1, 2018 – December 31, 2019; and,

WHEREAS, the Housing Authority of the City of Fresno (Agency), as the Collaborative Applicant appointed by the Fresno Madera Continuum of Care, will act as the lead agency to ensure a coordinated response to homelessness, including but not limited to, advocacy and community planning; and,

WHEREAS, the Agency remains committed to its role to contribute to its efforts and resources towards evidence-based best practices to ending homelessness, including but not limited to Housing First,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby authorize the Executive Director or his designee to proceed with negotiation and execute all ancillary documents in connection therewith for grant submission and agreement with the U.S. Department of Housing and Urban Development pursuant to a Continuum of Care grant.

PASSED AND ADOPTED THIS 22nd DAY OF August, 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

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Fresno, California 93721
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/ Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11f

AUTHOR: Shaneece Childress

SUBJECT: County of Fresno – Department of Social Services Renewal of Agreement for Emergency Housing Program at El Puente

Executive Summary

The purpose of this memo is to request the Boards of Commissioners approval of the renewal of the Emergency Housing Agreement with the County of Fresno - Department of Social Services (DSS). The agreement provides funding for the operation of emergency housing at the El Puente housing complex. El Puente consist of 32 units located at 4041 Plaza Terrace Dr. Fresno, CA and is utilized by DSS on a referral basis to temporarily house families who are homeless or require stable housing to reunify with their children.

Fresno Housing (FH) has a long standing partnership with DSS supporting the goal of family reunification. We have maintained a positive partnership for well over 30 years. FH and DSS have discussed the desire to expand and possibly relocate the reunification program to a property that can better address the needs of the families served.

In 2014, the FH Boards approved a one-year agreement with two (2) additional one-year extensions, with an annual contract budget amount of \$277,832. This year, staff negotiated an increase to the annual budget amount(s) to address rising costs and increase the level of staffing and services provided by FH. The initial term of the agreement is for three-years with two (2) additional one-year extensions for a total term of up to five years. The total contract amount for the five (5) year term is \$2,263,768.00.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the Agreement renewal with the County of Fresno – Department of Social Services for the purpose of operating the emergency housing program and authorize Preston Prince, CEO/Executive Director and/or Tracewell Hanrahan, Deputy Executive Director, or their designee to negotiate and execute the Agreement with DSS.

Fiscal Impact

Approval of this agreement will secure funding for up to 5 years to continue to operate the emergency housing program in partnership with DSS. The funding

amount approved in the agreement will cover all expected FH direct operating costs and allow for minor capital improvements. The total proposed contract amount for the 5 year team is \$2,263,768.

Fiscal year 2017/2018 - \$426,946

Fiscal year 2018/2019 - \$439,468

Fiscal year 2019/2020 - \$452,367

Fiscal year 2020/2021 - \$465,652

Fiscal year 2021/2022 - \$479,335

Background

Since 1984, Fresno Housing, in collaboration with the County of Fresno – DSS, has operated a 32 unit complex (El Puente) for the purpose of providing an emergency housing program. The operating funds for the emergency housing program are provided through a contract with the County of Fresno - DSS. Clients are eligible participants with DSS and referred to the facility through their program. The agreement allows us to continue to provide temporary housing to families in the reunification process. The average length of stay is approximately 90 days.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RENEWAL OF THE AGREEMENT WITH THE COUNTY
OF FRESNO - DEPARTMENT OF SOCIAL SERVICES FOR EMERGENCY HOUSING**

WHEREAS, the County of Fresno - Department of Social Services (DSS) has partnered with the Housing Authority of the City of Fresno (the "Authority") to operate the emergency housing program at the El Puente housing complex since 1984; and

WHEREAS, DSS and the Authority desire to continue the partnership and operate the 32-unit housing program; and

WHEREAS, the Authority approves renewal of the Agreement to continue the partnership with DSS with an initial three-year term, with an option for two additional one-year extensions; and

WHEREAS, the total contract amount is \$2,263,768.00 for the five (5) year term.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Fresno hereby approves entering into the Agreement with the County of Fresno- Department of Social Services and authorizes Preston Prince, CEO/Executive Director and/or Tracewell Hanrahan, Deputy Executive Director, or their designee to negotiate and execute said Agreement.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: August 18, 2017

BOARD MEETING: August 22, 2017

AGENDA ITEM: 11g

AUTHOR: Tiffany Mangum

SUBJECT: 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
9/7-9/8/17	Tucson, AZ	Site Visit with the City of Tucson's Crisis Intervention Task Force (City of Fresno)
9/18-9/19/17	Portland, OR	West Coast Mayor's Summit

Recommendation

No action is being requested at this time.

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.

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
 Fresno Housing Authority
FROM: Preston Prince
 CEO/Executive Director
SUBJECT: Directors Report – August 2017

DATE: August 18, 2017
BOARD MEETING: August 22, 2017
AGENDA ITEM: 12
AUTHOR: Staff

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.

Planning & Community Development

Development Project Overview

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

Development Project Overview

Name of Property	Status	Description/Type	Total Units
541 @ South Tower and Cedar Heights	Stabilization	541 N. Fulton St and 4532 E. Hamilton Ave, Fresno, CA Multi-Family	45
Rio Villas	Stabilization	1238 & 1264 P St., Firebaugh,	30

		CA	
Legacy Commons Phase I	Stabilization	Walnut/Edison West Fresno, CA	64
Fenix @ Glenn/ Fenix @ Calaveras	Stabilization	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30
Cueva de Oso at William Shockley Plaza	Stabilization	1445 Peach Street, Selma, CA	48
Paseo 55	Under Construction	1233 & 1245 G St, Reedley, CA	55

Renaissance at Parc Grove	Under Construction	Clinton and Angus, Fresno, CA	40
Legacy Commons Phase II	Under Construction	2255 S. Plumas, Fresno, CA	64
Memorial Village	Under Construction	302 K St, Sanger, CA	48
Magill Terrace	Pre-Dev December 2017 Closing	401 Nelson, Fowler, CA	60
Oak Grove	Pre-Dev June 2017 Application	595 Bigger Street, Parlier, CA	56
North Fulton Street Project	Pre-Dev Sept. 2017 TCC Concept Proposal	1331 Fulton Mall, Fresno, CA	141
Chinatown Project	Pre-Dev Sept. 2017 TCC Concept Proposal	Mariposa & F Streets, Fresno, CA	57
Blackstone/Simpson Project	Pre-Dev Jan. 2018 AHSC Application	3039 N. Blackstone, Fresno, CA	47

Project Highlights

Staff is proposing to participate in the City of Fresno's submission to the State Transformative Climate Communities program. The City of Fresno has a set-aside for \$70 million of the overall State funding. Staff is proposing the North Fulton Street Project and the Chinatown Project as proposed projects for the City's request for concept proposals.

Magill Terrace expects to execute a Letter of Intent (LOI) with Wells Fargo bank to be the Tax Credit equity provider as well as construction lender for the project. Due diligence calls are scheduled to begin in late August, with construction to begin December 2017.

PARTNERSHIP

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

Project	Organization	Role
Renaissance at Parc Grove	WestCare	Partner in the provision of services to property residents
Highway City multifamily housing development/ Community Center	Highway City CDC Central Community Church Granville Central Unified School District Economic Opportunities Commission	Planning partners, potential development partner, potential service providers
Department of Community Services and Development - Low Income Weatherization Program	Association for Energy Affordability Grid Alternatives	Partners in portfolio assessment, project planning and design, and incentive approval
Firebaugh Transit/ Transportation Study	UC Davis Center for Sustainable Transit Fresno Council of Governments	Research and survey transit needs in the Firebaugh community, potential pilot transportation project

HMD Update

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	0	100%	0	0	100%
Sequoia Courts Terrace	76	4	95%	2	4	95%
Monte Vista Terrace	44	0	100%	0	0	100%
CITY AMP 2 (SW Fresno)						
Sierra Plaza	70	5	93%	0	2	96%
Fairview Heights	74	2	97%	0	0	97%
Sierra Terrace	26	0	100%	0	0	100%
Desoto II	27	1	96%	0	0	96%
HOP Scattered	7	4	43%	0	0	43%
Mixed Family (Fresno)						
Garland Gardens	50	0	100%	3	0	94%
Cedar Courts & Inyo	191	8	96%	3	0	97%
Viking Village	39	0	100%	0	0	100%

Pacific Garden	55	4	93%	0	2	96%
Yosemite Village	68	0	100%	0	0	100%

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%	1	0	96%
Pinedale Apartments 28-32	30	0	100%	0	0	100%
De Soto Gardens	40	3	93%	0	0	93%
Marcelli Terrace	24	1	96%	0	0	96%

Special Programs						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
(Fresno)						
Trinity	20	0	100%	1	1	100%
Alta Monte	29	0	100%	0	0	100%
Santa Clara	69	0	100%	0	0	100%
Sierra Terrace (RAD)	46	2	96%	0	0	RAD To Legacy
Mariposa Meadows	40	1	98%	0	0	98%
Emergency Housing	30	0	100%	0	0	100%

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)						
Magill Terrace	19	5	74%	0	0	RAD
Del Rey Complex	29	1	97%	0	0	97%
Laton Apartments	20	0	100%	0	0	100%
Wedgewood Commons	64	1	98%	0	0	98%
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	49	2	96%	0	0	RAD
CO AMP 4 (Firebaugh)						
Mendoza Terrace	50	2	96%	1	0	94%
Mendoza Terrace II	39	4	90%	0	0	90%
Firebaugh Elderly	30	1	97%	0	0	97%
Cardella Courts	32	3	91%	0	0	91%
CO AMP 5 (Kerman/Biola/Mendota)						
Helsem Terrace	40	0	100%	0	0	100%

Biola Apartments	12	0	100%	0	0	100%
CO AMP 6 (Huron/San Joaquin)						
Cazares Terrace	24	1	96%	0	0	96%
Cazares Terrace II	19	2	89%	1	0	84%
Huron Apartments	20	4	80%	0	0	80%
County of Fresno Continued						
Taylor Terrace	28	3	89%	0	0	89%
San Joaquin Apartments	20	4	80%*	0	0	80%
Mixed Family & Special Programs (County)						
Cueva de Oso	47	0	100%	0	0	100%
Paseo 55	54	0	0%	0	23	Lease Up
Memorial Village	0	0	0%	0	0	Under Construction
Sunset Terrace II	0	0	0%	0	0	RAD
Orange Cove RAD	87	2	98%	1	0	97%
Citrus Gardens	30	2	93%	1	0	90%
Orchard Apartment (F/L)	40	0	100%	2	0	95%
Parlier Migrant Center	131	1	99%	0	0	99%
Mendota RAD	123	0	100%	0	0	100%
Mendota Farm Labor	60	3	95%	0	0	95%
Granada Commons	15	1	93%	0	0	93%
Rio Villas	29	0	100%	0	0	100%
Firebaugh Family Apts	34	0	100%	0	0	100%
Maldonado Plaza	64	2	97%	0	0	97%
Parkside Apts	50	2	96%	0	0	96%

CITY ACTIVITIES

Fairview Heights Terrace has started a monthly community meeting for our residents in southwest Fresno to attend and discuss upcoming events; the first meeting was held on July 7, 2017.

On July 22, 2017, Sequoia Courts and Sequoia Courts Terrace, in correlation with the City of Refuge, hosted the first annual Lip Sync Battle. The event included a bounce house, a waterslide, food, and prizes. There were approximately 16 Lip Sync Acts. Residents of all ages participated in the event.

The residents have provided positive feedback to the office in regards to the creative community events. They are excited and looking forward for future events and opportunities for them to engage in the community.

RENAISSANCE

Santa Clara – Residents that attended the tenant council meeting received free Fresno Gizzlies tickets and attended the game on July 23, 2017.

EMERGENCY HOUSING

On July 27, 2017 food was donated by Poverello House for families who are temporarily housed at Plaza Terrace. The families were very appreciative and created cards thanking the Poverello House for the donations received.

HOUSING MANAGEMENT MAINTENANCE DIVISION

The Maintenance Department is making small changes for a big impact. We partnered with the Energy Division of Proteus Inc. to expand our water conservation efforts. We recently participated in the Toilet

Retrofit Program. This program allowed many of our households to receive one free high efficiency toilet in their unit.

Heating and cooling account for 31 percent of an energy bill. That being the case, Housing Management participated in the AC Quality Care Program offered through Pacific Gas and Electric. This program focused on increasing energy efficiency of air conditioners through AC tune up, replacement of blower motors, and air flow corrections. All services were at no cost to the Agency or participant.

QUALITY ASSURANCE DIVISION

During the month of July, Quality Assurance (QA) collaborated with the Assisted Housing Department to prepare the 2018 summary of changes for the Annual Plan, Administrative Plan, and ACOP to submit at the July Board Meeting as an informational item.

QA reviewed 100% of all move in files for new applicants and returning families for Cueva De Oso at William Shockley Plaza. The property was 100% occupied as of July 31, 2017.

Site Staff and QA are now working diligently to complete the lease up for Paseo 55 in Reedley. We expect to start moving families into their units in September.

HMD QA/OPERATIONAL UPDATE MEETING

The monthly QA/operational update meeting was held on July 19, 2017. The agenda and training consisted of how to pull operational reports (annual recertifications, work order reports, aging receivables report, and unit vacancy report), what to look for, and what to do with the information. Additionally, training was provided on proper service of legal notices (3/10/14/30 Day Notices), basic and detailed rent rules, entering a residents unit and when not to enter.

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 June, the following leasing activity took place for the HCV City and County programs.

There were a total of 201 new HCV City applicants that attended criminal background check appointments.

There were 78 City and 9 County applicants who attended initial interviews to determine eligibility for the HCV program. Several applicants were determined eligible and scheduled to attend briefings.

Weekly briefings were conducted throughout the month; 33 City and 11 County applicant households were issued vouchers.

Throughout the month of July, there were 85 City and 127 County new applicants and existing participants who submitted their Requests for Tenancy Approval (RFTA) packets, requesting Initial HQS inspections.

There were 79 City and 107 County applicants who leased up; new HAP contracts were executed for both the City and County programs. The HCV Department will continue to monitor leasing activities to ensure maximum utilization.

National Alliance to End Homelessness Conference – Washington, D.C.

Fresno Housing staff from the Homeless Initiatives Department attended the National Alliance to End Homelessness Conference in Washington, D.C. July 17-19, 2017 with several hundred participants in homeless services. The conference has several tracks including work to ending homelessness with special populations and strengthening partnerships with Continuums of Care. Fresno Housing Chief of Staff Angelina Nguyen presented a workshop on working successfully with public housing authorities; outlining the most positive strategies in developing partnership around housing.

Summer Tech Camp

Location: Bitwise Industries, Inc.

Fresno Housing, in partnership with GeekWise Academy, presented the 2nd Annual FH Summer Tech Camp July 17 through the 28th at BitWise Industries' South Stadium in downtown Fresno. FH Summer Tech Camp provides an opportunity for 25 FH youth to learn skills that will spark an interest in technology. Children from across Fresno County were invited to the camp. Youth were able to learn computer construction from KANO kits, as well as block programming and advanced coding. The youth were asked to create a final project that incorporated all of the components they learned, as well as the personal interests of each person to create something they could be very proud of. Projects featured art and graphics, playable content, multiple levels, original music, and extensive coding. The final day of camp was a combined showcase, open house, and graduation. Families, partners, media, and curious members of the community were invited to see the projects and to listen to the students explain their work.





California Health Collaborative - Lock It Up

Site(s): Cedar Courts, Yosemite Village, and Villa Del Mar

Representatives from California Health Collaborative provided workshops to increase awareness on the risks and consequences associated with the illicit use of prescription painkillers by teens and adults in Fresno County. FH adults and youth participated in two separate workshops dividing them into different activities. Thirty-eight (38) FH youth residents completed building blocks activities that allowed them to share their knowledge on the subject and develop new ways to spread awareness to their friends and families. Nine (9) FH adult residents participated in the presentation and engaging discussion.



Mike's Books – Lego Batman Reading

Site(s): Cedar Courts

On July 27, 2017, youth residents were invited to meet Lego Batman at Mike's Books Library located at Cedar Courts. Two (2) youth residents read batman stories to those in attendance. Twenty-seven (27) FH residents got creative with designing their own Lego Man and their own Batman Mask. Mr. Lego Batman was very generous in helping residents with activities and taking plenty of photos with the youth. A group of seven (7) youth Residents assisted with creating the backdrop for photos, outreach for the event, and setting up the activities.



California Teaching Fellows

Site(s): Parc Grove Commons and Legacy Commons

California Teaching Fellows will begin after school tutoring and mentoring at two FH sites. Teaching Fellows instructors are recruited from 8 colleges throughout the Central Valley who make expanded learning programs as their part-time job while attending school. Teaching Fellows are trained to be instructors in K-12 after school, tutoring and summer programs, serving as mentors and role models for college success. They are recruited as undergraduates and may be enrolled across a variety of college majors or disciplines. There will be 2 Teaching Fellows instructors assigned to each site beginning August 21st, the schedule is as follows:

Legacy Commons: Monday and Wednesdays Hours: 3:00pm – 5:00pm

Parc Grove Commons: Tuesday and Thursdays Hours: 3:00pm – 6:00pm

Website: www.ctff.us

Girl Scouts of Central California South

Site(s): Del Rey Apartment and Fairview Heights

FH youth were able to spend a few hours developing leadership skills, creating journals, networking, learning about the environment and doing arts and crafts. The one-week program was offered daily at each site. On the final session, certificates and merit badges were presented to the Girl Scouts participants. A total of 10 young ladies completed the program.

Photo below: Residents at Del Rey Apartments



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.

PARTNERSHIP

Overview

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

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 is working with the successful Trade Services bidders to finalize contracts for multiple maintenance and repair services. Contracts are on schedule to be complete in the coming weeks. In addition, staff has partnered with multiple Agency departments, including construction, IT, and housing management to procure quotes for small purchase's (QSP's) for software purchases, security services, and interior unit repairs. Lastly, Procurement is in the solicitation stage of a Request for Proposals (RFP) to

potentially bring several downtown Fresno stakeholders to create a network of potential sites for car sharing stations.

Facilities staff continues to partner with the High Speed Rail Authority and Downtown Partnership to inform staff about the progress of Fulton Reconstruction and High Speed Rail Bridge Construction. Staff is pleased to observe improvements in traffic flow and access to the Central Office since the Tuolumne Bridge opened on August 4, 2017.

Human Resources

Agency's Senior Leadership Team and SEIU Local 521 Union leadership have agreed to kick off negotiations on Wednesday September 13th for wage-related economic items. This year the Agency negotiation team will include Tracewell Hanrahan, Tammy Townsend, Deputy Executive Directors; Scott Fetterhoff, Director of Human Resources, Emily De La Guerra, Director of Finance & Administration, Michael Duarte, Director of Planning & Community Development/Housing Management, and Summer Nunes, Human Resources Manager.

Damian Rivera, our Training and Development Analyst, met with maintenance staff and reviewed practical methods to detect and prevent slips, trips and falls. All participants improved their skills in spotting dangers in community areas as well as tenant homes. They also discussed the most common ways accidents happen and what to do when they identify these dangers. The workshop allowed the sharing of best practices, as well as an inside look at medical-related statistics for the work place. Workshops were held at three key sites including Fresno, Mendota and Parlier.

The Human Resources Department has scheduled and will be conducting anti-harassment/discrimination training for all employees, the week of September 11th-15th, at three different sites. In addition, the Human Resources Department is also currently recruiting for positions within the Housing Management Department.

New Hire/Promotions:

- Clara Zurita, formerly our Receptionist, has been promoted to Administrative Assistant for the Executive Office.

IT Services

Information Technology:

The IT staff completed the upgrade of our internet infrastructure at five additional sites. To date the staff has upgraded seventeen of the twenty-two sites resulting in speed increases averaging 110%. Following a recent software virus outbreak, IT staff partnered with ATT to conduct an in depth security analysis of the Agency's infrastructure. The analysis confirmed staff's initial assessment that no data had been compromised and that all traces of the virus had been eliminated. The analysis did identify some measures that staff could take to ensure that the Agency is protected against other malicious attacks. IT staff completed all of the suggested measures within a week of the assessment.

Structure

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

Efforts in this area are ongoing and will be reported as outcomes are achieved.

Strategic Outreach

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

Efforts in this area are ongoing and will be reported as outcomes are achieved.

Addendums

August 22, 2017



Fresno Housing Summer Tech Camp 2017

*Malika Anderson
Digital Inclusion Coordinator*

*Board of Commissioners Meeting
August 22, 2017*



Program

- Two-week camp @ BitWise
- Students were provided with transportation, two meals, KANO kit, and a laptop.
- Students worked independently and as a group on several projects; including a comprehensive project for the last day of camp.



Participants

- Students must submit an essay
- 25 Fresno Housing Youth
- 5th - 12th grade
- 25% HCV
- 2016 Tech Camp – Student Aid



Outreach Efforts

- Expanding to County youth
- Reaching out to HCV youth
- Onsite workshops to promote Camp, and to help youth with their essays.
- Utilized agency partners to encourage participation.



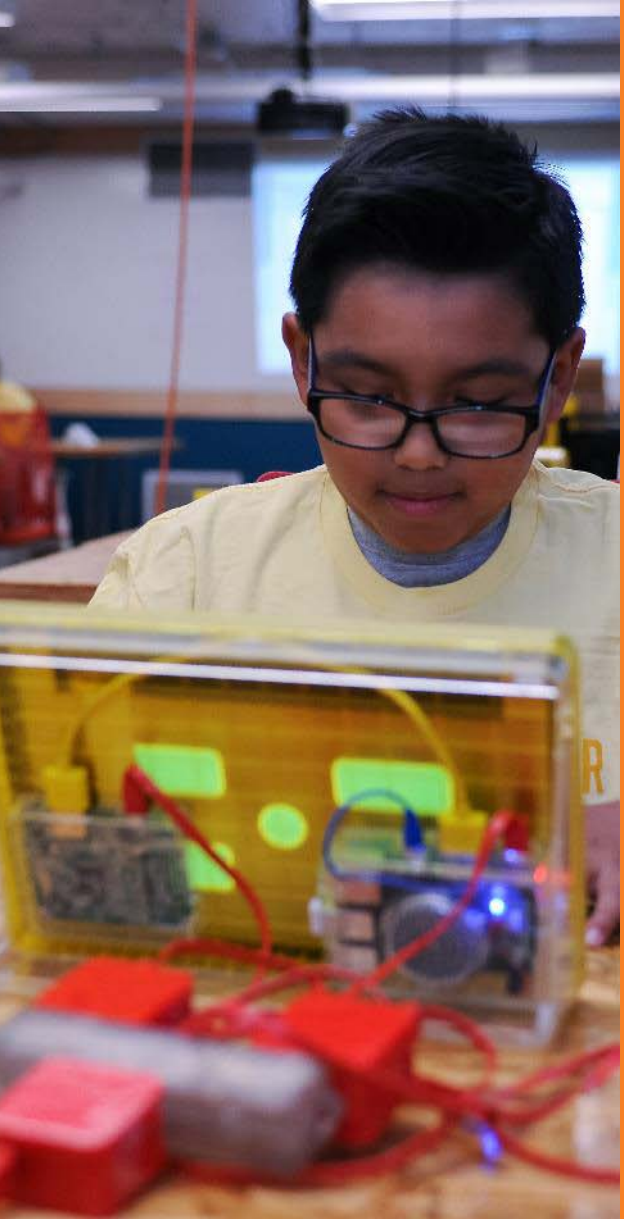
Curriculum

- Youth had little to no coding or programming experience.
- Youth created several small interactive projects, in addition to a larger group project.
- Youth built their own computers using KANO kits
- Using same tools as they would be using in their home school technology programs.



The Last Day of Camp

- Open House/Graduation/Student Showcase
- All students got a chance to present their work to their family and friends.
- Kids received certificates, laptops , their KANO kit, and “swag bags” filled with items donated by partners.



Partners

- CETF
- Everyone On
- Fresno EOC
- GeekWise Academy
- GitHub
- KANO
- Merit Partners
- Panda Express





PHA Plans Update

August 22, 2017

Board of Commissioners Meeting

By Angie Nguyen

Update

- Posted for public comment on August 8, 2017
- Placeholders in Agency Plan (mandatory vs voluntary)
- Comments received to date
- Final public hearing to be held September 26, 2017



Update on HUD Compliance Monitoring Review

Boards of Commissioners Meeting

August 22, 2017

Overview

- March 2017: received a letter informing the agency of the review and requesting extensive documentation
- Review Areas
 - Governance and Management
 - Financial Management and Analysis
 - Maintenance and Procurement
 - Housing Choice Vouchers
 - Public Housing
- April and May: prepared the required documentation
- June 5th: sent all required information to HUD for remote review
- August 14th: on site review
- September 30th: final report from HUD

Governance and Management

- No issues

Financial Management and Analysis

- Minor ineligible costs during invoice review
 - \$81.00
- Recommend some procedural changes
 - Remove Director of Finance from check signing
 - Update procedures for cost allocations
 - Bank reconciliations should be dated

Procurement

- One minor concern
 - Did not follow internal policy on one non-competitive justification
 - Item was approved by HUD following the contract date and not in advance

Housing Choice Vouchers

- Potential concerns and recommendations
 - Income calculations
 - Very minor
 - FSS File Structure and Documentation

Public Housing

- Several findings in certain areas related to . . .
 - Inconsistencies in policies and operations
 - Inconsistencies with verification of income and calculations
 - Leases not updated with recent most recent information in HUD notices
 - Need for tighter quality control

Questions?



Mixed Finance Operating Results

as of December 31, 2016

Fresno Housing Authority

Boards of Commissioners Meeting

August 22, 2017

'Mixed Finance' Properties

What are they?

- Limited partnership-owned properties sponsored and developed by the Housing Authority.
- Mixed finance means that several funding sources were used to develop the properties (examples: Tax Credits, HRFC, private mortgage, HOME funds, etc...).

Why do we care?

- Silvercrest, Inc. (an instrumentality of the HA) is the Managing General Partner of the limited partnerships.
- The Agency and its subsidiaries have a vested interest in the properties.
- Properties fulfill Agency's mission to create affordable housing.

2016 Financial Results

	2016 Budget	2016 Actuals	\$ Variance	% Variance
MIXED FINANCE BUDGET				
TOTAL INCOME	10,851,733	11,876,297	1,024,564	9%
TOTAL EXPENSES	7,427,872	8,221,548	793,676	11%
NET OPERATING INCOME	3,423,861	3,654,749	230,888	7%
TOTAL NON-OPERATING EXPENSES	2,002,858	2,123,721	120,863	6%
NET CASH FLOW	1,421,003	1,531,027	110,025	8%

- Overall, income and expenses were higher than budgeted.
- Net cash flow at year-end was \$110 thousand higher than projected, which was added to the cash available for distribution.

•all figures in millions of dollars and rounded to the nearest ten thousandth

Cash Distributions

- Each year, excess cash flows are distributed to various stakeholders in the limited partnership. This is often referred to as the “waterfall”.
- The “waterfall” is stated in the Limited Partnership Agreement and is negotiated with the investors.
- Excess cash flows are calculated differently for each project, and the order of distributions is different for each project depending on the partners, investor, and lenders.

2016 Cash Distributions

Entity	Amount	Type of Payment
HRFC	895,223	Loan Payments
Silvercrest, Inc.	258,685	Management Fees
Fresno Housing	1,084,423	Loan Payments
Total	2,238,331	

- A total of \$2.23 million was distributed to the Agency and its affiliated entities from various properties as part of the annual cash flow distributions.

Cash Distributions 2014-2016



- Cash distributions have significantly increased over the past three years as the Agency has sponsored and developed additional properties.
 - 2014 = \$551 thousand
 - 2015 = \$1.4 million
 - 2016 = \$2.2 million

This items is informational for Fresno Housing Authority
Boards of Commissioners.

As the Managing General Partner, Silvercrest, Inc,. will be
asked to approve the 2016 operating results.

Questions or Comments?



2018 Budget Update

*Fresno Housing Authority
Boards of Commissioners Meeting
August 22, 2017*



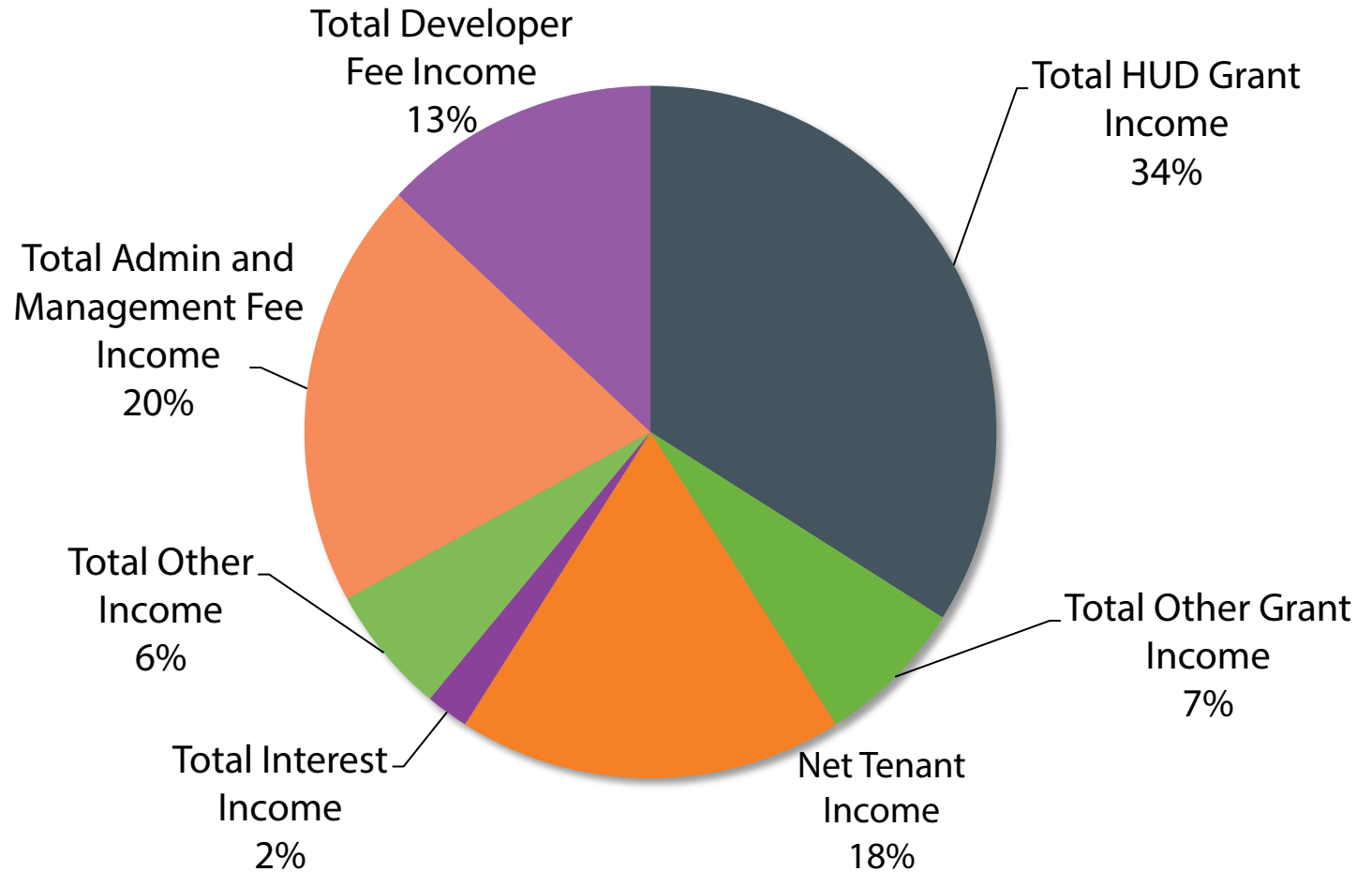
Content

- Revenue Update
 - Revenue Sources
 - Federal Budget
- Considering Possible Expense Increases
 - Uses of Funds
 - Medical Expenses
 - Pension Liability Costs

2018 Budget Development Timeline

	July	August	September	October	November	December	January
	Planning		Preparation			Approval	
Operations		Programs and Staffing	Revenue and Expenditure Budgeting				
Finance	Budget Preparation and Training		Compile Funds and Roll Budget			Final Adjustments	
Executive		Strategic Planning	Review				
Board		Federal and Agency Budget Update		1st Draft of the Budget	2nd Draft of the Budget	Approval - Operations and HAP	Approval - Mixed Finance

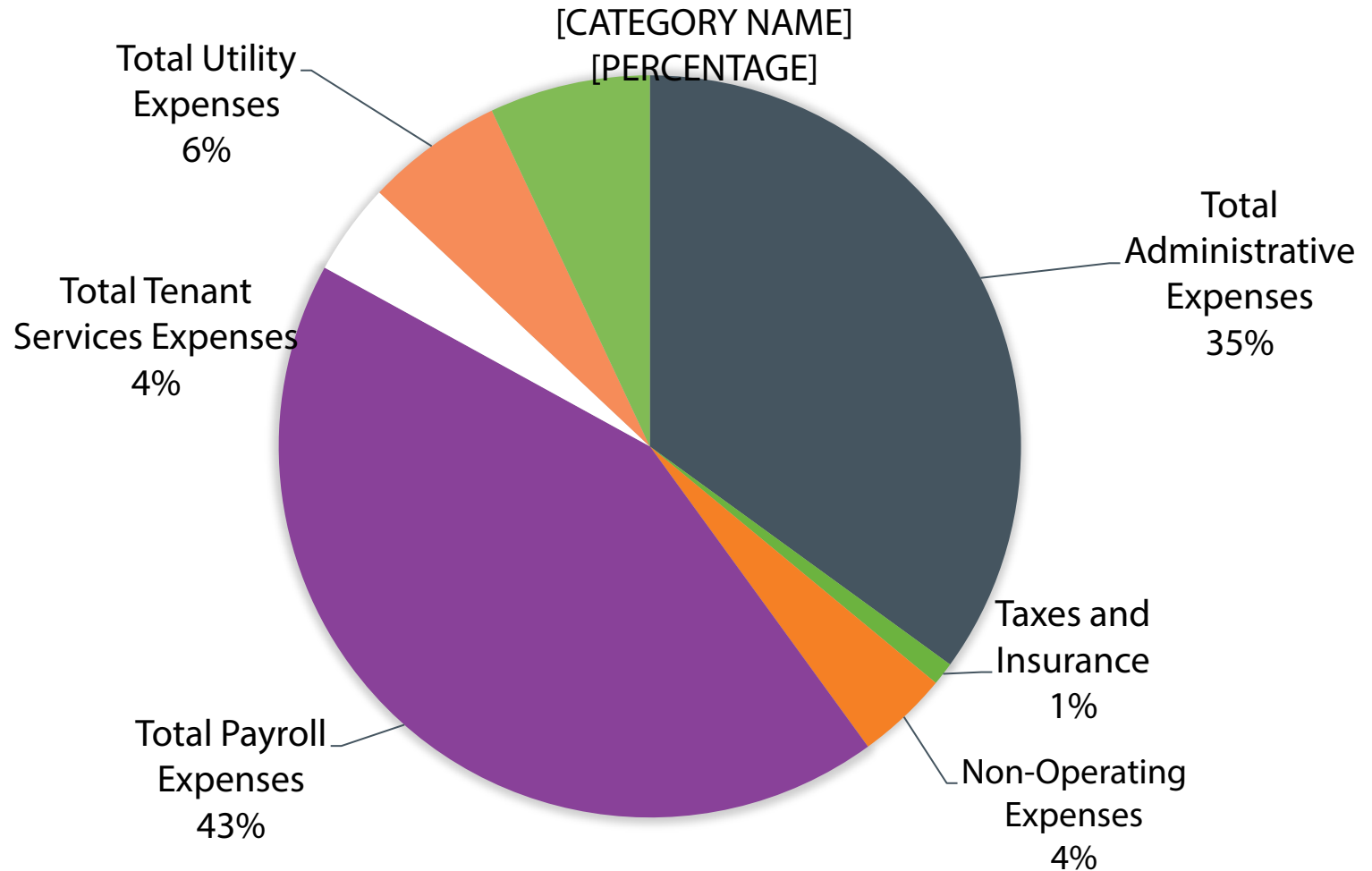
Revenue: Understanding Sources



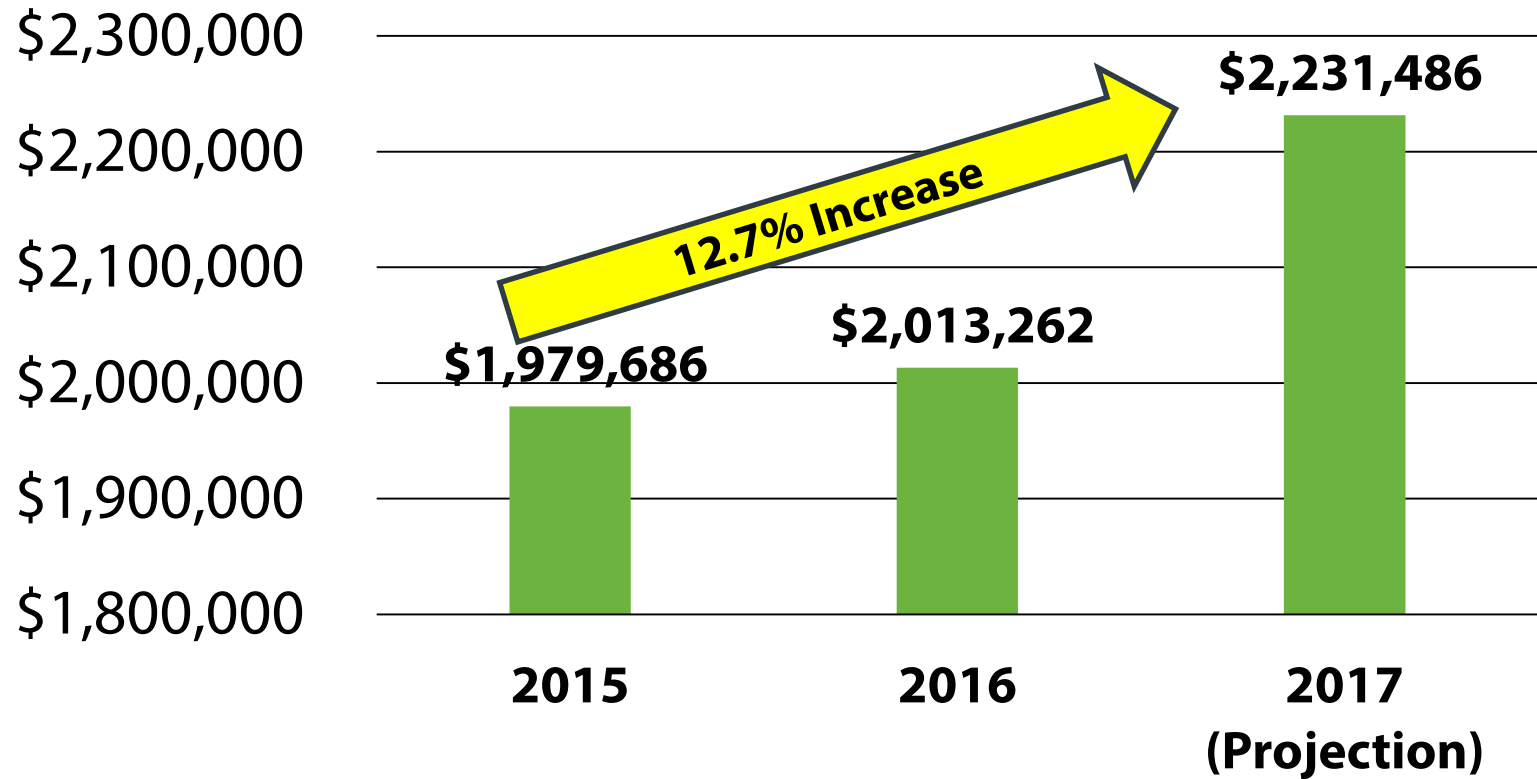
Federal Budget Update

- The Federal budget must be approved by September 30, 2017 to avoid a partial government shutdown
- Likely there will be a continuing resolution
- President Trump's budget would have reduced the HUD budget by \$6 billion dollars
- Congressional and Senate proposals are more tempered
- Staff will continue to follow the Federal budget process closely

Use of Funds

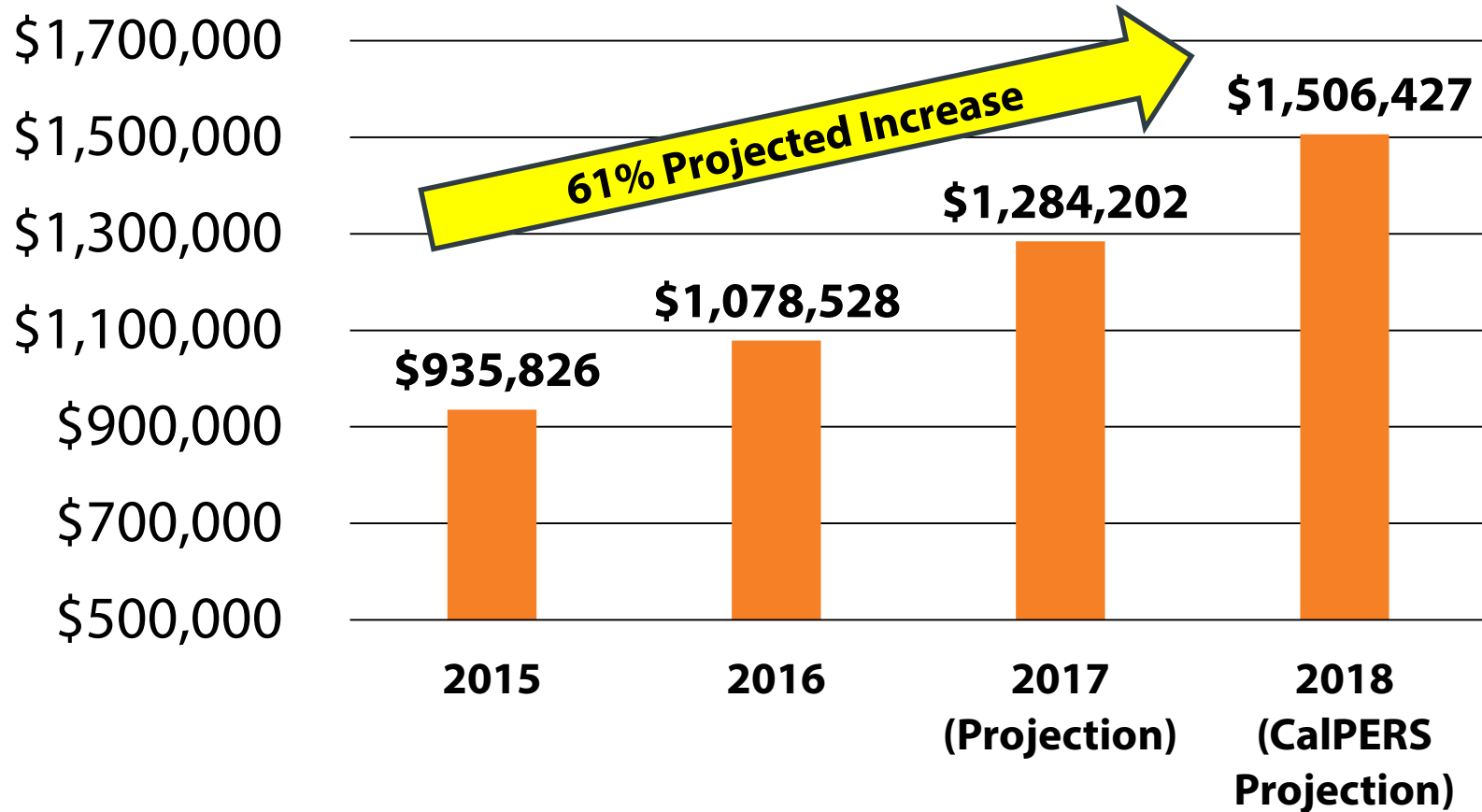


Rising Medical Costs



- Kaiser Increase for 2018 will be over 8%

Rising Pension Costs





Next Steps:

- **September**
 - Begin MOU Negotiations with Labor Partner
- **September / October**
 - Budget Development with Staff
- **October Board Meeting**
 - First Draft of Budget



Questions or Comments?



Continuum of Care Funding

*Board of Commissioners Meeting
August 22, 2017*

Continuum of Care (CoC) History

- Continuum of Care (CoC) History
 - 1987 McKinney-Vento Act
 - No requirement for coordinated planning at the local level
 - 1988-1993 National Competition for CoC funding
 - Competition between individual programs, not communities

CoC History

- 1994
 - 1st competition with coordinated planning at the local level
 - HUD requires single comprehensive application with individual applications accompanying
 - National competition between communities

Collaborative Applicant

- 2009 - Homeless Emergency Assistance & Rapid Transition to Housing Act (HEARTH)
 - Codified establishment, operation and responsibilities of a Continuum of Care (CoC)
- 2012 – Collaborative Applicant
 - Fresno Housing chosen by FMCoC as Collaborative Applicant

Fresno Housing CoC Funding

- Total renewal funding: \$2,971,221
 - 8 housing programs
 - Permanent Supportive Housing: total of 274 beds
 - Rapid Rehousing: total of 90 beds

Homeless Initiatives Team

- Consists of 9 staff:
 - 3 program staff – Shelter Plus Care, Rapid Rehousing
 - 1 site based program staff - Renaissance at Santa Clara, Renaissance at Trinity
 - 1 Coordinated Entry staff
 - 2 staff dedicated to HMIS
 - 2 management staff

CoC Permanent Supportive Housing

Program	Beds	2016 funding	2017 renewal	Match
Renaissance at Alta Monte	29	\$51,918	\$51,918	Dept of Behavioral Health
Renaissance at Trinity	20	\$76,215	\$76,215	Dept of Behavioral Health
Renaissance at Santa Clara	20; 4 offsite	\$78,301	\$78,301	FH Supportive Svcs

CoC Permanent Supportive Housing

Program	Beds	2016 funding	2017 renewal	Match
Shelter Plus Care 4	57	\$334,675	\$334,675	Dept of Behavioral Health
Shelter Plus Care 1	144	1,001,417	\$1,001,417	Dept of Behavioral Health, VA, Community Regional Medical Center

Rapid Rehousing Renewal

Program	Beds	2016 funding	2017 renewal	Match
RRH Project	28	\$257,829	\$257,829	Dept of Social services
RRH A Family Home (new)	50	\$431,173	\$431,173	Dept of Social services
A Rapid Way Home (new)	12	175,138	175,138	HOME TBRA

Fresno Housing CoC Infrastructure

- Coordinated Entry – participant access to services
- Homeless Management Information System (HMIS) / HMIS Expansion – data analysis; micro and macro perspective
- CoC Planning – community coordinated response to homelessness grant to the Collaborative Applicant

CoC Infrastructure

Program	2016 funding	2017 renewal	Match
HMIS	\$137,700	\$137,700	DSS; CoC agencies
HMIS Expansion	\$76,500	\$76,500	DSS; CoC agencies
Supportive Services Coordinated Entry	\$83,547	\$83,547	HERO Team
CoC Planning Costs	\$227,558	\$266,808	FMCoC, FH staff

Collaborative Applicant

- Responsibilities
 - Development of communitywide process coordinating the response to homelessness
 - Inclusion of nonprofit, victim service, faith based, government, public housing, school districts, behavioral health, Veteran, law enforcement agencies
 - 2017 FMCoC comprises 30 organizations representing these groups

Collaborative Applicant cont'd

- Development of a Continuum of Care system
 - Advocacy across various systems for funding and policies to end homelessness
 - City and County ESG consultation
 - Work on 10 Year Plan update
 - Coordinated Entry System – coordinated access to housing and other services
 - 2009 – present: work with national initiatives to create and perfect a Coordinated Entry System

Collaborative Applicant cont'd

- Preparing and submitting Consolidated Application for the FMCoC; conducting Sheltered and Unsheltered Point in Time as required
 - 2017 Sheltered and Unsheltered Point in Time conducted
 - 2017 funding for 32 programs by 8 agencies totaling \$8.8 million in process

-
- Questions



Development Update

August 22, 2017

Presentation Overview

- December 2017 Finance Closing/Construction Start
 - Magill Terrace (Fowler) – 60 units
- CTCAC 2nd Round Tax Credit Application
 - Oak Grove (Parlier) – 56 units
- Pre-Development Pipeline
 - Blackstone/Simpson Site (Fresno)

Presentation Overview Continued

- Transformative Climate Communities (TCC)
 - Planning Grant
 - California Triangle (Southwest Fresno)
 - Implementation Grants
 - North Fulton Mall Site (Fresno)
 - Chinatown Site (Fresno)
 - Car Sharing Program (Fresno)
 - Southwest Fresno Solar Project (Fresno)

December 2017 Finance Closing – Magill Terrace (Fowler)

- Redevelopment of an existing 20-unit LIPH site; demolition of existing units and new construction of 60 units and a community building
- Awarded \$1.59 million in HOME/AHP funds
- Mogavero Notestine Assoc. awarded architect contract in June 2015
- Johnston Contracting awarded GC/CM contract in January 2017
- HRFC of \$2.2 million committed Feb 2017
- Received tax credit award June 2017
- December 2017 Closing/Construction Start

John Sutter
Middle School



Magill Terrace (Fowler) Aerial

401 East Nelson Street

Jameson Dr

Walnut Grove
Villa Apartments

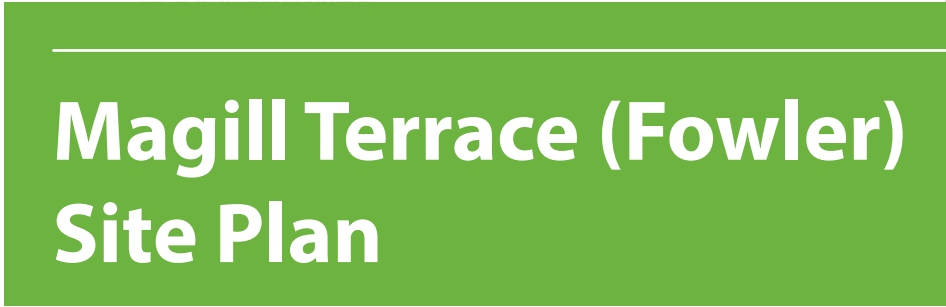
Harvest At Fowler



Laker Ln

Dustin Way

Christopher Ct



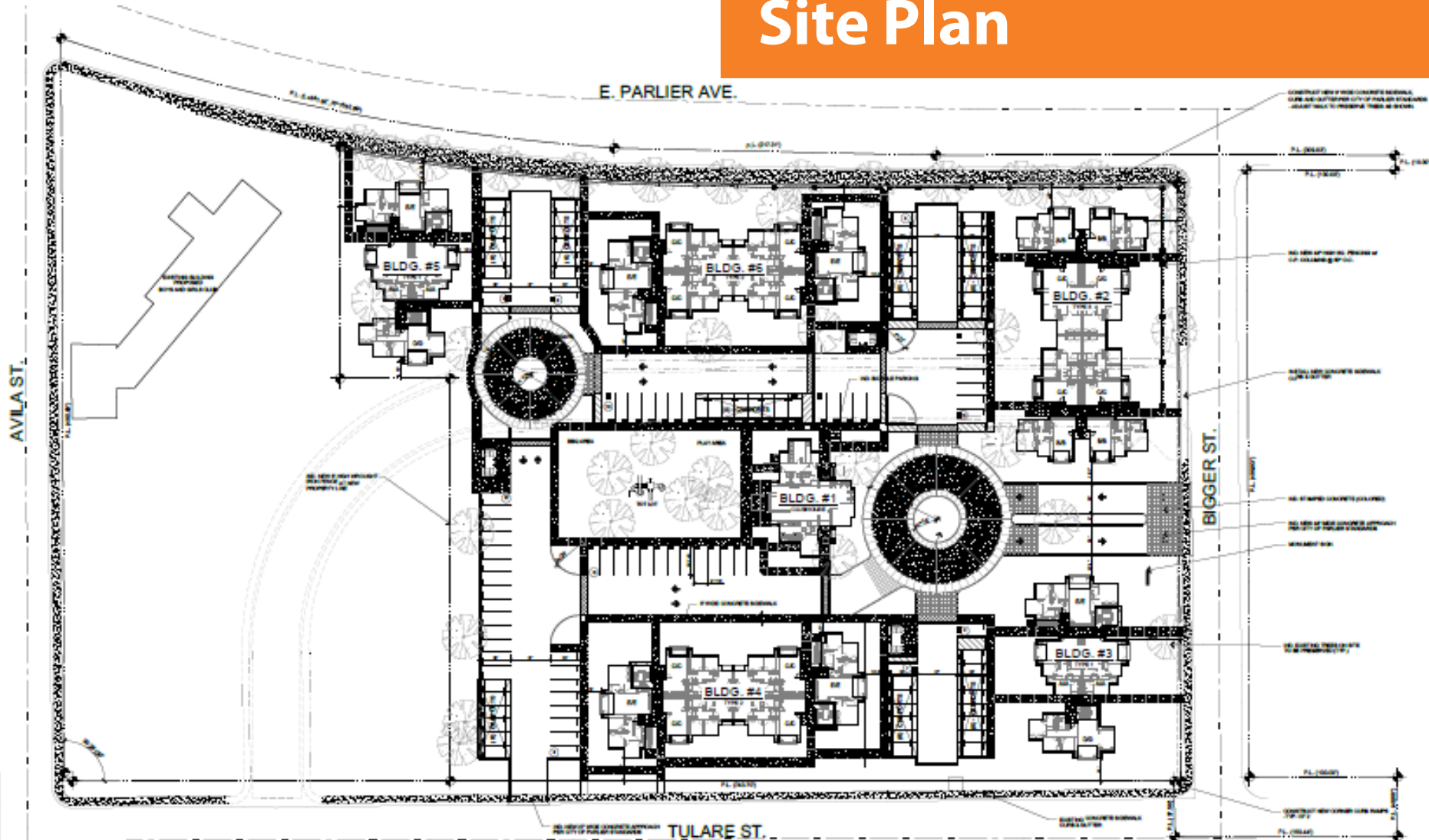
CTCAC 2nd Round Tax Credit Application – Oak Grove (Parlier)

- Proposed redevelopment of an existing 50-unit LIPH site; demolition of existing units and new construction project of 56 units and a community building
- R.L. Davidson awarded architect contract Jan 2017
- Prowest awarded GC/CM contract Jan 2017
- Board authorized HRFC of \$1.95 million Feb 2017
- Board authorized HAFC LIPH Cap/Op Reserves of \$685k and \$2.34m seller financing Feb 2017
- Received FLHB AHP Award of \$550k June 2017
- June 2017 CTCAC Application; September Notification of Award

Oak Grove (Parlier)



Oak Grove (Parlier) Site Plan



Blackstone/Simpson (Fresno)

- Potential for rehabilitation of existing commercial and new construction of approximately 47 affordable housing units
- Board approved entering into MOU with Miller-Ewell March 2017
- Board approved Assignment of Purchase and Sale Agreement March 2017
- Board approved HRFC commitment of \$1.4 million June 2017
- Board approved authorization to proceed with acquisition June 2017
- Potential January 2018 AHSC Application

Blackstone/Simpson Site (Fresno)



Blackstone/Simpson Site (Fresno)



Blackstone/Simpson Site (Fresno)



Transformative Climate Communities (TCC)

- New State funding source administered by the Strategic Growth Council (SGC)
- \$70 million allotment for one City of Fresno application
- Project application criterion include:
 - No larger than five square miles
 - Contain the High-Speed Rail Station Area and focus on neighborhoods within boundaries of recently adopted specific plans

Transformative Climate Communities (TCC)

- Project application criterion continued:
 - In Fresno, these parameters lead to an area roughly encompassing Downtown, Chinatown, and Southwest Fresno.
- Eligible uses of funding include affordable housing and active transportation
 - Encourages strategies to reduce greenhouse gas emissions (GHG)
- Both planning and implementation funds available

TCC Timeline

- Aug 30 – Community Steering Committee #3
- Sep 12 – City Call for Project Concepts Closes
- Sep 20 – Community Steering Committee #4
- Sep 27 – Project Review Day
- Oct 4 – Community Steering Committee #5
- Oct 11 – City Council Workshop on TCC
- Oct 18 – City Submits Concept Proposal to SGC
- Oct 27 – SGC Announces Invite to Full Application
- Nov 30 – Deadline for Full Applications to SGC
- Jan 2018 – State Announces Grant Recipients

California Triangle (Southwest Fresno)

- 15 Parcels totaling approximately 3.4 acres off of California Avenue in Southwest Fresno
- Board approved Purchase and Sale Agreement with Successor Agency to RDA of the City of Fresno May 2017
- Board authorized HRFC funding commitment of \$680,000 May 2017
- Staff performing due diligence; acquisition closing deadline 7/30/17
- Potential eligibility for TCC Planning Grant application



California Triangle Aerial

Sierra Terrace

California Triangle

Glory Bound Ministries

Celebrate
Recovery Fresno

E California Ave

E California Ave

E California Ave

E California Ave

Klette Ave

Waterman Ave

Kern St

Kern St

Klette Ave

Inyo St

Waterman Ave

Jones Ave

Tulare St

S Fairview Ave

S Maud Ave

California Triangle Aerial



California Triangle

Sierra Terrace

Desoto
I & II

Fairview

Legacy
Commons

Bridges @
Florence

North Fulton Mall Site (Fresno)

- New zoning allows for construction of up to 15 stories
- Parking requirement is .5 spaces per unit
- There is no residential density limit at this site
- Staff envisions approximately 141 units of housing with commercial/retail on first floor
- Potential eligibility for TCC Implementation Grant application
- *Staff requesting Board approval to submit TCC Concept Proposal to City of Fresno*

North Fulton Mall Site (Fresno)



North Fulton Mall Site (Fresno)



Chinatown Site (Fresno)

- .60 acres of vacant land located near Downtown Fresno
- Staff envisions a mixed-use project with up to 60 residential units
- Zoning allows for construction of up to 6 stories
- Parking requirement is .5 spaces per unit
- There is no residential density limit at this site
- Part of the Downtown Neighborhoods Community Plan
- Part of the Fulton Corridor Specific Plan

Chinatown Site (Fresno)

- Potential eligibility for TCC Implementation Grant application
- *Staff requesting that Board ratify Purchase & Sale Agreement*
 - *\$225,000 acquisition price*
 - *Close within 180 days*
- *Staff requesting Board approval to submit TCC Concept Proposal to City of Fresno*

Chinatown Site (Fresno)

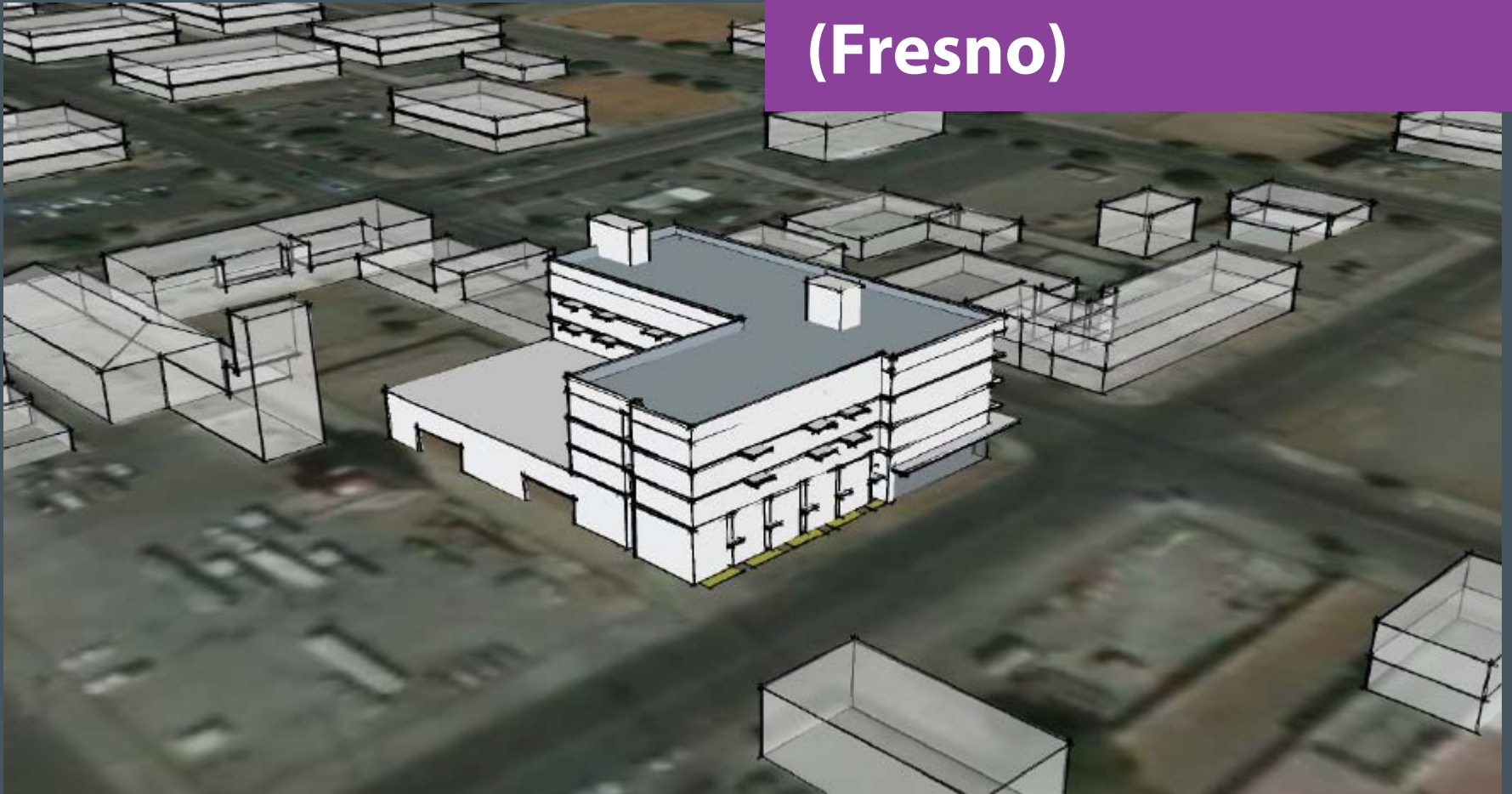


High Speed Rail Station Master Plan

Scenario 1 or 2 - Potential Future Full Build-Out (Full Block Mariposa Park)



Chinatown Site (Fresno)



Car Sharing Program (Fresno)

- Car Sharing Program proposed in Downtown and Southwest Fresno
 - Four (4) To-Be-Determined locations
 - Housing Authority Properties
 - Partner Locations (Bitwise, etc.)
- Agency released Request for Proposals to Identify a Program Operator
- *Staff requesting Board approval to submit TCC Concept Proposal to City of Fresno*

Southwest Fresno Solar Project (Fresno)

- Collaborative effort to bring residents of West Fresno complete energy efficient packages for solar, weatherization, and energy savings to homes and multifamily housing
- Currently evaluating potential partners for collaboration in TCC Concept Proposal submission
- Potential outcomes are job training, reduction in GHG emissions, improved housing stock, and economic benefit to homeowners
- *Staff requesting Board approval to submit TCC Concept Proposal to City of Fresno*

Questions?



Emergency Housing Program at El Puente

*Board of Commissioners Meeting
August 22, 2017*

Emergency Housing Overview

- Operated in partnership with County of Fresno
Department of Social Services
 - Agreement began in 1984
 - El Puente
 - Located near Belmont and Cedar
 - 32 two bedroom units
 - Fully furnished units including cookware, bedding, and towels.
 - Onsite laundry facility

About the Program

- To provide a temporary home for families who require stable housing to reunify with their children
 - Families are eligible by DSS referral
 - Each family is required to save a portion of their cash assistance to obtain permanent housing upon completion
 - The length of stay ranges from 3 nights to a maximum of 6 months; the average length of stay approx. 90 days
 - As of June 2017, we provided services to approximately 158 families
 - In 2016, we assisted approx. 300 families
 - FH and DSS both have dedicated staff



Contract Budget

- Previous 3-yr contract: 2014 -2017
 - Total \$833,469 (\$277,834 per year)
- Proposed 3-year contract with two 1-year extensions

– 2017/2018	\$426,946
– 2018/2019	\$439,468
– 2019/2020	\$452,367
– 2020 /2021	\$465,652
– <u>2021/2022</u>	<u>\$479,335</u>
Total	\$2,263,768

Questions?

BOARD MEMO

O (559) 443-8400
F (559) 457-4294

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: August 22, 2017
BOARD MEETING: August 22, 2017
AGENDA ITEM:
AUTHOR: Dave Brenner

SUBJECT: Approval to Submit a Concept Transformative Climate Communities (TCC) Proposal for the Southwest Fresno Solar Project

Executive Summary

The State of California Cap and Trade program has several funding opportunities Staff is evaluating for potential participation. The Transformative Climate Communities (TCC) program is a State funding source with a \$70 million set-aside for the City of Fresno. The City of Fresno is the lead applicant for the funding and has issued a Request for Concept Proposals in preparation for the application to the State. The money must be used to positively impact the climate, reduce greenhouse gas emissions, and improve the overall environmental quality of the community.

Staff is currently seeking potential partners for solar and potentially a weatherization component in the submission of concept proposals to the City of Fresno. The project aims to bring solar and energy efficiency to multifamily properties as well as single family homes.

For the multi-family component, Staff is evaluating four potential multifamily properties (Yosemite Village, Mariposa Meadows Farm Labor Housing, Legacy Commons, and Sequoia Courts/Sequoia Courts Terrace). For the single family component, the project aims to target up to 75 households in Southwest Fresno. It is proposed that priority be given to households with Section 8 voucher holders. The TCC concept proposal may include funding requests for solar, job training, weatherization, and related solar repairs (electrical upgrades, roofs, etc.).

The submission of the TCC concept proposal to the City of Fresno does not obligate the Fresno Housing Authority to participate in the final TCC application submission. Should the Board of Commissioners desire to proceed to participate in the final TCC application, staff would return to the Board for approval of the final project application and financing plan at that time.

Recommendation

It is recommended that the Boards adopt the attached resolutions approving the necessary actions:

1. Authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to submit a Transformative Climate Communities (TCC) concept proposal to the City of Fresno for the Southwest Fresno Solar Project.

Fiscal Impact

No funds are requested at this time. The TCC concept proposal will request funding sufficient to cover all project costs. There is a potential for cost savings at the proposed properties after solar installation.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION AUTHORIZING THE SUBMISSION OF A TRANSFORMATIVE CLIMATE
COMMUNITIES ("TCC") CONCEPT PROPOSAL TO THE CITY OF FRESNO FOR THE
SOUTHWEST FRESNO SOLAR PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, CA ("the Authority") seeks to develop services to improve the lives of low income residents in the County of Fresno, California; and,

WHEREAS, the Authority would like to submit a concept proposal for the Southwest Fresno Solar Project (collectively, the Project) to the City of Fresno; and,

WHEREAS, the Authority desires to coordinate this submission with additional partners and other stakeholders to develop the Project; and,

WHEREAS, the Authority intends to include several properties owned by the Authority or single purpose limited partnerships of which the Authority serves as a General Partner, and these may include Yosemite Village, Mariposa Meadows Farm Labor Housing, Legacy Commons, and Sequoia Courts/Sequoia Courts Terrace; and,

WHEREAS, the Authority desires to reach out to Section 8 landlords to evaluate the feasibility of such a project; and,

WHEREAS, the TCC program rules call for the submission of a concept proposal to the City of Fresno to facilitate an eventual full application for TCC funds to the State of California Strategic Growth Council;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to approve the submission of a TCC concept proposal to the City of Fresno for the Southwest Fresno Solar Project and execute all related documents.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 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