



Boards of Commissioners Meeting

May 29, 2018

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

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

5:30pm - May 29, 2018

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 5:15 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 – Fulton Street Project

5:30 pm 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

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

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

5. 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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| a. | Consideration of the Minutes of April 17, 2018 | 6 |
| b. | Consideration of the Bond Issuance Policy | 12 |
| c. | Consideration of the Contract Renewal – Fresno Police Department | 36 |

6. Informational

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| c. | 2018 Point in Time Overview | 44 |
| d. | Housing Relinquished Fund Corp Reserves Update | 51 |
| e. | Real Estate Development Update | 59 |

7. Action

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| a. | Consideration of the Application Submission and Funding Commitment – Choice Neighborhoods Initiative | 60 |
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8. Commissioners' Report

9. Executive Director's Report 67

10. Closed Session

- | | | |
|----|--|--|
| a. | PUBLIC EMPLOYMENT
Pursuant to Government Code §54597 | |
| b. | CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2) | |
| c. | CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APNs: 510-030-25, 530-030-17
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Central Community Church
Under negotiation: Price and Terms | |
| d. | CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b)) | |

Property: APN: 510-030-23
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority;
Highway City Community Development, Inc.
Under negotiation: Price and Terms

- e. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN 561-020-51S
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Jack
Messina, Colliers International
Under negotiation: Price and Terms of Sale
- f. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN 075-033-02T
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; City of
Huron
Under negotiation: Price and Terms of Sale
- g. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 433-220-39T
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Ernest
M. Reyes, Lincoln Consulting Group, LLC; Abu
Majumder, Coldwell Banker Commercial
Under negotiation: Price and Terms of Sale
- h. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 075-091-25
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Ernest
M. Reyes, Lincoln Consulting Group, LLC; Abu
Majumder, Coldwell Banker Commercial
Under negotiation: Price and Terms of Sale
- i. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
Property: APN: 396-020-19
Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; Gurbir
and Shelly Sapraj
Under negotiation: Price and Terms of Sale

- j. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 396-020-17
Agency Negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority;
Kingsburg RDA Successor Agency
Under negotiation: Price and Terms of Sale

11. Report on Closed Session Items

12. Action Items

- a. Consideration to Accept the Grant Deed – City of Huron 74

13. Adjournment

Next Board Meeting – June 26, 2018 – 5pm Board Meeting

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

Tuesday, April 17, 2018

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, April 17, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:08 p.m. by Commissioner Scott 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: Rueben Scott
Karl Johnson
Stacy Vaillancourt
Virna Santos

ABSENT: Adrian Jones, Chair
Caine Christensen, Vice Chair

The meeting was called to order at 5:08 p.m. by Board 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
Nikki Henry
Cary Catalano

ABSENT: None

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

General Counsel informed the City Board of Commissioners of the need to take action for a temporary Board Chair in the absence of both City Board Chair and Vice Chair.

CITY MOTION: Commissioner Johnson moved, seconded by Commissioner Vaillancourt to approve Commissioner Scott as a temporary Board Chair of the Housing Authority of the City of Fresno, in the absence of both the chair and vice chair.

MOTION PASSED: 3-0

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

CITY MOTION: Commissioner Johnson moved, seconded by Commissioner Vaillancourt to approve the agenda as posted.

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0.

3. PUBLIC COMMENT

Mr. Yonas Paulos resident of 211 S. Inyo Street Apt #206, veterans advocate gave public comments. He shared that he was part of a 21 months' program "No Veteran Dies Alone" from the VA hospital. He presented national statistics and demographics on veterans.

Mr. Paulos' ended his presentation with "let's help our veterans."

Mr. Eric Payne resident of 1444 Fulton Street Fresno CA 93721, presented a general comment. First, he thanked Commissioner Virna Santos for her service as the City Commissioner for the Fresno Housing Authority. In addition, Mr. Payne presented on bravery in general and read a case law story from Illinois University Titled "Ban Lists: Can Public Housing Authorities have unwanted visitors arrested?"

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

5. ELECTION OF THE CHAIR AND/OR VICE CHAIR PURSUANT TO ARTICLE II, SECTION 7 OF THE BYLAWS OF THE HOUSING AUTHORITY OF FRESNO COUNTY

Commissioner Sablan announced Commissioner Jim Petty submitted his resignation letter to the Fresno Housing Authority County Board. According to the General Counsel, the County Board needs to elect a Chair who will serve until the next election as outlined in Bylaws.

Commissioner Henry moved, seconded by Commissioner Fuentes to elect Commissioner Sablan as Board Chair of the Housing Authority of Fresno County.

Commissioner Sablan stepping up to the role of Chair, has opened the Vice Chair position.

Commissioner Henry moved, seconded by Commissioner Fuentes to elect Commissioner Castro as Vice Chair of the Housing Authority of Fresno County.

6. 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 March 27, 2018
- b. City – Consideration of the 1st Quarter 2018 Charge Offs for Uncollectible Accounts
- c. County – Consideration of the 1st Quarter 2018 Charge Offs for Uncollectible Accounts
- d. Consideration of Out of State Travel – CEO/Commissioners
- e. Consideration of the Amended Credit Card Use Policy
- f. Consideration of the Social Media Policy

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Johnson to approve the Consent Agenda Items A-F.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Miller to approve the Consent Agenda Items A-F.*

MOTION PASSED: 5-0

7. INFORMATIONAL

- a. Resident Services Presentation – Champions for Change – Fresno County Department of Public Health

Ms. Doreen Eley introduced Ms. Susie A. Rico-Vasquez, MPH Health Educator. Ms. Rico-Vasquez presented on this topic.

b. Capital Projects Overview

Mr. Gary Grinstead presented on this topic.

c. Real Estate Development Update

Mr. Michael Duarte presented there is no Real Estate Development update for this meeting, but a future presentation is in the works.

8. ACTION

a. Consideration of Property Sale – 5177 W. Donner, Fresno, CA

Ms. Emily De La Guerra presented on this topic.

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Santos to approve the Sale of 5177 W. Donner, Fresno, CA.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the Sale of 5177 W. Donner, Fresno, CA.*

MOTION PASSED: 6-0

b. Consideration of the Amended Standard Lease Agreement – Public Housing

Mr. Michael Duarte presented on this topic.

Sarah Hayes read an opposition letter by Mr. Eric Payne. This letter was submitted by Mr. Payne to the Fresno Housing Authority on April 12, 2018.

Mr. Eric Payne presented his concern on banning nonresidents from properties. Mr. Payne read an article about Public Housing enforcing to vanish banning.

Mr. Yonas Paulos resident of 211 S. Inyo Street Apt #206, stated residents needed protection. Mr. Paulos said all rules under his lease agreement have been broken. He stated that something needs to be done before someone gets hurt.

CITY MOTION: *Commissioner Santos moved, seconded by Commissioner Johnson to approve the amended Standard Lease Agreement – Public Housing.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Castro moved, seconded by Commissioner Henry to approve the amended Standard Lease Agreement – Public Housing.*

Commissioner Catalano voted no.

MOTION PASSED: 5-1

9. COMMISSIONERS' REPORT

No Commissioners' Report presented.

10. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince briefly talked about Purpose Built Communities visiting Fresno. Purpose Built is a nonprofit consultant firm. Fresno Housing Authority staff and other community leader had a great meeting.
- On April 11, 2018, Mr. Prince joined Mayor Brand in Sacramento. This meeting is where all Majors from the largest cities in California come together and figure out how to assist homelessness individuals.
- Commissioners that completed the Ethics Training at Baker Manock & Jensen, please submit a copy of your certificate to the Fresno Housing Authority Executive Office.
- On April 27, 2018, the All Staff event will be from 8:00am to 12:00pm at Parc Grove Commons Community Center. The guest speaker for the event is Garbralle Conroe, a graduate professor at California State University, Fresno. Commissioners are welcome to join the event.
- The waiting list for the Housing Choice Voucher will open on May 1, 2018 through May 15, 2018.
- Mr. Prince announced Ms. Barbara Poppe a consultant will be in Fresno the week of April 18-20, 2018. She will be meeting with Fresno Housing Authority Staff and community leaders.

11. CLOSED SESSION

The Boards went into closed session at approximately 6:59 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN 561-020-51S
Agency negotiator: Preston Prince
Negotiating parties: Jack Messina, Colliers International
Under negotiation: Price and Terms of Sale
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))

Property: APN 075-033-02T
Agency negotiator: Preston Prince
Negotiating parties: City of Huron
Under negotiation: Price and Terms of Sale

The Boards returned to open session at approximately 7:15 p.m.

12. REPORT ON CLOSED SESSION

There was no action to report at this time.

13. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:16 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 5b

AUTHOR: Emily De La Guerra

SUBJECT: Consideration of the Multi-Family Bond Policy

Executive Summary

Multi-family bonds provide below market rate financing to developers who build or rehabilitate affordable rental housing. On occasion, the Fresno Housing Authority issues multi-family bonds in connection with the purchase, rehabilitation and/or construction of a multi-family housing project. The issued bonds fall under the regulatory jurisdiction of the California Debt Limit Allocation Committee (CDLAC), which recently set a new requirement that all bond issuers must adopt a bond issuance and post-issuance compliance policy. The attached policy has been reviewed by Agency counsel and meets the CDLAC policy requirements.

Recommendation

It is recommended that the Boards of Commissioners approve the Multi-Family Bond Issuance Policy.

Fiscal Impact

The fiscal impact to the Agency is minimal. The Agency may earn nominal fees to cover administrative cost related to the review and issuance of the bonds. There is no legal liability to the Fresno Housing Authority in connection with the issuance or repayment of the bonds. The bonds do not constitute a general obligation or debt of the Agency because the bond debt is repaid from project revenues or other sources.

Background Information

The goal of the Multi-Family Bond Program is to increase and preserve the supply of affordable housing throughout Fresno County. As a Housing Authority, the Agency has the statutory ability to issue taxable and tax-exempt bonds. These bonds are issued to provide acquisition, construction and rehabilitation financing to projects that meet the requirements and priorities set forth in the Multi-Family Bond Policy. These priorities include:

- Projects undertaken by FH or an affiliate of FH, and those which are receiving project based vouchers from FH,

- Preservation of projects which are currently subsidized, but at risk of losing affordability restrictions,
- Substantial rehabilitation of projects with affordability restrictions that have reached the end of their 15-year tax credit compliance, and
- Substantial rehabilitation, and/or new construction of affordable housing including low income, mixed income, or workforce housing.

Over the past eight years, the Agency has issued bonds to two housing projects, Yosemite Village and City View @ Van Ness. Bonds may not be issued without approval by the Boards of Commissioners.

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE MULTI-FAMILY BOND POLICY

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

WHEREAS, the Authority achieves this goal in several ways, including issuing Multi-Family Bonds to assist with the development and/or rehabilitation of affordable housing; and,

WHEREAS, the jurisdiction of these bonds falls under the California Debt Limit Allocation Committee (“CDLAC”); and,

WHEREAS, CDLAC set new regulations that all bond issuers must adopt a bond issuance and post-issuance compliance policy; and,

WHEREAS, the Authority desires to continue the issuance of tax-exempt and taxable multi-family housing bonds in support of its mission; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby approves and adopts the Multi-Family Bond Policy and the Post-Issuance Compliance Policy.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

RESOLUTION APPROVING THE MULTI-FAMILY BOND POLICY

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

WHEREAS, the Authority achieves this goal in several ways, including issuing Multi-Family Bonds to assist with the development and/or rehabilitation of affordable housing; and,

WHEREAS, the jurisdiction of these bonds falls under the California Debt Limit Allocation Committee (“CDLAC”); and,

WHEREAS, CDLAC set new regulations that all bond issuers must adopt a bond issuance and post-issuance compliance policy; and,

WHEREAS, the Authority desires to continue the issuance of tax-exempt and taxable multi-family housing bonds in support of its mission; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby approves and adopts the Multi-Family Bond Policy and the Post-Issuance Compliance Policy.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2018. 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

MULTI-FAMILY BOND POLICIES AND PROCEDURES

GENERAL

The Housing Authority of the City of Fresno, California and the Housing Authority of Fresno County, California (collectively, “FH”) has issued and intends to issue tax-exempt and taxable multifamily housing bonds for qualified developments located in the City of Fresno and within Fresno County. Bonds are issued to provide acquisition, construction and rehabilitation financing to developers/project sponsors (including affiliates of FH) of low-income housing. Projects are selected that fulfill FH’s mission of constructing and preserving existing affordable housing. Absent express waiver from the Board of Commissioners of FH, these procedures outline FH’s procedural and programmatic requirements for issuing multi-family housing bonds.

ELIGIBLE PROJECTS

Location

Projects must be located within the County of Fresno (“County”).

Maximum Transaction Size

FH will consider transactions of up to \$50,000,000 per financing. Financings of any size must demonstrate the commitment of lenders, credit enhancers, and other financial parties.

Priority Projects

From time to time, FH may establish a priority preference for projects that contain certain characteristics, including, but not limited to: creation and preservation of affordable housing, emergency building conditions, recapitalization, and financial repositioning. FH reserves the right to place a priority on projects described on Exhibit A hereto, which FH may revise from time to time in its sole discretion.

APPLICATION REQUIREMENTS

Applications must be submitted for all multifamily projects seeking bond financing where FH shall act as issuer or where FH shall sponsor or hold the public hearing required under the Tax Equity and Fiscal Responsibility Act (the “TEFRA” hearing). This includes all new money issuances requiring an allocation of bond authority from the California Debt Limit Allocation Committee (“CDLAC”), new 501(c)(3) issues, and refunding of existing bond issues.

Applications must be submitted at least 120 days prior to the relevant CDLAC application deadline to allow sufficient time for FH's review and approval. Applications not requiring CDLAC approval must be submitted at least 120 days prior to the desired bond closing date.

TYPES OF BONDS

FH may issue either tax-exempt or taxable bonds. Taxable bonds do not require an allocation of bond authority from CDLAC.

Tax-Exempt Private Activity Bonds (New Bond Issue)

Private activity bonds

Tax-exempt private activity bonds require an allocation of bond authority from CDLAC. To obtain an allocation, FH must submit an application to CDLAC on behalf of the project. Submittal of the application is at the discretion of FH, not the developer/project sponsor (hereinafter, the "developer"). The developer must pay all required CDLAC fees in advance of FH's submittal of an application.

501(c)(3) private activity bonds

FH may issue 501(c)(3) bonds on behalf of qualified not-for-profit organizations. The 501(c)(3) bonds are tax-exempt, private activity bonds that do not require an allocation from CDLAC. The 501(c)(3) bonds cannot be used in conjunction with the Low Income Housing Tax Credit Program (LIHTC).

Taxable Bonds

The interest on taxable bonds is not exempt from federal taxation. These bonds are not subject to federal volume "cap" limitations and therefore do not require an allocation from CDLAC. Taxable bonds can be used in combination with competitive (aka "9%") Low Income Housing Tax Credits. Taxable bond issues must meet all applicable requirements of these policies and procedures (including rating requirements) and any such additional regulations that may, from time to time, be promulgated by FH.

Refunding of Existing Bond Issues

FH will allow refundings of bond issues that meet the following conditions:

The developer agrees to cover all of FH's costs, including the fees and expenses set forth in Section V.

The affordability restrictions of the existing bond regulatory agreement are subject to extension as necessary to comply with tax law requirements. Further, at the discretion of FH, FH may reserve the right to impose requirements in addition to the regulatory agreement extension. In addition, FH reserves the right to require a minimum of 20% of units at 50% of median income.

Credit substitutions, and other modifications of existing bond documents, which are the functional equivalent of a refunding, will be treated by FH in the same manner as refunding, for purposes of these policies and procedures.

Special Financing

These procedures generally apply to single project financings and developer- initiated pooled financings. However, FH may from time to time develop special programs to meet particular housing needs. At such time as these programs are developed, FH may promulgate regulations to govern the implementation of the special programs.

BOND SECURITY, BOND RATING AND CREDIT ENHANCEMENT

Bond Security

Repayment of principal and interest on bonds issued by FH will not be secured by any assets of FH, but solely by the proceeds generated by the project or other pledged collateral.

Limited Liability

All bonds issued by FH under these policies and procedures shall be limited obligations of FH, payable solely from the project revenues and other funds and moneys pledged and assigned by the borrower to secure payment of such bonds and not from any other revenues, funds or assets of FH. FH, the State, any political subdivision thereof (except FH, to the limited extent set forth as described in this paragraph) or any public agency shall not, in any event, be liable for the payment of the principal of, premium (if any) or interest on the bonds or for the performance of any pledge, obligation or agreement of any kind whatsoever except as described in this paragraph. None of the bonds or any of FH's agreements or obligations shall be construed to constitute an indebtedness of or a pledge of the faith and credit of or a loan of the credit of or a moral obligation of any of the foregoing within the meaning of any constitutional or statutory provision whatsoever.

Bond Rating and Credit Enhancement Requirements

Bonds issued by FH shall have a minimum rating in the "A" category by Standard and Poor's (an equivalent rating from Moody's or other bona fide agency rating also acceptable), except as noted below. FH reserves the right to impose these minimum requirements on bond issues for which FH holds a TEFRA hearing. For bond issues that do not meet the above minimum requirements, the following requirements shall apply:

The bonds shall be sold on a "private placement" basis and shall not be sold publicly.

Bonds will be issued minimum denominations of \$100,000. It is FH's strong preference that there may not be more than one bondholder initially and not more than one subsequently; however, multiple bondholders are permissible provided that the bonds are issued in denominations of at least \$250,000 and that there is one majority bondholder who acts as the bondholder's representative. The bonds must be purchased by a "Sophisticated Investor" which for purposes of these policies and procedures shall mean an entity meeting the definition of a "Qualified Institutional Buyer", as defined in Section 144A (a) of the Securities Act of 1933 or an institutional "Accredited Investor" as described in Rule 501(a)(1), (2), (3) or (8) promulgated under the Securities Act of 1933, as amended; provided, in the case of an Accredited Investor under Rule 501(a)(8), all of the equity owners of such Accredited Investor shall be described in Rule 501(a)(1), (2) or (3) of Regulation D of the Securities Act of 1933, as amended.

The bondholder must provide an investor letter in a form acceptable to FH wherein it acknowledges having sufficient knowledge and experience to evaluate the real estate investment and the bondholder agrees to indemnify FH for damages caused by any transfer in violation of FH's requirements.

Each subsequent bondholder must be a Sophisticated Investor and sign an investor letter and certify that it has reviewed the financial feasibility of the project and understands the risks.

FH may require a trustee ("Trustee") or equivalent, to be selected by FH.

The developer must defend and hold harmless FH and its staff, directors, officials, officers, and employees against any lawsuit initiated by the bondholder or any party, regardless of whether or not the developer is negligent.

The developer entity shall not be related to the bondholder unless the bond issue is a short-term bond issue and FH consents in writing.

Bonds Issued Pursuant to the Law and in Accordance with the Act

All bonds issued by FH under these Policies and Procedures shall be issued pursuant to Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code (the "Health and Safety Code"). Each bond shall state that it is issued pursuant to the Health and Safety Code.

AFFORDABILITY REQUIREMENTS

Affordable Units

At least 20% of the units in each project must be rented to or held available for rent to tenants with incomes at or below 50% of median-income, adjusted for household size, or 40% of the project units must be rented to or held available for rent to low-income tenants with incomes at or below 60% of median-income, adjusted for household size. Project rents must be structured to maximum competitiveness with the CDLAC Affordability Matrix and to comply with applicable state law. FH reserves the right to impose additional restrictions.

In addition, California Health and Safety Code Section 34312.3(c)(2)(A) requires that at least 10% of the units in a project shall be available to very low-income tenants, current defined as persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. These qualifying limits shall be published by the department in the California Code of Regulations as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for very low income households for all geographic areas of the state at 50 percent of area median income, adjusted for family size and revised annually.

Term

The minimum term of the affordability requirement shall be subject to the following paragraph:

For new issues: 30 years from the beginning of the Qualified Project Period. The Qualified Project Period is the period beginning on the first date upon which 10% of the dwelling units in the Project are first occupied and ending on the latest of (a) the date which is 15 years after the date on which 50% of the dwelling units in the Project are first occupied, (b) the first date on which no tax-exempt private activity bond (as that phrase is used in Section 142(d)(2) of the Code) issued with respect to the Project is outstanding, or (c) the date on which any assistance provided with respect to the Project under Section 8 of the Housing Act terminates.

For refundings: the existing affordability restrictions shall extend 10 years from the date of the refunding, not to exceed 30 years from original start of the Qualified Project Period.

In either case, notwithstanding the paragraph above, the minimum affordability period shall be, if applicable, any such period as may be required in the opinion of bond counsel to meet federal or state law or the requirements of CDLAC.

The Qualified Project Period shall begin on the date upon which 10% of the units in the project are first occupied. FH reserves the right to impose additional restrictions.

The rent of “in-place” tenants at the conclusion of the required affordability period will continue to be governed by the applicable affordability restriction, so long as those tenants continue to live in the development.

Income Limits

Total household income for income-restricted units may not exceed the amounts set forth in the CDLAC regulations or the applicable percentage of AMI adjusted by household size, as set by the U.S. Department of Housing and Urban Development (“HUD”), as applicable. These limits will be adjusted periodically when HUD adjusts the median-income standards.

FH reserves the right to impose additional restrictions.

Annual Certification of Tenant Income

The developer/project owner must certify tenant eligibility annually prior to completion and every three years thereafter.

The owner shall provide to FH and CDLAC as applicable: (i) a Certificate of Completion of project construction or rehabilitation in form acceptable to FH; (ii) a Certificate of Continuing Program Compliance in form acceptable to FH based upon tenant initial income certifications and annual certification in forms acceptable to FH; (iii) a Certificate of CDLAC Program Compliance in form acceptable to CDLAC; and (iv) an owner Self-Certification certificate in form acceptable to CDLAC.

Relocation Plan

Where the project consists of the purchase and acquisition of an existing apartment building, FH discourages the displacement of any current tenant. FH therefore requires that:

Transactions that propose rehabilitation or demolition of occupied housing include a detailed description of the relocation plan with the costs included in the proposed budget. Where existing low income tenants will receive a rent increase exceeding five percent (5%) of their current rent, a relocation plan addressing economic displacement shall also be included. Evidence that the relocation plan is consistent with the Uniform Relocation Assistance and Real Property Acquisition Policy Act (42 U.S.C. chapter 61) where applicable will be required.

TRANSFER OF OWNERSHIP

FH reserves the right to approve any single or cumulative change in ownership of a borrower that results in a transfer of 50% or more of any ownership interest of a borrower. Such approval to transfer ownership shall be at the discretion of FH and, lacking any specific requirement or directive to the contrary, shall not require the approval of the Board of Commissioners of FH.

The information FH requires to approve a transfer is contained in the bond documents and includes, but is not limited to, evidence that:

- The developer is not in default under the regulatory agreement or loan agreement,
- The continued operation of the project will comply with the bond documents,
The purchaser or its property manager has at least three years
- experience with rental housing projects containing affordable units,
- The purchaser's ownership history does not contain any record of federal, state or local law violations,

- FH has received an opinion that the bond documents are binding on the purchaser,
- Receipt of a bond counsel opinion that the sale will not adversely affect the tax-exempt status of the bonds, and
- Receipt of all applicable issuer fees.

FEES AND EXPENSES

Deposit and Commitment to Pay Fees

Upon notification of FH initial approval, the developer shall submit to FH an executed agreement wherein the developer agrees to pay all FH's costs related to the financing, as indicated below, including all third party costs and costs of issuance. The developer shall further indemnify FH for all costs and/or liabilities related to the proposed bond transaction. Advance fees will not be refundable if the developer decides not to proceed with the transaction.

The developer shall, further, be required to submit to FH a non-refundable good-faith deposit of \$17,500 as a precondition for FH to begin the issuance process, including assembling the finance team; commencing discussion among the finance team; drafting approval transmittal; drafting of bond documents, etc. Included in this deposit are Bond Issuance Fees of \$7,500 as described in Section B. below, a \$5,000 retainer for the financial advisor, and a \$5,000 retainer for bond counsel. This good faith deposit will be credited against the final costs and expenses of FH and the finance team at bond issuance, but shall be non-refundable in the event bonds are not issued and or the transaction does not close or the bond financing is otherwise abandoned.

FH Fees

Payment of the fees and expenses of FH, excluding special studies and required consulting work, are contingent upon closing of the bond transactions and are paid solely from bond proceeds or otherwise from the developer. FH shall not be liable for any fees or expenses generated by FH in the event of a failed transaction. Deposits will be credited against amounts due at bond closing. The developer shall pay costs relating to modifications initiated by any developer to close financings directly to the parties to whom fees are due.

The following is an indication of the fees to be charged by FH and paid by the developer:

Bond Issuance Fees

- \$2,500 fee to process and review CDLAC application
- \$2,500 fee to publish and conduct a TEFRA Hearing
- \$2,500 issuer counsel fee for legal review and opinion

Amendment and/or Reissuance

- \$2,500 fee to amend documentation of current projects that require FH administrative approval.
- A fee equal to the greater of \$5,000 or 0.125% of the original loan amount to amend documentation of current projects that require the approval of the Board of Commissioners of FH.
- \$2,500 fee to publish and conduct a TEFRA hearing on a case by case basis after the original issuance.

The fees are nonrefundable and FH reserves the right to change the fees based on the complexity of the project. All expenses will be reimbursed and FH will not incur any non-reimbursable expenses for processing a bond issue.

Other Fees

Other fees may be applicable on a case by case basis for certain issues that arise that are outside the normal bond issuance process. Examples of such fees are, but not limited to an IRS audit associated with bond issuance, the processing of a request for a waiver, etc. FH shall not be liable for any such other fees and the sole responsibility for such fees shall fall on the developer. Other fees shall be brought to the attention of the developer before they are charged.

Costs of Issuance

Developers shall pay all costs of issuance at bond closing, including, but not limited to, fees of bond counsel, underwriter, trustee and municipal advisor, as well as rating agency fees. No more than 2% of the proceeds of a tax-exempt bond issue may be used to pay costs of issuance. Costs in excess of 2% must be paid from other sources secured by the developer including, potentially, the proceeds of the taxable bonds.

Initial Issuer Fee

Developers shall pay FH an initial issuer fee of 25 basis points (0.250%) of the bond amount. This fee is paid at the bond closing and covers FH administrative costs as issuer. This fee shall also apply to refunds.

Annual Issuer Fee

Developers shall pay an annual administrative fee to FH, payable in advance, of the greater of 12.5 basis points (0.125%) of the outstanding bond amount, or \$6,000. The first payment must be paid at bond closing. The fee must be paid until the later of: the end of the “qualified project period” required by federal tax law; or the end of the term of restrictions contained in the CDLAC resolution. As an alternative to periodic payments of such fee following payment in full of the bonds, the borrower may prepay such fee in whole in an amount equal to the present value of the remaining fee. This fee covers FH’s ongoing administration and monitoring costs for the bond program.

Unless paid upfront as described above, the developer shall pay the fee to the Trustee, either as part of the interest rate or separately. The Trustee shall, in turn, pay FH annually on the anniversary date of bond issuance. No invoice from FH is required. This structure will be specified in the trust indenture or regulatory agreement.

Indemnification

Each borrower shall agree in the financing documents to release FH, and its members, officers, directors, agents, officials, employees, counsel, attorneys and agents, past, present and future and any person who controls FH under federal security laws (“Indemnified Parties”), from, and shall covenant and agree, to indemnify, hold harmless and defend all Indemnified Parties from and against, any and all losses, claims, damages, demands, liabilities and expenses (including reasonable attorney’s fees and expenses), taxes (other than income taxes payable by any party as a result of any fees payable to such parties in connection with the transaction contemplated thereby), causes of action, suits, claims, demands and judgments of any nature, joint or several, by or on behalf of any person arising out of the transactions connected to the project, the bonds and all documents connected thereto, in such form and to such extent as FH shall require as a condition to issuing such bonds.

THE FINANCE TEAM

FH selects, at its sole and absolute discretion, its bond financing team including bond counsel, issuer’s counsel, financial advisor, and Trustee. These parties specifically represent the interests and concerns of FH in ensuring the integrity of the bond transaction. The developer may select the investment banker (underwriter or placement agent) with the approval of FH.

FH REVIEW AND PROCEDURES

All projects seeking bond financing or significant modifications to existing bond financing are subject to:

- FH review and approval of application;
- Financing contingent upon payment of fees and expenses;
- Approval of an inducement resolution by the Board of Commissioners of FH; Approval of TEFRA hearing and resolution by the Board of Commissioners of FH; Timely submission of a CDLAC application;
- Obtaining an allocation from CDLAC; and
- Approval from the Board of Commissioners of FH to issue bond financing.

Receiving and Reviewing Applications

Solicitation and Intake

Requests to issue bonds are received on an on-going basis but must be received in sufficient time for review and processing according to the criteria below. Developers shall submit a separate application for each project.

Application Review and Evaluation

FH requires approximately 60 days to review completed applications. During this review period, FH has no obligation to initiate or conclude any discretionary action regarding the bonds, including project inducement or TEFRA hearings. Upon completion of its review, FH will notify the developer of its initial approval and intent to proceed with the financing or of its disapproval of the application.

FH may require that the developer and relevant members of the development team meet with its staff and/or the finance team to review the application.

FH requires approximately 60 days after initial approval and to proceed to adopt the inducement resolution and hold the TEFRA hearing. In addition, FH requires a 15-day period to review and prepare the CDLAC application. In total, developers should anticipate approximately 120 days between the date an application is submitted to FH and the date by which the CDLAC application must be received by CDLAC. Applications not requiring CDLAC approval must be submitted at least 120 days prior to the desired bond closing date.

- The default analysis required of default refunding applications add an additional 20 days to the application review period.
- The above periods are minimums and are not guaranteed; all time periods are subject to change.\

Inducement Resolution

After initial approval, staff schedules the inducement resolution for approval by FH's Board of Commissioners. Current CDLAC regulations require that the inducement resolution and approval of application to CDLAC occur prior to FH's application to CDLAC.

TEFRA Hearing

After initial approval, the TEFRA hearing shall be scheduled. A notice of the TEFRA hearing must be published at least 14 days prior to the scheduled hearing date. The TEFRA hearing may occur concurrently with the approval of the inducement resolution. A copy of the adopted TEFRA resolution approving the bond issue must be provided to the CDLAC committee no later than 30 calendar days following the CDLAC application deadline.

Preparation and Submittal of the CDLAC Application

New money (i.e. tax-exempt private activity bond issues, excepting 501(c)(3) issues), require application by FH to CDLAC for an allocation of tax-exempt bond issuing authority. The developer will prepare the CDLAC application via CDLAC's online application system and submit it to FH for review and approval. The application will also be reviewed by FH's contracted financial advisor. Upon approval, FH will submit the application to CDLAC. A completed CDLAC application must be submitted to FH at least 60 days prior to the relevant CDLAC application deadline.

Below is a summary of items, per current CDLAC requirements (which CDLAC may revise from time-to-time) that must be submitted:

- A performance deposit equal to one-half of one percent (0.5%) of the allocation requested (not to exceed \$100,000) payable to FH by the developer a minimum of 10 days prior to the CDLAC deadline. The deposit shall be delivered to FH as a certified check, cashier's check, or other form of immediately available funds (other than cash). FH will maintain the performance deposit until a written release is received from CDLAC pursuant to CDLAC's regulations. The performance deposit may be forfeited in whole or in part if less than 80% of the allocated bond amount is issued in accordance with CLAC's regulations.
- An initial \$1,200 CDLAC application fee (or such amount as may be required by CDLAC) to be provided by the developer payable to CDLAC. This is nonrefundable and shall be credited against the total filing fee.
- A second filing fee will be due upon the use of the allocation. The amount of the second filing fee is the product of the amount of allocation used to issue bonds multiplied by .00035, less the already paid application fee referenced in 2 above.
- Acceptable proof of credit enhancement, which shall consist of, at a minimum, all of the following:
- Signed documentation from the credit enhancer stating that the credit enhancer has approved the credit enhancement.
- Clear identification of the project, the amount of the credit enhancement, the instrument conveying the credit enhancement and the salient terms and conditions specific to the bond transaction, including, at minimum, the amount and term of the credit enhancement, the fees to be charged, the proposed financial underwriting of the project and the requirements for the issuance of the credit enhancement.
- A binding commitment to close the transaction.
- If the bonds are to be variable rate bonds, the short-term rating must be no less than "A1" by Standard & Poor's "VMIG1" by Moody's, or "F-1" by Fitch IBCA, Inc. or the equivalent. If the bonds are to be fixed-rate bonds, the rating shall be within the "A" category.
- A minimum Debt Service Coverage Ratio of 1.15, or such other amount as may be required by the credit enhancer.

- If Fannie Mae is providing the credit enhancement, the commitment issued by a qualified lender under the Delegated Underwriting and Servicing (DUS) program of Fannie Mae will constitute acceptable proof of credit enhancement.
- If application does not contemplate a rating of “A” or higher, the developer shall provide evidence of a commitment to purchase the bonds from a Sophisticated Investor to FH. Such bonds shall be subject to the requirements for privately placed bonds pursuant to Section II herein.

Document Preparation and Approval

Bond counsel and FH may begin work on the bond documents after bond allocation has been received from CDLAC. If approval from CDLAC is not required, bond counsel and FH may begin work on bond documents, at the sole discretion of FH, after initial approval of the application and the agreement to proceed has been received from the developer.

Scheduling and Approval of the Bond Resolution

Bonds may not be issued without approval by the Board of the Commissioners of FH.

Compliance with CDLAC Requirements

The resolution of CDLAC granting private activity volume cap to finance a Project (the “CDLAC Resolution”) shall be attached to and fully incorporated by reference in FH’s regulatory agreement (a “Bond Regulatory Agreement”) executed, delivered and recorded in the real property records of Fresno County in connection with the issuance of FH’s bonds. CDLAC shall be an express third-party beneficiary of each Bond Regulatory Agreement with the full power to enforce all requirements of the CDLAC Resolution (the “CDLAC Requirements”). FH shall have the obligation to monitor compliance with the CDLAC Requirements for the term thereof and shall submit to CDLAC a certificate of program compliance and borrower self-certification certificate as required by CDLAC. The Bond Regulatory Agreement shall require the borrower: (A) to report to CDLAC (i) any change in ownership of the project, (ii) any change in the issuer of the bonds, (iii) any change in the name of the project or the project manager, (iv) any default under the bond indenture, funding loan agreement, loan agreement or any similar agreement or the Bond Regulatory Agreement or (v) termination of the Bond Regulatory Agreement; and (B) record any amendments to the CDLAC Resolution following issuance of the bonds. FH may retain, at the expense of the borrower, a third party to perform all such monitoring functions.

Enforcement of Bond Regulatory Agreement

FH shall have the authority under each Bond Regulatory Agreement to enforce the terms thereof through actions for mandamus or other suit in law or in equity or such other actions as may be necessary to enforce the obligations of the borrower thereunder. Such enforcement may be subject to the requirements of federal lending programs administered by HUD. Such enforcement shall be at the sole expense of the borrower.

CDLAC, as a third-party beneficiary of each Bond Regulatory Agreement, shall have the right to enforce the CDLAC Requirements.

Requests for Waivers

A borrower or sponsor may request FH to waive any portion of these Policies and Procedures by submitting a written request to FH (Attention: Executive Director) detailing the waiver sought and its justification for such waiver. A waiver shall be limited at the discretion on the behalf of the Executive Director of FH. Accordingly, any application for a waiver should plan for the time period necessitated by such approval and additional fees for the staff time associated with such approval.

EXHIBIT A

PROJECT PRIORITIES

Eligible projects and project priorities:

Funding recommendations for FH financing will be made based on the project priorities set out below. Pre-application approval, followed by approval of a full application, is required before being eligible for funding.

Applications seeking funding to be used in conjunction with the 9% Low Income Housing Tax Credit Program (LIHTC) are subject to the priorities for that program.

Affordable Housing Priorities:

Affiliate Projects

- Projects undertaken by FH or affiliates thereof, and those which are receiving project based vouchers from FH.

Preservation

- Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.

Recapitalization

- Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.

Rehabilitation and New Production

- Substantial rehabilitation of other projects, with preference among projects to those located in redevelopment areas; and New construction of affordable housing including low income, mixed income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent; projects that meet redevelopment goals; projects located within ¼ mile of a Transit Hub (as defined by State Transit Oriented Development Program Guidelines).

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MULTI-FAMILY BOND COMPLIANCE MONITORING REGULATORY

POST ISSUANCE POLICIES AND PROCEDURES

Policy

To ensure that Development and Rehabilitation Projects comply with the governing regulations of applicable funding sources and the policies of the Housing Authority of the City of Fresno, California and the Housing Authority of Fresno County, California (collectively, "FH").

Purpose

To provide guidance for regulatory monitoring, consistent with FH's mission to create and sustain vibrant communities across Fresno County.

Scope

The following procedures address the main areas related to Regulatory Covenants governing occupancy, rent levels and maintenance requirements.

POST ISSUANCE REGULATORY MONITORING POLICIES AND PROCEDURES

Adoption of Post-Issuance Compliance Procedures

FH adopts the following Post-Issuance Tax Compliance Procedures, the purpose of which is to establish policies and procedures in connection with Bonds issued by FH so as to ensure that all applicable post-issuance requirements of the Code and Regulations needed to preserve the tax-exempt status of the Bonds which are intended to be tax-exempt are met. FH reserves the right to use its discretion as necessary and appropriate to make exceptions or request additional provisions as it may determine. FH also reserves the right to change these policies and procedures from time to time, without notice.

General

In as much as FH is a responsible conduit issuer authorizing the issuance of Bonds for owners that own and/or operate qualified residential rental projects (each, a "Owner"), FH now identifies post-issuance tax compliance procedures for all Bonds authorized by FH, as well as FH's expectations of all Bond Owners concerning these procedures.

Designation of Responsible Person(s)

FH hereby designates its Chief Executive Officer, or his or her designee, as the officer with responsibility to oversee compliance herewith; provided that each Owner shall retain responsibility for such written procedures described below. The Owner shall designate an officer thereof in the Tax Certificate entered into in connection with the issuance of the Bonds as its compliance officer with responsibility to oversee compliance with the written procedures described below, and shall inform FH of such designation and contact information for such employee(s). The Owner shall also provide timely notice to FH of changes in such personnel from time to time.

Post-Issuance Compliance Requirements

External Advisors / Documentation

1. FH and the Owner shall consult with bond counsel and other legal counsel and advisors, as needed, throughout the Bond issuance process to identify requirements and to establish procedures necessary or appropriate so that Bonds which are intended to be tax-exempt will continue to qualify for tax-exempt status. Those requirements and procedures shall be documented in the Tax Certificate and/or other documents finalized at or before issuance of the Bonds. Those requirements and procedures shall include future compliance with applicable arbitrage rebate requirements by both the Owner and the Trustee and all other applicable post-issuance requirements of federal tax law throughout (and in some cases beyond) the term of the Bonds.
2. The Owner also shall consult with bond counsel and other legal counsel and advisors, as needed, following issuance of the Bonds to ensure that all applicable post-issuance requirements in fact are met. This shall include, without limitation, consultation in connection with the use of proceeds, as well as future contracts with respect to the use of Bond- financed or refinanced assets.
3. FH shall require the Owner to engage expert advisors (each a "Rebate Analyst") to assist in the calculation of arbitrage rebate payable in respect of the investment of Bond proceeds, unless the Tax Certificate documents that arbitrage rebate will not be applicable to an issue of Bonds.
4. Unless otherwise provided by the Indenture or other authorizing documents relating to the Bonds, unexpended Bond proceeds shall be held by the Trustee, and the investment of Bond proceeds shall be managed by the Owner. The Owner shall prepare (or cause the Trustee to prepare) regular, periodic statements regarding the investments and transactions involving Bond proceeds and such statements shall be delivered to FH if it so requests.

Arbitrage Rebate and Yield

1. Unless the Tax Certificate documents that arbitrage rebate will not be applicable to an issue of Bonds, it is FH's policy that the Owner shall be responsible for:

2. Engaging the services of a Rebate Analyst and, prior to each rebate calculation date, causing the Trustee or other account holder to deliver periodic statements concerning the investment of Bond proceeds to the Rebate Analyst;
3. Providing to the Rebate Analyst additional documents and information reasonably requested by the Rebate Analyst;
4. Monitoring efforts of the Rebate Analyst;
5. Assuring payment of required rebate amounts, if any, no later than 60 days after each 5-year anniversary of the issue date of the Bonds, and no later than 60 days after the last Bond of each issue is redeemed;
6. During the construction period of each capital project financed in whole or in part by Bonds, monitoring the investment and expenditure of Bond proceeds and consulting with the Rebate Analyst to determine compliance with any applicable exceptions from the arbitrage rebate requirements during each 6-month spending period up to 6 months, 18 months or 24 months, as applicable, following the issue date of the Bonds; and
7. Retaining copies of all arbitrage reports and account statements as described below under “Record Keeping Requirements” and, upon request, providing such copies to FH.
8. The Owner, in the Tax Certificate relating to the Bonds and/or other documents finalized at or before the issuance of the Bonds, shall agree to undertake the tasks listed above (unless the Tax Certificate documents that arbitrage rebate will not be applicable to an issue of Bonds).

Use of Bond Proceeds and Bond-Financed or Refinanced Assets

1. It is FH’s policy that the Owner shall be responsible for:
2. Monitoring the use of Bond proceeds and the use of Bond-financed or refinanced assets (e.g., facilities, furnishings or equipment) throughout the term of the Bonds to ensure compliance with covenants and restrictions set forth in the Tax Certificate relating to the Bonds;
3. Maintaining records identifying the assets or portion of assets that are financed or refinanced with proceeds of each issue of Bonds, including a final allocation of Bond proceeds as described below under “Record Keeping Requirements;”
4. Consulting with bond counsel and other legal counsel and advisers in the review of any contracts or arrangements involving use of Bond- financed or refinanced assets to ensure compliance with all covenants and restrictions set forth in the Tax Certificate relating to the Bonds;
5. Maintaining records for any contracts or arrangements involving the use of Bond-financed or refinanced assets as described below under “Record Keeping Requirements;”
6. Conferring at least annually with personnel responsible for Bond- financed or refinanced assets to identify and discussing any existing or planned use of Bond-financed or refinanced assets, to

ensure that those uses are consistent with all covenants and restrictions set forth in the Tax Certificate relating to the Bonds; and

7. To the extent that the Owner discovers that any applicable tax restrictions regarding use of Bond proceeds and Bond-financed or refinanced assets will or may be violated, consulting promptly with bond counsel and other legal counsel and advisers to determine a course of action to remediate all nonqualified bonds, if such counsel advises that a remedial action is necessary.
8. The Owner, in the Tax Certificate relating to the Bonds and/or other documents finalized at or before the issuance of the Bonds, shall agree to undertake the tasks listed above.

All relevant records and contracts shall be maintained as described below:

Record Retention Requirements: FH shall retain the records of compliance, noncompliance, and transcripts for a period of seven years after the bonds have been paid off.

Record Retention Requirements Owners: Owners shall retain the records of compliance, noncompliance, and transcripts for a period of seven years after the bonds have been paid off.

It is FH's policy that the Owner shall be responsible for maintaining the following documents for the term of each issue of Bonds (including refunding Bonds, if any) plus at least seven years:

A copy of the Bond closing transcript(s) and other relevant documentation delivered to the Owner at or in connection with closing of the issue of Bonds, including any elections made by FH or Owner in connection therewith;

A copy of all material documents relating to capital expenditures financed or refinanced by Bond proceeds, including (without limitation) construction contracts, purchase orders, invoices, Trustee requisitions and payment records, draw requests for Bond proceeds and evidence as to the amount and date for each draw down of Bond proceeds, as well as documents relating to costs paid or reimbursed with Bond proceeds and records identifying the assets or portion of assets that are financed or refinanced with Bond proceeds, including a final allocation of Bond proceeds;

A copy of all contracts and arrangements involving the use of Bond- financed or refinanced assets; and

A copy of all records of investments, investment agreements, arbitrage reports and underlying documents, including Trustee statements, in connection with any investment agreements, and copies of all bidding documents, if any.

Additionally, FH shall keep all required evidence of tenant income verifications for the time frames required by CDLAC regulations in effect from time to time.

For tax-exempt bond financings of qualified residential projects subject to the requirements of Section 142(d) of the Code, it is FH's policy that the Owner shall be responsible for maintaining the following

additional documents until the end of the “qualified project period” within the meaning of Section 142(d)(2)(A) of the Code, plus at least three years:

“A copy of all records evidencing compliance with the requirements of Section 142(d) of the Code including income verifications, leases, and rental records.”

The Owner, in the Tax Certificate relating to the Bonds and/or other documents finalized at or before the issuance of the Bonds, shall agree to the foregoing records retention requirements and procedures.

REVISION OF RESOLUTIONS AND REGULATORY AGREEMENTS

A formal written request must be submitted by the Owner to the Chief Executive Officer, or his or her designee. Staff will review the request, Bond Policy, legal documents and contact Bond Counsel to determine if the request can be granted and take all required actions.

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

DATE: May 24, 2018

Fresno Housing Authority

BOARD MEETING: May 29, 2018

FROM: Preston Prince



AGENDA ITEM: 5c

CEO/Executive Director

AUTHOR: Shaniece Childress

SUBJECT: Renewal of Agreement between City of Fresno Police Department and Fresno Housing and/or Affiliates for Police Services

Executive Summary

The purpose of this memo is to seek Board approval to renew the agreement between Fresno Housing and the City of Fresno Police Department. The Fresno Police Department has provided police services in the southeast and southwest Fresno complexes operated by the Agency. The agreement provides for two sworn police officers, dedicated to these communities to work closely with property management staff on crime prevention and intervention in the communities and the surrounding neighborhoods. The current agreement was approved by the Boards in May 2017 and is due to expire June 30, 2018.

The two police officers patrol several of the the Agency and affiliate's properties totaling approximately 850 units within southwest and southeast Fresno. The Agency complexes within the scope of the agreement include: Sequoia Courts, Sequoia Courts Terrace, Fairview Heights, Sierra Terrace, Desoto Gardens and Monte Vista. Properties owned by affiliate limited partnerships include Yosemite Village, Cedar Courts, Inyo Terrace, Viking Village and Legacy Commons. There are separate contracts for each of the limited partnerships. The proposed contract includes an increase of annual salary with all other terms and expenses remaining similar to the current agreement.

City of Fresno -Police Contract		2018 Proposed Contract Expenses
(2) Officers salary + fringe benefits		\$289,406.00
Communication (Phone, modem insurance)		\$1,740.00
Vehicle operating/maintenance expenses		\$5,000.00
Total		\$296,146.00

In compliance with the Agency's procurement process, staff previously completed a comprehensive analysis evaluating the existing contract scope of

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

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

Fiscal Impact

Staff is requesting that the Boards approve the agreement renewal with the City of Fresno Police Department for a period of 12 months commencing July 1, 2018 and ending June 30, 2019, in an amount not to exceed \$296,146. This amount will be paid from public housing and limited partnership operating funds and is included in the 2018 budgets.

Recommendation

It is recommended that that Board of Commissioners of the Fresno Housing Authority adopt the attached resolution authorizing the CEO/Executive Director, Preston Prince and/or his designee, to execute the agreement and any ancillary documents between the City of Fresno Police Department and the Fresno Housing Authority and/or affiliates for the period of July 1, 2018 to June 30, 2019.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING SIGNING OF AGREEMENT FOR POLICE SERVICES
WITH THE CITY OF FRESNO POLICE DEPARTMENT FOR THE PERIOD OF JULY 1, 2018
TO JUNE 30, 2019**

WHEREAS, the City of Fresno Police Department has been providing police services to properties in southeast and southwest Fresno owned by the Housing Authority and/or affiliated limited partnership(s); and

WHEREAS, the current agreement will expire effective June 30, 2018 and the new agreement will be effective July 1, 2018 to June 30, 2019; and

WHEREAS, the proposed agreement will be for a total amount not exceed \$296,146 and will be paid from public housing and limited partnership operating fund budgets; and

WHEREAS, The Agency complexes within the scope of the agreement include: Sequoia Courts, Sequoia Courts Terrace, Fairview Heights, Sierra Terrace, Desoto Gardens and Monte Vista. Properties owned by affiliate limited partnerships include Yosemite Village, Cedar Courts, Inyo Terrace, Viking Village and Legacy Commons; and

WHEREAS, the level of specialized services available through the Fresno Police Department are unique and not available through non-governmental security resources; and

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

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the city of Fresno, hereby authorize the CEO/Executive Director, Preston Prince and/or his designee, to execute the agreement and all ancillary documents with the City of Fresno Police Department for the period of July 1, 2018 to June 30, 2019 in order to continue police services.

PASSED AND ADOPTED THIS 29th DAY OF May, 2018. 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 AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING SIGNING OF AGREEMENT FOR POLICE SERVICES
WITH THE CITY OF FRESNO POLICE DEPARTMENT FOR THE PERIOD OF JULY 1, 2018
TO JUNE 30, 2019**

WHEREAS, the City of Fresno Police Department has been providing police services to properties in southeast and southwest Fresno owned by the Housing Authority and/or affiliated limited partnership(s); and

WHEREAS, the current agreement will expire effective June 30, 2018 and the new agreement will be effective July 1, 2018 to June 30, 2019; and

WHEREAS, the proposed agreement will be for a total amount not exceed \$296,146 and will be paid from public housing and limited partnership operating fund budgets; and

WHEREAS, The Agency complexes within the scope of the agreement include: Sequoia Courts, Sequoia Courts Terrace, Fairview Heights, Sierra Terrace, Desoto Gardens and Monte Vista. Properties owned by affiliate limited partnerships include Yosemite Village, Cedar Courts, Inyo Terrace, Viking Village and Legacy Commons; and

WHEREAS, the level of specialized services available through the Fresno Police Department are unique and not available through non-governmental security resources; and

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

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorize the CEO/Executive Director, Preston Prince and/or his designee, to execute the agreement and all ancillary documents with the City of Fresno Police Department for the period of July 1, 2018 to June 30, 2019 in order to continue police services.

PASSED AND ADOPTED THIS 29th DAY OF May, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 6a

AUTHOR: Aysha Hills

Senior Analyst- Human Resources

SUBJECT: Spring Intern Presentation

Executive Summary

Staff will introduce our Fresno Housing spring Interns to the Boards, and will give a presentation on their experience and learnings at Fresno Housing.

Recommendation

None at this time. Informational only.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 6b

AUTHOR: Tracewell Hanrahan

SUBJECT: Resident Services Presentation: Highway City Community
Development

Executive Summary

April Henry, Executive Director of Highway City Community Development, will present information on the work being conducted by the organization to transform Highway City into a healthy community by bringing resources and infrastructure to West Fresno. As the Board knows, the FresnoHousing Authority is partnering with Highway City Community Development as they seek to build a community center. A variety of partners have been engaged to provide resident services in the area.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 6c

AUTHOR: Angie Nguyen

SUBJECT: 2018 Point in Time Results

Executive Summary

The U. S. Department of Housing and Urban Development (HUD) mandates communities receiving Continuum of Care (CoC) funding conduct a Sheltered and Unsheltered Point in Time (PIT) Count of HUD defined homeless individuals/families biennially. Although 2018 was not a year HUD mandated PIT Count, the Fresno Madera Continuum of Care (FMCoC) – with community input – chose to perform a PIT Count to document progress in resolving homelessness in Fresno and Madera Cities/Counties. The FMCoC conducted the 2018 PIT Count January 23-25, 2018 according to the following schedule:

- January 23rd – 5 pm – 12 midnight: actual count of observed homeless persons
- January 24th – 5 pm – 12 midnight: follow up survey of homeless persons for demographics and characteristics (i.e. Veteran status, income level)
- January 25th – 7 am – 4 pm: 2nd day of follow up survey of homeless persons for demographics and characteristics.

Community involvement for the 2018 PIT continues to rise, with the first night of the count seeing over 200 volunteers – both service provider agency and citizens of Fresno/Madera performing the PIT Count. Volunteers included officials from the Department of Veteran Affairs, staff of Mayor Lee Brand's Office and staff from Assemblymember Joaquin Arambula's Office.

Analysis of the 2018 PIT compared to the 2017 PIT shows an overall increase in the total number of persons experiencing homelessness in the City and County of Fresno of 4.9%. City of Fresno homeless count decreased by 22.9%; while County of Fresno homeless count increased by 68.8%. The FMCoC discussed possible factors contributing to these results citing increased engagement in the County via both volunteers and outreach; plus increased coordination particularly with faith-based groups in the County. Positively, chronic homeless count decreased by 37.9%. Veteran homelessness remained at a constant level (211) from the prior year.

The data is still pending official validation and acceptance by HUD.

Recommendation

There is no recommendation, this is informational only.



2018 Point in Time Results

*Board of Commissioners Meeting
May 29, 2018*

By Melissa Mikel & Cassie Morgan

2018 Point in Time Count and Housing Inventory Count

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

2018 Fresno City and County 2018 Point In Time Results

	2017	2018	Difference
TOTAL HOMELESS	1745	1834	4.9%
Unsheltered	1351	1478	8.6%
Sheltered	394	356	-10.7%
Chronic Homeless	622	451	-37.9%

2018 Fresno City and County Housing Inventory

	2017	2018	
Shelter Beds (Emergency, Transitional, Safe Haven)	450* *82 Veteran beds *150 Domestic Violence beds	399* *96 Veteran beds *138 Domestic Violence beds	-11%
Permanent Supportive Housing Beds	1183** **624 Veteran Beds	1212** **622 Veteran Beds	+2%

Questions???

BOARD MEMO

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TO: Boards of Commissioners

DATE: May 24, 2018

Fresno Housing Authority

BOARD MEETING: May 29, 2018

FROM: Preston Prince



AGENDA ITEM: 6d

CEO/Executive Director

AUTHOR: Emily De La Guerra

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

Executive Summary

Staff will be presenting an update on the Housing Relinquished Fund Corporation (HRFC) cash reserves. The analysis will include the actual inflows and outflows as of April 30, 2018. See attached presentation for details.

Recommendation

No action is necessary. This item is informational only.



Update on HRFC Reserves

*Boards of Commissioners Meeting
May 29, 2018*

HRFC Reserves

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

Current HRFC Reserves (as of 04/30/18)

Cash Balance as of 12/31/2017	9.28
Jan-April 2018 Cash Inflow (Outflow):	
Magill Reimbursement	1.68
LIPH Lawsuit Proceeds	1.32
Parc Grove Commons Equity	1.24
Parlier Oak Grove Reimbursement	1.15
2340 S. Backer Sale	0.05
Loan Payments Received	0.03
Interest Payments	0.01
Misc. Operating Expenses	0.01
Homeless Admin. Payment	(0.06)
Trailside Loan	(0.10)
Magill Loan	(0.93)
Parlier Oak Grove Loan	(2.35)
Pre-dev Expenses	(2.15)
Cash Balance as of 4/30/2018	9.18

- This list includes the major transactions that have already occurred this year
- Cash balance as of 04/30/18 is \$9.18 million

*Amounts shown in millions of dollars

Potential Cash Inflows

Potential Inflows	
<i>HOPE VI Sales Proceeds</i>	<i>1.20</i>
<i>Viking Village Sales Proceeds</i>	<i>1.20</i>
<i>LP Waterfall Payments</i>	<i>0.52</i>
<i>Cueva de Oso AHP Payment</i>	<i>0.45</i>
<i>HOP Home Sales</i>	<i>0.18</i>
Total	3.55

- Staff estimates that HRFC will receive an estimated \$3.55 million in additional cash.
- Total amounts shown may change based on final applications and calculations.

*Amounts shown in millions of dollars

Outflows from HRFC

	Total Commitment 4/30/2018	Total Expenditures through 4/30/2018	Remaining Commitment
Current Commitments			
<i>Pre-Developments Loans</i>			
West Fresno Planning/CA Triangle	1.02	0.87	0.15
Chinatown	1.00	0.43	0.57
General Pre-Development	0.30	0.25	0.05
<i>RAD Loans</i>			
Blackstone/Simpson (Fresno Gateway)	1.40	1.33	0.07
Other RAD Pre-Development	0.25	0.05	0.20
<i>Construction Loans</i>			
Magill Terrace RAD	1.27	1.27	-
Parlier Oak Grove	2.35	2.35	-
<i>Other Commitments</i>			
Highway City/Comm. Build	0.25	0.21	0.04
Homeless Admin	4.50	4.36	0.14
Total Commitments	12.34	11.12	1.22

- Table above shows current commitments, total expenditures as of 04/30/18, and remaining commitments.
- As always, staff is working diligently to reduce the amount needed from HRFC

*Amounts shown in millions of dollars

Cash Flow Projections

Current Cash Balance as of 4/30/2018	9.18
Potential Inflows	3.55
Remaining Commitments	(1.22)
Uncommitted Cash	11.51

- Total cash at 04/30/18 is \$9.18 million
- Staff is conservatively estimating inflows of \$3.55 million, and \$1.22 million of commitments (not all to be spent in 2018)
- This leaves about \$11.51 million in uncommitted funds, which can be used for various purposes at the Boards discretion

*Amounts shown in millions of dollars

Questions or Comments?

BOARD MEMO


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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 6e

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an overview of current real estate activities.

Recommendation

None at this time. Informational only.

BOARD MEMO

O (559) 443-8400
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 7a

AUTHOR: Tracewell Hanrahan

SUBJECT: Consideration of an Application and Funding Commitment for Choice Neighborhoods Planning and Action Grant for South West Fresno

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to submit an application and provide a funding commitment for the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Planning & Action Grant for the area of South West Fresno – Edison Neighborhood. Choice Neighborhoods is a competitive grant program from HUD that provides flexible resources for local leaders to help transform high-poverty, distressed neighborhoods into mixed-income communities with high-quality affordable housing, safe streets, and quality educational opportunities.

The Fresno Housing Authority is significantly invested in the South West Fresno community. The Agency currently owns and sponsors 490 units of public and affordable housing, and almost 10 acres of vacant land in South West Fresno. If awarded, the planning grant will specifically focus on the neighborhoods along California Avenue, east of Edison High School, where the Agency owns 318 units of public and affordable housing, and 3.4 acres of vacant land. Over the past several years, the Agency has been working with local community partners to plan and redevelop this area of Fresno using programs like Federal Tax Credits, Rental Assistance Demonstration (RAD), Transformative Climate Communities (TCC) and Purpose Built Communities. The planning grant would complement these initiatives and enable Fresno Housing to further engage the local community in developing a plan that includes goals set forth in these programs and the Southwest Fresno Specific Plan.

HUD requires that the planning process produce what calls a "Transformation Plan", which is a comprehensive neighborhood revitalization strategy that will follow the guidelines set forth by HUD in the grant application. This plan becomes the guiding document for the redevelopment of the affordable/public housing units and the revitalization of the surrounding neighborhood. The Agency would work with community members and local partners to develop and implement the Transformation Plan, which could include various housing components (multi-family and single family), offices and retail, schools, parks

and other elements. The ultimate goal of Choice Neighborhoods being that the housing redevelopment will catalyze neighborhood change, while reducing levels of poverty, crime, and unemployment.

Fiscal Impact

If awarded, the grant could provide up to \$1.3 million dollars for costs associated with creating the Transformation Plan. The Agency is requesting up to \$550 thousand from the Housing Relinquished Fund Corporation to meet the leverage requirement of the grant application. HUD views leverage commitment as an indicator of support for the process and the overall value of the proposed activities.

Recommendation

It is recommended that the Boards of Commissioners approve the submission of an application for a Choice Neighborhoods Planning & Action Grant, and authorize the Executive Director, or his/her designee, and the Chairs of the Boards of Commissioners to execute and deliver any documentation related to the grant application.

It is also recommended that the Boards of Commissioners authorize the Housing Relinquished Fund Corporation to commit \$550 thousand to the planning and action activities detailed within the Choice Neighborhoods application.

Background Information

The Fresno Housing Authority is in the process of completing an application for a U.S. Department of Housing and Urban Development (“HUD”) Choice Neighborhoods Planning and Action Grant, due on June 12, 2018. The intended use of the grant funds would be to plan for a future neighborhood Transformation Plan, which currently includes Agency owned and sponsored public and affordable housing, as well as Agency owned vacant land. The planning process will rely heavily upon input from the community, including public housing residents, local community members, City of Fresno, Fresno County, education partners within Fresno Unified, the Fresno Police Department, non-profit agencies, faith-based partners, private developers and business leaders. Based on a combination of community input and the City of Fresno’s new zoning ordinances, the Transformation Plan could include multi-family housing, single-family housing, live/work units, commercial space, community centers, and/or public park space. If awarded, the Agency has up to three and a half years to complete the Transformation Plan, depending the type of award.

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE APPLICATION FOR U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT CHOICE NEIGHBORHOODS PLANNING GRANT

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 Choice Neighborhoods Planning and Action ("CNI") Grant, offered by the U.S. Department of Housing and Urban Development ("HUD") would be instrumental in devising a plan to best redevelop properties owned and managed the Authority;

WHEREAS, the Authority has requested approval to apply for the CNI Grant program for the area of Southwest Fresno; and

WHEREAS, the Authority has requested the commitment \$550,000 from the Housing Relinquished Fund Corporation for specific activities related to the CNI Grant; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes the Executive Director, or his/her designee, and the Chair of the Board of Commissioners of the Housing Authority of the City of Fresno, California, to execute and deliver any documentation related to the Choice Neighborhoods Planning and Action Grant application.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE APPLICATION FOR U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT CHOICE NEIGHBORHOODS PLANNING GRANT

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

WHEREAS, the Choice Neighborhoods Planning and Action ("CNI") Grant, offered by the U.S. Department of Housing and Urban Development ("HUD") would be instrumental in devising a plan to best redevelop properties owned and managed the Authority;

WHEREAS, the Authority has requested approval to apply for the CNI Grant program for the area of Southwest Fresno; and

WHEREAS, the Authority has requested the commitment \$550,000 from the Housing Relinquished Fund Corporation for specific activities related to the CNI Grant; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes the Executive Director, or his/her designee, and the Chair of the Board of Commissioners of the Housing Authority of Fresno County, California, to execute and deliver any documentation related to the Choice Neighborhoods Planning and Action Grant application.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2018. 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

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all Choice Neighborhoods grant funds are expended by the statutory deadline in accordance with 31 U.S.C. § 1552. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with section 24(c)(1)(A) of the 1937 Act (42 U.S.C. 1437v(c)(1)(A)) and as incorporated in Section III.B of the the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: _____

Co-Applicant (if any): _____

Name of Targeted Public and/or Assisted Housing Site(s):

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: _____

Title: _____

Signature: _____

Date: _____

Name of Co-Applicant's (if any) Executive Officer: _____

Title: _____

Signature: _____

Date: _____

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: _____

Board Chairman's Signature: _____

Date: _____

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
DATE: May 22, 2018
BOARD MEETING: May 29, 2018
FROM: Preston Prince
CEO/Executive Director
AGENDA ITEM: 9
AUTHOR: Staff
SUBJECT: Directors Report- May 2018

Executive Summary

The Boards of the Fresno Housing Authority have established the four strategic goals as: Place, People, Public, and Partnership. In addition, the following have been outlined as the management goals: Sustainability, Structure, and Strategic Outreach. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards the realization of these goals.

PLACE

Overview

Fresno Housing seeks to develop and expand the availability of quality affordable housing options throughout the City and County of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

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

Development Project Overview

Name of Property	Status	Description/Type	Total Units	Percent Complete
Legacy Commons Phase II	Under Construction	2255 S Plumas Street, Fresno, CA	64	99%

Blossom Trail Commons (formerly Memorial Village)	Under Construction	302 K Street, Sanger, CA	48	72%
Magill Terrace	Under Construction	401 Nelson Avenue, Fowler, CA	60	18%
Oak Grove	Under Construction	595 Bigger Street, Parlier, CA	56	5%
Blackstone/Simpson Project	Pre- Development	3039 N Blackstone Avenue, Fresno, CA	45	N/A
Highway City Project	Pre-Development	4658 N Polk Avenue, Fresno, CA	44	N/A
Orchard Farm Labor Housing	Pre-Development	295 S Newmark Avenue, Parlier, CA	41	N/A

Project Highlights

Renaissance at Parc Grove Commons completed construction and held a grand opening on May 11, 2018. Staff are occupying the office and lease-up is ongoing. Tenants are moving into their units and the Westcare team are working with staff to schedule an exact start date for services.

HMD OPERATIONS

FRESNO HOUSING PORTFOLIO- MANAGED ASSETS						
	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY OF FRESNO						
City of Fresno	848	16	98%	9	4	98%
COUNTY OF FRESNO						
County of Fresno	1258	39	97%	10	0	96%

HMD OPERATIONS

Legacy Commons – Families began moving into the Second Phase of Legacy Commons in Southwest Fresno on April 16, 2018. FH staff is currently working closely with GSF to lease the final 13 apartments of the 64 newly constructed units.

Renaissance @ Parc Grove – We celebrated the grand opening of Renaissance @ Parc Grove on May 11, 2018. Fourteen applicants have been approved and staff from HMD, HCV and Resident Services are working together with West Care to secure applicants for the remaining twenty five units. Residents will begin moving into their Apartment Homes in early June.

Blossom Trail Commons – Blossom Trail Commons, formerly known as Memorial Village, is still under construction and is expected to open in August 2018. HMD staff is currently working on lease up activities.

Upcoming Event – On June 22, 2018, from 11 a.m. – 3 p.m., Fresno Housing will be sponsoring a Neighborhood Block Party themed “Carnival”. This event, led by the SW District Police Department, is one of several themed Neighborhood Block parties scheduled throughout the year. Other sponsors include Bringing Broken Neighborhoods Back to Life, EOC and the Fresno Street Saints. Maud Street will be closed off between Fairview Heights and Desoto Gardens for this event.

PEOPLE

Overview

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

Housing Choice Voucher (HCV) Leasing Update

During the month of April, the following leasing activities took place for the HCV City and County programs.

HCV City

In the month of April, 500 City applicants were selected and scheduled to attend criminal background check appointments from April 16th through April 19th; 233 attended, resulting in a 47% show rate. In addition, the following leasing activities also took place in April for the City.

- There were 242 initial eligibility interviews scheduled in April; 221 applicants attended, resulting in a 91% show rate.
- 283 families attended briefings to receive their vouchers.
- 202 applicants leased up.
- There are 603 families with City vouchers currently searching for housing.

HCV County

April’s leasing activities for the County are as follows:

- 5 families attended briefings to receive their vouchers.
- 79 applicants leased up in April.
- There are 224 families with County vouchers searching for housing.

Leasing strategies:

On May 2nd – May 10th, the Housing Choice Voucher (HCV) Department pulled 1,000 applicants from the County waiting list. The department continues to issue County vouchers to families porting in from other jurisdictions to help offset attrition. County vouchers are being issued to Project-Based Voucher (PBV) residents who have requested and are approved for HCV assistance. There were approximately 125 City applicants who missed their first appointment who received their second invite letter to their criminal background check appointment. Management has assessed staffing capacity and has brought on additional help to work up applicant eligibility files.

The agency opened and closed its HCV City and County interest lists May 1, 2018 – May 15, 2018. The Boardroom was set up during the two-week opening to assist the public with applying online. We had all agency staff volunteer to assist the walk-in applicants apply on-line. During the 10-business days, we assisted approximately 1,600 families apply here in the Boardroom alone. Staff also assisted applicants at the library downtown which amounted to nearly 60 people. This year there was more assistance needed to help applicants resolve log-in issues or reset passwords to their online accounts. Help Desks were set up in the Boardroom to address these issues on the spot.

Overall, there was a total of 38,052 pre-applications received, 19,627 for the city and 18,425 for the county.

Staff continue to hold regular meetings to review both HAP and voucher utilization.

Resident Services**Better Odds Experience**

Site(s): Cedar Courts, Fresno, CA

Better Odds Experience offers a great opportunity for youth to experience memorable trips inside and outside of Fresno. Many youths in the valley do not get the chance to explore the community around us; Better Odds was able to give a few youths and parents the opportunity to see the world in a much bigger and brighter light. On Sunday, April 22nd, Cedar Court youths along with a parent chaperone, took a trip to the San Joaquin River Gorge for a day of hiking and sightseeing and enjoying the nature around them. Furthermore, on Saturday, April 29th, they were also given a wonderful opportunity to experience a baseball game at the Fresno Grizzlies Stadium where the youths and parent were treated to free food and drinks, a souvenir ring, and most importantly, a memorable experience that will last a lifetime.



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.

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

PARTNERSHIP

Overview

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

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

On April 12, 2018, Fresno Housing hosted a Landlord Workshop for owners and landlords currently participating in the Housing Choice Voucher Program (HCV) at the Parc Grove Community Center.

The purpose of the event was to take the opportunity to collaborate, educate and engage owners/landlords in a workshop environment separated by modules. There were four classes offered in AM and PM sessions: Landlord/Resident Relations, Inspections, Rent Reasonableness, and Rent Café (Landlord Portal). The sessions were presented by HCV staff and attendees were given a comprehensive overview of the areas they indicated they were most interested in when surveyed in December. The event was successful with 102 attendees.

The agency received 32 event surveys. The responses aligned with information related on how to prepare for an inspection and what to expect during the process, the rent increase process, lease violations, and the suggestion to make the event longer to cover additional topics and allow additional time to answer questions. In addition to these responses several attendees requested the agency provide additional trainings.

In an effort to continue building our partnerships with existing landlords, and to attract new ones, the agency anticipates hosting landlord workshops semi-annually.

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.

Human Resources

On Wednesday, April 18, 2018 Aysha Hills, Senior HR Analyst, attended the Central Valley 2018 Employment Relations Consortium where she participated in an informative session on Embracing Generational Diversity and Succession Planning. Summer Nunes, HR Manager, attended the afternoon session that focused on Disciplinary and Harassment Investigations.

Amber Lujano, HR Coordinator, attended the Central Valley PARMA Chapter half-day conference on Wednesday, May 2nd where she had the opportunity to review recent cases and trends regarding sexual harassment and workers' compensation.

On Tuesday, May 8th Aysha Hills, Senior Analyst, and Kayla Giosa, HR Coordinator II, attended Fresno State's "Meet the Professionals" Networking Event. Together, they met with soon-to-be Fresno State graduates and discussed career opportunities the Agency has to offer.

Damian Rivera-Galarza, Training and Development Analyst, Kelly Johnson, Housing Choice Training Coordinator, and Stephanie Miller, Senior Housing Specialist, were heavily involved in the creation of training material for six (6) temporary employees hired for the Initial Eligibility program starting on Monday, May 14th. Workbooks were created for the training and the training was facilitated by Kelly Johnson.

During the week of May 28th, approximately 40 Maintenance and site-specific employees will be trained on the safe operation of utility carts. This training was developed in result of the purchase of utility vehicles that will be used at our various sites. Employees will be trained on the safe operation, risk prevention, charging and storing requirements for two types of carts. The two types of carts include one for site staff and another for maintenance.

On Thursday, May 3rd HR Director Scott Fetterhoff attended the annual Board of Director's Conference of the California Housing Worker's Compensation Authority (CHWCA). Discussion and presentation topics included industry legislative and OSHA updates, a full review of CHWCA membership's financial and metric performance, and award presentation for, and brainstorming session on ideas to develop a culture of heightened safety awareness and employee engagement with the topics of safety and injury/illness prevention. On Tuesday, May 15th, Scott Fetterhoff also participated in the 2018 United Way Capital Day in Sacramento where he was able to speak to California state legislators about SB 912, advocating for funding to be allocated to the Department of Housing and Community Development, for homelessness programs and affordable housing.

Administrative Services & Procurement

The Procurement department is currently working with the Planning & Community Development Department (P&CD) to publicly solicit opportunities for Invitations for Bid (IFB) for asphalt paving and exterior siding, and painting projects. Each IFB is in the pre-solicitation stage, and staff is working to complete the scope of work and solicitation documents.

The Facilities department is in the evaluation stage of a procurement to complete carpet replacement in the Central Office. The new carpet proposals include new carpet and safety features for each of the Central Office stairwells.

Information Technology

The IT department has been hard at work migrating our E-mail services to a cloud based e-mail system. Using the Cloud has many benefits such as; enhanced security, additional disaster recovery capabilities and increased capabilities for mobile users.

Structure

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

Effort 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.

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

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: May 24, 2018

BOARD MEETING: May 29, 2018

AGENDA ITEM: 12a

AUTHOR: Scott Berry

SUBJECT: Approval to Accept Transfer of Deed from the Successor Agency to the Redevelopment Agency for the City of Huron (APN: 075-330-02T)

Summary

Staff has been in discussions with the Successor Agency to the Redevelopment Agency for the City of Huron ("Successor Agency") in regards to the feasibility of developing a vacant parcel in the City of Huron (APN 075-330-02T). Though the parcel is comprised of 9.68 acres, discussions with the Successor Agency are in reference to the northern most 6 acres of the property.

As of July 1, 2018, the Successor Agency will lose local control over any remaining assets that not currently approved for disposition; therefore, the Successor Agency presented a request to transfer 6 acres of the subject parcel directly to the Housing Authority of Fresno County (HACF) at the May 14, 2018 meeting of the Oversight Board. The Oversight Board approved the request, which, contingent on final approval from the State of California Department of Finance and Fresno Housing Board, would allow Staff to continue to work with the Successor Agency on the feasibility for a potential development at the site.

Staff will be working with the City of Huron to negotiate a Development Agreement in connection with the property transfer which will outline the intended goals of a potential project, etc. Early concept ideas include 60-80 units of housing and building space that may be utilized by the City of Huron for administrative/public purposes. The deed transfer itself does not obligate HACF to develop the subject property. As the scope of the project is further defined and further due diligence is completed, staff will return to the Boards for any additional approvals related to entering into a Development Agreement with the Successor Agency. The Development Agreement will be contingent upon many development and financing approvals including an allocation of Low-Income Housing Tax Credits.

Recommendation

It is recommended that the Board of Commissioners approve the acceptance of a deed transfer from the Successor Agency to the Redevelopment Agency for the City of Huron for approx. 6 acres of vacant land in the City of Huron (APN 075-

330-02T), and further to allow staff to negotiate terms of a Development Agreement with the Successor Agency.

Background

HAFC currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. It is HAFC's intention to develop the subject vacant land with new low-income multifamily apartment units and construct an approximately 3,000-3,500 square foot commercial space which could potentially be leased by the local municipality as civic space.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING ACCEPTANCE OF A DEED TRANSFER FROM THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF HURON
FOR A 6 ACRE (APPROX.) PARCEL WITHIN THE CITY OF HURON (APN: 075-330-02T)**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the availability of affordable rental housing and homeownership opportunities to low income persons within Fresno County; and

WHEREAS, the Agency desires to support housing opportunities for low and moderate income households within a variety of neighborhoods; and

WHEREAS, the Successor Agency to the Redevelopment Agency for the City of Huron (the “Successor Agency”) desires to work with the Agency for the potential development of affordable housing and commercial space in the City of Huron; and

WHEREAS, the Agency and the Successor Agency have identified a vacant parcel of land (APN 075-033-02T) in Huron which may be used for the future development; and

WHEREAS, the Successor Agency received approval from the Oversight Board to transfer ownership of said parcel to the Agency, free of charge, in order to continue to analyze the feasibility of a potential affordable housing development and commercial space; and

WHEREAS, the Successor Agency is now awaiting approval from the Department of Finance to finalize the land transfer; and

WHEREAS, the Agency intends to negotiate a Development Agreement with the City of Huron to outline the goals, terms, etc. of a potential development on the subject parcel which is subject to the approval of the Housing Authority Board(s); and

WHEREAS, the development of the land will be contingent upon the Agency receiving development and financing approvals including an allocation of Low Income Housing Tax Credits and other funding sources;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California do hereby approve acceptance of a deed transfer from the Successor Agency to the Redevelopment Agency for the City of Huron of 6 acres of vacant land in the City of Huron (APN 075-033-02T), and further authorize Preston Prince, CEO/Executive Director, or his designee to negotiate a Development Agreement with the Successor Agency.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2018. 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

Addendums

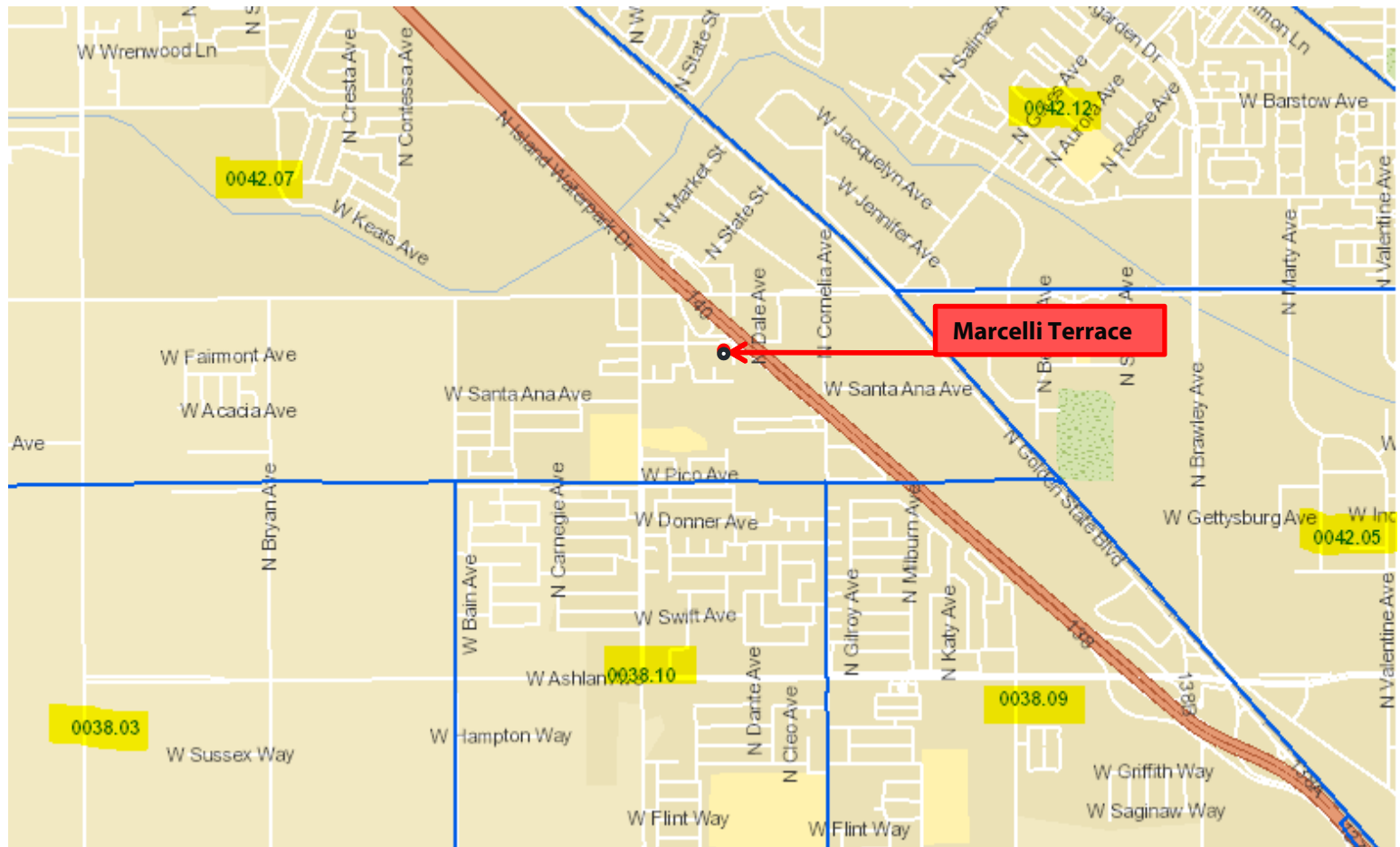
May 29, 2018



Highway City

May 29, 2018

Marcelli Terrace



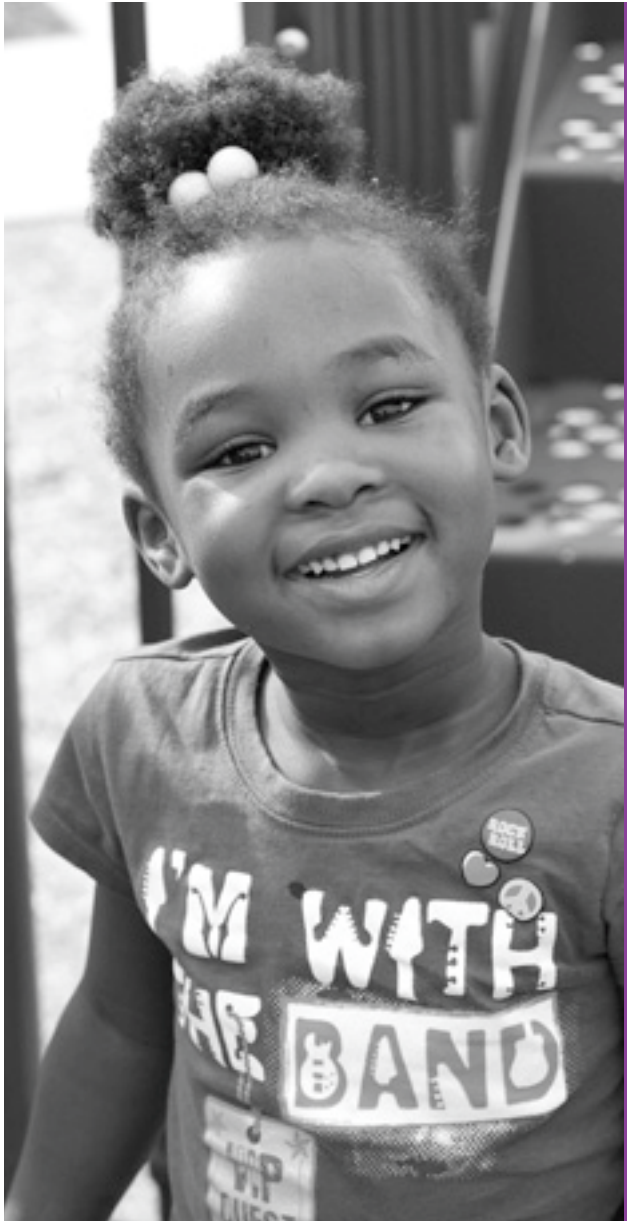
Highway City (Fresno)

- Partnership to redevelop public housing site in the area west of Highway 99
 - Central Community Church, and Highway City Community Development (HCCD) and Fresno Housing
 - Area of high need with a density of FH residents and very limited services
- Vision for development includes multiple components
 - Community Center owned and operated by HCCD
 - Affordable housing development with community space
 - Potential future improvements to church campus facilitated and funded by the church



Total Households Served in Highway City Area

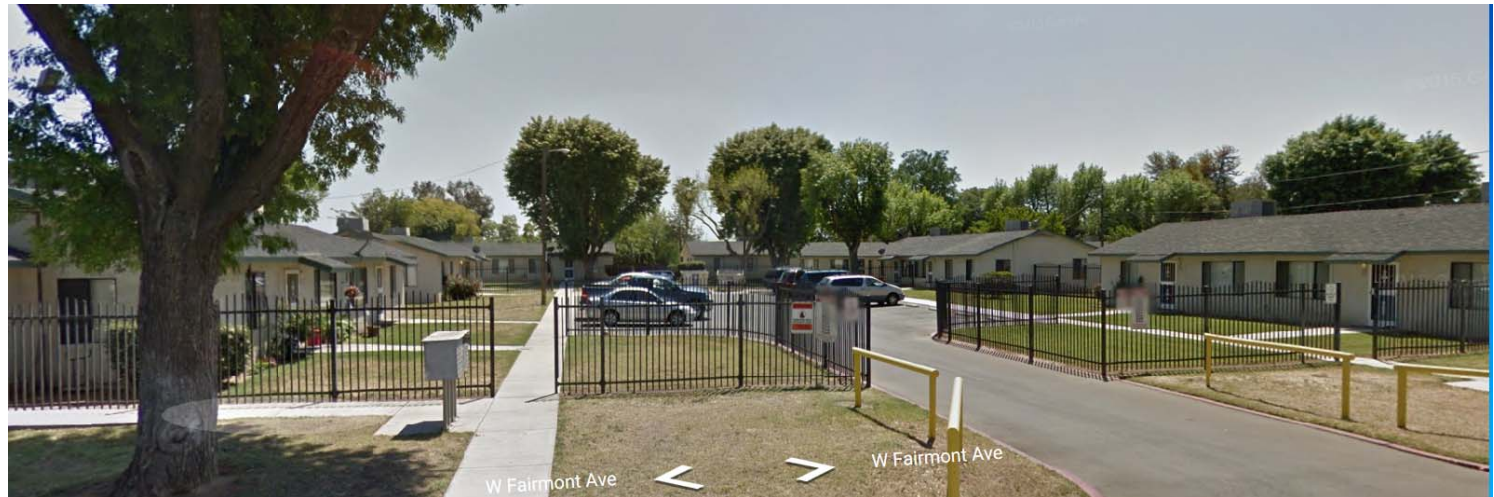
	Families	Children
Total	13,838	6,972



FHA Residents Served in Highway City Area

	Families	Children
LIPH (Marcelli Terrace)	24	48
HCV	478	1071
Total	502	1,119

Marcelli Terrace/Highway City



Highway City (Fresno)

- Phase One: Community Center Project
 - Led by HCCD with multiple partners
 - May 2016 Board approved funding commitment
 - Construction scheduled to start in 30-60 days
 - Will participate in groundbreaking
- Phase Two: Affordable Housing
 - April 2016 Board approved MOU between HACF, Central Community Church, and Highway City Community Development Inc.
 - New proposed construction of 44 affordable housing units with a community center with potential transfer of assistance from Marcelli Terrace
 - Submitted HOME and AHP funding applications in early 2018



Highway City Community Center & Center Point



Accounting Fiscal Intern

Sarah Alkobadi



About Me

- Live in Dinuba
- Graduated from Reedley College
 - Associate of Science Business Administration
- Graduate of California State University, Fresno
 - Bachelor of Science Business Administration - Accountancy



Why An Internship

- To gain work experience in a professional work environment.
- To reach 150 units to be qualified for CPA Exam.



Expectations

- To learn how it is to work in a professional environment.
- To enhance and develop hard and soft skills.
- To gain experience working for the government.

Learning Experience

- Created:
 - Journal Vouchers
 - Cash Receipts Journal
 - Excel Pivot Tables
- Learned to Navigate Yardi Software
- Increased knowledge in Excel Spread sheet preparations
- Improved organizational and time management skills
- Learned different programs, such as:
 - Housing Choice Voucher Program
 - Special Needs Assistance Program
 - Resident Opportunity for Self-Sufficiency
 - Housing Opportunities for Persons with AIDS
 - California Work Opportunity and Responsibility for Kids

Impact

- Enhanced communications skills, operating office equipment, organizational and time management skills.
- Learned the importance of having a public agency available for low-and-moderate income households.
- Experienced working in a professional environment. Worked closely with my supervisor (accountant), finance and accounting team, and met with the directors.



Overall Experience

- Worked with a strong and intelligent team.
- Developed friendships.
- Gained relevant experience.
- Enhanced skills and knowledge.



IT Internship

Bianca Garcia

About Me

- From Palm Springs, CA
- First generation college student
- Business Administration- Computer Information Systems major
- Criminology minor

Expectations

- Complicated projects and tasks
- Less hardware, more software
- Working mainly with computers and servers
- Audio/visual support
- Working with IS department
- Intern treatment

“IT Helpdesk... Did you try turning it off and on again?”

- Agency phone set up
- IT Helpdesk calls and tickets
- Updating IT SOPs
- Imaging computers
- Property site visits
- Small projects

What I learned

- Helpdesk tech support
- How to troubleshoot
- How to work in an office setting
- The real-life side of business course material

Overall...

- Useful learning experience
- Sets me apart from my peers
- More positive feelings towards my field of study
- Great transition to the “real world”



CCRH Internship

Sandra Torres

Introduction

- Sandra Torres- CCRH Intern with Asset Management
- Fresno State graduate
 - First generation college graduate
 - Bachelors in Business, Marketing
- What attracted me to the program:
 - My past volunteering experiences
 - Feeding the homeless in downtown Fresno

Expectations going into the internship

- Had a vague idea about low-income housing
- Knew nothing about the industry
- Expected to have a role in helping the community

What I did during the internship

- Attended multiple trainings through CCRH
- Worked on 5 placed-in-service packages for TCAC
 - Rio Villas –Fenix
 - Cueva de Oso –Legacy Commons
 - Paseo 55
- Welfare tax exemptions for 15 projects
- First filing for properties under construction
- Created multiple spreadsheets that broke down each property by building

What I learned and how it applied to schooling

- Learned:
 - The process of building a project
 - How the handoff occurs between departments at various phases of development
- How it applied to schooling
 - Budget report meetings
 - Balance sheets

Overall thoughts

- Great opportunity to:
 - Gain work experience
 - Have insight in the field
 - Make a difference



Development Update

May 29, 2018



Presentation Overview

- Orchard Farm Labor
- Mariposa Meadows Farm Labor

Orchard Apartments (Parlier)

- The Orchard Farm Labor Housing development is located at 295 S. Newmark Ave in Parlier, CA
- Currently serves as farm labor housing and as such receives housing assistance payments from the United States Department of Agriculture (USDA)
- USDA mortgage has an upcoming maturity date of August 2019
- Potential to rehabilitate 40 existing multifamily housing units with a new construction community room, onsite management office, computer lab, and onsite laundry facilities
- Board authorized submission of an AHP Application February 2018
- *Currently analyzing feasibility of 2018 Round 2 Tax Credit application*



Orchard Farm Labor Housing Aerial (Parlier)



Mariposa Meadows (Fresno)

- The Mariposa Meadows Farm Labor Housing development is located at 1011 W. Atchison in Fresno, CA
- Currently serves as farm labor housing and as such receives housing assistance payments from the United States Department of Agriculture (USDA)
- USDA mortgage has an upcoming maturity date in 2020
- Potential to rehabilitate 40 existing multifamily housing units and upgrade onsite laundry facilities and common area with onsite management office
- *Currently analyzing feasibility of 2018 Round 2 Tax Credit application*



**Mariposa Meadows Farm
Labor Housing Aerial
(Fresno)**



Mariposa Meadows Farm Labor Housing (Fresno)

Google



Choice Neighborhoods Planning and Action Grant Application

May 29, 2018

Presentation Overview

- CNI Purpose
- South West Fresno – Edison Neighborhood
 - Residents we serve
 - Map of Neighborhood
- Types of Applications
- Grant Requirements
- Path Forward

Choice Neighborhoods Planning Grants support the development of comprehensive neighborhood revitalization plans of which focus on directing resources to address three core goals: Housing, People and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan.

The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. Local leaders, residents, and stakeholder such as Public Housing Authorities, cities, schools, police, business owners, non-profits, and developers come together to create a plan that revitalizes public housing and addresses challenges in the neighborhood.

Residents and Families in Southwest Fresno

Total Residents

3,492

Total Families

1,267

Number of Residents and Families by Program Type

	Number of Residents	Number of Families	Percent of Total
Public Housing	1,071	364	28.73%
Vouchers	2,013	661	52.17%
Mixed Finance	408	242	19.10%
Grand Total	3,492	1,267	

Average Annual Income Per Family

Adjusted Income

\$14,279.05

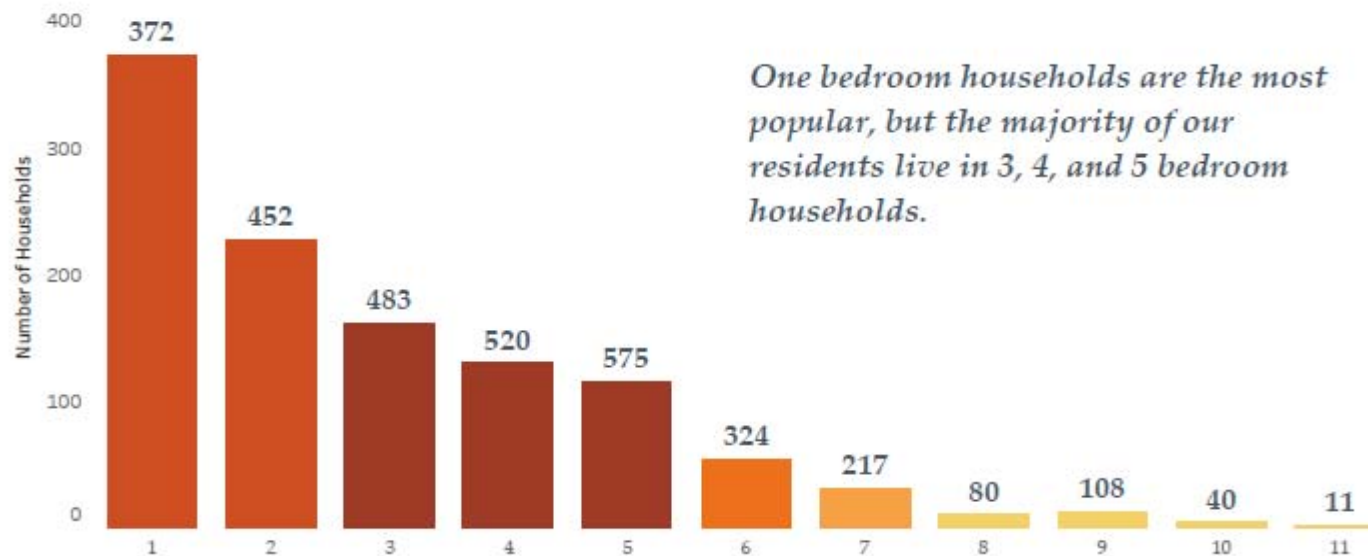
Adjusted income includes earned income and assistance.

Earned Income

\$3,948.39

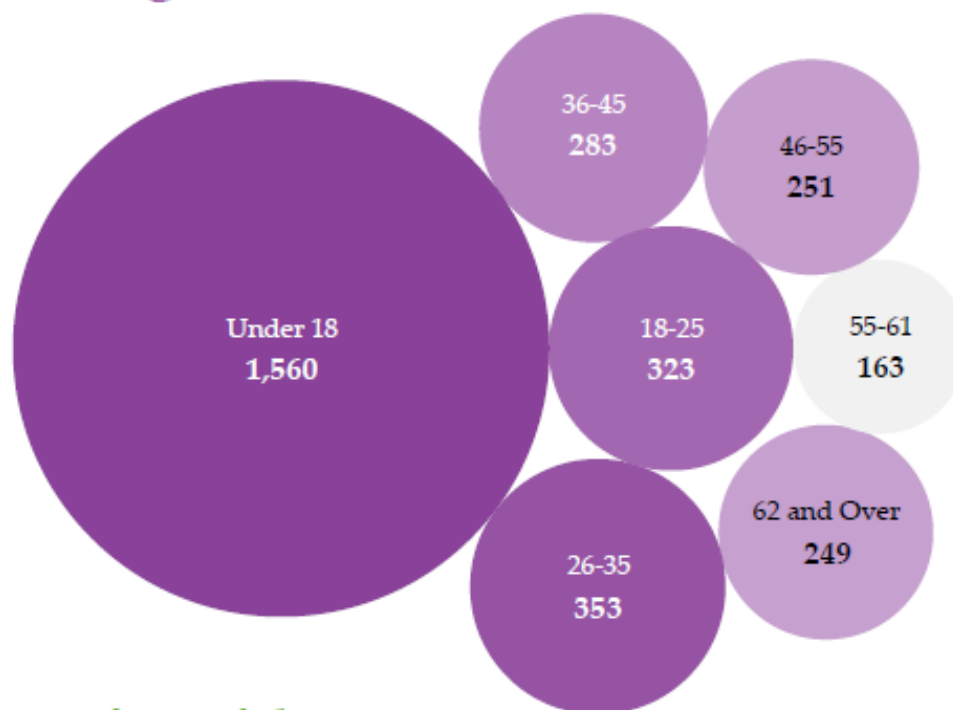
Earned income includes wages from employment.

Household Size



Age of Residents

45% of our residents are children under 18 years of age.



Race and Ethnicity of Residents

Native American	-	0.32%
Multiple Race	-	0.54%
Pacific Islander	-	0.57%
White	■	5.80%
Asian	■	7.25%
Black	■	35.34%
Latino Any Race	■	50.19%

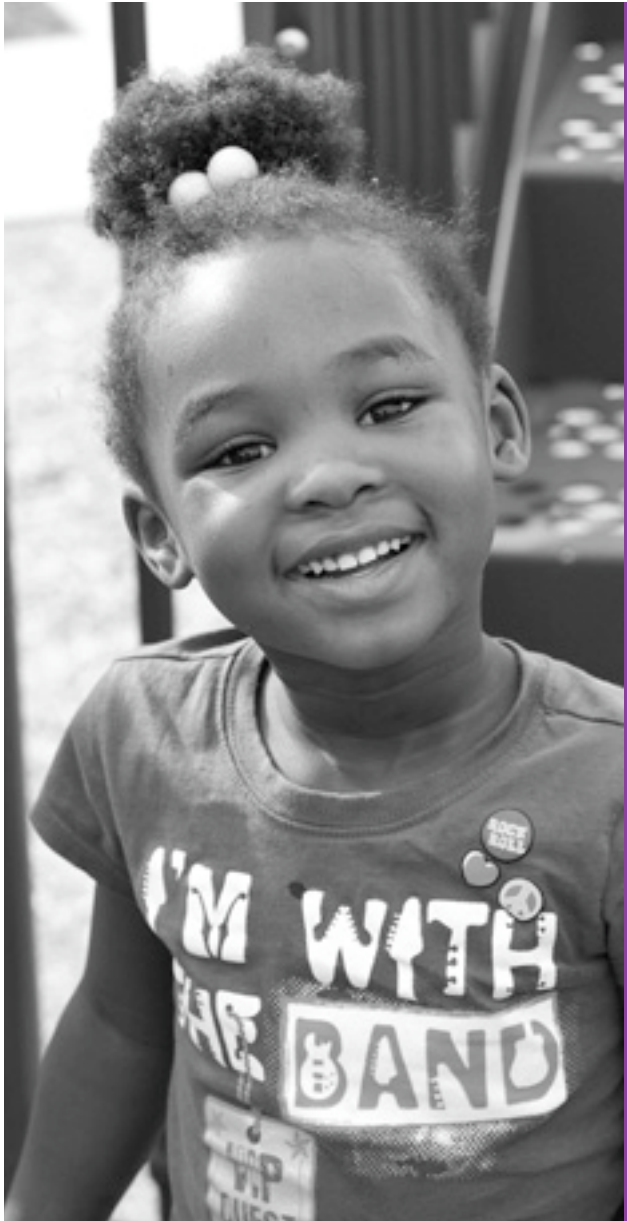
Over 50% of residents are Latino/Hispanic, followed by Black at 35%.





CNI Grants

- Planning Grant
- Planning and Action Grant
- Implementation Grant



Key Grant Requirements

- Physical Needs
- Stakeholder Support
 - Mayor
 - Superintendent
 - Broad resident, community and business engagement
- Matching Funds
- A Great Application



Path Forward

- Meet key requirements
- Continue to meet with stakeholders and gain support for planning
- Secure the financial match
- Finish and submit the application
 - June 12th deadline