



Boards of Commissioners Meeting

August 21, 2018

AMENDED

AGENDA

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

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

5pm - August 21, 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 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929 or email executiveoffice@fresnohousing.org.

5pm

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 July 24, 2018 | 6 |
| b. Consideration of the Amended Conflict of Interest Code | 11 |
| c. Consideration of HUD Continuum of Care Funding Applications | 20 |
| d. Consideration of the Out of State Travel – CEO/Commissioners | 27 |

6. Informational

- | | |
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| a. Resident Services Presentation – Live Again Fresno | 28 |
| b. 2019 Agency Plans Update | 29 |
| c. Real Estate Development Update | 39 |
| d. Presentation on the Agency Goals and 2019 Budget Development Process | 77 |
| e. Board Retreat Discussion | 98 |

7. Action

- | | |
|--|----|
| a. Consideration of Resolution of Intent to Amend Contract – CalPERS | 99 |
|--|----|

8. Commissioners' Report**9. Executive Director's Report** 116

10. Closed Session

- a. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 446-020-42T
Agency Negotiator: Preston Prince
Negotiating parties: U.S. Department of Veterans Affairs
Under negotiation: Terms
- b. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 467-074-10T
Agency Negotiator: Preston Prince
Negotiating parties: Bobby Fena; City of Fresno
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APNs: 467-074-11, 467-074-12
Agency Negotiator: Preston Prince
Negotiating parties: Bobby Fena; Fonte Investments
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 466-214-20
Agency Negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; APEC
International, 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; Colliers
International
Under negotiation: Price and Terms
- f. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APNs: 408-05-30, 408-05-31, 408-05-34

Agency Negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; David A.
Vierra, Heritage Land Company
Under negotiation: Price and Terms

g. CONFERENCE WITH REAL PROPERTY
NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 449-200-08

Agency Negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority; Rod
DeLuca, RJK Enterprises, L.P.

Under negotiation: Price and Terms

h. PUBLIC EMPLOYMENT

Title: CEO

i. 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

11. Report on Closed Session Items

12. Adjournment

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

Tuesday, July 24, 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, July 24, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Jones, 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: Adrian Jones, Chair
 Caine Christensen, Vice Chair
 Rueben Scott
 Karl Johnson
 Terra Brusseau

ABSENT: Stacy Vaillancourt

The meeting was called to order at 5:04 p.m. by Board Vice Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: Nikki Henry
 Cary Catalano

Also, in attendance were the following: Tracewell Hanrahan, Deputy Executive Director/COO (Acting CEO); Tammy Townsend, Deputy Executive Director/CAO and Lauren D. Layne, Baker Manock and Jensen -General Counsel.

The order of the agenda was adjusted to give the opportunity for other Commissioner's to join the meeting, as quorum had not yet been met.

INFORMATIONAL

a. Resident Services Presentation – Summer Tech Camp

Mr. Bobby Coulter presented on this topic. He introduced Victor Pacheco, a Summer Tech Camp participant. Victor briefly talked about his experience in the Summer Tech Camp.

Commissioner Castro joined the meeting.

Commissioner Scott joined the meeting.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 4-0

4. PUBLIC COMMENT

There were no public comments.

5. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

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 May 29, 2018 (continued)
- b. Consideration of the Minutes of June 26, 2018
- c. Consideration of Contract Extension – AT&T
- d. Consideration of Contract Extension – Yardi Systems
- e. Consideration of Memorandum of Understanding – Fresno Economic Opportunities Commission’s “Bridge to Home” Program
- f. Consideration of Out of State Travel – CEO/Commissioners

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

MOTION PASSED: 5-0

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

MOTION PASSED: 4-0

7. INFORMATIONAL

- a. Resident Services Presentation – Summer Tech Camp

This topic was present before the approval of the agenda.

- b. CalPERS Introduction of Small Area Fair Market Rents (SAFMR’s) for the Housing Choice Voucher Program

Ms. Angie Nguyen presented on this topic.

- c. Update on the 2019 Agency Plans

Ms. Angie Nguyen presented on this topic.

- d. Update on Community Engagement Presentation

Ms. Tammy Townsend presented on this topic.

- e. Real Estate Development Update

Mr. Michael Duarte presented on this topic.

- f. Housing Relinquished Fund Corporation Update

Ms. Emily De La Guerra presented on this topic.

8. COMMISSIONERS' REPORT

Commissioner Catalano, Mr. Preston Prince and Doreen Eley are attending a National Conference on Ending Homelessness from July 22-25, 2018.

Commissioner Jones and Henry will be attending the Summer NAHRO conference in San Francisco.

Commissioner Castro shared that she visited Firebaugh and she was very happy with the Fresno Housing Authority complex.

Commissioner Fuentes thanked everyone who supported his son's tournament by donating to his travel.

Commissioner Miller is very proud of the work that FH staff does.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Ms. Hanrahan stated that Mr. Prince will be attending conferences out of state.
- April Henry, the CEO of the Highway City Community Development Corporation, thanked everyone who helped her raise the remaining balance for the Groundbreaking. A special thanks to Commissioners Brusseau, Catalano and Henry.
- August 21st is our next board meeting.
- Purpose Built Group will be in Fresno the week of August 20, 2018.

10. CLOSED SESSION

The Boards went into closed session at approximately 6:35 pm.

a. PUBLIC EMPLOYMENT

Pursuant to Government Code § 54597

This item was removed from the agenda.

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 446-020-42T

Agency Negotiator: Preston Prince

Negotiating parties: US Department of Veterans Affairs

Under negotiation: Terms

The Boards returned to open session at approximately 6:45 p.m.

11. REPORT ON CLOSED SESSION

There was no other action to report at this time.

12. ACTION

- a. Consideration of the Revocable License Agreement – US Department of Veterans Affairs

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Johnson to approve the Revocable License Agreement – US Department of Veterans Affairs.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Miller to approve the Revocable License Agreement – US Department of Veterans Affairs.*

MOTION PASSED: 4-0

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 6:50 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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Fresno, California 93721
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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

SUBJECT: Conflict of Interest Code

DATE: August 17, 2018

BOARD MEETING: August 21, 2018

AGENDA ITEM: 5b

AUTHOR: Scott Fetterhoff

Director of Human Resources &
Organizational Development

Executive Summary

The purpose of this memo is to explain the reasons for the changes to The Fresno Housing Authority's ("Agency's") Conflict of Interest Code. The office of the Clerk to the County Board of Supervisors has requested changes to the Conflict of Interest Code submitted by The Fresno Housing Authority per direction from their counsel. The Agency, in compliance with this request, has applied those changes to the Conflict of Interest Code, and intends to adopt the changes with approval from the Boards of Commissioners at the regular joint board meeting on August 21, 2018. Key changes this year include the addition of guidance on submitting and retaining electronic copies of the Form 700, and the addition of positions that are new to the Agency.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached resolutions authorizing incorporation by reference, the Conflict of Interest Code as adopted by the Fair Political Practices Commission.

Fiscal Impact

None.

Background

The Political Reform Act (Government Code 8100, et seq) requires state and local government agencies to adopt and promulgate conflict of interest codes every two years. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict of interest code and may be incorporated by reference in an agency's code. The standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act.

The purpose of a conflict of interest code is to identify and prevent potential financial conflicts between the official conduct of public officials and employees and their personal financial interests. This code establishes disclosure requirements only for specific positions designated by the Conflict of Interest Code Appendices, which have been updated within the new proposed Code.

RESOLUTION No. _____

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

APPROVAL OF REVISED CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code Section 8100, *et seq.*, (“the Act”) requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 (“the Code”) adopted by the Fair Political Practices Commission in compliance with the Act, require that an agency’s conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of the City of Fresno (“the Agency”), in compliance with the terms set forth in the Code and at the recommendation of the Fair Political Practices Commission, is proposing an update to the Agency’s Conflict of Interest Code Appendices to include new positions designated to file a Form 700.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed update to the Agency’s Conflict of Interest Code Appendices is hereby incorporated and constitutes the Conflict of Interest Code of the Housing Authority of the City of Fresno.

PASSED AND ADOPTED THIS 21st day of August, 2018, by the following vote,
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

RESOLUTION No. _____

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

APPROVAL OF REVISED CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code Section 8100, *et seq.*, (“the Act”) requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 (“the Code”) adopted by the Fair Political Practices Commission in compliance with the Act, require that an agency’s conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of Fresno County (“the Agency”), in compliance with the terms set forth in the Code and at the recommendation of the Fair Political Practices Commission, is proposing an update to the Agency’s Conflict of Interest Code Appendices to include new positions designated to file a Form 700.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed update to the Agency’s Conflict of Interest Code Appendices is hereby incorporated and constitutes the Conflict of Interest Code of the Housing Authority of Fresno County.

PASSED AND ADOPTED THIS 21st day of August, 2018, by the following vote,
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

CONFLICT-OF-INTEREST CODE FOR

HOUSING AUTHORITIES, CITY AND COUNTY OF FRESNO

(doing business as FRESNO HOUSING AUTHORITY)

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The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of California Code of Regulations, Title 2, Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendices designating positions and establishing disclosure requirements shall constitute the conflict-of-interest code of the **The Fresno Housing Authority (the "Agency")**.

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The Form 700s for designated positions, other than the members of the Agency's Boards of Commissioners and Alternates and Chief Executive Officer/Executive Director, shall be filed with the Agency. The Agency's Boards of Commissioners and Chief Executive Officer/Executive Director are to file their original Form 700s directly with the Clerk of the Board for the Fresno County Board of Supervisors using the electronic filing system. If the Form 700s are not filed electronically, the paper Form 700 and waiver shall be filed with the Agency and, upon receipt of these paper Form 700s with waivers, the Agency shall make and retain a copy and forward the original to the Clerk of the Board of Supervisors.

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The Agency shall retain a copy of all electronically filed Form 700s, a copy of all paper Form 700s with waivers and the original Form 700s of designated positions and shall make the Form 700s available for public review, inspection, and reproduction. (Gov. Code section 81008.)

~~The provisions of all Conflict of Interest Codes and amendments thereto previously adopted by the Agency are hereby superseded.~~

~~Individuals holding designated positions shall file their statements with the Agency, which will retain the statements and make the statements available for public inspection and reproduction. (Gov. Code Section 81008.) Upon receipt of the statements for the Board Members and the Chief Executive Officer/Executive Director,~~

~~Deputy Executive Director, Chief Financial Officer, Director of Finance, and any consultants involved in the investment of public funds, the Agency shall make and retain a copy and forward the original of these statements to the Clerk to the County Board of Supervisors. The Agency shall retain the originals of all other statements at its office.~~

The provisions of all Conflict of Interest Codes and amendments thereto previously adopted by the Agency are hereby superseded.

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APPENDIX A

PUBLIC OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

It has been determined that positions listed below manage public investments and will file a statement of economic interests pursuant to Government Code Section 87200. These positions are listed for informational purposes only:

- ◆ Members of the Boards of Commissioners
- ◆ Chief Executive Officer/Executive Director
- ◆ Deputy Executive Director
- ◆ Chief Financial Officer
- ◆ Director of Finance
- ◆ Consultants involved in the investment of public funds

An individual holding one of the above-listed positions may contact the Fair Political Practices Commission for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The Fair Political Practices Commission makes the final determination whether a position is covered by Government Code Section 87200.

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APPENDIX B DESIGNATED POSITIONS

<u>Designated Positions</u>	<u>Disclosure Categories</u>
Board Members	1, 3, 5, 6
Chief Executive Officer/Executive Director	2, 3
Deputy Executive Director	2, 3
Chief of Staff	2, 3, 4, 5, 6
Chief Financial Officer	1, 2, 3, 5, 6
General Counsel	1
Chief Operations Officer	2, 3, 5, 6
Chief Administrative Officer	2, 3, 5, 6
Any other Chief, Officer, Director or Manager	2, 3
Special Assistant to the CEO/Executive Director	
Director of Housing Management	2, 3, 4, 6
Senior Manager of Housing Management <u>Property Operations</u>	2, 3, 4, 6
District Manager	2, 3, 4, 6
Quality Assurance and Special Projects Manager	2, 3, 4, 6
Area Manager	2, 3, 4, 6
Property Operations Manager	2, 3, 4, 6
Area Manager	2, 3
Assistant Manager: Maintenance	2, 3, 4, 6
Property Manager	2, 3, 4, 6
Community Coordinator	2, 3, 4, 6
Property Operations Analyst	2, 3
Training & Special Projects Coordinator	2, 3
Director of Planning & Community Development	1, 3, 5, 6
Senior Manager Planning and Community Development	1, 3
Construction Operations Manager	2, 3
Construction Project Manager	2, 3
Senior Analyst Planning & Community Development	2, 3
All Planning & Community Development employees above the level of Administrative Assistant	2, 3
Director of Finance & Administrative Services	1, 2, 3, 5, 6
Controller	2, 3
Finance Manager	1
Accounting Manager	2, 3
Senior Accountant	2, 3
Accountant	2, 3
Senior Financial Analyst	1, 2, 3
Financial Analyst	1
Senior Manager Information Technology Manager & <u>Systems</u>	2, 3, 4, 5

<u>Senior Database Administrator</u>	<u>2, 3, 4, 5</u>
<u>Senior Systems Administrator</u>	<u>2, 3, 4, 5</u>
<u>Database Administrator & Report Writer</u>	<u>2, 3, 4, 5</u>
<u>Systems Administrator</u>	<u>2, 3, 4, 5</u>
Business Operations Analyst	2, 3, 5, 6
Procurement Coordinator	2, 3, 5, 6
Operations Coordinator	2, 3, 5, 6
Director of Human Resources <u>and Organizational Development</u>	2, 3, 4, 5, 6
Human Resources Manager	2, 3, 4, 5
Senior Human Resources Analyst	2, 3, 4, 5
Human Resources Analyst	2, 3, 4, 5
<u>Training & Development Analyst</u>	<u>2, 3, 4, 5</u>
Director of Strategic Initiatives & Housing Programs	2, 3, 4, 6
<u>Senior Manager Housing Choice</u>	<u>2, 3, 4, 6</u>
Housing Programs Manager	2, 3, 4, 6
Resident Engagement Manager	2, 3
Assisted Housing Manager	2, 3
Assistant Manager Housing Choice	2, 3
<u>Training Coordinator</u>	<u>2, 3</u>
Communications Manager	2, 3
Communications Coordinator	2, 3
• Consultants/ <u>New Positions</u> *	1

* Consultants/New Positions shall be included in the list of designated positions and shall disclose pursuant to the disclosure requirements in this code subject to the following limitation:

The Executive Director may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirements in this section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Director's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. (Gov. Code Sec. 81008.)

APPENDIX C DISCLOSURE CATEGORIES

Individuals holding designated positions must report their interests according to their assigned disclosure category(ies).

Disclosure Category 1

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency; and investments and business positions in business entities, and income, including loans, gifts, and travel payments, from all sources.

Disclosure Category 2

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency.

Disclosure Category 3

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the agency.

Disclosure Category 4

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the designated position's division or department.

Disclosure Category 5

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that filed a claim against the agency during the previous two years, or have a claim pending.

Disclosure Category 6

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources of the type to request an entitlement to use agency property or facilities, including, but not limited to:

- a license
- utility permit
- station vendor permit.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 17, 2018

BOARD MEETING: August 21, 2018

AGENDA ITEM: 5c

AUTHOR: Angie Nguyen

SUBJECT: 2018 U.S. Department of Housing and Urban Development
(HUD) Continuum of Care (CoC) Funding Applications

Executive Summary

Fresno Housing intends to submit eight (8) renewal applications and one (1) new Homeless Management Information System grant application for a total of \$2,603,464 to the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for the continued operation of homeless assistance programs.

Renewal applications to be submitted to HUD comprise the following programs: two (2) legacy Shelter Plus Care programs; three (3) Renaissance programs; one (1) rapid rehousing program for families; two (2) Homeless Management Information System grants; one (1) CoC Planning Cost grant; and one (1) new Homeless Management Information System grant. These applications were submitted to the local review panel on August 8, 2018. This local review panel will meet on August 17, 2018, with final results announced on August 31, 2018.

HUD requires the Board of Commissioners approve submission of all CoC applications. The final applications, along with the community Consolidated Application is due to HUD on September 18, 2018. FH staff will return to the board with an update following final submission.

Recommendation

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

Fiscal Impact

CoC regulations require a 25% cash or in-kind match for funding awarded. Although FH has submitted funding proposals; adjustments may be made through either the local review or HUD final award. Please see the attached chart for anticipated 2018 funding amounts and match requirements. Staff will provide fiscal impact details to the Board upon completion of HUD CoC application and award process.

Background Information

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

Annually HUD conducts a national competition for CoC funding which lasts approximately ten weeks. Resultant rewards are largely based on the strength of the community Consolidated Application which is completed by the Collaborative Applicant - Fresno Housing acts as the Collaborative Applicant for the FMCoC. In this application, the Collaborant Applicant details the community coordinated response to homelessness with strategies as alignment of resources across both CoC and non-CoC funding, the use of streamlined processes to provide appropriate housing services, known as Coordinated Entry and use of data analysis to gauge community progress towards reduction of homelessness.

An analysis of community systems performed by Barbara Poppe revealed the need for enhanced Homeless Management Information System (HMIS) support for strategic planning. FH envisions data analysis on three levels. The proposed new HMIS grant seeks support for Level 1 where the focus is on agency users; those individuals responsible for collection and input of data; the understanding of, accuracy and timeliness is vital to any analysis of community progress on ending homelessness. Level 2 focuses on agency administrators; those individuals with responsibility of analyzing agency data and on whom the impetus to alter program functioning based on data rely. Level 3 focuses on community stakeholders – including local, state and national – for higher level analysis of community progress; program type needs in community and analysis of characteristics of persons experiencing homelessness in Fresno and Madera.

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING SUBMISSION OF 2018 U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE (CoC) PROGRAM
FUNDING

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

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

WHEREAS, grant funding for varying renewal projects in the amount of \$2,603,464 and will collectively encompass the period of February 1, 2019 – December 31, 2020; and,

WHEREAS, the Housing Authority of the City of Fresno (Agency), as the Collaborative Applicant appointed by the Fresno Madera Continuum of Care, will act as the lead agency to ensure a coordinated response to homelessness; and,

WHEREAS, the CEO/Executive Director, Preston Prince and/or his designee(s), on behalf of the Agency, is the representative for the advocacy of homeless solutions and related services; and,

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

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

PASSED AND ADOPTED THIS 21st DAY OF August, 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, CALIFORNIA

**RESOLUTION AUTHORIZING SUBMISSION OF 2018 U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE (CoC) PROGRAM
FUNDING**

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

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

WHEREAS, grant funding for varying renewal projects in the amount of \$2,603,464 and will collectively encompass the period of February 1, 2019 – December 31, 2020; and,

WHEREAS, the Housing Authority of the County of Fresno (Agency), as the Collaborative Applicant appointed by the Fresno Madera Continuum of Care, will act as the lead agency to ensure a coordinated response to homelessness; and,

WHEREAS, the CEO/Executive Director, Preston Prince and/or his designee(s), on behalf of the Agency, is the representative for the advocacy of homeless solutions and related services; and,

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

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PASSED AND ADOPTED THIS 21st DAY OF August, 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

Fresno Housing CoC Funding

Project Name	Target Population	2018 Application	Match	Source
Renaissance at Alta Monte	29 units; Permanent Supportive Housing; Chronic Homeless; Severe Mental Health Issue	\$ 51,918	\$ 12,980	Dept of Behavioral Health Supportive Services
Permanent Supportive Housing Trinity	20 units; Permanent Supportive Housing; Chronic Homeless; Severe Mental Health Issue	\$ 76,215	\$ 19,054	Dept of Behavioral Health Supportive Services
Renaissance at Santa Clara	20 units onsite; 2 offsite; Permanent Supportive Housing; Chronic Homeless	\$ 78,948	\$ 11,490	Fresno Housing Supportive Services
Rapid Rehousing Project	14 families with children; Rapid Rehousing	\$ 262,029	\$ 65,507	Dept of Social Services CAIWORKs grant
Shelter Plus Care 4	41 units; Chronic Homeless w/disability	\$ 340,771	\$ 85,193	Dept of Behavioral Health Supportive Services
Shelter Plus Care 1	117 units; Chronic Homeless w/disability	\$ 1,019,717	\$ 254,929	Dept of Behavioral Health/VA Supportive Services
A Rapid Way Home	12 units; individuals; Rapid Rehousing	\$ 177,874	\$ 44,469	City of Fresno HOME TBRA grant
HMIS	CoC Infrastructure	\$ 137,700	\$ 34,425	Dept of Social Services CalWORKs grant; FMCoC agencies shared cost
HMIS Expansion	CoC Infrastructure	\$ 76,500	\$ 19,125	City ESG HMIS; FMCoC agencies shared cost
CA-514 CoC Planning Application *	CoC Infrastructure	\$ 273,722	\$ 68,430	FMCoC Executive Committee, FH staff
NEW HMIS II	CoC Infrastructure	\$ 108,070	\$ 27,018	FMCoC agencies shared cost
		\$ 2,603,464	\$ 642,620	

* Derived by a HUD formula

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



DATE: August 17, 2018

BOARD MEETING: August 21, 2018

AGENDA ITEM: 5d

AUTHOR: Tiffany Mangum

SUBJECT: Out of State Travel – CEO and/or Commissioners

Executive Summary

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

Date	Location	Event
9/5/18-9/6/18	Washington, DC	Council of Development Finance Agencies' Conference on Opportunity Zones

Recommendation

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

Fiscal Impact

All travel and conference expenditures are within budget, and funds have been previously approved as part of the FY2018 Operating Budgets submitted and approved in December 2017.

**Commissioners may attend with the CEO.*

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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 17, 2018

BOARD MEETING: August 21, 2018

AGENDA ITEM: 6a

AUTHOR: Tammy Townsend

SUBJECT: Resident Services Presentation; Live Again Fresno

Executive Summary

Richard Burrell, Executive Director of Live Again Fresno will be presenting information regarding the work of the organization to support children and families living on Parkway Drive.

Parkway Drive is a frontage road west of Highway 99 between Olive and Belmont Avenues, and serves as the epicenter for drugs and prostitution in Fresno. Among this harsh terrain live a population of more than 125 children at any given time. Barriers exist for children in terms of access to quality healthcare, education, and recreation. Exposure to the harsh environment create adverse childhood experiences for children during extended and turbulent tenancies. Many Parkway parents are facing life challenges such as addiction, substance abuse, eviction, criminal history, mental illness and more.

Recommendation

This item is informational only. No action is necessary.

BOARD MEMO

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Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

SUBJECT: 2019 Public Agency Plans

DATE: August 17, 2018

BOARD MEETING: August 24, 2018

AGENDA ITEM: 6b

AUTHOR: Blanca Navarro, Quality
Assurance Analyst, HMD

Executive Summary

The purpose of this memo is to provide the Board of Commissioners with updated information on the 2019 Agency Plans. As reported to the Board in July, the Agency commenced the 45-day public comment period for the 2019 PHA Agency Plans beginning on July 26, 2018. The Agency Plans are available on our website and hard copies are available for viewing at the five (5) locations below:

Main Office – 1331 Fulton Street, Fresno CA

Fairview Height Terrace – 2195 S. Maud, Fresno CA

Sequoia Courts Terrace – 515 S Modoc, Fresno CA

Wedgewood Commons – 2415 5th Street, Sanger CA

Firebaugh (Housing Authority Office) 1625 Allardt Drive, Firebaugh CA

Public comments are welcome via email, by phone, or in person. The direct email address and phone number is available on our website and posted at the five (5) locations.

On August 8, 2018, Housing Management Division (HMD) met with the Resident Advisory Board (RAB), which consists of seven (7) members. Present at the meeting were three (3) members, two (2) from the City of Fresno and one (1) from County West, HMD staff from the City and County West, and Senior Management. A list of attendees is included in the RAB minutes.

On August 9, 2018, Assisted Housing Division (AHD) met with the Resident Advisory Board (RAB), which consisted of twenty (20) members. Present at the meeting were nine (9) members representing the City and County of Fresno, AHD staff, and Senior Management. A list of attendees is included in the RAB minutes.

The RAB Committee members from both departments received the Proposed Summary of Changes as presented to the public and the Board. During the meetings, all members were advised of the timeline for comments. The minutes for each meeting are included with this memo.

During the last week of August/first week of September, both departments have set aside time to be available to residents and participants of both programs. These times provide an opportunity to engage residents and participant in an informal setting to ask question or provide comment on the Agency Plans. Locations and dates are to be determined. The next RAB meetings are scheduled for September 4, 2018, location and times to be determined depending on space availability.

The Agency has received several phone calls and emails via the dedicated email account and extension. Most calls and emails have been unrelated to the plans. The Agency received two (2) comments from staff, one (1) on the Annual Plan and one (1) on the ACOP. Comments are noted below under Background Information.

New HUD Ruling – Over-Income Families [24 CFR 960.261; FR Notice 7/26/18]

On July 26, 2018, the same day the Agency Plans were available for Public Comment, the Federal Register, HUD’s Office of Public and Indian Housing (PIH) published a notice titled “Housing Opportunity Through Modernization Act of 2016” (HOTMA): Final Implementation of Public Housing Income Limit. The rule places an income limitation on public housing tenancies.

Over-Income Families [24 CFR 960.261; FR Notice 7/26/18]

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) places an income limitation on public housing tenancies. HUD is expected to provide additional guidance on September 24, 2018; however, the following are factors that will need to be included in PHA’s policy.

- Imposition of over-income limit.
- When the two-year timeframe begins.
- Tracking system of over-income status.
- Termination of tenancy policy for families whose income exceeds the limit for the program eligibility.
- Notification to over-income families.

Staff is reviewing recommended language with collaborating agencies to ensure the factors listed above are included. Staff has also reached out to our software vendor to ensure compliance with the new rule.

Although the updated language affects changes to the Low Income Public Housing termination policy, the new rule is a statutory change under HUD. Exceptions to the significant amendment definition are made to reflect changes to HUD regulatory requirements; such changes will not be considered significant amendments by HUD and do not require a comment period.

Recommendation

Informational item only, no action needed.

Fiscal Impact

No fiscal impact

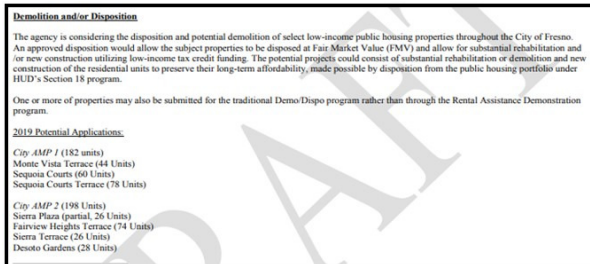
Background Information

Comments to the Agency Plans

1. Annual Plans

City of Fresno 2019 Draft Annual Plan:

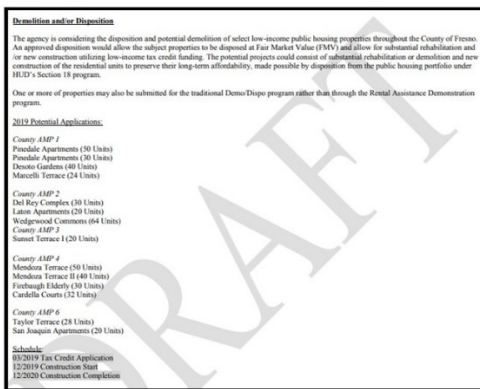
The following section of the City of Fresno 2019 Draft Plan (page 5 of 12) refers to the potential disposition of Low-Income Public Housing Units.



Request to consider adding the following language relating to all City AMPs: “.... Section 18 disposition activities may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility”

Fresno County 2019 Draft Annual Plan:

The following section of the Fresno County 2019 Draft Plan (page 5 of 12) refers to the potential disposition of Low-Income Public Housing Units.



Request to consider adding the following language to all County AMPs: “.... Section 18 disposition activities may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility”

2. ACOP

Page 213. Can we elaborate on the effective date of the EOP and how this impacts the actual move out and charge thru date.

Example:

EIV shows date of death of sole member as 7/1/2018

Agency did not become aware of the death until 7/14/2018

Next of kin did not remove belongings and turn in the keys until 8/2/2018

Or deceased was never “claimed” so belongings were never removed.

What should the 6-End certification effective date be?

described in Chapter 11.

- **Death of a Sole Family Member [Notice PIH 2012-10]**
The FH must immediately terminate program assistance for deceased single member households.

6-End Termination by FH - Other Authorized Reasons

Staff will review these comments along with any additional comments and provide response after the comment period ends.

Housing Management Division (HMD)

Resident Advisory Board (RAB) Meeting Minutes

Date: Wednesday, August 8, 2018 @ 4:00 PM

Location: 1331 Fulton Street, Fresno, California

The meeting was called to order by Blanca Navarro at 4:10 PM, and members present are as follows:

PRESENT: Dartheatus Lloyd II, Resident
Ruby Yanez, Resident
Jose Perez, Resident
Blanca Navarro; Quality Assurance Analyst
Toni Bustamante, Quality Assurance & Special Projects Manager
Laura Gonzalez-Cortes, Quality Assurance Specialist
Tracy Navarro, Property Operations Manager
Renee Wright, Area Manager
Julie Woodard, Property Manager
Laura Robison; Community Coordinator
Hortencia Martinez, Property Specialist I
Irma Garcia; Resident Services Coordinator
Angelina Nguyen, Chief of Staff
Aurora Ibarra, Senior Manager
Alicia Jones, Housing Programs Manager
Adam Smith; Quality Assurance Analyst
Eric Payne, Central Valley Urban Institute

ABSENT: Jessica Reyes, Resident
Erica Montez, Resident
Jane Carretero, Resident
Myra Campos, Resident

1. FRESNO HOUSING STAFF INTRODUCTIONS

Blanca Navarro welcomed all who attended the meeting. The meeting started with Fresno Housing (FH) staff and RAB member introductions. A quick summary of the previous RAB meeting was provided along with a brief explanation of the function and purpose of the Resident Advisory Board. RAB members were also made aware that staff was assigned various chapters from the Admissions and Continued Occupancy

Policy (ACOP) for review in order to develop the proposed changes that are now available for public comment through September 8, 2018. Binders including the Annual Plan and ACOP were provided to each RAB member along with a comment form. It was emphasized how valuable their feedback is to the process. Irma Garcia translated the meeting in Spanish for Mr. Jose Perez.

2. GUIDED TOPICS

Presentation Overview:

Blanca presented a brief explanation of significant changes, staff recommendations, and Housing and Urban Development (HUD) regulatory changes. The presentation also went through a timeline including past and future important dates in the annual policy review process. Attendees were given an opportunity to ask questions after each section was explained.

Significant Changes:

No questions.

Staff Recommendations:

Q: How would staff know if a live-in aide is required due to a permanent disability?

A: Many healthcare professionals will indicate the disability as “permanent” on the Reasonable Accommodation (RA) forms, but it will also be up to FH staff discretion to determine if the disability is “permanent” when not identified by a healthcare professional.

HUD Regulatory Changes:

Comment: Ms. Nguyen, stated that additional analysis will need to be conducted in order to determine how Triennial Reexaminations will impact our residents.

New HUD Ruling – Public Housing Income Limits

The RAB members were advised of the New HUD Ruling published in the Federal Register on July 26, 2018 regarding Public Housing Income Limits. Details are unknown at this time, HUD is expected to provide additional guidance on September 24, 2018.

Comment: Ms. Nguyen, stated that additional analysis will need to be conducted in order to determine how the new rule will impact our residents.

Additional Questions:

Q: Where can residents access a copy of the annual plans?

A: Hard copies are located in the lobby of various Housing Authority offices, including Sequoia Courts, Fairview Heights, and the main downtown office. Electronic copies of all documents available for comment are found on the website as well.

Q: Are tenant meeting held onsite to disclose annual plan information?

A: Not at this time, prior to conducting RAB meetings, residents were sent an invitation in their rent statement, asking them to contact us if they were interested in joining our RAB committee.

Questions asked specific to resident's individual needs were referred to their site office.

3. CLOSING AND NEXT PROPOSED RAB MEETING DATE

Blanca thanked everyone for attending and advised that the next meeting is expected to be held in the first week of September, prior to the closing of the comment period.

4. ADJOURNMENT

There being no further business to be considered by the RAB Committee, the meeting was adjourned at approximately 5:06 PM.

**Minutes of the Meeting
Of the Fresno Housing Authority**

3rd HCV RAB Meeting

Wednesday August 9, 2018

11:00a.m.

There was a 3rd meeting of HCV RAB of the City and County of Fresno on Friday, August 9, 2018, at the offices located at 1331 Fulton Street, Fresno, California.

1. Aurora Ibarra called the meeting to order and began with the staff and RAB member introductions. Alicia Jones delivered the 2019 Administrative Plan proposed summary of changes presentation at 11:10 a.m.
2. The staff and members present were as follows:
3. PRESENT: Angelina Nguyen, Chief of Staff
Aurora Ibarra, Senior Housing Manager
Alicia Jones, Housing Programs Manager
Barbara Cavey, Assisted Housing Manager
Brenda Smith, Assistant Manager
Adam Smith, Quality Assurance Analyst
Anna Barajas, Quality Assurance Office Assistant II
Blanca Navarro, Quality Assurance Analyst
Lenora Cooper, HCV resident
Linear Akines, HCV resident
Gina S. Gutierrez HCV resident,
William (Bill) Talkington, HCV Resident
Rosalia Ramirez Navarnte, HCV Resident
Tisha Schamp, HCV Resident
Crystal Smith, HCV Resident
Marsha Simpson, HCV Resident

TOPICS:

4. **OVERVIEW**

Alicia Jones explained that the flow of the meeting would be given in a Power Point presentation and the topics that were to be discussed.

5. **BACKGROUND**

Background was given to help RAB members understand how the agency informs HUD and the public of Public Housing Authority policies. The main process stems from the Five Year plan and the Annual Plan

6. **ADMINISTRATIVE PLAN**

The purpose of the Administrative Plan was defined and how the plan includes programs and policies that are required by HUD and discretionary. A brief explanation was given regarding

discretionary and mandatory policies, the submission period for the agency 5 year Annual plan and annual plan for subsequent years.

7. TIMELINE

The process of the timeline was defined from February to October and explained how the residents fit in to that timeline. Agency Plan comment sheets were given to RAB members to submit during the 45 day period of public comment. This feedback from residents will be discussed in the next September 4th RAB meeting.

A RAB member took the opportunity to relay the message of a relative who is an Owner participating in our program. The member was told his comments and concerns are very important input for future reference and was thanked.

8. BREAK

11:35pm

RESUME

11:42pm

9. PROPOSED CHANGES TO EACH PLAN

Each plan has its specific types of changes and to help members identify the changes they are signified by color to help clarify the importance of the changes. An example of significant changes given for the Limited Preference Homelessness, which color is yellow and mandated by HUD. These are 600 vouchers that are focused on housing and assisting the homeless. Other Staff Recommendations which are blue, clarify on policies impacting the Interest List/Waiting List, changes in language and streamlining or improved customer services.

10. FAIR MARKET RENT COMPARED TO SMALL AREA FAIR MARKET RENT

The difference between Fair Market Rent (FMR's) and Small Area Fair Market Rent (SAFMR's) by region was elaborated on. Fresno Housing Authority is not required to participate in SAFMR's but is testing it out through analysis for the benefit of our residents to live in high opportunity areas. The focus of higher opportunity areas and the characteristics of those areas were discussed.

Adam Smith presented on Census Gross Rent relation to presumed payment standard with a map of the Fresno area by zip code. Examples of where our clients are currently leaseing and the higher opportunity areas the agency would like to focus on were discussed.

11. CLOSING

In closing RAB members were reminded to submit their 2019 agency plan comment forms by mail, or e-mail:

Fresno Housing Authority
Attn: Agency Plan Public Comment
1331 Fulton Street
Fresno, California 93721
Or
www.AgencyPlans@fresnohousing.org

12. ADJOURNMENT

There being no further business to be considered by the RAB members and Fresno Housing Authority staff, the meeting was adjourned at approximately 1:00p.m.

BOARD MEMO


O (559) 443-8400
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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: August 17, 2018

BOARD MEETING: August 21, 2018

AGENDA ITEM: 6c

AUTHOR: Tracewell Hanrahan

SUBJECT: Development Portfolio Update

Executive Summary

Staff will review the current development portfolio with emphasis on the last ten years of activity, including the repositioning of the public housing portfolio through the Rental Assistance Demonstration ("RAD") tool. Staff will also review the current pipeline of development projects, including models for acquisition/rehabilitation.

Attached you will find a presentation that provides a history of the portfolio and Fresno Housing's development activities. Also included are a variety of maps displaying the current location of properties as well as opportunities for development.

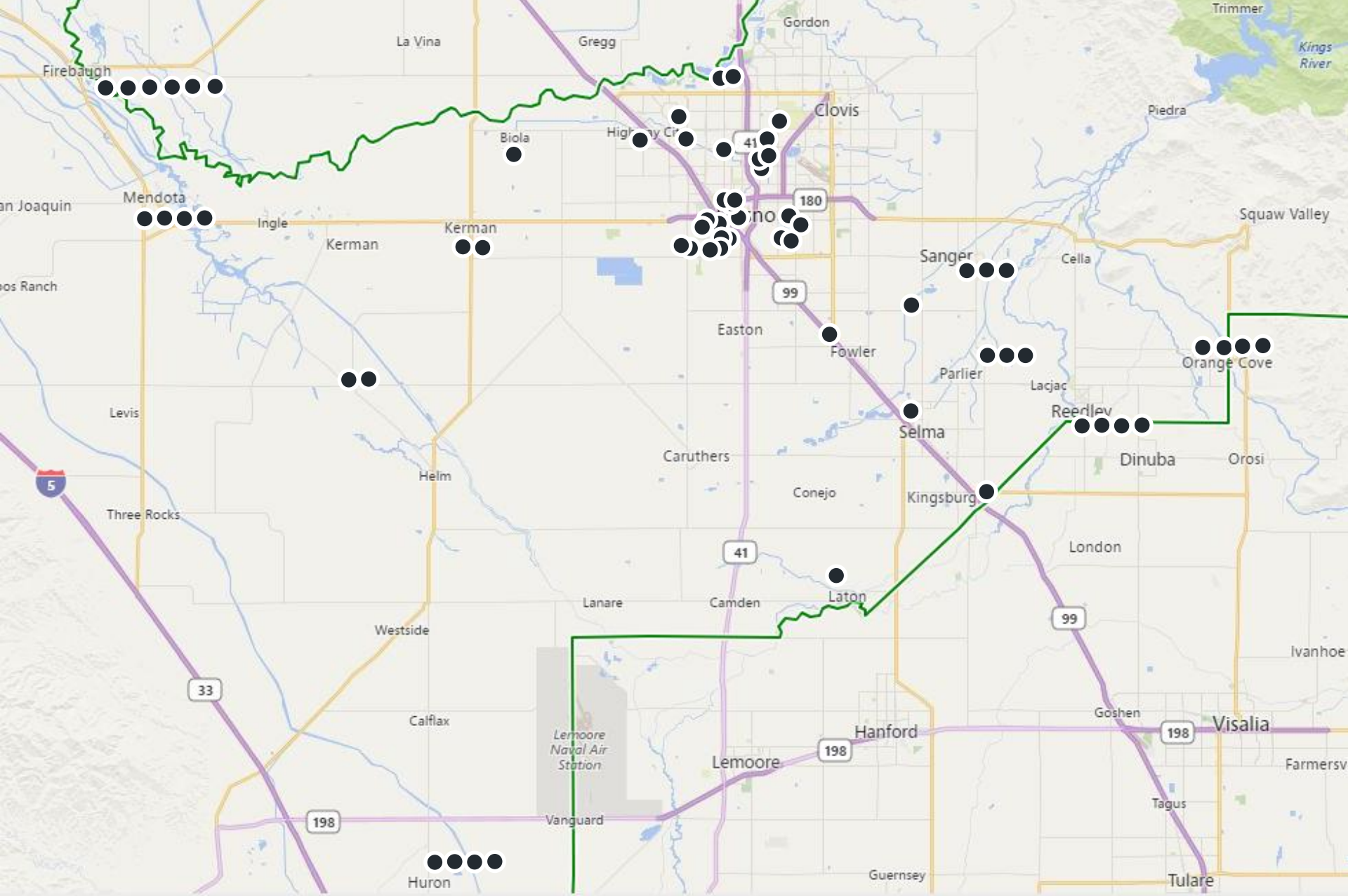
Recommendation

None at this time. Informational only.

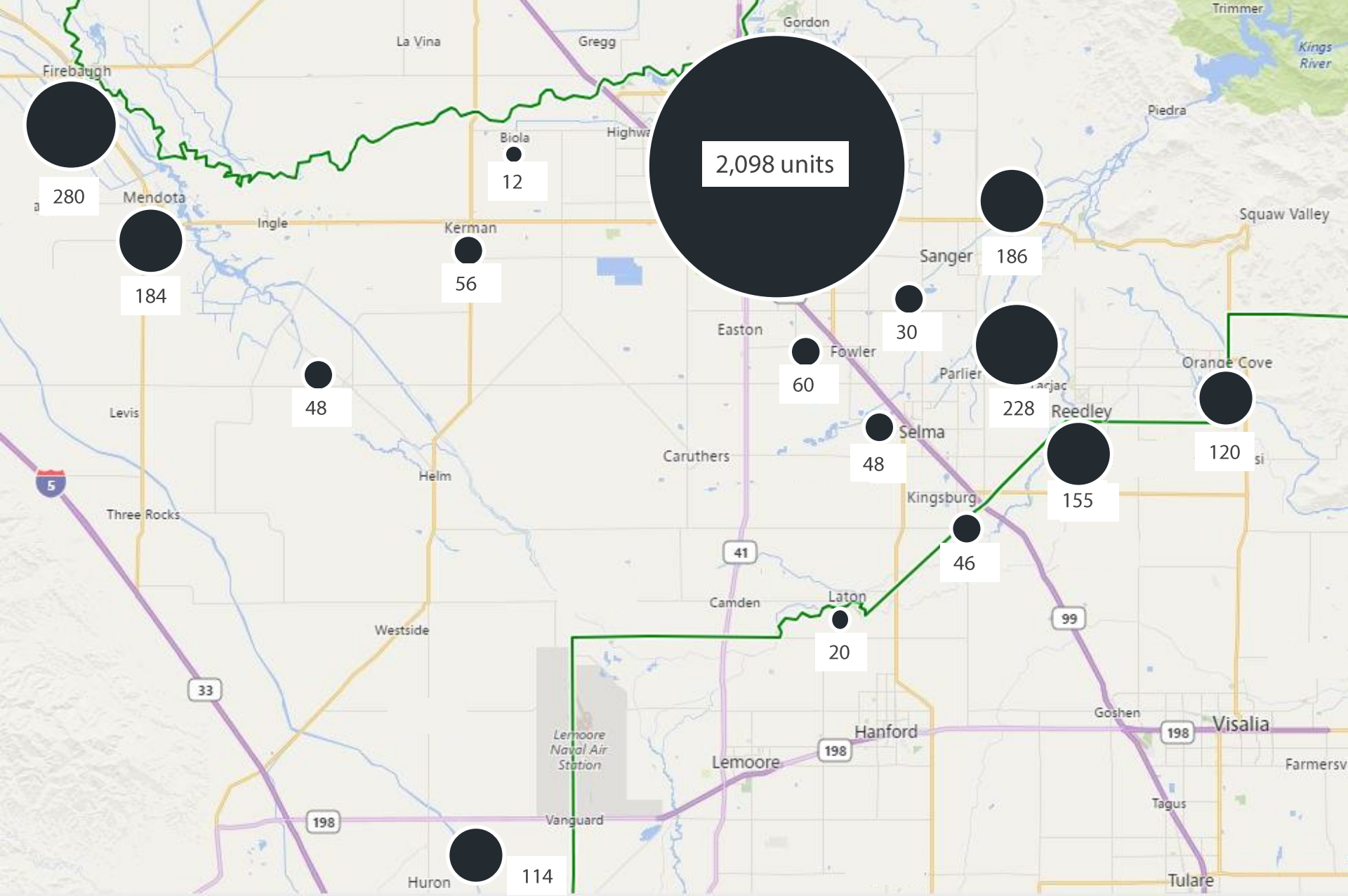


Fresno Housing Portfolio Development

*Boards of Commissioners Meeting
August 21, 2018*



Location of Properties Across Fresno County

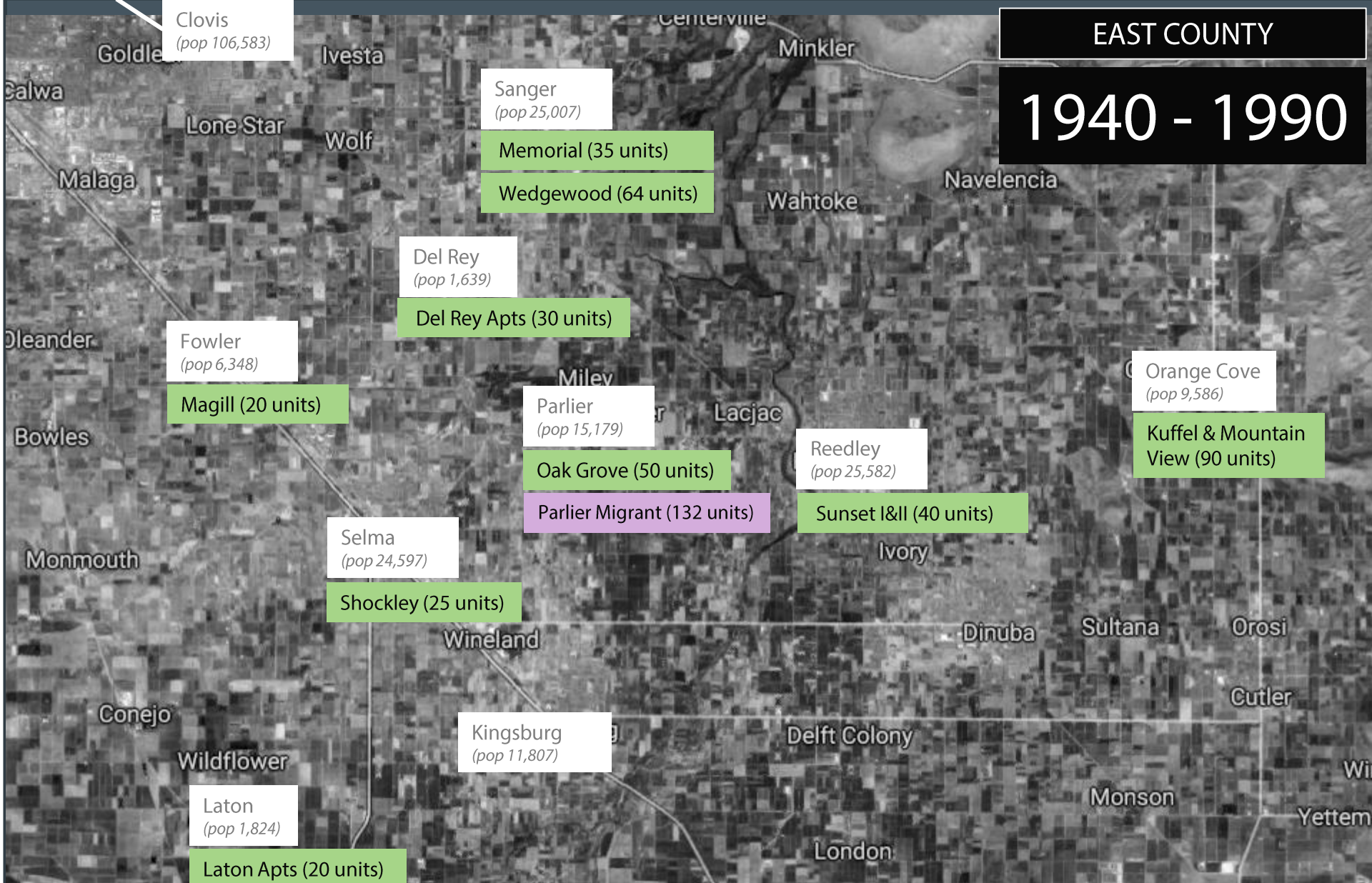


Units by City

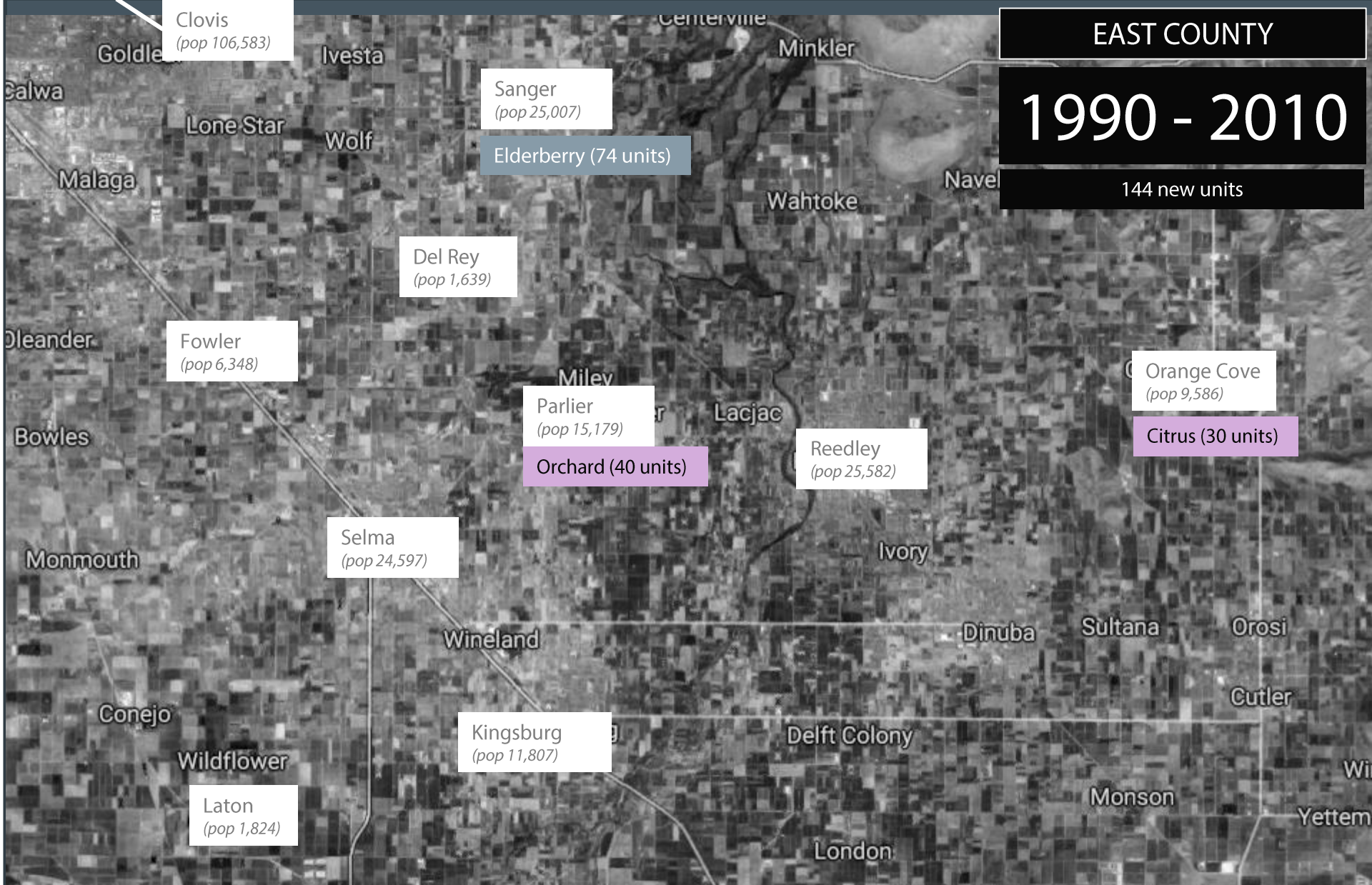


Portfolio Development in East County

1940 - 1990

Public
HousingRAD
ConversionNon-RAD
LIHTC units

Other



Public
Housing

RAD
Conversion

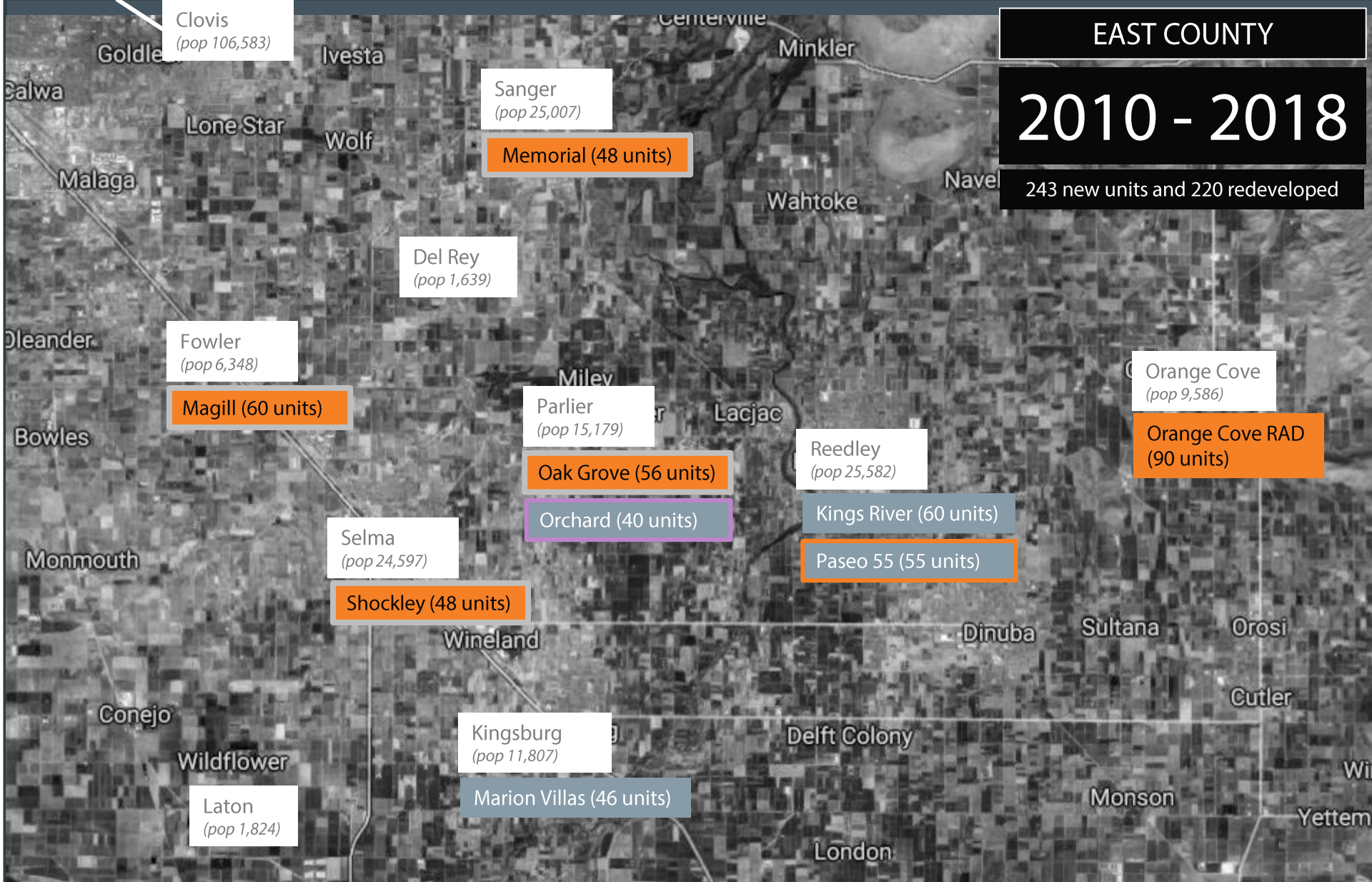
Non-RAD
LIHTC units

Other

EAST COUNTY

2010 - 2018

243 new units and 220 redeveloped



Public
Housing

RAD
Conversion

Non-RAD
LIHTC units

Other



Portfolio Development in West County

1940 - 1990

Public
HousingRAD
ConversionNon-RAD
LIHTC units

Other



WEST COUNTY

1990 - 2010

16 new units

Public Housing

RAD Conversion

Non-RAD LIHTC units

Other



WEST COUNTY

2010 - 2018

30 new units and 124 redeveloped

Public
Housing

RAD
Conversion

Non-RAD
LIHTC units

Other



Types of Projects - County

Downtown Density

Firebaugh (pop 8,311)



Rio Villas (30 Units)

Characteristics:

- Downtown
- High density
- Walkable/bikable
- (sometimes) Mixed-Use

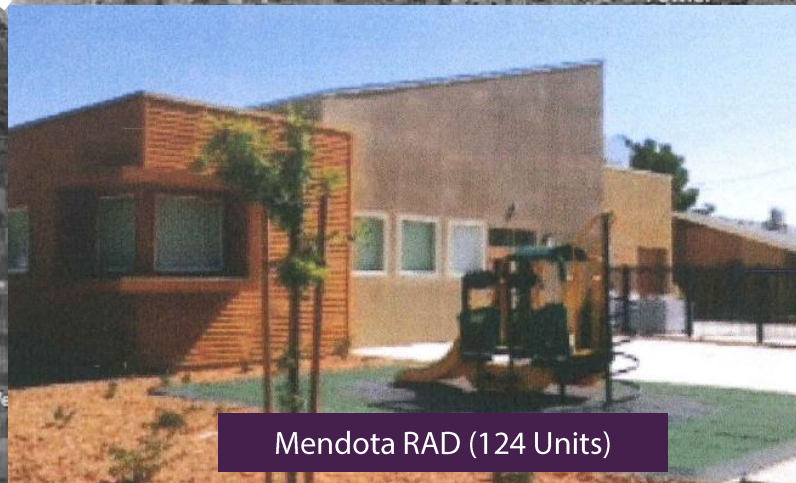
Similar Projects:

- Marion Villas (Kingsburg)
- Paseo 55 (Reedley)



Rehabilitation

Mendota (pop 11,418)



Mendota RAD (124 Units)

Characteristics:

- Public housing sites
- Gut rehabs
- Some infrastructure improvements

Similar Projects:

- Orange Cove RAD
- Orchard Farm Labor Housing



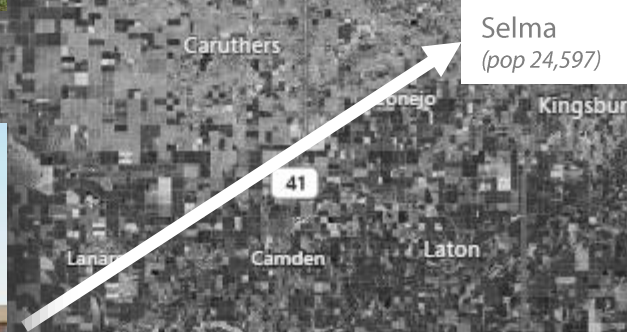
Demolish & Redevelop



Shockley Terrace (25 units)



Cueva de Oso (48 units)



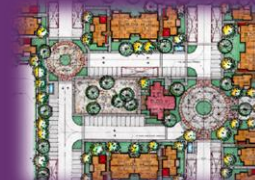
Selma
(pop 24,597)

Characteristics:

- Two –stories
- Better utilization of space
- Added units
- New on-site services

Similar Projects:

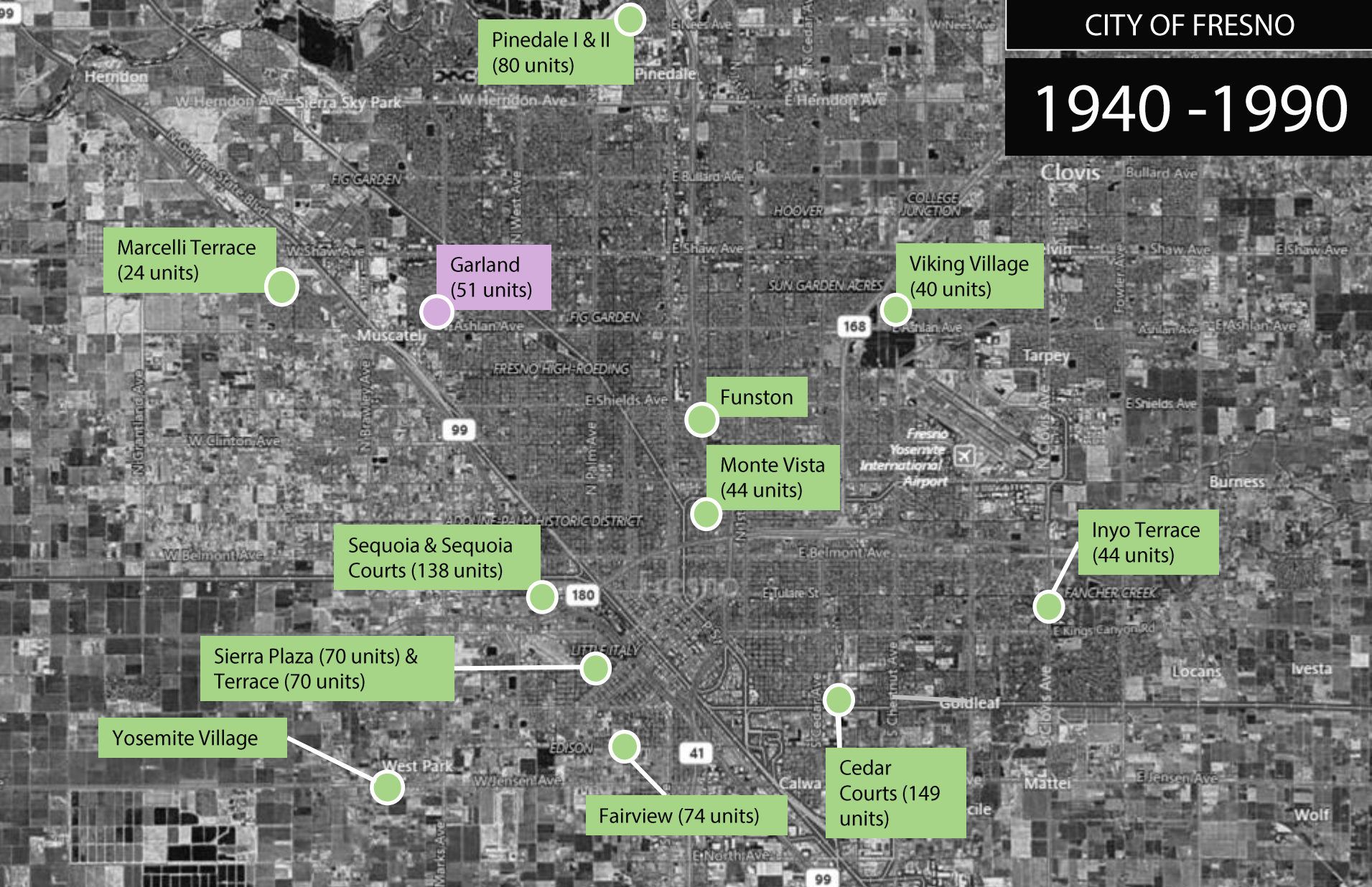
- Magill Terrace (Fowler)
- Memorial Village (Sanger)
- Oak Grove (Parlier)





Portfolio Development in the City of Fresno

1940 - 1990

Public
HousingRAD
ConversionNon-RAD
LIHTC units

Other

1990-2010

486 new units and 33 redeveloped

Brierwood
(74 units)

El Cortez (48 units),
Woodside (76 units),
Dayton (66 units)

Villa Del Mar
(48 units)

Emergency
Housing
(30 units)

Yosemite Village (69 units)

Mariposa (40 units)

De Soto I (40 units)
De Soto II (28 units)

Public
Housing

RAD
Conversion

Non-RAD
LIHTC units

Other

2010-2018

662 new units and 473 redeveloped

Public
HousingRAD
ConversionNon-RAD
LIHTC units

Other



Types of Projects - City

Special Needs/Services



Fresno (Central)

Characteristics:

- Near to services
- Designed as a small community
- On-site support services

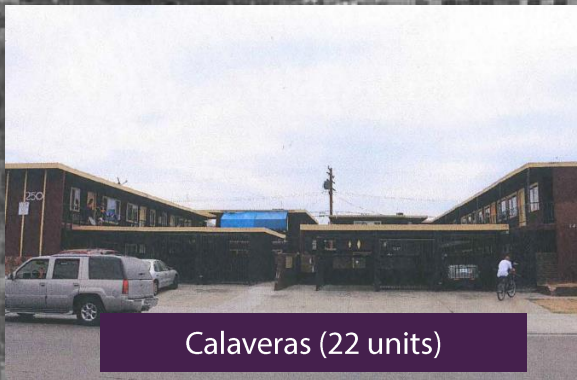
Similar Projects:

- Santa Clara
- Trinity
- Alta Monte



Rehab with Facelift

Fresno (Lowell Neighborhood)



Calaveras (22 units)



Fenix @ Calaveras (22 units)

Characteristics:

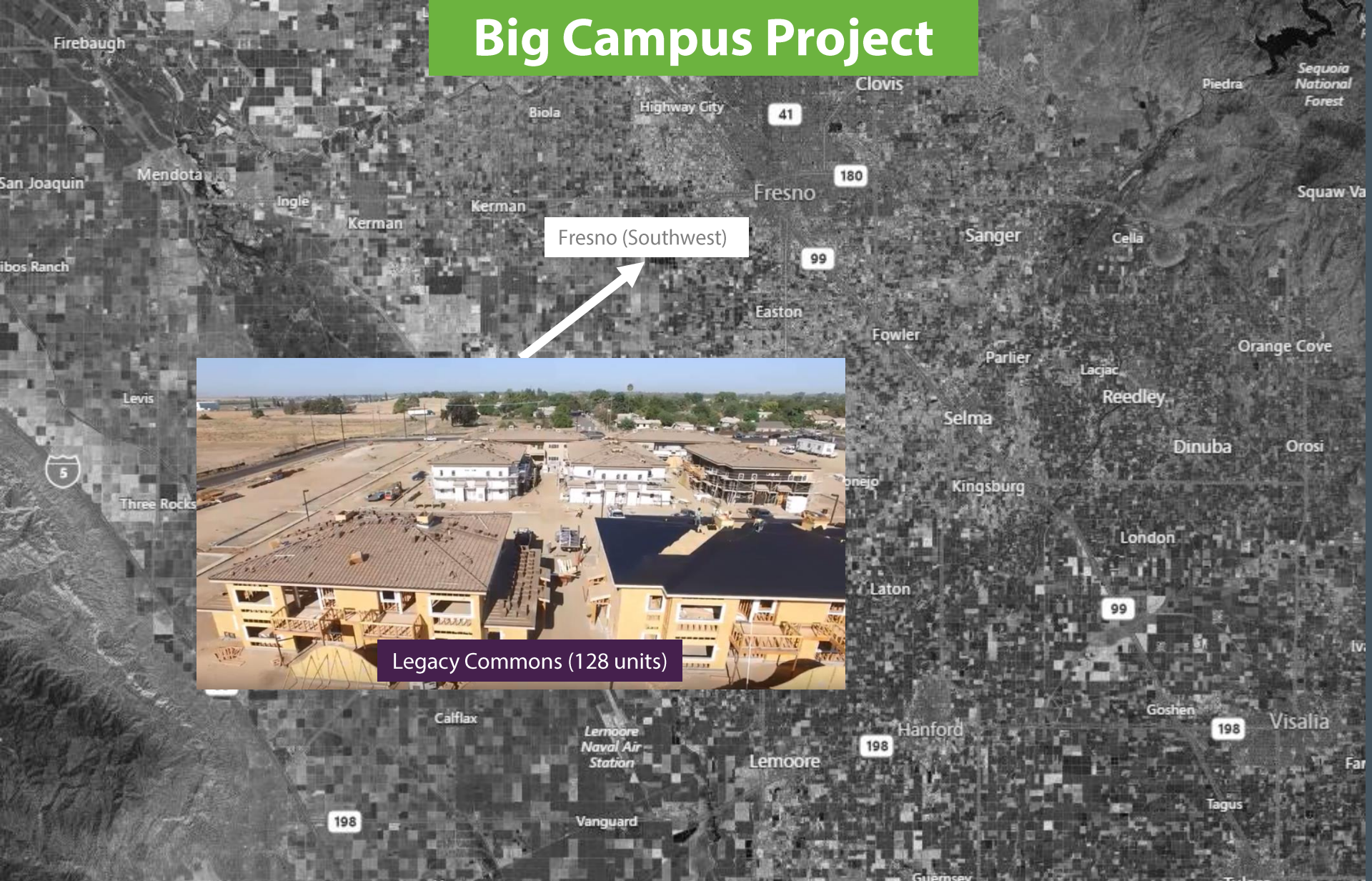
- Gut rehabs
- Impacts on neighborhood
- Site largely unchanged
- Relatively difficult to finance

Similar Projects:

- San Ramon
- Alta Monte/Trinity
- RADs



Big Campus Project



Characteristics:

- Large amount of units
- Large plot of land required
- Lots of community space and services

Similar Projects:

- Parc Grove/
Parc Grove NW



High-Density Urban



Characteristics:

- Near transit
- (sometimes) Mixed-Use
- Workforce population
- More Costly

Similar Projects:

- Chinatown
- Blackstone & Simpson



Small Urban Infill



Characteristics:

- Sites < 1 acre
- Limited community space
- Small impact on neighborhood
- Slightly more costly per unit

Similar Projects:

- 541 @ South Tower
- Fenix @ Glenn
- Cedar Heights





Looking to the Future 1-5 years and Beyond

Considerations for Development

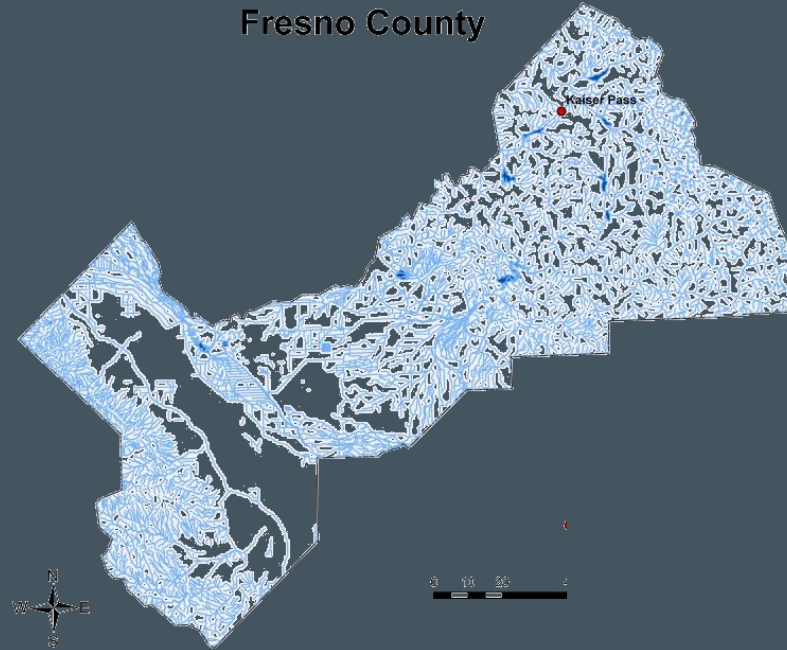
Strategic Priorities

- New construction opportunities to increase quality stock and diversify income streams
- Explore acquisition opportunities
 - Neighborhoods with low quality rental stock
- Neighborhoods of opportunity
- Current portfolio conversion using RAD or other tools
- Focus on neighborhoods surrounding existing properties
- Downtown development including Admin site
- Permanent supportive housing or related projects
 - Must include strong support from partners

**Priorities developed during May 2013 Board Retreat and updated annually.
Order of priorities reflects September 2017 Board Retreat.*

LOOKING AHEAD

Fresno County



West County

(Coalinga, Firebaugh, Mendota, Huron, Kerman, San Joaquin)

- 70,817 residents
- Projected to add 10,500 residents by 2030
- Currently 0.32 full time jobs per labor market participant
- FH owns 694 units
(1 per 102 residents)

Fresno/Clovis

(Fresno excluding unincorporated, Clovis)

- 689,360 residents
- Projected to add 227,730 residents by 2030
- Currently 0.87 full time jobs per labor market participant
- FH owns 2,098 units
(1 per 329 residents)

East County

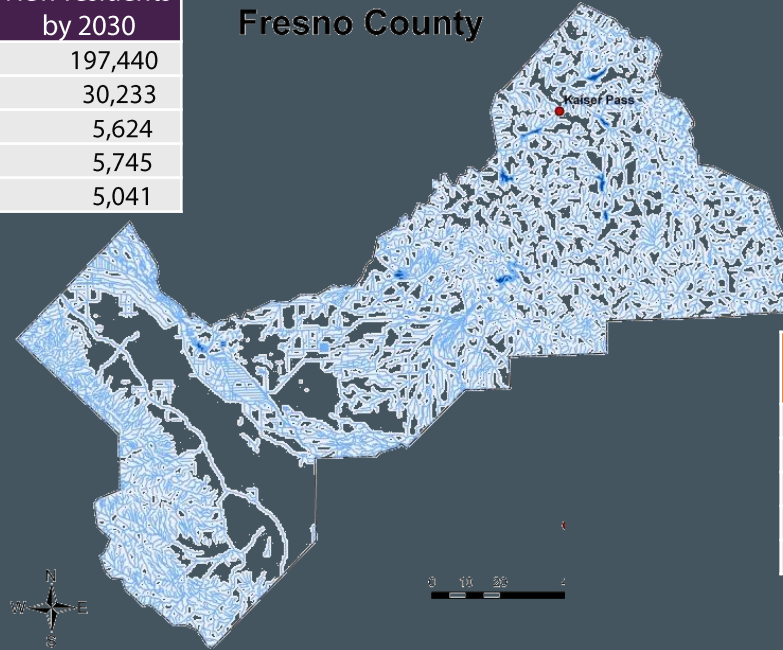
(Fowler, Kingsburg, Orange Cove, Parlier, Reedley, Sanger, Selma)

- 182,350 residents
- Projected to add 21,100 residents by 2030
- Currently 0.45 full time jobs per labor market participant
- FH owns 893 units
(1 per 291 residents)

POPULATION, JOBS, AND SCHOOLS

	Population Growth	New residents by 2030
1	Fresno	197,440
2	Clovis	30,233
3	Reedley	5,624
4	Selma	5,745
5	Sanger	5,041

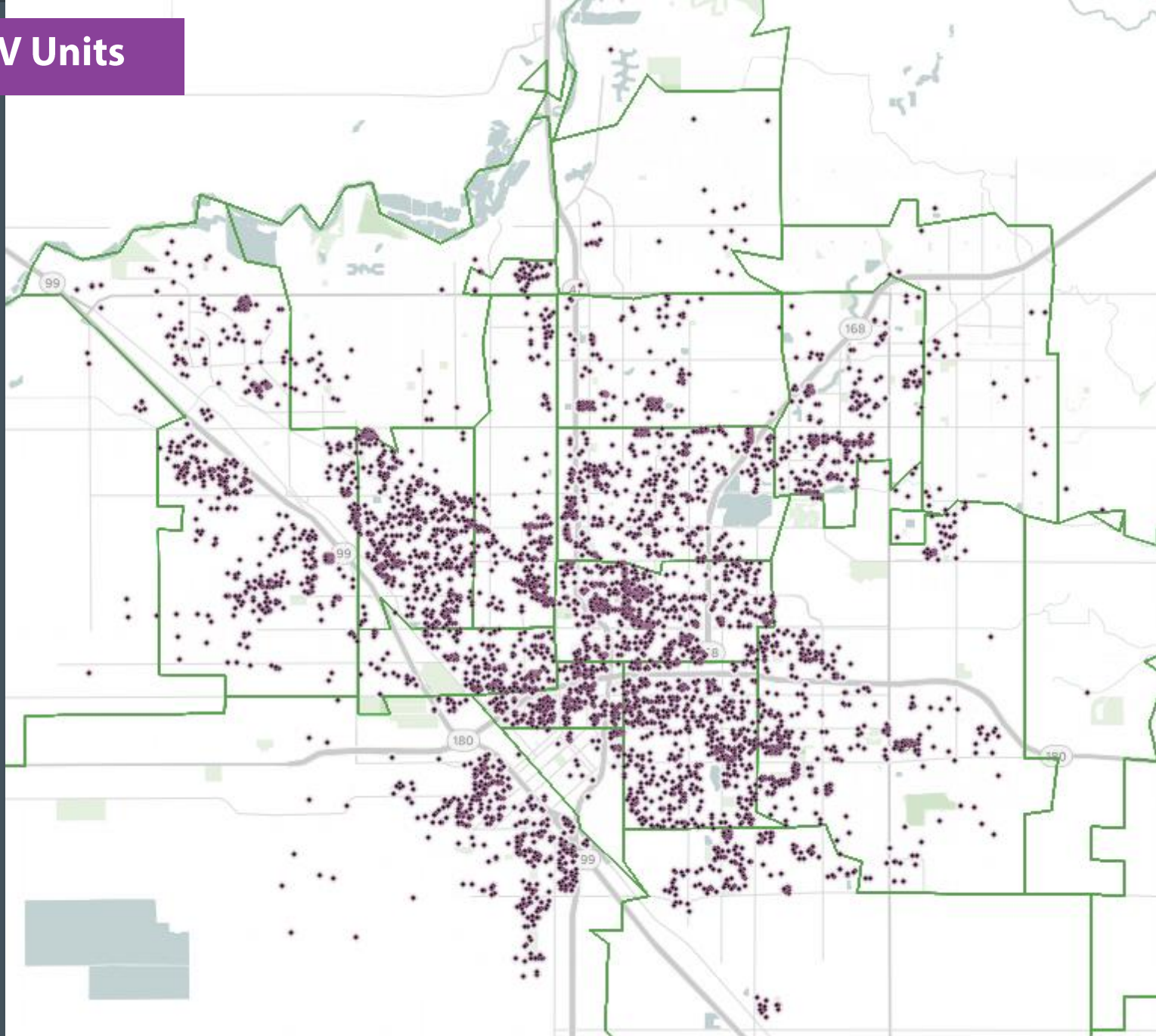
Fresno County



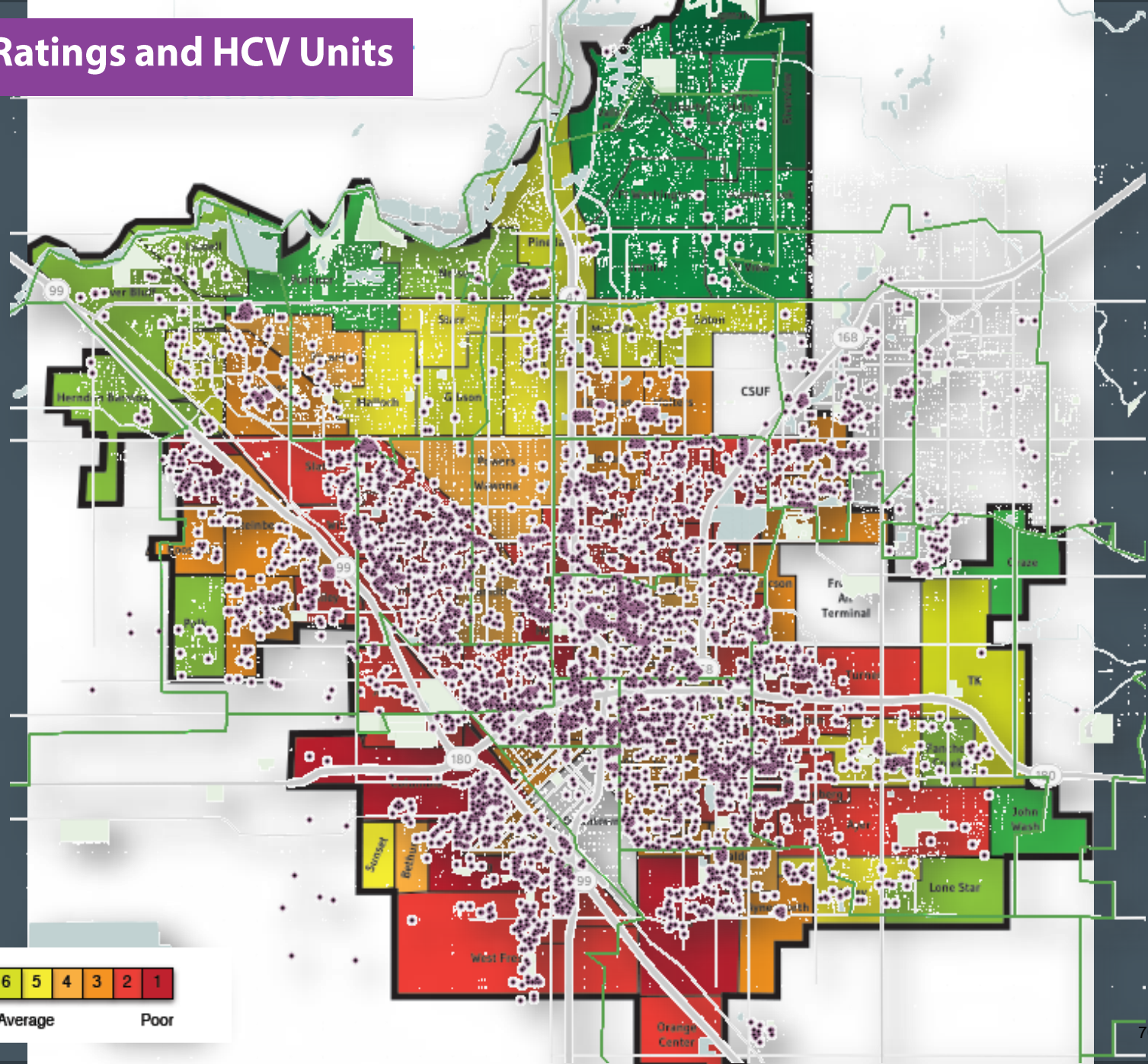
	Employment Opportunities	Full-time jobs/worker
1	Fresno	0.94
2	Fowler	0.73
3	Kingsburg	0.60
4	Clovis	0.56
5	Selma	0.54

	School District Rankings	Niche Grade
1	Clovis Unified	A-
2	Sanger Unified	B
3	Sierra Unified (Prather)	B-
4	Fowler Unified	B-
5	Kerman Unified	C+

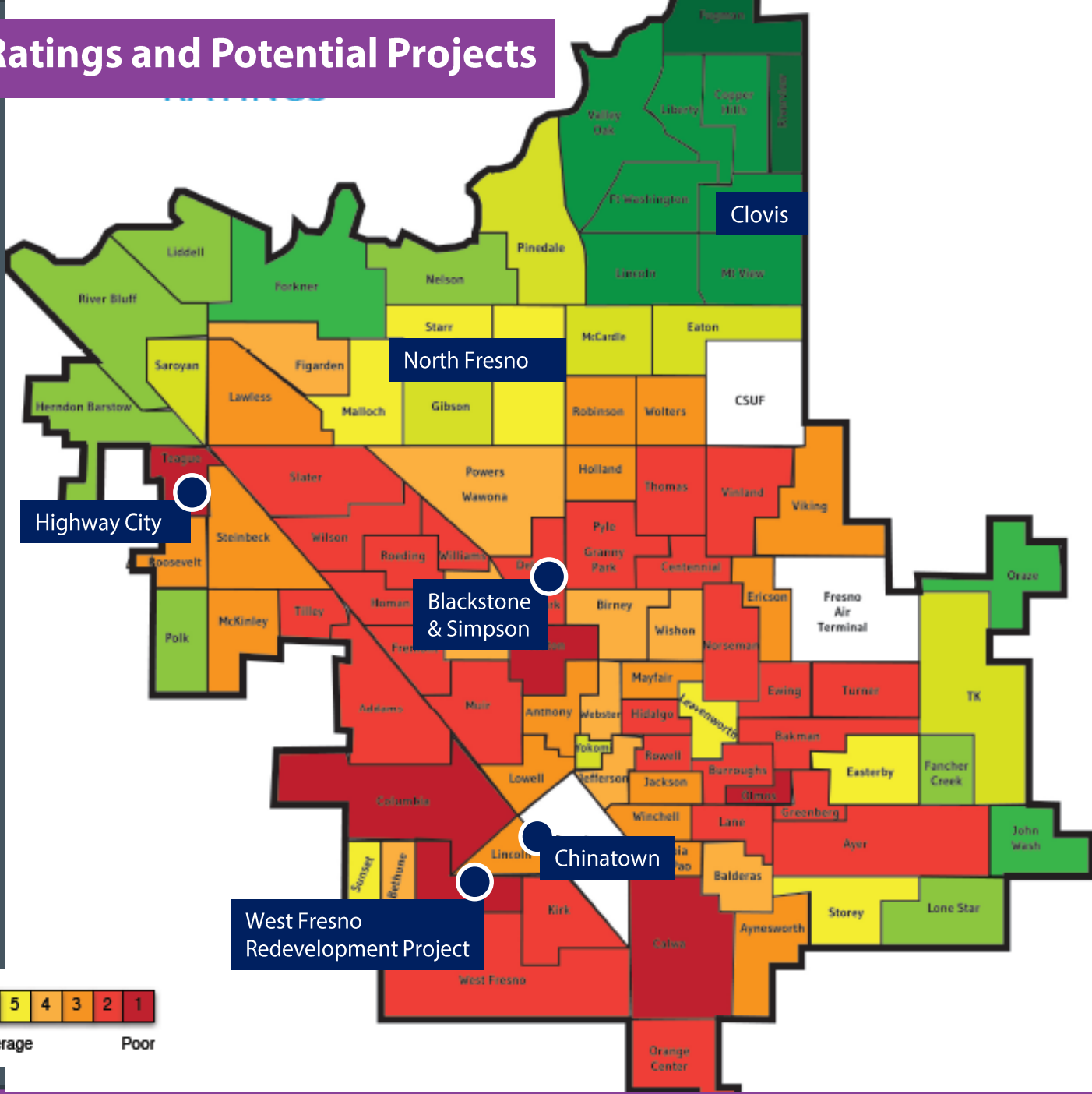
HCV Units



School Ratings and HCV Units

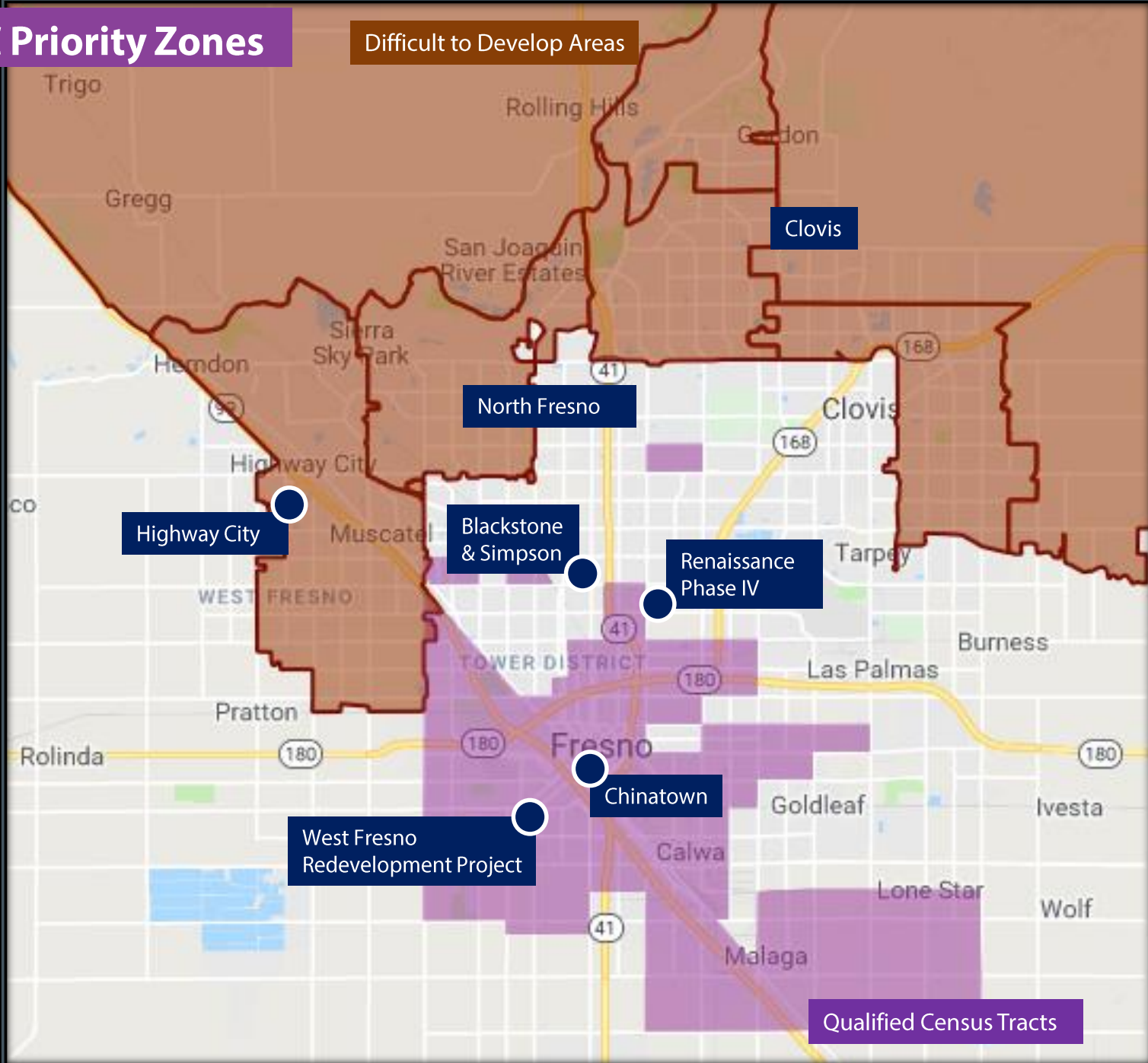


Schools Ratings and Potential Projects

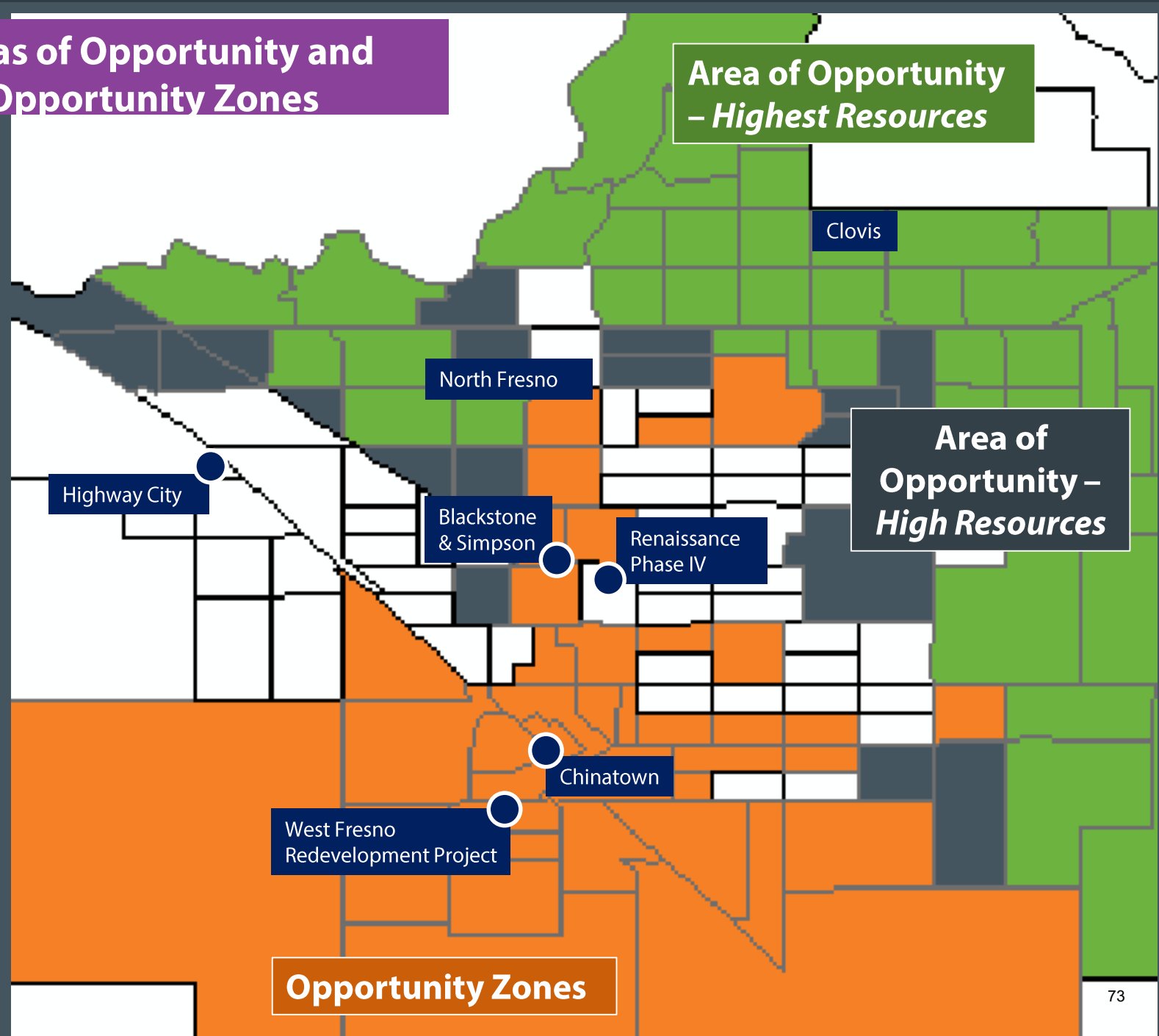


TCAC Priority Zones

Difficult to Develop Areas

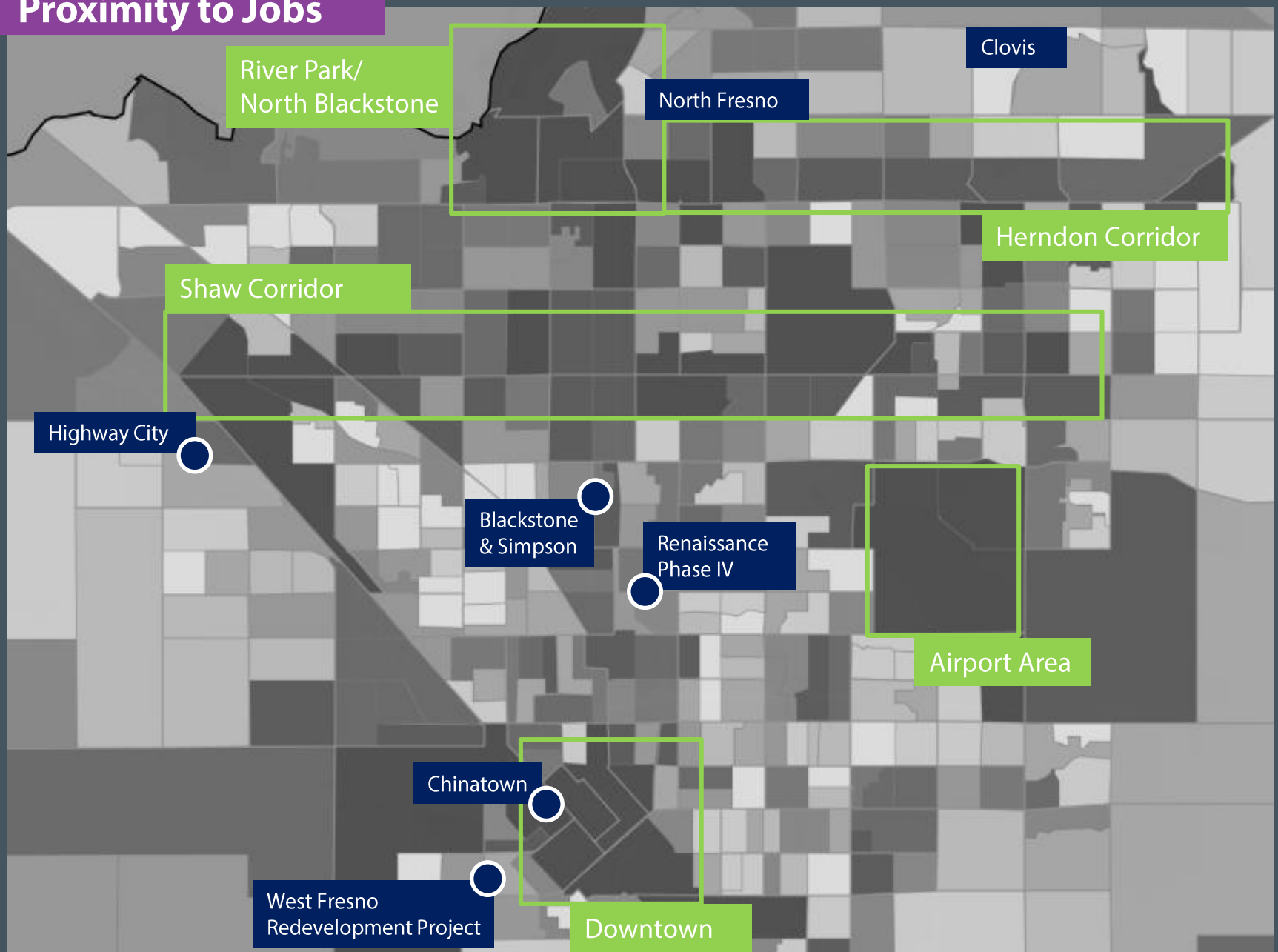


Areas of Opportunity and Opportunity Zones

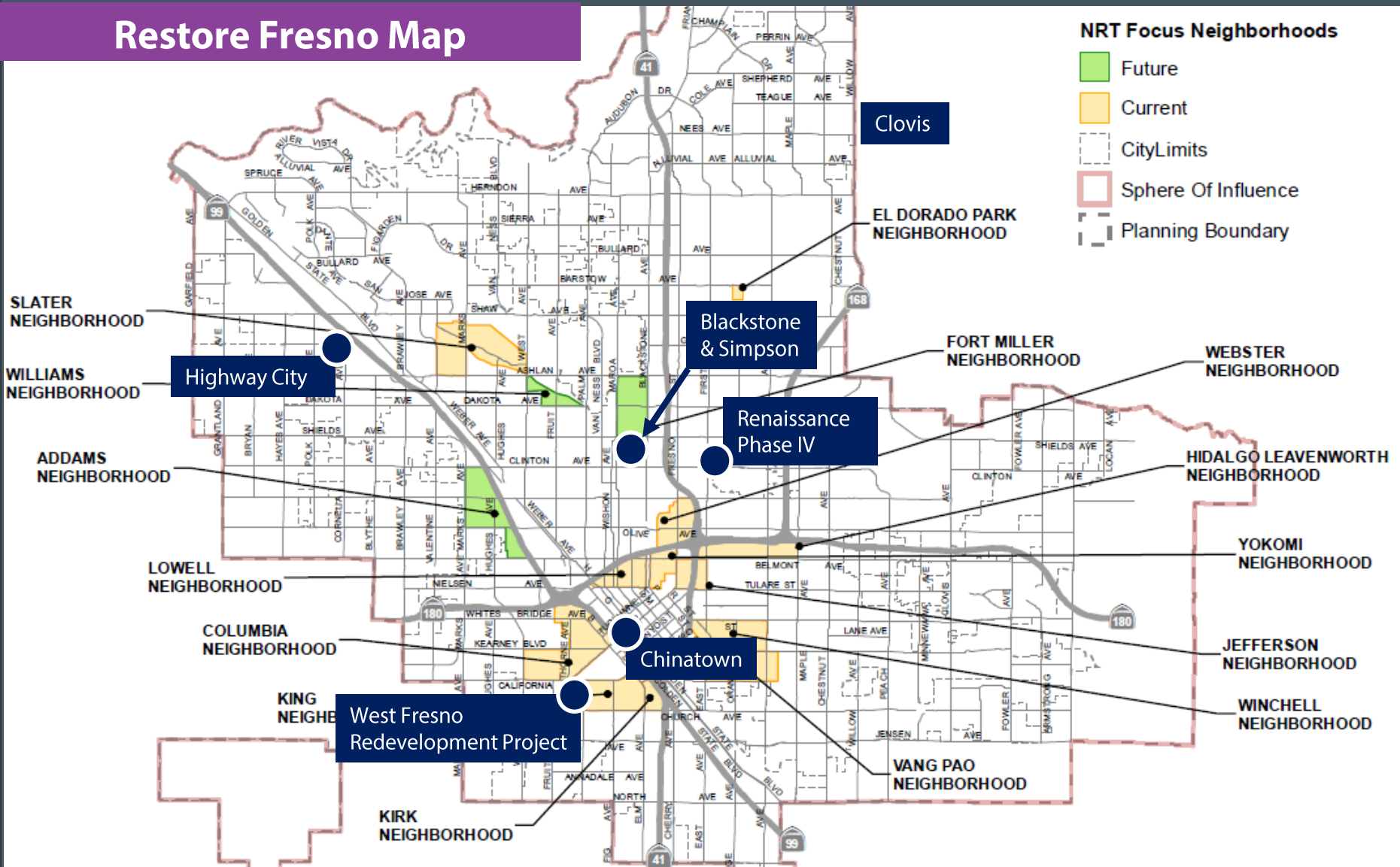


[illegible]

Proximity to Jobs



Restore Fresno Map



BOARD MEMO

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Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners

DATE: August 17, 2018

Fresno Housing Authority

BOARD MEETING: August 21, 2018

FROM: Preston Prince



AGENDA ITEM: 6d

CEO/Executive Director

AUTHOR: Emily De La Guerra

SUBJECT: Update on 2019 Agency Goals & Budget Development Process

Executive Summary

The purpose of this memo is to inform the Boards of Commissioners that staff will be presenting information regarding the Agency's 2019 annual budgeting process.

Based on feedback from the Boards, staff has updated the annual budget process to include both goal and budget development as one, cohesive process. The presentation will include information on 2018 progress on the Agency's budget and goals, a timeline for 2019 budget and goal development, and information about the upcoming 2019 Federal budget.



2019 Budget & Goal Development Process

*Boards of Commissioners Meeting
August 21, 2018*



Overview

- New for 2019: One, Integrated Process:
 - Agency Goals
 - Agency Budget
- Timeline for 2019 Budget & Goal Development
- Progress Report for 2018:
 - Agency Goals
 - Agency Budget
- Update Federal Budget
- Next Steps

Budget Development Process

- ✓ Cohesive Process
- ✓ Integrated Timeline
- ✓ Past, Present and Future Perspective
- ✓ Board Approval

Budget

- Accounting format
- Includes all sources and uses of funding

Goals

- Narrative format
- Focused on discretionary funding

Timeline for 2019 Budget Development

August	<ul style="list-style-type: none">• Review 2018 goals & budget progress• Outline timeline for developing 2019 goals & budget• Provide an update on the Federal budget for 2018 & 2019
September	<ul style="list-style-type: none">• Create opportunities for engagement around goals & budget• Discuss possible 2019 goals at the Board Retreat• Update Boards on community presentations
October	<ul style="list-style-type: none">• Present the first draft of the 2019 goals and operating budget• Receive feedback and update goals and budget
November	<ul style="list-style-type: none">• Second draft of budget and goals presented to the Boards
December	<ul style="list-style-type: none">• Request Boards approval on 2019 goals and operating budgets
January	<ul style="list-style-type: none">• Publish an Executive Summary outlining the goals and the budget

Progress Report: Goal One- Place



Landlord Event



Renaissance at
Parc Grove



Highway City



Progress Report: Goal Two-People



Summer
Technology Camp



Digi Bus



Mike's Books



Progress Report: Goal Three- Public



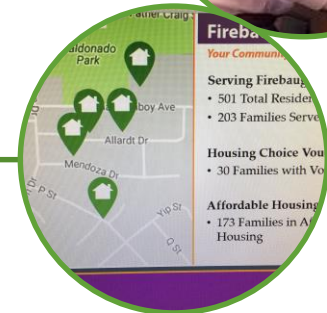
Community
Presentations



Huron



Firebaugh



Progress Report: Goal Four- Partnerships



Juneteenth



National Night Out



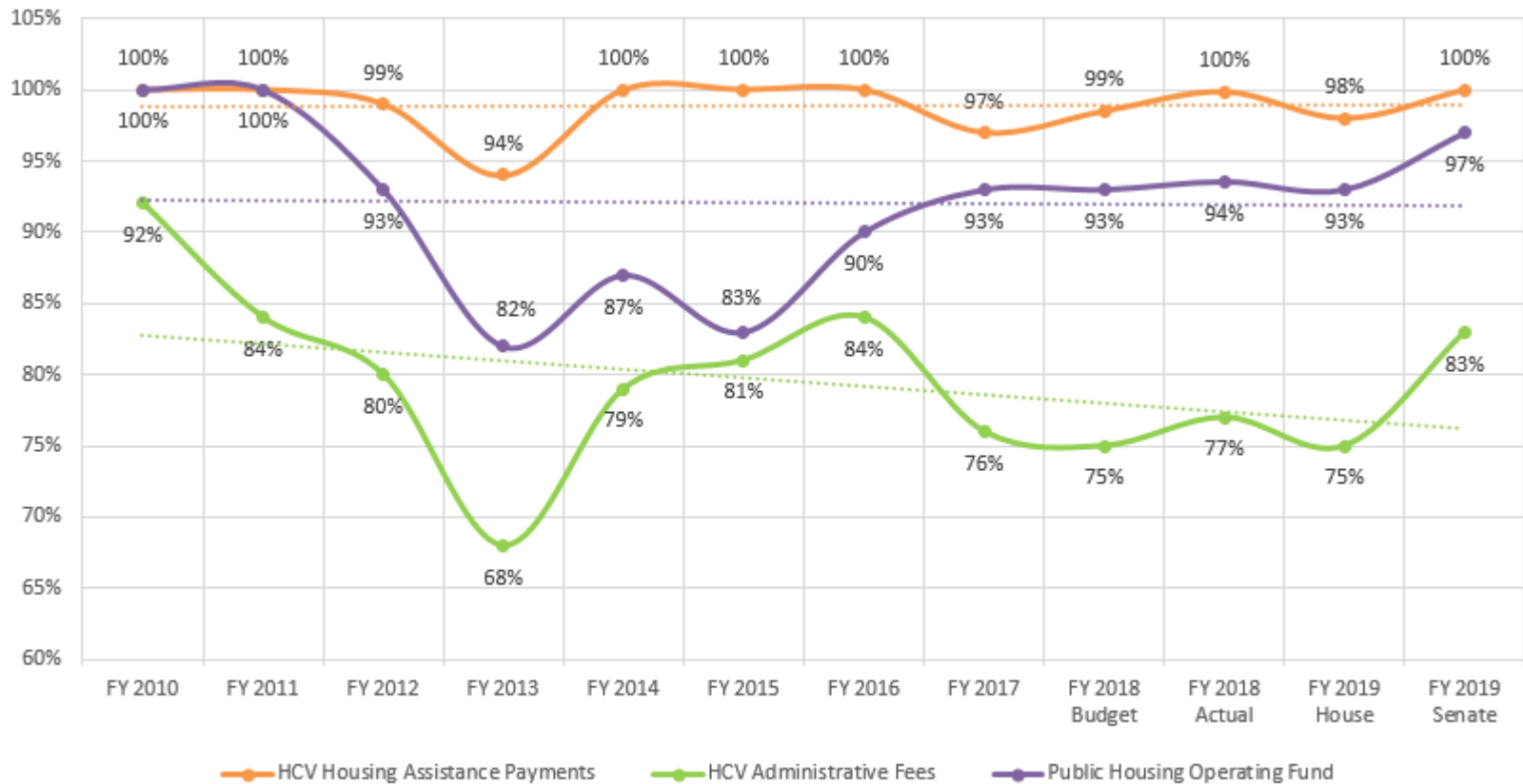
Highway City
Community
Center



2018 Budget Progress

	Fresno Housing Authority			YTD \$ Variance
	Annual Budget	YTD Budget	YTD Actuals	
OPERATING BUDGET				
TOTAL INCOME	41,402,540	20,701,270	22,699,598	1,998,328
TOTAL EXPENSES	37,974,220	18,987,110	17,047,027	(1,940,084)
NET OPERATING INCOME	3,428,320	1,714,160	5,652,571	3,938,411
TOTAL NON-OPERATING EXPENSES	1,957,088	978,544	1,252,951	274,407
NET INCOME	1,471,232	735,616	4,399,620	3,664,005
UNRESTRICTED NET INCOME	(441,488)	(220,744)	2,289,191	2,509,936

2018 & 2019 Federal Budget



Next Steps:

- September:
 - Federal Budget Update
 - Engaging on Budget and Goals
 - Community
 - Board Retreat

2018-19 Agency Goals and Strategic Plan Implementation

Create and sustain vibrant communities

Throughout Fresno County

Quality housing. Engaged residents. Vibrant communities.

Goal One – PLACE

Develop and expand the availability of quality affordable housing options throughout city and county by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

- Create a robust, balanced pipeline for development activities that appropriately responds to the needs of the low income residents of Fresno County. A balance of renovation and new construction should focus on existing properties and surrounding neighborhoods, areas of increased economic activity and transit corridors.

Updates:

- Construction of Blossom Trail, Sanger RAD
 - Construction of Magill Terrace, Fowler RAD
 - Construction of Oak Grove, Parlier RAD
 - Pre-Development, Blackstone and Simpson (Transit)
 - Pre-Development, Chinatown (Transit, TCC)
 - Pre-Development Mariposa Meadows, Fresno (Renovation)
 - Pre-Development Orchard Farm Labor Housing, Parlier (Renovation)
 - Pre-Development Renaissance at Parc Grove IV (next phase with remaining available land)
- Expand efforts to address housing needs and barriers for specific resident populations throughout the City and County of Fresno (e.g. homeless individuals, low-level ex-offenders, mental health, youth, etc.).

Updates:

- Completion of the Renaissance at Parc Grove Homeless Veterans Housing project
 - Partnership with the City of Fresno and Barbara Poppe to end homelessness in Fresno
 - Housed 427 homeless individuals through the CalWorks, VASH, HOME TBRA, and SPC programs
 - Changes in the ACOP that lessen the lookback period, allowing better opportunities for ex-offenders
 - Played a lead role in the Homeless Point-In-Time Count
- Collaborate with landlords, neighborhood groups and Community Development Corporations (CDCs), and other partners to enhance the quality of rental stock across the county and provide a greater range of options for residents with vouchers. Programs should focus on landlord outreach, support and education, in addition to targeting housing options in areas of opportunity.

Updates:

- Organized and executed a Landlord Open House and Training Session
- A second landlord training will occur in late Fall
- Groundbreaking of the Highway City Community Center – CDC Partnership
- Worked with Better Blackstone CDC
- Landlord outreach being conducted to landlords in High Opportunity Areas
- Doing our part to enhance the quality of rental stock; Lead Inspectors and management partnering with landlords interested in improving properties
- Achieved high REAC Scores on HUD inspections throughout Housing Authority properties
- Notified in June 2018 that Fresno Housing Authority is designated a SEMAP “high performer” (measures the performance of Housing Authorities that administer the Housing Choice Voucher program)
- Increased payment standards for HCV voucher holders to allow greater opportunities for families to lease up in a tight rental market
- Exploring Small Area FMRs to expand opportunities for HCV holders

- Create a comprehensive oversight tool to monitor property performance.

Updates:

- Comprehensive oversight tool in development and will be available in Fall 2018
 - Created an internal Summary Report to help monitor performance until the oversight tool is complete
- Utilizing the Agency Asset List, prioritize the assets that need a repositioning strategy and develop a plan to implement actions necessary to appropriately preserve or best dispose of the asset while preserving affordability and serving low income residents.

Updates:

- Added capacity to Asset Management team with new analyst to monitor all assets
 - Partnered with additional brokers to increase awareness of potential properties for purchase and develop better access to rental sales market should the Board decide to market any unrestricted assets
 - Sale of Sierra Point Homes mortgages
 - Application for Choice Neighborhoods (CNI) funding for West Fresno, which will fund the planning efforts related to the revitalization of the public housing in the area
 - Redevelopment of Oak Grove and Magill Terrace through the RAD program
- Continue to explore innovative avenues for funding new and rehabilitated affordable housing stock in Fresno County. Consider new opportunities for federal, state, local and private funding.

Updates:

- Research and Exploration of new funding sources, including:
 - CNI
 - Housing Accelerator Fund
 - Opportunity Zones
 - SB2 and SB3
 - Purpose Built Communities
 - USDA Grants & Loans
 - Private Activity Bonds
 - HUD Multifamily Products

- Met with local bankers to discuss requirements for commercial loans for potential rehabs
- Scheduled training for staff (September) on funding instruments not currently being used by development
- Developed model templates for rehabilitation model
- Regular contact with Brokers to explore multi-family opportunities in neighborhoods

Goal Two – PEOPLE

Respect community needs and knowledge - by listening, learning, and researching - and respond to issues compassionately, intelligently, and intentionally - by developing exceptional programs based on shared experiences.

- Continue to refine and expand Resident Services activities. Create a resident services database with the goal of measuring outcomes for services offered. Consider a survey to benchmark resident needs and outcomes.

Updates:

- Partnership with 59daysocode to provide digital literacy training to over 250 residents in 2018
- Summer Technology Camp provided coding opportunities to 25 resident youth at Geekwise
- Valley Apprenticeship Connections
- Healthy Smiles Mobile Dental Foundation
- Community Engagement Activities: Carnival, NNO, Juneteenth
- Mike's Books at Sequoia Courts
- Digi Bus with FCPL
- Book Rich Environment Initiative (Summer Reading Challenge, Book Giveaways) Partnership with FCPL
- Parent University (Fresno State) – Digital Literacy Course
- In the Know (EOC) Healthy Relationships, Sexual Education
- Performing Above the High (PATH) & "Lock It Up Program" – Youth and Adult Education Drug Prevention Programs
- Create additional opportunities to promote upward economic mobility for residents using data, policy updates and refined systems of support for residents reaching income limits.
 - Partnered with Betsy McGovern-Garcia at Self Help Enterprises to develop a Homeownership Class and Financial Literacy Workshop for high income residents
 - Full Pilot Program in development with roll-out in September
- Reduce the number of homeless individuals in Fresno County through active leadership with partners to implement key steps outlined by Barbara Poppe in her work with the Fresno Community.

Updates:

- Participated in and supported the FMCOCC Point in Time Count of homeless individuals
 - Launched the PG&E SHARE program to eliminate overdue utility costs as possible cause for eviction and homelessness
 - Opened Renaissance at Parc Grove – Homeless veterans
 - Housed in 2017: 48 households in Permanent Supportive Housing; 75 households in Rapid Re-Housing; assisted 5 agencies/entities to administer 9 programs housing 213 households; 91 Veterans in VASH
 - National presentation – Housing First Partners Conference
 - Barbara Poppe work continues – convening community
- Explore new opportunities to enhance and promote staff and resident safety at properties.

Updates:

- Developed and completed comprehensive property safety assessments
- Conducted a lobby safety review
- Facilitated De-escalation training for staff
- Facilitated utility cart training for staff
- Coordinated and participated in National Night Out to build relationships between policy and the communities
- Sponsored a Neighborhood Block Party for Southwest Fresno Coordinated by Officer Steve Hunt
- Updated Agency Emergency Action Procedures
- Training for Emergency Response Team members on new handheld radio communication and protocol; building evacuation procedures; fire extinguisher use
- Community and resident safety meetings planned for 3rd and 4th quarter

Goal Three – PUBLIC

Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes high quality affordable housing and supports the advancement of Fresno's low-income residents.

- Complete a series of presentations to key city governments to facilitate a better understanding of Housing Authority benefits, priorities and opportunities and further enhance relationships across Fresno County.

Updates:

- Developed presentation template for use by staff and board members
 - Huron
 - Firebaugh
 - San Joaquin Gardens
- Complete a website “refresh” to ease public access to key agency information and services.

Updates:

- In progress

Goal Four – PARTNERSHIP

Collaborate to strengthen the Housing Authority’s ability to address the challenges facing Fresno communities.

- Engage the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.

Updates:

- CNI Grant application and associated community engagement process
 - Agency participation in Juneteenth and Neighborhood Block Party events in Southwest Fresno
 - Secured commitments from over 69 stakeholders and 63 residents to participate in the Southwest Fresno community process including committee co-chairs from the City, the non-profit community and the local community
 - Partnered with Every Neighborhood Partnership to help lead resident and community engagement process in South West Fresno
- Revisit relationship and collaboration opportunities with Fresno Housing affiliate Fresno Housing Education Corps (Ed Corps). In conjunction with the Ed Corps Board and key stakeholders, prioritize 3-5 initiatives that align with FH Resident Services Department.

Updates:

- Created a site specific data base to group data and information about our properties; including information about children and schools
- Exploring opportunities to partner with Fresno Unified to improve educational outcomes in Southwest Fresno
- Partnership with Betsey Martens, President of Bringing School Home to learn more about links between housing and education

Management Goal One – SUSTAINABILITY

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

- Create a comprehensive and purposeful approach to training that includes appropriate onboarding, professional development and key skill development components. Create circumstances to develop, expand and document best practice methodologies associated with specific positions and departments.

Updates:

- Facilitated “Lunch and Learns” on various topics, including: Partnering with Your Doctor
 - Training and Development Session with Managers: Giving Feedback
 - Created a monthly training newsletter for staff
 - Internal HMD all staff meetings focusing on operations, quality assurance, and best practices for maintenance, customer service and resident relations
 - Golf cart and vehicle use training
 - Bringing in 3rd party trainers offering State and Federal Certifications for Staff; TCS (Tax Credit Specialist), COS (Certified Occupancy Specialist), and BOS (Blended Occupancy Specialist).
 - Training for staff on de-escalation
 - Created an intake / eligibility training plan to quickly train 6 temporary HCV workers; plan will become a template for training future hires
 - Customer Service Basics training for HCV staff – Part 1
 - HQS Inspector onboard training plan created and implemented in July 2018
 - Weekly trainings for accounting staff
- Expand the use of meaningful key performance indicators for each department that can begin to create the framework of an agency data dashboard.

Updates:

- Created an electronic check-in system for the main office lobby that allows for better customer service, better data, and careful monitoring of lobby traffic
 - Worked with a senior manager cohort to develop a listing of possible KPI's (key performance indicators) and created a SharePoint site to house KPI work
- Develop strategies to attract, retain, and/or develop a diverse leadership team, representative of agency values and the populations we serve.

Updates:

- Established new professional network relationships with: BLOC (Black Leaders Organizing Change) Fresno; FLYP (Fresno's Leading Youth Professionals); Fresno Metro Black Chamber of Commerce
- Participated at Fresno State's "Recruit The 99 Career and Interns Fair," BLOC Fresno Networking Mixer, FLYP Mixer, Fresno State University Meet The Professionals Day, and Fresno Pacific University's Career Achievement Program
- Continue to implement the Performance Management Program throughout the agency and expand the implementation of Pay For Performance.

Updates:

- Implemented Phase 3 of Pay For Performance August 1, 2018
- Explore options to mitigate the financial impacts to the Agency of rising healthcare and pension costs.

Updates:

- Implemented software solution to help manage unfunded pension liabilities
- Exploring options to ensure an effective long-term strategy for managing the Agency's unfunded pension liability.

Management Goal Two – STRUCTURE

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

- In conjunction with the Board, continue to refine the Board handbook (i.e. orientation tool, administrative overview, agency information) for all board members.

Updates:

- Exploring ways to facilitate quality communication with Commissioners to increase information and awareness
- Succession planning and management is the practice that helps safeguard the stability of tenure of personnel and to ensure the agency is positioned to operate soundly in the event of change. The Boards should update their succession plan for the CEO position and encourage staff to develop a succession plan for key personnel.

- Work to ensure all communication to the Board is informative, concise and timely. Offer opportunities for Board members to further engage with each other and staff through Board communications and retreats.

Updates:

- Board Retreat
- Board Workshops
- Mid-Month Updates
- Staff Briefings

Management Goal Three – STRATEGIC OUTREACH

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

- Engage the Fresno community in discussions on housing issues and solutions - expanding the visibility of the Fresno Housing Authority as a key partner and contributor to vibrant communities.

Updates:

- Participation in advocacy events in Washington DC and locally
 - Community outreach presentations
 - Monthly meetings with Mayor and Key Staff to discuss key housing issues across the city and set priorities
 - Partnering with the Central Valley Community Foundation on housing advocacy issues
 - Meet regularly with County Staff and Supervisors on key housing issues
- Produce and distribute three community "newsletters" that address key national housing policy issues and relate it to the local community.
 - Expand the use of social media to promote the need for affordable housing in Fresno County, inform residents and the community of key dates and opportunities, and expand avenues for the Agency to learn from residents.

Updates:

- Launched Agency's Facebook page and ratified Social Media Policy

BOARD MEMO

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1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

DATE: August 17, 2018

Fresno Housing Authority

BOARD MEETING: August 21, 2018

FROM: Preston Prince



AGENDA ITEM: 6e

CEO/ Executive Director

AUTHOR: Tammy Townsend

SUBJECT: Discussion on Board Retreat

Executive Summary

The purpose of this memo is to outline the intent to dedicate time on the agenda for the Board Chairs to facilitate a discussion of desired topics for the scheduled September Board Retreat. As a reminder, the Board Retreat is planned for September 14, 2018 at The Falls Conference Center located at 4105 West Figarden Drive, Fresno, Ca 93722.

BOARD MEMO

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TO: Boards of Commissioners

DATE: August 17, 2018

Fresno Housing Authority

BOARD MEETING: August 21, 2018

FROM: Preston Prince



AGENDA ITEM: 7a

CEO/Executive Director

AUTHOR: Aysha Hills

SUBJECT: Resolution of Intent to Amend Fresno Housing Authority's
 CalPERS Contracts

Executive Summary

The purpose of this memo is to explain the reason for the Fresno Housing Authority's ("Agency's") desire to amend its contracts with CalPERS (California Public Employees' Retirement System). As part of our on-going analysis of Agency policies, contracts, and internal controls, staff has spent time analyzing and researching our contract with CalPERS. The current contracts with CalPERS date back to August 1st, 1964, and have since been amended on several occasions. Recently staff discovered that CalPERS now allows members to purchase up to three years of service credit for time spent as a volunteer in service to AmeriCorps, AmeriCorps VISTA (Volunteers in Services To America), or the Peace Corps.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County approve the resolutions of intent to amend Fresno Housing's CalPERS contracts, to allow members to purchase up to three years of service credit for time spent as a volunteer in service to AmeriCorps, AmeriCorps VISTA (Volunteers in Services To America), or the Peace Corps. Once approved, CalPERS will amend the contracts and send the Agency the resolutions to approve the final changes. Staff expects to have these resolutions for the Boards in September, 2018.

Fiscal Impact

There is no cost to the Agency to add this service credit purchase option for members. Members (employees) bear the cost of this service credit purchase. Ultimate liability for the Agency is nominal, and for all CalPERS service credit purchases, employer liability is funded by the annual actuarial evaluation and setting of the "employer rate" based on the overall service that has been posted to the employer.

RESOLUTION NO. _____

RESOLUTION OF INTENTION

TO APPROVE AN AMENDMENT TO CONTRACT

BETWEEN THE BOARD OF ADMINISTRATION

CALIFORNIA PUBLIC EMPLOYEES/ RETIREMENT SYSTEM

AND THE BOARD OF COMMISSIONERS

HOUSING AUTHORITY OF THE CITY OF FRESNO

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To provide Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service) for local miscellaneous members.

NOW THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 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. _____

RESOLUTION OF INTENTION

TO APPROVE AN AMENDMENT TO CONTRACT

BETWEEN THE BOARD OF ADMINISTRATION

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

AND THE BOARD OF COMMISSIONERS

HOUSING AUTHORITY OF THE COUNTY OF FRESNO

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PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 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

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

Services & Prefunding Programs

P.O. Box 942703 Sacramento, CA 94229-2703

888 CalPERS (or 888-225-7377)

TTY: (877) 249-7442 | Fax: (916) 795-4673

www.calpers.ca.gov

**CERTIFICATION OF COMPLIANCE WITH
GOVERNMENT CODE SECTION 7507**

I hereby certify that in accordance with Section 7507 of the Government Code the future annual costs as determined by the California Public Employees' Retirement System for the increase or change in retirement Benefit(s) have been made public at a public meeting of the _____ of the _____ on _____
(governing body) (public agency) (date)

which is at least two weeks prior to the adoption of the Resolution / Ordinance.

Adoption of the retirement benefit increase or change will not be placed on the consent calendar.

Clerk/Secretary

Title

Date _____

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

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**CERTIFICATION OF COMPLIANCE WITH
GOVERNMENT CODE SECTION 7507**

I hereby certify that in accordance with Section 7507 of the Government Code the future annual costs as determined by the California Public Employees' Retirement System for the increase or change in retirement Benefit(s) have been made public at a public meeting of the _____ of the _____ on _____
(governing body) (public agency) (date)

which is at least two weeks prior to the adoption of the Resolution / Ordinance.

Adoption of the retirement benefit increase or change will not be placed on the consent calendar.

Clerk/Secretary

Title

Date _____

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

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www.calpers.ca.gov

CERTIFICATION OF GOVERNING BODY'S ACTION

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the

_____ of the
(governing body)

(public agency)

on _____.
(date)

Clerk/Secretary

Title

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

Services & Prefunding Programs

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CERTIFICATION OF GOVERNING BODY'S ACTION

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the

_____ of the
(governing body)

(public agency)

on _____.
(date)

Clerk/Secretary

Title



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
Commissioners
Housing Authority of the City of Fresno

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective August 1, 1964, and witnessed May 12, 1964, and as amended effective April 20, 1967, February 1, 1969, September 3, 1983, January 1, 1994, July 31, 2004 and October 11, 2016 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

- A. Paragraphs 1 through 15 are hereby stricken from said contract as executed effective October 11, 2016, and hereby replaced by the following paragraphs numbered 1 through 15 inclusive:
1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 60 for classic local miscellaneous members and age 62 for new local miscellaneous members.
 2. Public Agency shall participate in the Public Employees' Retirement System from and after August 1, 1964 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:
 - (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.
 - (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.
 - (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.
4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:
 - a. Employees other than local safety members (herein referred to as local miscellaneous members).
5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:
 - a. **SAFETY EMPLOYEES.**
6. Removal of the exclusion of "Persons Compensated on an Hourly Basis Hired on or After February 1, 1969 " pursuant to Section 20503, is declarative of agency's previous interpretation and does not mandate any new classes of employees into membership.

7. Assets heretofore accumulated with respect to members in the local retirement system have been transferred to the Public Employees' Retirement System and applied against the liability for prior service incurred thereunder. That portion of the assets so transferred which represent the accumulated contributions (plus interest thereof) required of the employees under said local system has been credited to the individual membership account of each such employee under the Public Employees' Retirement System.
8. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member shall be determined in accordance with Section 21353 of said Retirement Law subject to the reduction provided therein for Federal Social Security (2% at age 60 Modified).
9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Supplemental to Federal Social Security).
10. Public Agency elected and elects to be subject to the following optional provisions:
 - a. Section 21536 (Local System Service Credit Included in Basic Death Benefit).
 - b. Section 20042 (One-Year Final Compensation) for classic members only.
 - c. Section 20965 (Credit for Unused Sick Leave).
 - d. Section 21024 (Military Service Credit as Public Service).
 - e. Section 20903 (Two Years Additional Service Credit).
 - f. Section 20503 (To Remove the Exclusion of Persons Compensated on an Hourly Basis Hired on or After February 1, 1969, Prospectively from October 11, 2016).
 - g. Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service).
11. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on September 3, 1983. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.
12. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members of said Retirement System.

13. Public Agency shall also contribute to said Retirement System as follows:
- a. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.
 - b. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.
14. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.
15. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

COMMISSIONERS
HOUSING AUTHORITY OF THE CITY
OF FRESNO

BY _____
ARNITA PAIGE, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY _____
PRESIDING OFFICER

Witness Date

Attest:

Clerk



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

**Between the
Board of Administration
California Public Employees' Retirement System
and the
Commissioners
Housing Authority of the County of Fresno**

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective August 1, 1964, and witnessed May 14, 1964, and as amended effective April 14, 1967, July 1, 1969, May 1, 1977, September 3, 1983, January 1, 1994, July 31, 2004 and October 10, 2016 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

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B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

COMMISSIONERS
HOUSING AUTHORITY OF THE
COUNTY OF FRESNO

BY _____
ARNITA PAIGE, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY _____
PRESIDING OFFICER

Witness Date

Attorney

Clerk

**RESOLUTION OF INTENTION
TO APPROVE AN AMENDMENT TO CONTRACT
BETWEEN THE
BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
AND THE
COMMISSIONERS
FRESNO CITY HOUSING AUTHORITY**

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To provide Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service) for local miscellaneous members.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

By: _____
Presiding Officer

Title

Date adopted and approved

**RESOLUTION OF INTENTION
TO APPROVE AN AMENDMENT TO CONTRACT
BETWEEN THE
BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
AND THE
COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF FRESNO**

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By: _____
Presiding Officer

Title

Date adopted and approved

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

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

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director
SUBJECT: Directors Report- August 2018

DATE: August 15, 2018
BOARD MEETING: August 21, 2018
AGENDA ITEM: 9
AUTHOR: Staff

Executive Summary

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

PLACE

Overview

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

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
Blossom Trail Commons (formerly Memorial Village)	Under Construction	302 K Street, Sanger, CA	48	85%

Magill Terrace	Under Construction	401 Nelson Avenue, Fowler, CA	60	37%
Oak Grove	Under Construction	595 Bigger Street, Parlier, CA	56	18%
Blackstone/Simpson Project	Pre- Development	3039 N Blackstone Avenue, Fresno, CA	45	N/A
Chinatown	Pre-Development	1101 F Street, Fresno, CA	57	N/A
Mariposa Meadows	Pre-Development TCAC Submitted July 2018	1011 W Atchison Avenue, Fresno, CA	40	N/A
Orchard Farm Labor Housing	Pre-Development TCAC Submitted July 2018	295 S Newmark Avenue, Parlier, CA	41	N/A
Renaissance at Parc Grove IV	Pre-Development VHHP Submitted July 2018	2674 E Clinton Avenue, Fresno, CA	40	N/A

Project Highlights

Staff received point letters for both the recently submitted Mariposa Meadows and Orchard Apartments Low-Income Housing Tax Credit applications. This is a good preliminary indication of a potential award, expected to be announced in late August to early September.

HMD OPERATIONS

FRESNO HOUSING PORTFOLIO- MANAGED ASSETS, 7/1 – 7/31/18						
	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY OF FRESNO						
City of Fresno	848	9	99%	7	7	99%
COUNTY OF FRESNO						
County of Fresno	1257	16	99%	9	14	99%

HMD OPERATIONS

Pre-Application Interest List – The pre-application interest list for the following Public Housing complexes closed on July 31, 2018; Marcelli Terrace, Desoto Gardens, Pinedale, Sequoia Courts, Sequoia Courts Terrace, Sierra Plaza and Yosemite Village. On August 8, 2018 the pre-application interest list opened for Public Housing sites in Huron, San Joaquin, Kerman and Firebaugh. Public Notices were published that morning in three local news papers; Kerman, Firebaugh and San Joaquin. A fourth notice was published in the Hanford Sentinel on August 11th. The pre-application interest list for each of those areas will remain open until 3:00 p.m. on October 8, 2018.

Renaissance @ Parc Grove - Leasing efforts continue at Parc Grove at Renaissance. There is one vacant unit remaining. Staff continues to work closely with our partners at WestCare in this venture to fill the remaining unit.

Blossom Trail Commons – Construction continues at Blossom Trail Commons, formerly known as Memorial Village. The new building is expected to open in mid October 2018. Site staff is working diligently to qualify new and returning families for move-in.

Events – National Night Out is an annual event held the first Tuesday of August. This year the event was held on Tuesday, August 7, 2018. This national event provides an opportunity to bring the community together in a positive atmosphere. FH Staff from several departments, including Resident Services, Communications and Housing Management worked together to plan and coordinate several events across the portfolio. As a result of the California fires creating extremely poor air quality and concern for youth and seniors, the activities were limited to indoors. FH staff from all departments came together to work with resident volunteers and community partners to participate in backpack give-a-ways at each of the events held on FH sites including, Pinedale Apartments, Pacific Gardens, Sierra Plaza, Sequoia Courts, Cueva de Oso, Orange Gove RAD, and Del Rey Apartments.

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 July, the following leasing activities took place for the HCV City and County programs.

HCV City

The following leasing activities took place in July for the HCV City program.

- There were 14 initial eligibility interviews re-scheduled in July and 6 applicants attended, 43% show rate.
- 61 families attended briefings to receive their vouchers.
- There were 282 city applicants who leased up in July.
- There are 742 city applicants currently searching for housing.
- There are 2,500 applicants remaining on the 2017 HCV-City waiting list.

HCV County

The following leasing activities took place in July for the HCV County program.

- 1,080 applicants were selected from the county waiting list and scheduled for first appointments; criminal background checks (CBCs).
- 510 initial eligibility interviews were scheduled in July and 483 applicants attended, 95% show rate for this month. These interviews were scheduled from the prior month's CBC appointments.
- 261 families attended briefings to receive their vouchers.
- There were 89 county applicants who leased up in July.
- There are 512 applicants/participants searching for housing.
- The 2017 HCV-County waiting list was exhausted as of July 6, 2018.
- The team is preparing to complete the first draw from the County 2018-Interest List established in May 2018.

Leasing Strategies and Activities

Staff continue to hold regular meetings to review both HAP and voucher utilization. On-going data assessments have been completed in an effort to increase the overall leasing and end the year at 98% or higher. In order to meet the expected number of vouchers that need to be issued, the Leasing Team has increased the number of briefings from eight to twenty per month.

Staff worked diligently to perform an analysis of the impacts the tight rental market is having on applicants searching for affordable housing. Based on the financial capacity of the program and the information brought forward in the analysis, payment standards have been increased effective immediately for new contracts and beginning with annual reexaminations with a November 1, 2018 anniversary date. HAP projections take into account the monthly increases in PUC as annual reexaminations are processed. Staff evaluated the impacts previous changes in payment standards had on leasing rates, such as rent burden and success rate analyses, which resulted in positive impacts to leasing. However, the rental market continues to remain a challenge for families searching for affordable housing. Staff anticipate that the increase in payment standards will allow families the ability to compete in an increasingly tight rental market.

Additional draws from the County's waiting list have been performed, exhausting the 2017 waiting list. All future draws will be performed from the 2018 interest list. There are 2,500 pre-applications remaining on the City's 2017 waiting list.

The leasing strategies previously enlisted to increase leasing will continue to be evaluated. Staff also continues to accommodate extensions on voucher search times. Staff will continue to analyze issues and trends, and adjust leasing strategies where appropriate.

Resident Services

Summer Tech Camp

Fresno Housing (FH) and Geekwise hosted our third annual Summer Tech Camp from July 16, 2018 to July 27, 2018 at Bitwise Industries, located in downtown Fresno. Twenty-Three students and one former student turned Teacher's-aid, were transported to and from their home by use of Geekwise buses. The buses

traveled throughout Fresno County. From Selma to Firebaugh, each student, ranging in age from eleven to sixteen, spent a full day at camp from their around 7am, and left 2:30pm.

The Fresno Economic Opportunities Commission (EOC) provided breakfast and lunch in the classroom each day. As a special treat, sponsors such as Chick-Fil-A and Me-n-Ed's provided special lunches.

During the two-week Tech Camp, students learned computer construction and block programming using Kano computer kits. In addition, students discovered how technology could be utilize to create art with Kano Pixel light kits.

The Pixel kit gave the students a way to turn their programming into something tangible.

Students worked both, cooperatively and independently over the two weeks, to develop skills and complete a final project to showcase at the end of camp.

The final day was full of excitement as the students presented their projects to visitors including FH staff, technology community members, national partners, and their own parents. Before the big presentation, students attended a technology expo hosted by 59DaysOfCode, where the students raced cars, flew drones, and even built structures with robots. In addition to receiving their Certificate of Completion for the Tech Camp, students were able to take their Kano computer and Pixel light kits home to continue learning.



Girl Scouts

Site(s): Cueva De Oso (Selma)

Fresno Housing Authority partnered with Girl Scouts of Central California in providing a four-day summer break program to the residents at Cueva De Oso. Workshops were held from Monday, July 16th through Thursday, July 19th for a two hour period. The young girls worked on arts and craft projects, created a journal and made entries each day. A different activity was planned for each daily activity. On the final day, a celebration was held and each one of the girl that attended received their own individual badges Girl Scout badges. Eight (8) youth girls attended these workshops.



Resident Services

LIHEAP

Site(s): Cueva de Oso (Selma), Kings River Commons (Reedley), Mountain View Apartments (Orange Cove), Kuffle Terrace (Orange Cove)

Fresno Housing collaborated with EOC's LIHEAP (Low Income Home Energy Assistance Program). Representatives assisted residents in completing and submitting applications. The program helps keep families safe and healthy through initiatives that assist families with energy costs. About twenty-five (25) residents participated in this event.



Lego Parties

Site(s): Legacy Commons(Fresno) , Yosemite Village (Fresno), and Sequoia Courts (Fresno)

Fresno Housing welcomed Child Evangelism Fellowship (CEF), a missionary group in Fresno. The group hosted a Lego Party at several sites. The Lego Party included interactive games, snack, a bible lesson and child friendly activities. Children were able to talk about what they learned, express any feelings and ask questions. As a part of their participation they received a goodie bag filled with treats and legos. About thirty-five (35) youth residents participated in this event.

CPR for Grandparents

Site(s): Granada Commons (Kerman), Helsem Terrace (Kerman), and Viking Village (Fresno)

Fresno Housing invited Anthem Blue Cross to teach a basic CPR (Cardio Pulmonary Resuscitation) class. Basic life saving techniques to use in many emergencies, such as a heart attack or near drownings, were taught by the Anthem Representative. Residents were able to gain the skills needed to be able to save a life if needed. Four (6) residents participated in this workshop.

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.

Section Eight Management Assessment Program (SEMAP)

The Housing Choice Department received scoring information letters from HUD in June informing the agency of its final score for fiscal year ending December 31, 2017.

- The City's overall designation is High Performer with a 97% score.
- The County's overall designation is High Performer with a 100% score.

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.

Project	Organization	Role
844 S. Chance Avenue	Habitat for Humanity	Partner in the rehabilitation of a former Neighborhood Stabilization Program (NSP) property to provide a homeownership opportunity for a low-income family

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 Monday, July 30, 2018 Aysha Hills, Senior HR Analyst, and Kayla Giosa, Human Resources Coordinator, were invited to the Fresno State Employer Appreciation Breakfast. This was an honor as the invitation was only extended to employers with the most presence on campus. The Fresno Housing Authority has been working diligently to be recognized as an employer of choice in the community, and Fresno State's recognition of the Agency was a tremendous achievement for the Human Resources Department.

The Human Resources Department, in partnership with Resident Services, held a Back-to-School supplies and book drive from Monday, July 16th through Friday, August 3rd for our residents. A book fair by Collective Goods was also held at the Central Office on Tuesday, July 31st where staff had the opportunity to purchase books, toys and school supplies for their families and/or to donate them towards the Back-to-School drive. We received over 80 donated books and enough school supplies to fill approximately 90 backpacks for residents at the Agency's National Night Out events throughout Fresno County!

On August 2, 2018 Amber Lujano, HR Coordinator, met with the Agency's Emergency Response Team to discuss more efficient communication methods during emergencies using handheld two-way radios.

The Human Resources Department is currently recruiting for positions within the Housing Choice, Housing Management, and Administrative Services Departments.

Promotions

- Zang Thao, Accountant

There are no new hires to report at this time.

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.

Addendums

August 21, 2018

Live Again Fresno


















Contents

- The Addams Community
- Live Again Fresno Story
- Summer Accomplishments
- Looking Towards the Future

Addams

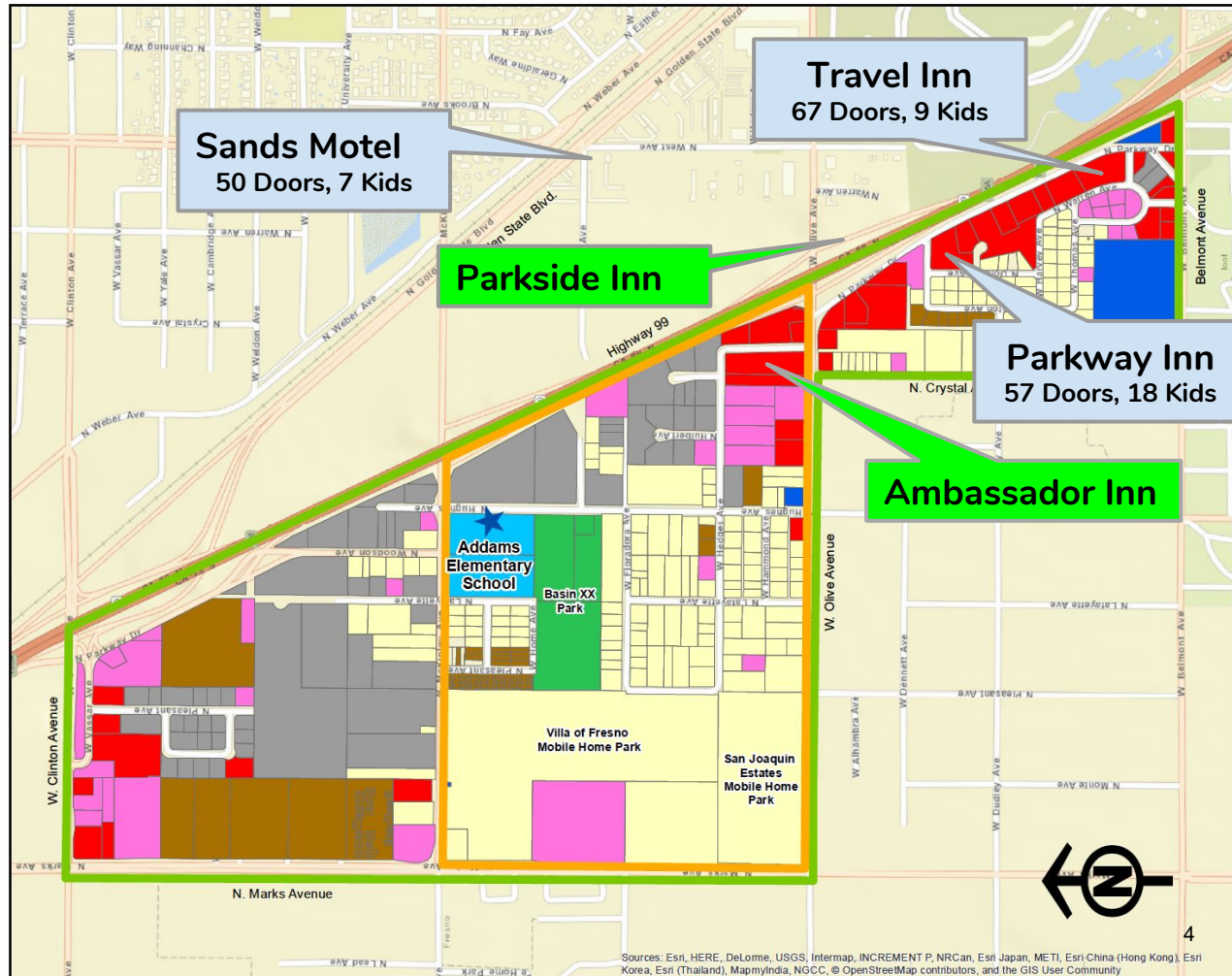
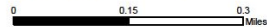
Legend

-  Partnering School
-  Inspector Boundary
-  Coordinator Boundary
- Neighborhood Parcels**
-  Parcel Boundary
- Existing Land Use**
-  Industrial
-  Commercial
-  School
-  Church
-  Public Facility
-  Open Space
-  Residential Low Density*
-  Residential High Density*
-  Vacant Parcel



Addams Neighborhood

* Residential Low Density Identified as less than 12 dwelling units per acre and High Density identified as 12 or more units per acre. Prepared January 2018 using 2014 Existing Land Use data. Disclaimer: This map is believed to be an accurate representation, however we make no guarantees for correctness of this data.





The Children Living in Motels: Reality, Performance & Identity

Causes

- Turbulent 3-6p after school hours
- Summer Learning Loss
- Nights Spent Outside
- Sexual & Physical Trauma
- Exposure to Negative Environment
- Lack of Opportunities

Effects

- Chronic Truancy
- Poor Academic Performance
- Behavioral Challenges
- Low Self-Esteem and Hope for the Future
- Failed Outcomes & Incarceration





Live Again Fresno - Program Focus

Mobile Food Service Program

Purpose

Serve meals for children and youth during winter and summer seasons in order to address the nutritional gap and food barriers that children and youth face during these months.

Recruit

- ❖ Over 7,000 meals served
- ❖ Met 50+ children in Summer 2018

After School Program

Purpose

During the school year we coordinate positive youth development activities in order to surround the children and youth with positive, healthy mentors and resources.

Engage

- ❖ 30+ children served in Spring 2018
- ❖ Positive Behavioral Development
- ❖ Academic Improvement

Resource Referral Program

Purpose

Build relationships with parents and legal guardians of Parkway youth in order to influence lasting change on child quality of living through acquisition of healthy lifestyles and suitable housing.

Empower

- ❖ Connect to existing resources
- ❖ Use Partner Network
- ❖ Reduce motel tenancy and frequency



Milestones: Mobile Food Service Program

- Fights Food Insecurity
- Introductions with residents
- Builds trust and relationship

Summer 2018 Sites

¹Sands Motel, ²Parkside Inn,

³Ambassador Inn, ⁴Parkway Inn

Over 7000 meals served to date

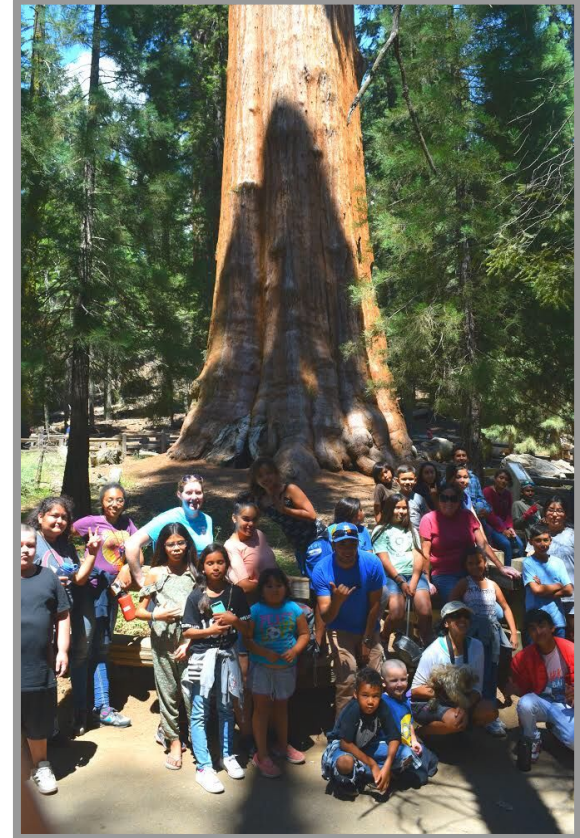


Ready For Immediate Launch in Community Center



Milestones: After School Program

- 'Steals back' risky 3-6p after school hours
- Engages in Positive Youth Development
 - Academic Performance
 - Social/Emotional Improvement
 - Maslow's Hierarchy
- Long Term High Quality Mentor Pairings



Ready For Immediate Launch in Community Center



Looking Ahead: Addams Community Resource Center



Programs Operating

- Mobile Food Service
- After School
- Resource Referral

Future Opportunities

- USDA Revenue
- CVCF Core Grant
- Transitional Services
- Affordable Housing



Breaking the Cycle with Parent Partners



Future Parent Partner Roles

- ¹ Program Coordinator
- ² After School Activities Coordinator
- ³ Meal Preparation & Assembly
- ⁴ Programs Driver
- ⁵ Family Mentorship



Looking forward: Leveraging Partnerships to Expand Services

Fresno Housing Authority

Fresno State President Dr. Joseph Castro & Fresno State Humanics

Economic Opportunities Commission

Fresno Unified School District

Central Valley Community Foundation

HISTORY

Live Again Fresno started out of the trunk of the Burrell family's car in 2012. Richard had met over 30 children living at a motel called the Fresno Inn . This property was off the Parkway Drive strip. At this particular motel, there were over 150 rooms, each housing 3 to 5 people. The children living there were surrounded by filth, poverty and sexual exploitation. An open sewer drained into the parking lot where the kids played. For some reason this area was deemed safe by the parents because it kept the children at the greatest distance from the 25 registered 290's (sex offenders) who lived in those same motel rooms . The children were hungry for food and starving for attention. Their immediate needs were met in the form of sack lunches the Burrell family packed and distributed.

It took close to a year before the motel residents believed that the Burrell's were not CPS or police and to trust that they were not there to take their kids away. It took most of that first year to give the kids what we learned was a huge gift, consistency. Being consistent meant that the kids could count on enrichment activities even when it's over a 100° weeks at a time or even when it's raining. Consistent means lunch was still served the day that Richards younger brother was murdered. That kind of consistency paid huge dividends. The open, in your face sex market that existed there for years began to disappear. The once daily gang meetings that took place stopped. We learned that it was difficult for the prostitutes and the men soliciting them to do their business while the 30 plus children living there sang this" little light of mine I'm gonna let it shine!!". As a form of appreciation the property management gave Live Again a room rent free for a year. We dedicated this room to the well being of the children who lived there. We used that room as our resource center and as our sanctuary . We built art programs and enrichment activities around the children who lived at the property. We partnered with local businesses such as Cal Custom Tile, Las Palmas Grocery and J.D foods for re-sources and support.

Since inception of Live Again Fresno, the leadership's mission was focused on community and building a true sense of family. In 2014, Live Again Fresno incorporated as a non profit and we believe it's longevity and success is measured in each and every relationship. We have invested and poured into the children and their families from a consistent, trust filled relation-



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ship that we call family. Today our volunteers and parent partners are mostly mothers whom we built relationships with at the motels and their children attend our after school program.

The Fresno Inn no longer exists, but our commitment to relationship and consistency still continues. Live Again Fresno currently operates out of a 400sq. Foot office where we facilitate at least half of our bi weekly after school enrichments. The other half of our meetings are held in parks or we collaborate with other “friends” of LAF to create unique life experiences that these children wouldn’t otherwise have. These precious children live in a very traumatic home environment. When they attend school, they are often segregated because of their socio-economic backgrounds and their insecurities at home sometime result in bad behaviors and low school scores. They travel from the painful trauma of motel living, to the stress of school, and then back to the motels. Our after school programs provide a safe place to be themselves, to have relationships that they can count on and over the years, we have been able to love the children to dream of a different futures for themselves.

We are finishing a very successful summer outreach that had multifaceted outcomes and we believe serves our short and long term goals.

THE CHILDREN LIVING IN MOTELS: REALITY, PERFORMANCE & IDENTITY

CAUSES	EFFECTS
Turbulent 3-6p after school hours	Chronic Truancy
Summer Learning Loss	Poor Academic Performance
Nights Spent Outside	Behavioral Challenges
Sexual & Physical Trauma	Low Self-Esteem and Hope for the Future
Exposure to Negative Environment	Failed Outcomes & Incarceration

SUMMER ACCOMPLISHMENTS

During the summer period of June 11th, 2018 - August 10th, 2018, Live Again Fresno, in collaboration with Fresno EOC launched it's Summer Food Program. Funded by the Office of President Castro at Fresno State, we hired a Fresno State Humanics/SW Intern and along with LAF's Program Coordinator, we served to the following 4 sites, 20-30 minute stops at each location,

1. Sands Motel - 1441 N Motel Drive, Fresno, CA 93728
2. Ambassador Inn (also serving Motel 6 SR99)- 1804 W Olive Ave, Fresno, CA 93728
3. Parkway Inn - 959 N Parkway Drive, Fresno, CA 93728
4. Parkside Inn- 1415 W. Olive Ave. Fresno, CA 93728

Our team served 44 of 45 available summer serving days, sparing one to go to Sequoia National Park with Adventure Risk Challenge and Every Neighborhood Partnership. We met more than 50 young people and their families on transitional or intermittent tenancies at one of the 4 motel properties we were allowed to serve meals at. Approximately **2700 meals** were served and our team had meaningful interactions with **24 new kids over the 6 week period**. Also during this summer, LAF organized a Friday Evening Women's gathering to invite and create relationship with mothers. Our team had **4 new moms and 3 returning moms** participate.

We believe that we will have more than **10 NEW** young people joining our Fall After School Program, while we continue to pursue relationships with others who may choose to join in the future. This investment return is reflected in the relationships we form with families, which allows Live Again to diagnose and assess deeper needs among long term residents.

The Summer period was crucial in building relationships with students and families in concert with the Fall opening of an **Addams Community Resource Center**. This would allow us to develop deep relationships with recovering families and recruit **Parent Partners** to serve as our first line of outreach in this space, a known best practice.

We believe that beyond the success of opening an Addams CRC lies further potential in workforce development and affordable housing projects to better serve this area. ***This is a strategic plan for how we intend to serve the youth and families of Parkway Drive.***

Fall 2018 | Opening Addams Community Resource Center (CRC)

Live Again Fresno will open an Addams Community Resource Center in the Addams Neighborhood in partnership with the FC Department of Behavioral Health and the Fresno Housing Authority. We expect to serve more than 100 *high-opportunity* FUSD students in the 2018 to 2019 school year in our After School Program, and even more in the Mobile Food Service Program. Our work thus far has improved chronic truancy, academic performance, extra-curricular participation and social and emotional development for the young people engaged in our programs.

The CRC will expand our After School Program from 2 days per week to serve Mondays through Fridays in Fall 2018, as well as increase capacity from 20 to 100 students for our standard weekly activities. We will also hire **Parent Partners**, or women experienced in recovery and familiar with this area to guide mothers who enter our doors. We can offer connections to large institutions and service providers from the ground level, while fostering the development of children in our most destitute area of town.

Our service strategy will have a single Parent Partner available 8 hours a day for walk in as well as scheduled meetings with any visitors or parents in our care. *Parent Partners* will assist the *Navigator* in diagnosing clients' deeper needs, as well as assisting the *Program Coordinator* with any YEC tasks related to children or parents.

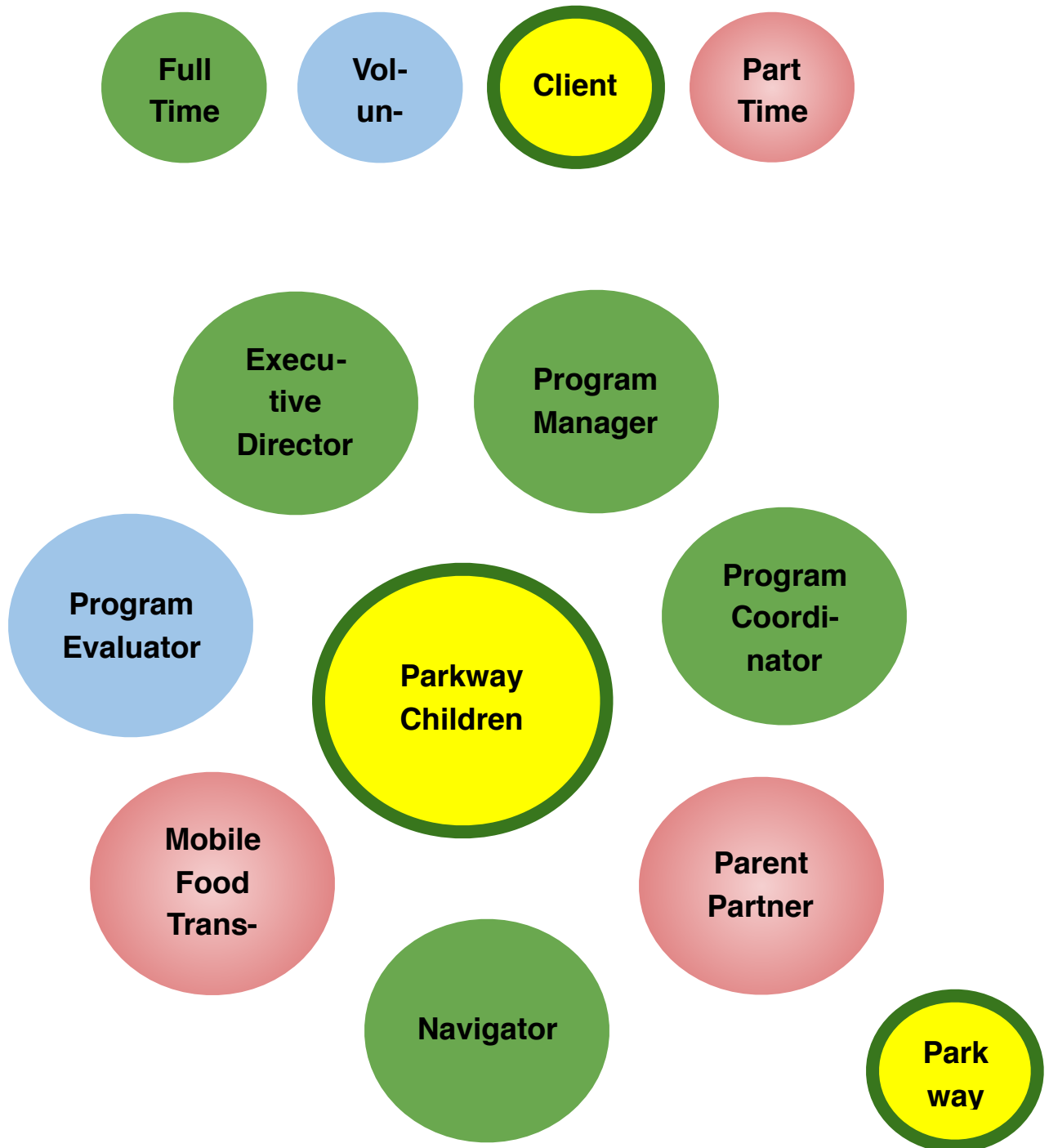
In order to support the successful operation of the programs at the scale required, any prospective location must possess the following capacities:

- **Dynamic Activities Space:** Unless we can separate age groups, no curriculum can be implemented effectively. This requires multiple (3+) large meeting spaces to be available for various student groups and activities. Many students will need to expend energy through interaction, *while a vital resource missing for others is quiet time to complete their homework and study for exams.*
- **Water, Electricity and Waste:** There will need to be multiple restrooms to support the capacity of students we currently have and intend to expand to. Either multiple current bathrooms or ability to easily add additional bathroom facilities is a must.
- **Kitchen & Food Storage:** Much of our activities are centered around sharing meals, and we would like to begin incorporating both nutrition education as well as internal preparation of the food we eat during our programs. *Food Storage will be a large concern at this location, and we are seeking large, used refrigeration uni*

Proposed Addams CRC Budget			
Cost Classification		Monthly	Annual
Staffing	Salary/Hourly	\$15,500	\$186,000
Program Manager (FTE)	\$50k / year	\$5,000	\$60,000
Program Coordinator (FTE)	\$40k / year	\$4,000	\$48,000
Navigator (FTE)	\$40k / year	\$4,000	\$48,000
Parent Partner (PT)	\$12/hr	\$2,500	\$30,000
Activity Leaders (V)	Volunteer	N/A	N/A
Youth Mentors (V)	Volunteer	N/A	N/A
Parent Partner Mentor (V)	Volunteer	N/A	N/A
Facilities		\$3,400	\$40,800
Lease		\$2,500	\$30,000
PG&E		\$500	\$6,000
Water, Utilities & Trash		\$100	\$1,200
Internet & Phone		\$150	\$1,800
Security System		\$100	\$1,200
Landscaping Services		\$50	\$600
Insurance		\$1,500	\$18,000
General Liability Insurance		\$500	\$6,000
Vehicle Insurance		\$500	\$6,000
DNO Insurance		\$500	\$6,000
Staff Training	In-Kind		
Supplies		\$1,350	\$16,200
Cleaning		\$50	\$600
Culinary		\$50	\$600
Activities & Curriculum		\$1,000	\$12,000
Administrative		\$250	\$3,000
Total Cash Cost of Mission		\$21,750	\$261,000

Monthly Budget: \$21,750 - Annual Budget: \$261,000
of Youth Supported: MFSP - 250+/year | ASP - 100/week

Staff & Critical Volunteers	
Program Manager	Responsible for execution, staffing, facilities and programs, and all activities related to Youth Empowerment CRC. Oversee and report all After School, Mobile Food Service and Resource Referral Program activities. Coordinate Volunteer recruitment, training and utilization. Forecast expenses and fundraising requirements, track all financial activities and conduct reporting. Conduct marketing for <i>Ongoing</i> and <i>One-Time Gift Donations</i> through social media, email and fundraising events. Engage in grant writing and outreach to various philanthropic foundations and organizations. Build strategic partnerships to empower LAF Programs.
Program Coordinator	Responsible for planning and execution of all After School Program activities. Expected to create, build and maintain relationships primarily with youth, and secondarily families, participating in CRC Programs. Reports to CRC Program Manager.
Navigator	Responsible for case management of clients who are from within the Addams neighborhood or by any CBO's doing work in the area. Assess client status, diagnose deeper needs, assist and empower utilization of services. Driving clients' to appointments and representing them as sponsors. Reports to CRC Program Coordinator & MAAP
Parent Partner	Responsible for serving as first line of outreach. Each hour the center is open, it will be staffed by a Parent Partner experienced in struggle, recovery, and the Addams Neighborhood. Greet new visitors and conduct initial assessment of client status. Relays all youth to Program Coordinator, parent clients with Navigator. Reports to CRC Program Coordinator.
Activity Volunteer	Volunteer from community who commits to weekly activities for an extended period of time. 12+ month commitment. Reports to Program Coordinator.
Youth Mentor	Volunteer experienced in Live Again Fresno programs, who commits to a longer period with a specific young person(s) in direct mentorship. 12+ month commitment. Reports to Program Coordinator.



Program Breakdown

Mobile Food Service Program	After School Program	Resource Referral Program
<p>Purpose In the Mobile Food Program, we coordinate food for children and youth during winter and summer seasons in order to address the nutritional gap and food barriers that children and youth face during these months. We bring food to 6 motel sites and provide positive youth development activities to following after the meals.</p>	<p>Purpose In the After School Program, we coordinate long-term mentors and positive youth development activities in order to surround the children and youth with positive, healthy connections and resources.</p>	<p>Purpose In the Resource Referral Program, we facilitate strategic outings with parents in order to support them in accessing community resources towards improving their and their children's living, education, and health conditions.</p>
<p>Program Goals 1 Ensure successful delivery of food to 6 motel sites. 2 Address the nutritional gap and food barriers faced in the winter and summer months. 3 Carefully build trust with children, youth, and their parents in order to recruit children for participation in the Afterschool Program. 4 Train transporters for appropriately working with homeless children and youth. 5 Advance children's and youth's positive youth development (PYD) through the coordinate of after meal activities that reflect best-practices in PYD.</p>	<p>Program Goals 1 Train mentors for appropriately working with homeless children and youth. 2 Advance children's and youth's positive youth development (PYD) through the coordinate of afterschool mentoring activities that reflect bestpractices in PYD. 3 Coordinate exposure activities including transportation and logistics for safely facilitating children's and youth's participation in dynamic activities. 4 Build relationships with parents in order to recruit for them for participation in the Resource Referral Program.</p>	<p>Program Goals 1 Ensure transportation and logistical coordination to community resource sites. 2 Train transporters for appropriately working with homeless parents. 3 Coach parents in engaging professionals at the community resource sites.</p>
<p>Staff Program Manager, Mobile Food Transporter, LAF ED</p>	<p>Staff Program Coordinator, Parent Partner, Activity Volunteers</p>	<p>Staff Program Coordinator, Navigator, Parent Partner</p>



Update to Agency Plans: 2019

*Board of Commissioners Meeting
August 21, 2018*

Presentation Overview

- Updates
- Timeline
- Additional Proposed Changes ACOP
 - Required Changes (HUD) (GREEN)

Update

- Public Comment period started July 26, 2018
 - Availability of Agency Plans
 - Online
 - Physical copies Five (5) locations
 - AgencyPlans@fresnohousing.org
 - Comments and phone calls
- RAB Meetings
 - HCV
 - HMD

Timeline

- *June 26:* Present Timeline to Board
- *Mid-July:* Proposed Changes provided in mid-month Board Update
- *July 24:* Present proposed changes; receive Board feedback prior to posting for Public Comment
- *July 26:* Post/45-Day Public Comment period begins
- **August 24: - Provide Update and additional changes**
- *Aug 30/Sept. 5 & 6:* HMD/HCV – meet with residents/participants
- *Sept 8:* Public Comment period closes
- *Sept 25:* Public Hearing/Request Board Adoption
- *Oct 17:* Final Submission to HUD

ACOP- Additional Changes

- HUD required (Green)
 - HOTMA
 - Public Housing
 - Final Implementation of Public Housing Income Limits
 - Language must be in ACOP
 - Must be implemented by 03/2019
 - HUD to provide additional guidance
 - HUD Regulatory Change

BOARD MEMO

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Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

SUBJECT: 2019 Public Agency Plans

DATE: August 17, 2018

BOARD MEETING: August 24, 2018

AGENDA ITEM: 6b

AUTHOR: Blanca Navarro, Quality
Assurance Analyst, HMD

Executive Summary

The purpose of this memo is to provide the Board of Commissioners with updated information on the 2019 Agency Plans. As reported to the Board in July, the Agency commenced the 45-day public comment period for the 2019 PHA Agency Plans beginning on July 26, 2018. The Agency Plans are available on our website and hard copies are available for viewing at the five (5) locations below:

Main Office – 1331 Fulton Street, Fresno CA

Fairview Height Terrace – 2195 S. Maud, Fresno CA

Sequoia Courts Terrace – 515 S Modoc, Fresno CA

Wedgewood Commons – 2415 5th Street, Sanger CA

Firebaugh (Housing Authority Office) 1625 Allardt Drive, Firebaugh CA

Public comments are welcome via email, by phone, or in person. The direct email address and phone number is available on our website and posted at the five (5) locations.

On August 8, 2018, Housing Management Division (HMD) met with the Resident Advisory Board (RAB), which consists of seven (7) members. Present at the meeting were three (3) members, two (2) from the City of Fresno and one (1) from County West, HMD staff from the City and County West, and Senior Management. A list of attendees is included in the RAB minutes.

On August 9, 2018, Assisted Housing Division (AHD) met with the Resident Advisory Board (RAB), which consisted of twenty (20) members. Present at the meeting were nine (9) members representing the City and County of Fresno, AHD staff, and Senior Management. A list of attendees is included in the RAB minutes.

The RAB Committee members from both departments received the Proposed Summary of Changes as presented to the public and the Board. During the meetings, all members were advised of the timeline for comments. The minutes for each meeting are included with this memo.

During the last week of August/first week of September, both departments have set aside time to be available to residents and participants of both programs. These times provide an opportunity to engage residents and participant in an informal setting to ask question or provide comment on the Agency Plans. Locations and dates are to be determined. The next RAB meetings are scheduled for September 4, 2018, location and times to be determined depending on space availability.

The Agency has received several phone calls and emails via the dedicated email account and extension. Most calls and emails have been unrelated to the plans. The Agency received two (2) comments from staff, one (1) on the Annual Plan and one (1) on the ACOP. Comments are noted below under Background Information.

New HUD Ruling – Over-Income Families [24 CFR 960.261; FR Notice 7/26/18]

On July 26, 2018, the same day the Agency Plans were available for Public Comment, the Federal Register, HUD’s Office of Public and Indian Housing (PIH) published a notice titled “Housing Opportunity Through Modernization Act of 2016” (HOTMA): Final Implementation of Public Housing Income Limit. The rule places an income limitation on public housing tenancies.

Over-Income Families [24 CFR 960.261; FR Notice 7/26/18]

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) places an income limitation on public housing tenancies. HUD is expected to provide additional guidance on September 24, 2018; however, the following are factors that will need to be included in PHA’s policy.

- Imposition of over-income limit.
- When the two-year timeframe begins.
- Tracking system of over-income status.
- Termination of tenancy policy for families whose income exceeds the limit for the program eligibility.
- Notification to over-income families.

Staff is reviewing recommended language with collaborating agencies to ensure the factors listed above are included. Staff has also reached out to our software vendor to ensure compliance with the new rule.

Although the updated language affects changes to the Low Income Public Housing termination policy, the new rule is a statutory change under HUD. Exceptions to the significant amendment definition are made to reflect changes to HUD regulatory requirements; such changes will not be considered significant amendments by HUD and do not require a comment period.

Recommendation

Informational item only, no action needed.

Fiscal Impact

No fiscal impact

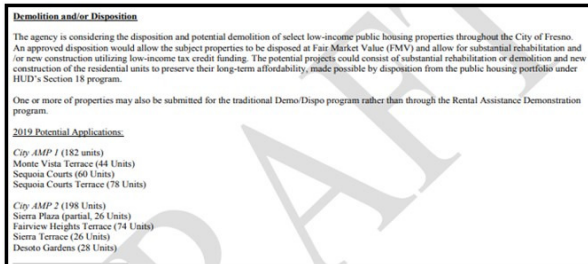
Background Information

Comments to the Agency Plans

1. Annual Plans

City of Fresno 2019 Draft Annual Plan:

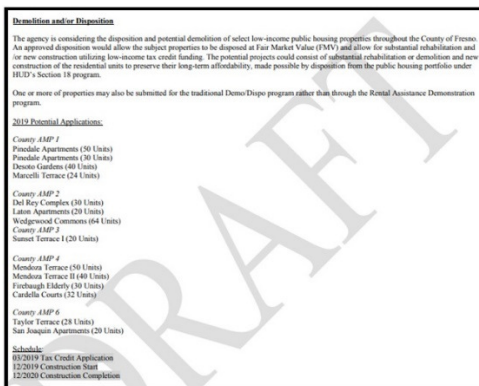
The following section of the City of Fresno 2019 Draft Plan (page 5 of 12) refers to the potential disposition of Low-Income Public Housing Units.



Request to consider adding the following language relating to all City AMPs: “.... Section 18 disposition activities may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility”

Fresno County 2019 Draft Annual Plan:

The following section of the Fresno County 2019 Draft Plan (page 5 of 12) refers to the potential disposition of Low-Income Public Housing Units.



Request to consider adding the following language to all County AMPs: “.... Section 18 disposition activities may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility”

2. ACOP

Page 213. Can we elaborate on the effective date of the EOP and how this impacts the actual move out and charge thru date.

Example:

EIV shows date of death of sole member as 7/1/2018

Agency did not become aware of the death until 7/14/2018

Next of kin did not remove belongings and turn in the keys until 8/2/2018

Or deceased was never “claimed” so belongings were never removed.

What should the 6-End certification effective date be?

described in Chapter 11.

- **Death of a Sole Family Member [Notice PIH 2012-10]**
The FH must immediately terminate program assistance for deceased single member households.

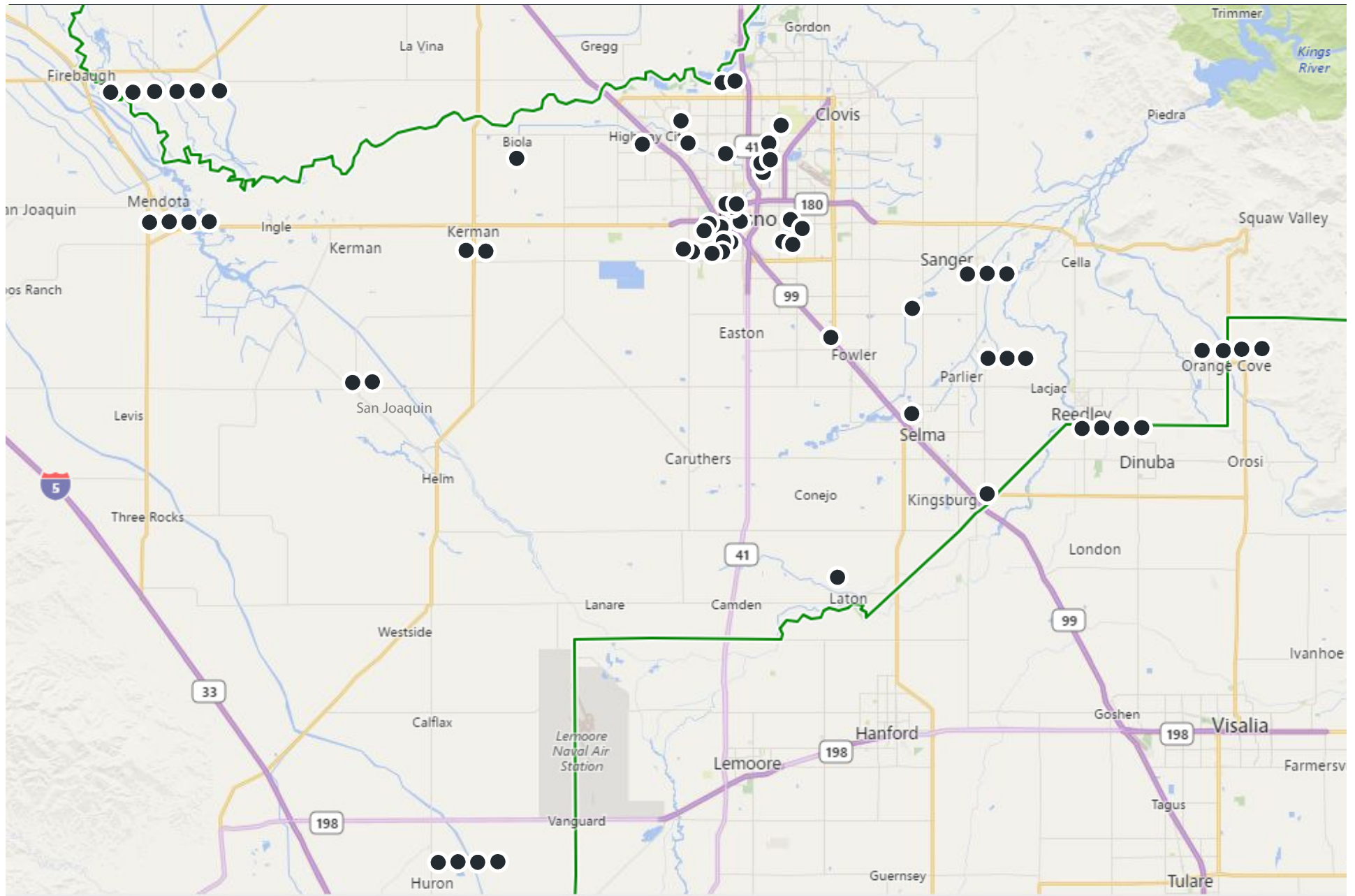
6-End Termination by FH - Other Authorized Reasons

Staff will review these comments along with any additional comments and provide response after the comment period ends.

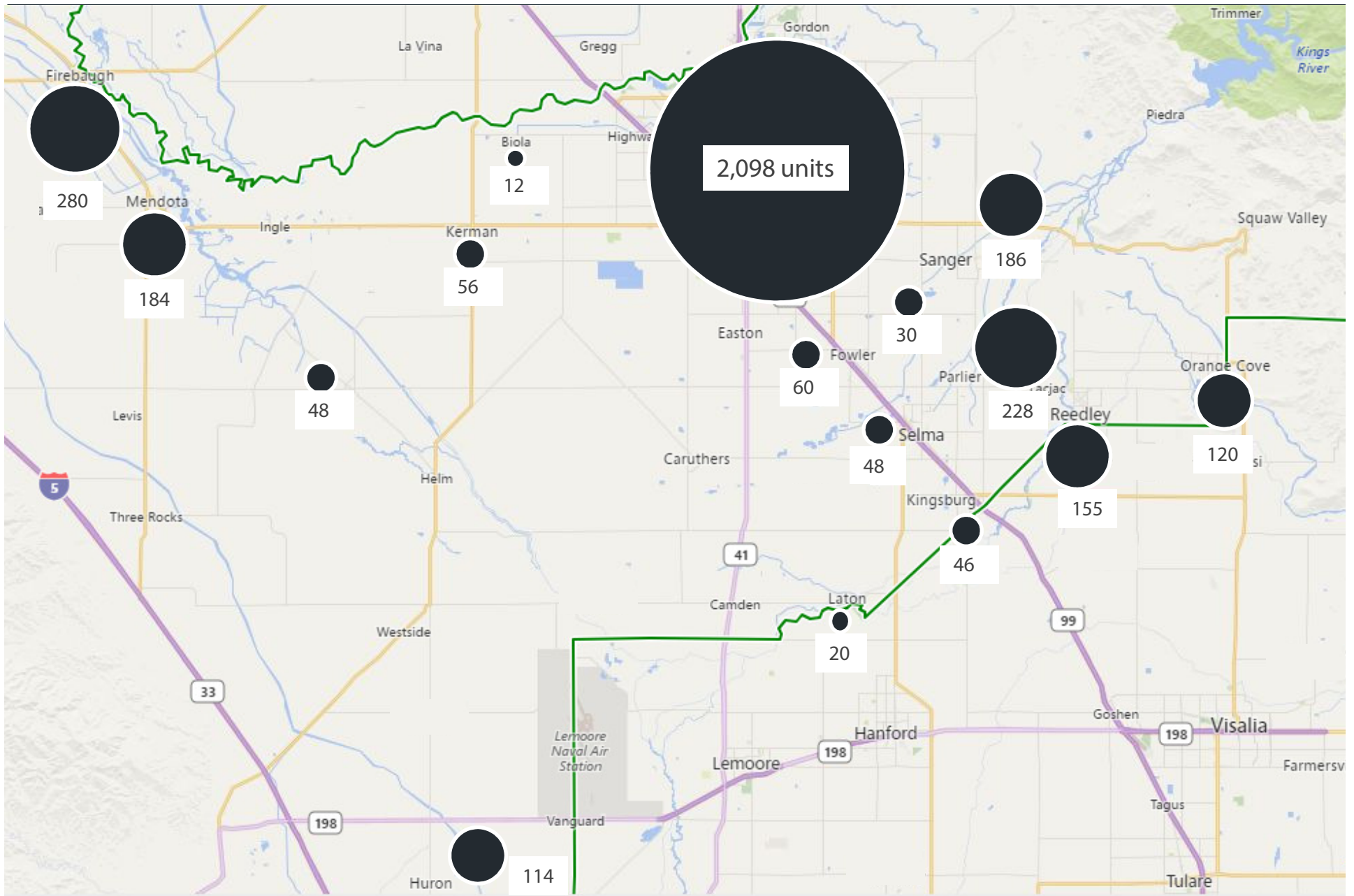


Fresno Housing Portfolio Development

*Boards of Commissioners Meeting
August 21, 2018*



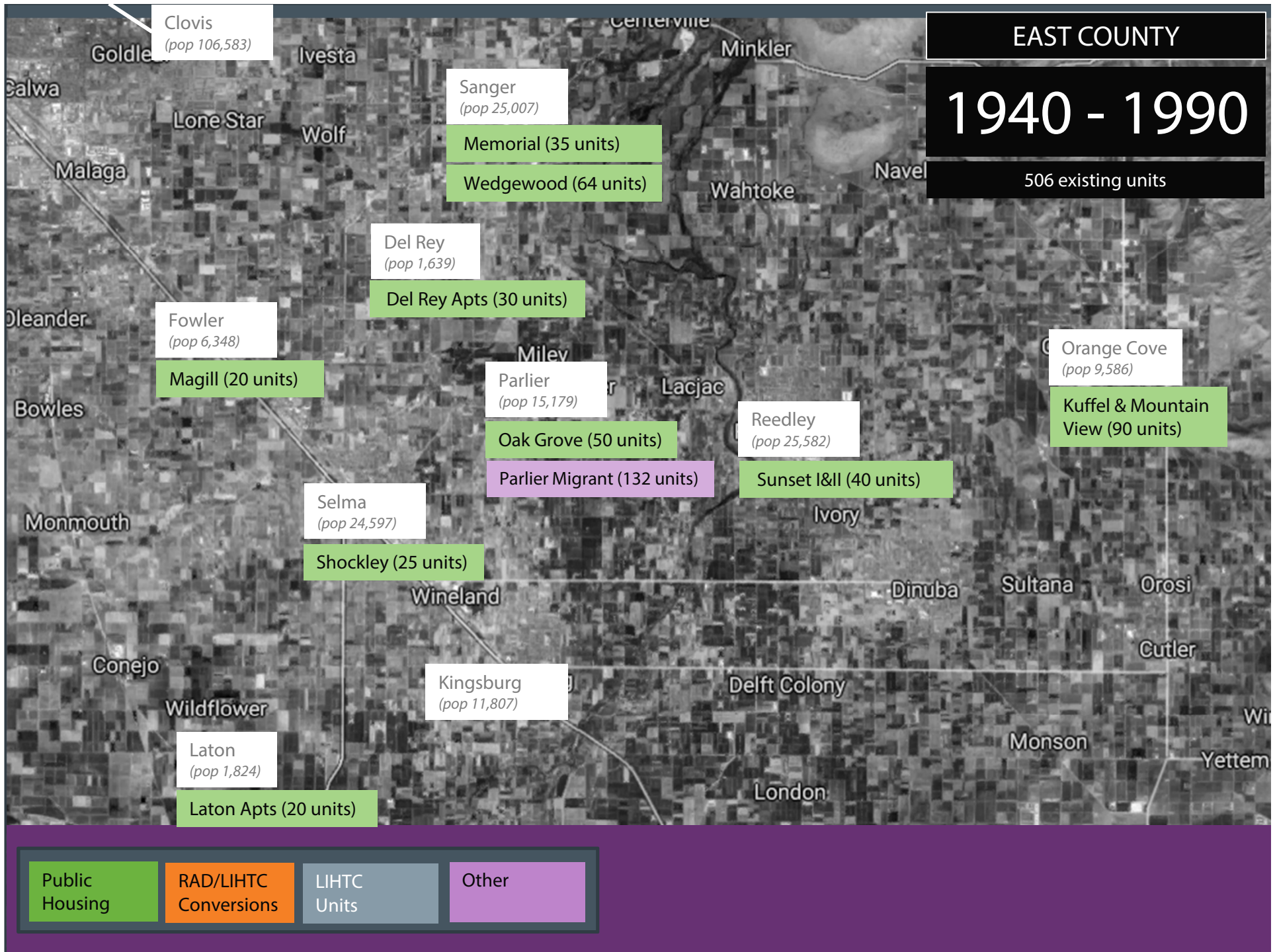
Location of Properties Across Fresno County

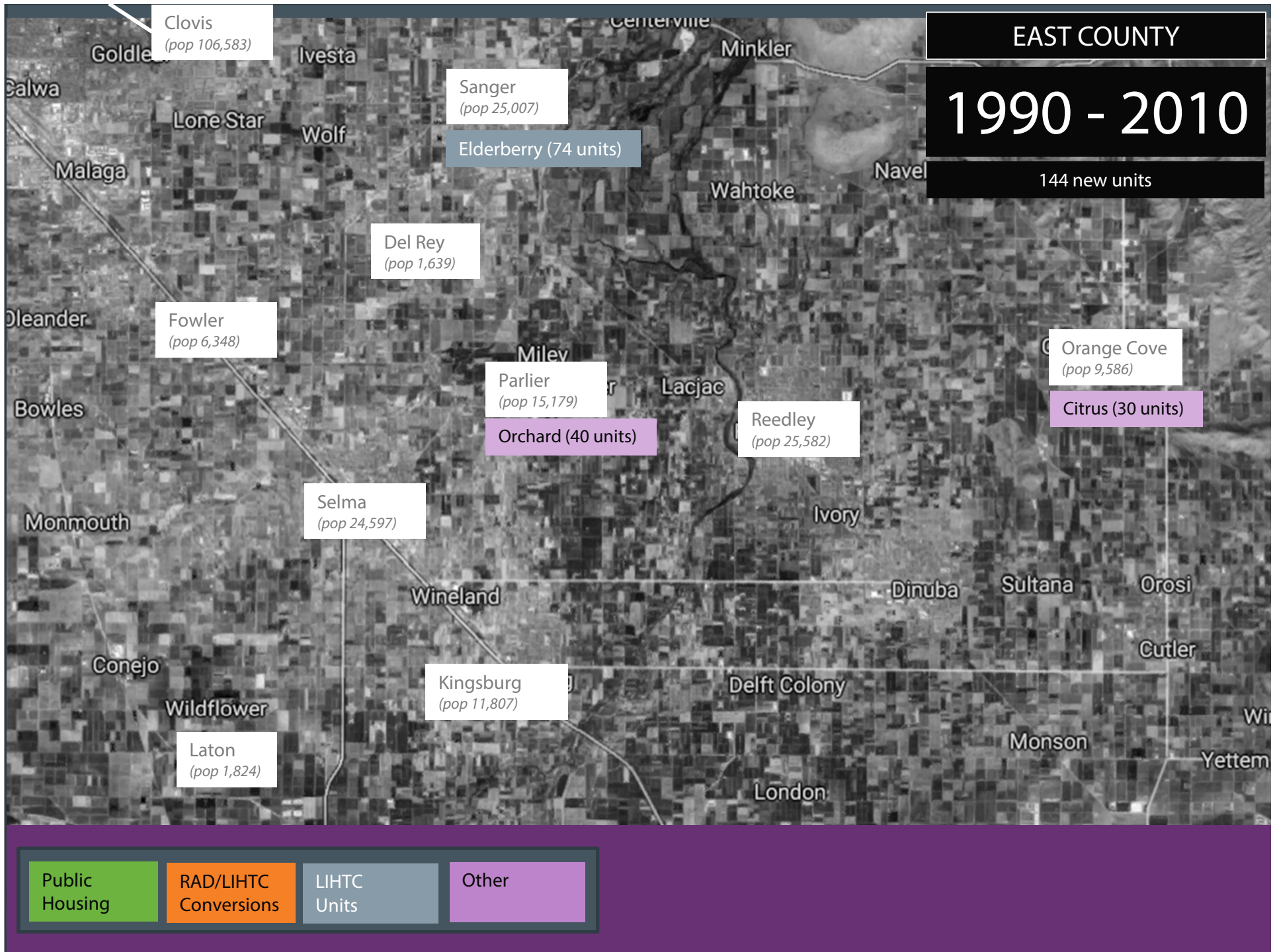


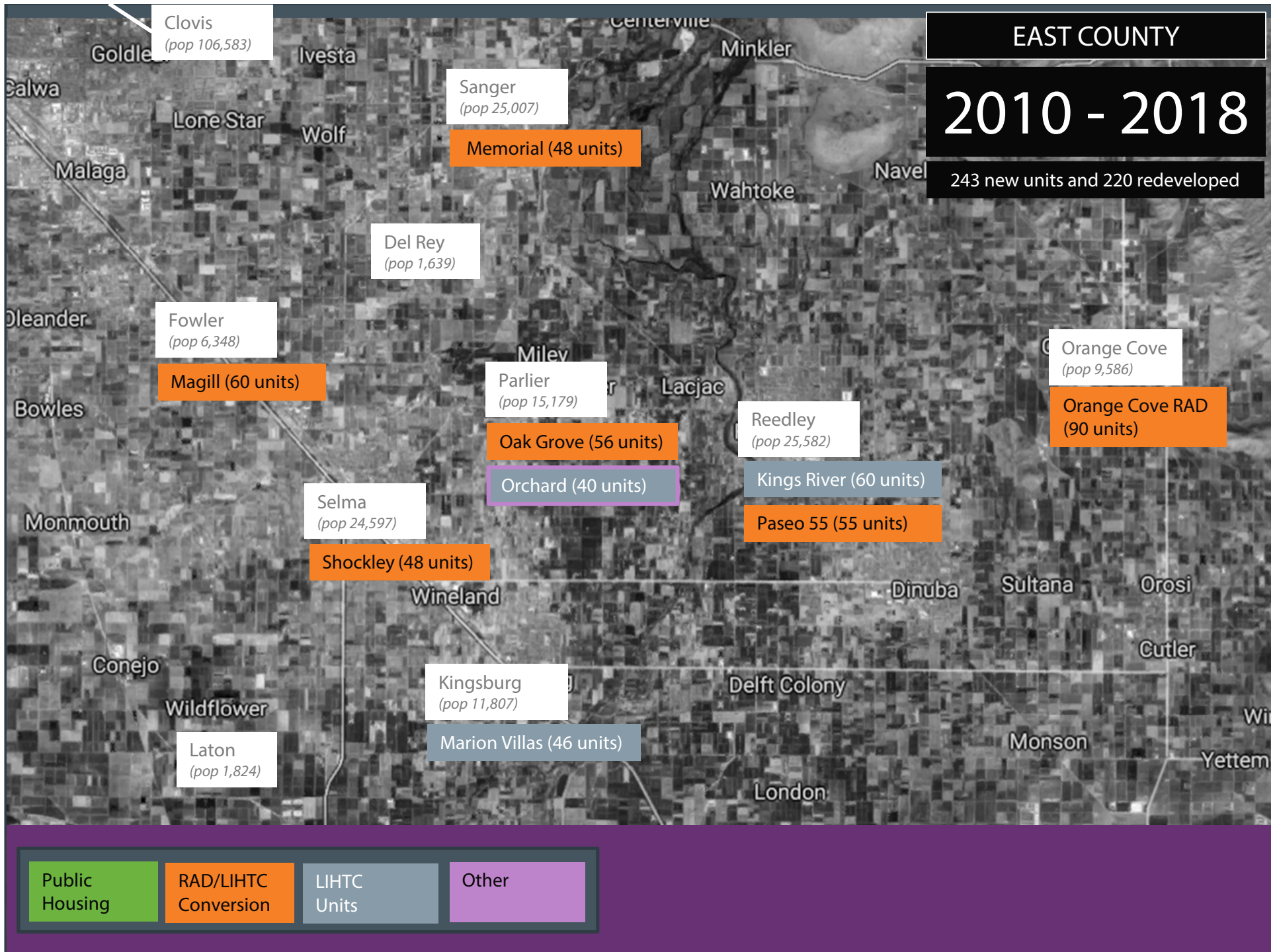
Units by City



Portfolio Development in East County









Portfolio Development in West County



Firebaugh (pop 8,311)

Biola
(pop 1,707)

WEST COUNTY

1990 - 2010

16 new units

Mendota (pop 11,418)

Kerman
(pop 14,594)

Granada (16 units)

Tranquillity

San Joaquin
(pop 4,024)

Caruthers
(pop 2,497)

Riverdale
(pop 3,153)

Cantua Creek

Five Points

Lemoore

Hanford

Huron
(pop 6,760)

Coalinga
(pop 16,610)

Public
Housing

RAD/LIHTC
Conversions

LIHTC
Units

Other

Firebaugh (pop 8,311)

Rio Villas (30 units)

Biola
(pop 1,707)

WEST COUNTY

2010 - 2018

30 new units and 124 redeveloped

Mendota (pop 11,418)

Mendota RAD (124 units)

Kerman
(pop 14,594)

Tranquillity

San Joaquin
(pop 4,024)

Cantua Creek

Caruthers
(pop 2,497)

Riverdale
(pop 3,153)

Five Points

Lemoore

Hanford

Huron
(pop 6,760)

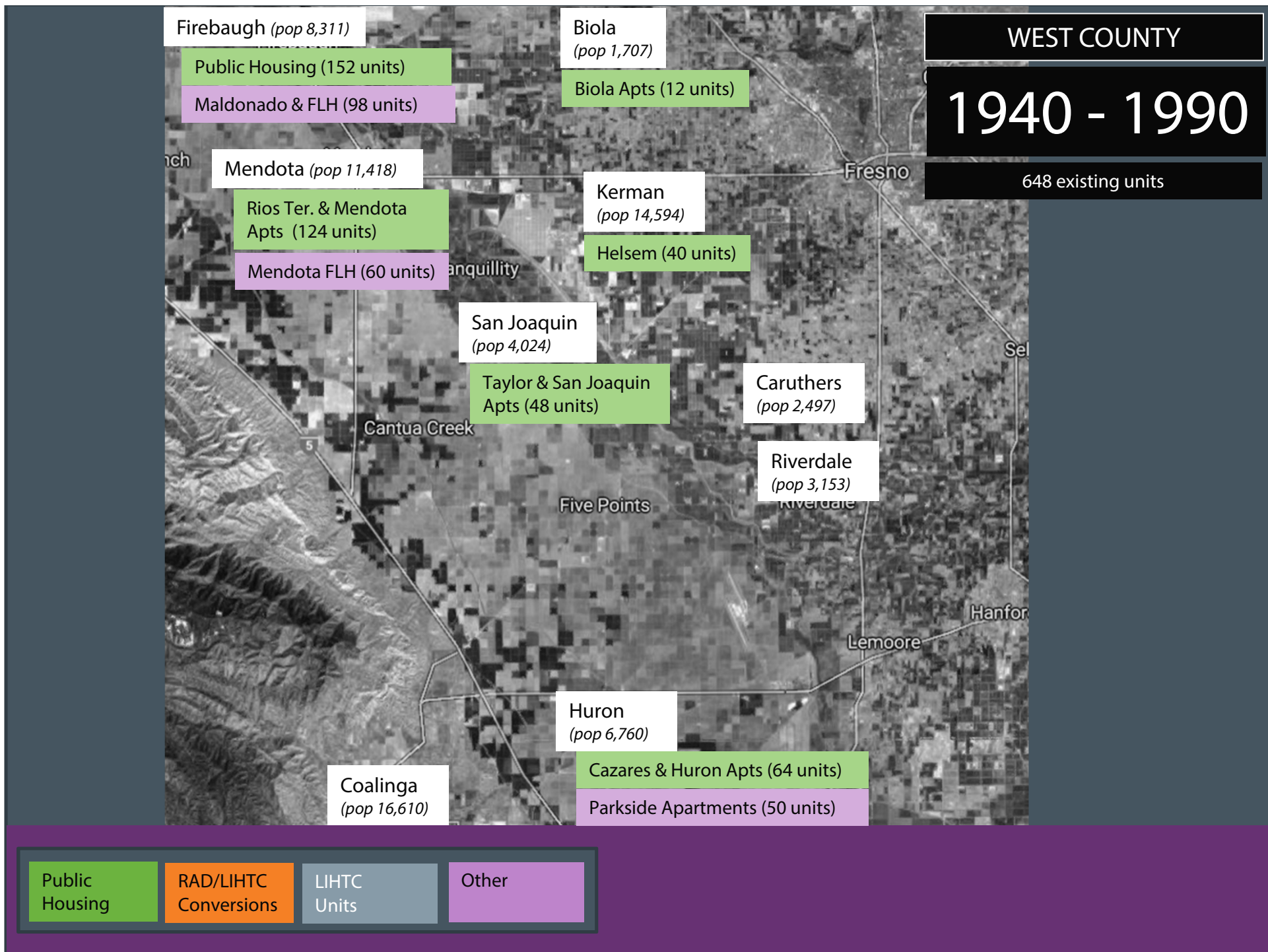
Coalinga
(pop 16,610)

Public
Housing

RAD/LIHTC
Conversions

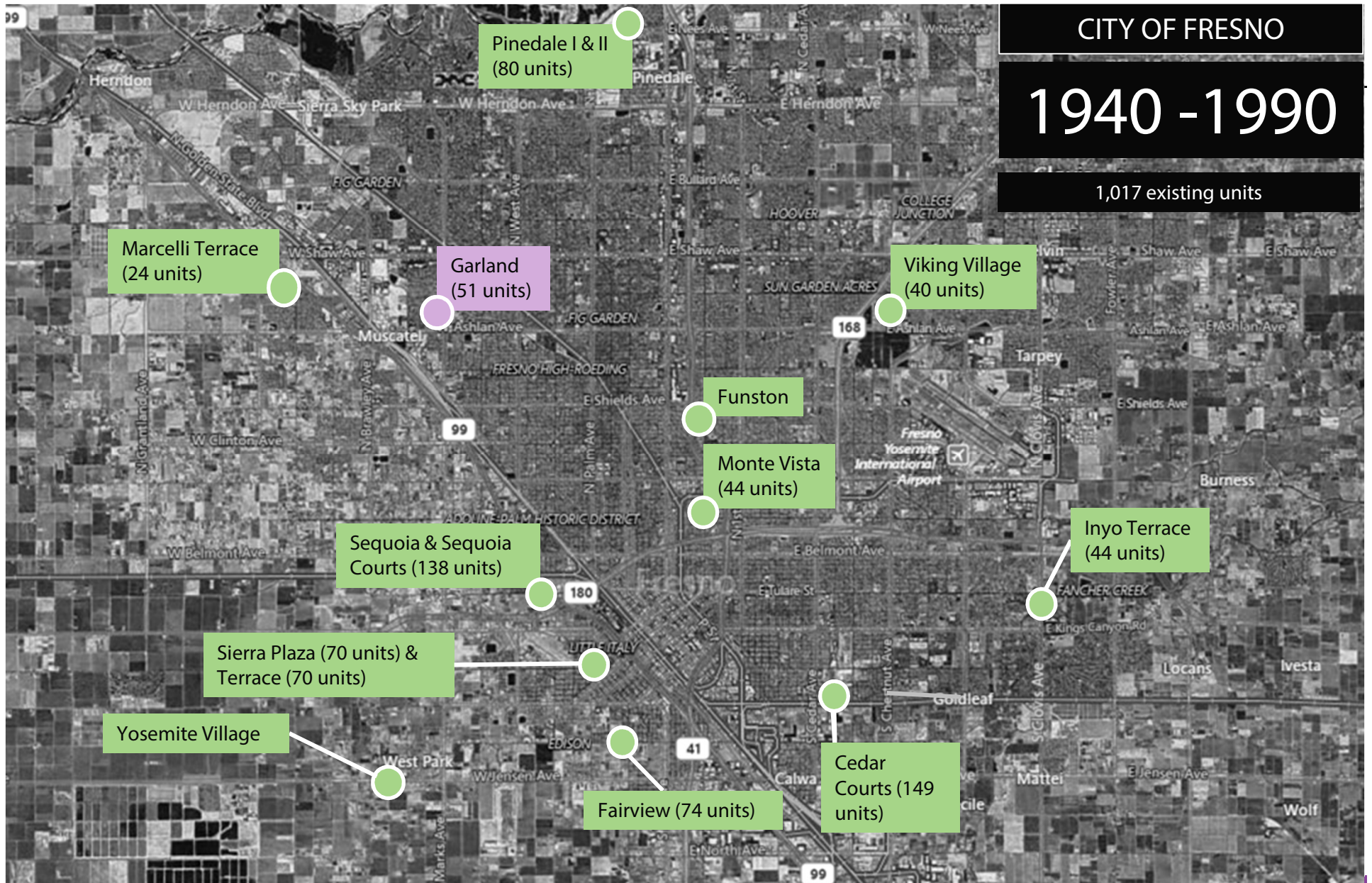
LIHTC
Units

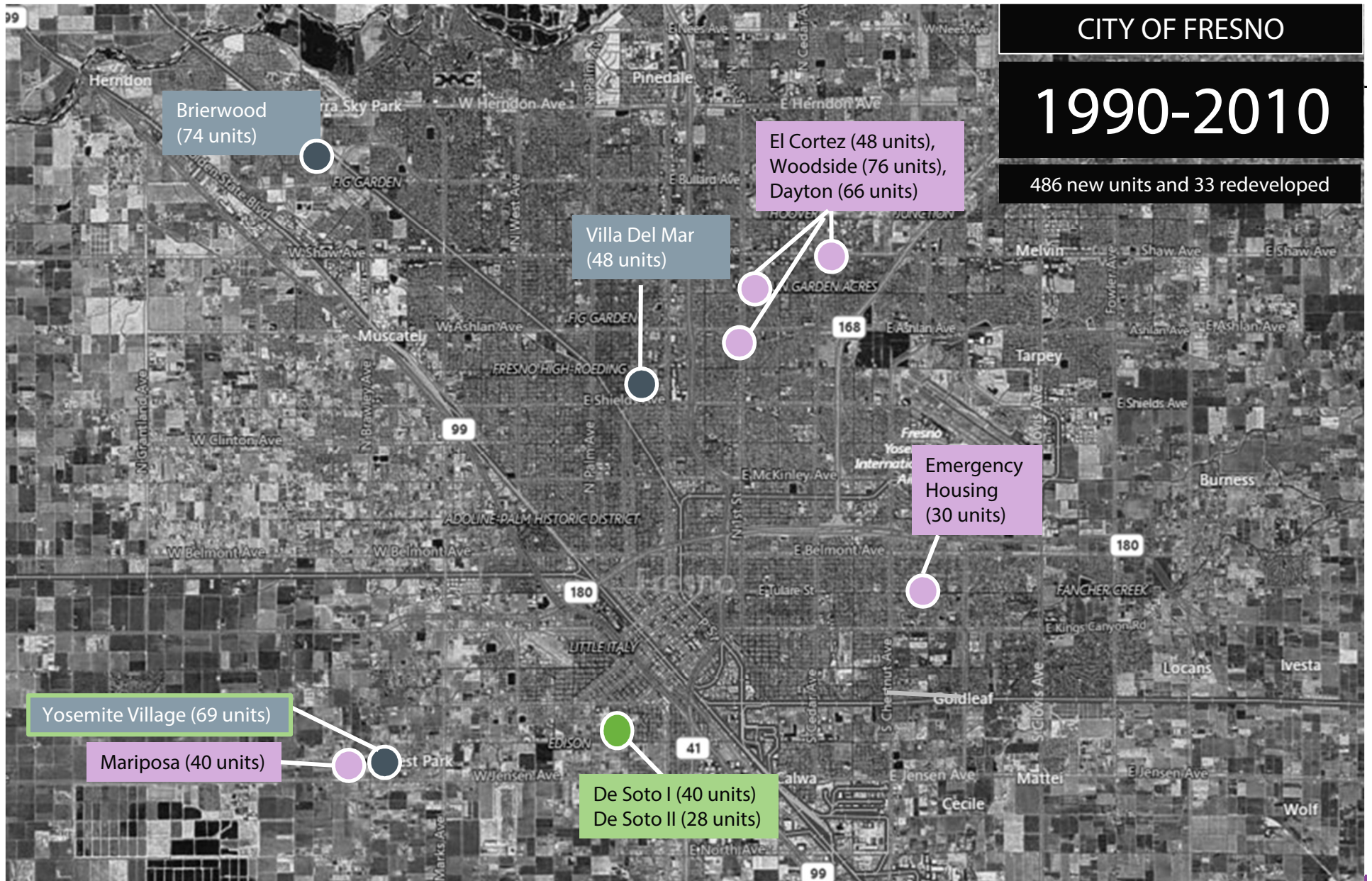
Other





Portfolio Development in the City of Fresno

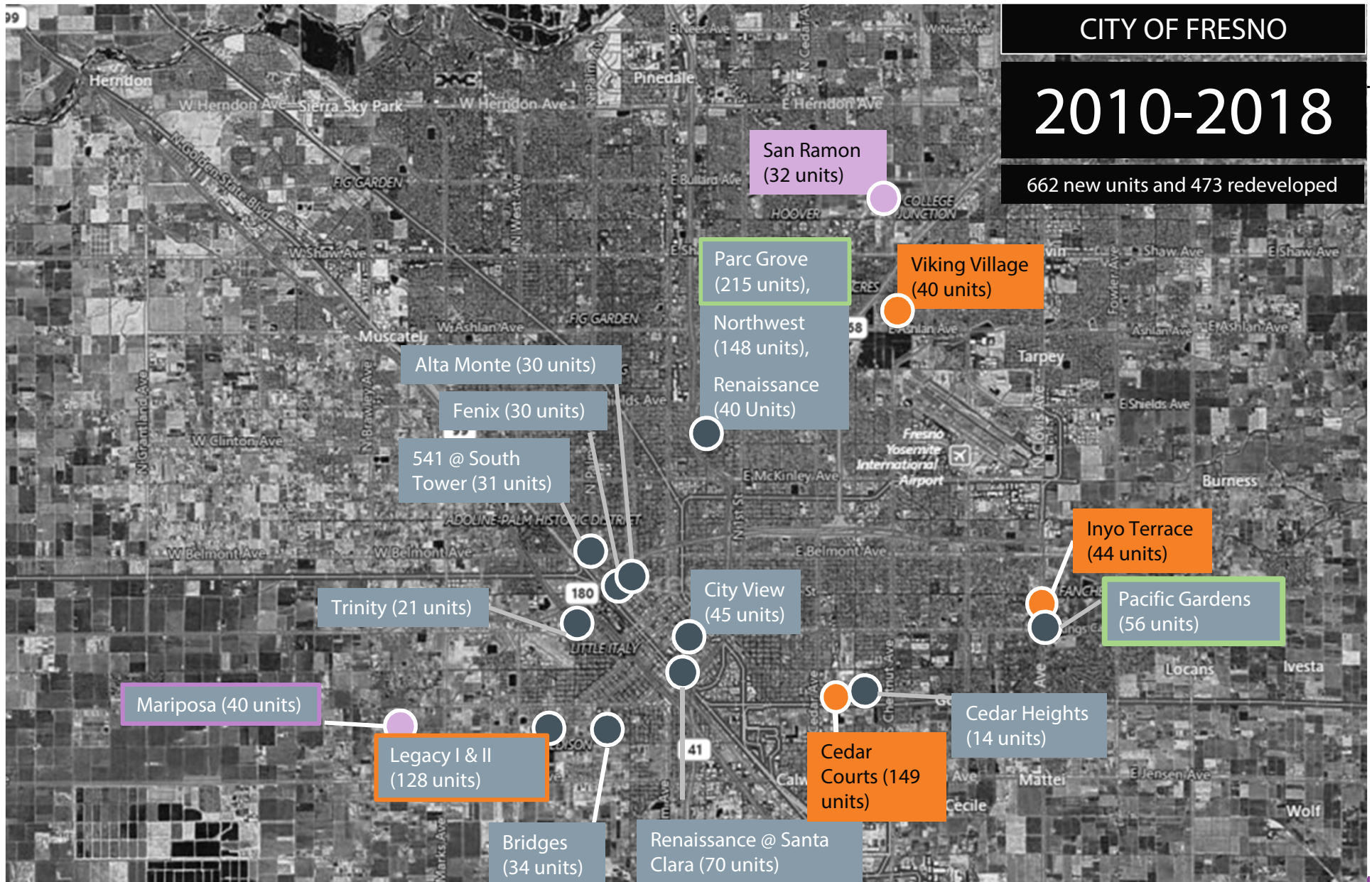




CITY OF FRESNO

2010-2018

662 new units and 473 redeveloped



Public
Housing

RAD/LIHTC
Conversions

LIHTC
Units

Other

2008 - 2012

	Units	TDC	Equity	Other Public Funds~	HRFC / FH / Seller	Perm Debt	HRFC / FH per Unit*	TDC/Unit
Yosemite Village	69	\$9,600,000	\$3,400,000	\$5,375,000	\$990,000	\$ -	\$14,348	\$139,130
Renaissance at Trinity	21	\$3,800,000	\$2,100,000	\$1,590,000	\$164,000	\$ -	\$7,810	\$180,952
Pacific Gardens	56	\$7,400,000	\$4,800,000	\$ -	\$2,543,000	\$ -	\$45,411	\$132,143
Renaissance at Alta Monte	30	\$6,480,000	\$3,490,000	\$2,313,000	\$280,000	\$ -	\$9,333	\$216,000
Granada Commons	16	\$3,800,000	\$ -	\$3,695,000	\$147,000	\$ -	\$9,188	\$237,500
Parc Grove Commons South	215	\$36,400,000	\$23,460,000	\$4,694,000	\$8,222,00	\$ -	\$38,242	\$169,302
Renaissance at Santa Clara	70	\$13,100,000	\$7,200,000	\$5,862,000	\$400,000	\$ -	\$5,714	\$187,143
	477	\$80,580,000	\$44,450,000	\$23,529,000	\$12,746,000	\$ -		\$168,931

2013-2014

	Units	TDC	Equity	Other Public Funds~	HRFC / FH / Seller	Perm Debt	HRFC / FH per Unit*	TDC/Unit
Bridges at Florence	34	\$7,030,000	\$4,210,000	\$1,732,000	\$1,000,000	\$ -	\$29,412	\$206,765
Parc Grove NW	148	\$32,860,000	\$19,090,000	\$4,558,000	\$1,489,000	\$7,725,000	\$10,061	\$222,027
City View@Van Ness	45	\$10,600,000	\$3,710,000	\$3,635,000	\$3,292,000	\$ -	\$73,156	\$235,027
Fresno RAD	193	\$33,150,000	\$21,289,000	\$1,590,000	\$10,267,000	\$ -	\$20,155	\$171,762
Mendota RAD	124	\$27,730,000	\$17,832,000	\$1,609,000	\$6,000,000	\$2,350,000	\$43,548	\$223,629
Orange Cove RAD	90	\$20,660,000	\$14,090,000	\$1,460,000	\$5,108,000	\$ -	\$10,867	\$229,556
Viking Village RAD	40	\$7,800,000	\$5,040,000	\$1,027,000	\$1,748,000	\$ -	\$22,925	\$195,000
Kings River Commons	60	\$12,900,000	\$8,180,000	\$2,318,000	\$509,000	\$1,273,000	\$8,483	\$215,000
Marion Villas	46	\$9,108,000	\$7,056,000	\$1,450,000	\$601,000	\$ -	\$13,065	\$198,000
San Ramon	32	\$4,100,000	\$ -	\$3,050,000	\$1,116,000	\$ -	\$34,875	\$128,125
	812	\$165,938,000	\$100,497,000	\$22,429,000	\$31,130,000	\$11,348,000		\$204,357

2015-2018

	Units	TDC	Equity	Other Public Funds~	HRFC / FH / Seller	Perm Debt	HRFC / FH per Unit*	TDC/Unit
541@South Tower/Cedar Heights	45	\$10,099,000	\$6,830,000	\$3,275,000	\$90,000	\$ -	\$2,000	\$224,422
Paseo 55	55	\$19,300,000	\$11,840,000	\$2,510,000	\$4,660,000	\$400,000	\$84,727	\$350,909
Lowell	30	\$8,590,000	\$5,407,000	\$1,578,000	\$1,604,000	\$ -	\$53,467	\$286,333
Rio Villas	30	\$8,430,000	\$6,137,000	\$340,000	\$1,726,000	\$233,000	\$57,533	\$281,000
Legacy Phase I	64	\$16,740,000	\$10,100,000	\$5,921,000	\$ -	\$694,000	\$ -	\$261,563
Shockley Terrace	48	\$15,700,000	\$12,170,000	\$1,170,000	\$2,436,000	\$ -	\$26,792	\$327,083
Renaissance at Parc Grove	40	\$17,050,000	\$13,650,000	2,660,000	\$800,000	\$ -	\$20,000	\$426,250
Memorial Village	48	\$17,200,000	\$13,400,000	\$1,150,000	\$3,700,000	\$ -	\$33,333	\$358,333
Legacy Phase II	64	\$17,578,000	\$11,010,000	\$470,000	\$4,380,000	\$2,080,000	\$68,438	\$274,656
Magill Terrace	60	\$26,800,000	\$21,600,000	\$1,590,000	\$3,440,000	\$165,000	\$36,667	\$446,667
Oak Grove	56	\$25,450,000	\$19,450,000	\$550,000	\$4,675,000	\$766,000	\$23,750	\$454,464
	540	\$182,937,000	\$131,594,000	\$21,214,000	\$27,511,000	\$3,407,000	-	\$3,691,680
Totals 2008-2018	1,829	\$429,455,000	276,541,000	\$67,172,000	\$71,387,000	\$14,755,000	\$4,064,968	\$429,455,000



Strategic Priorities And Types of Completed Projects

Strategic Priorities

- New construction opportunities to increase quality stock and diversify income streams
- Explore acquisition opportunities
 - Neighborhoods with low quality rental stock
- Neighborhoods of opportunity
- Current portfolio conversion using RAD or other tools
- Focus on neighborhoods surrounding existing properties
- Downtown development including Admin site
- Permanent supportive housing or related projects
 - Must include strong support from partners

**Priorities developed during May 2013 Board Retreat and updated annually.
Order of priorities reflects September 2017 Board Retreat.*

Firebaugh (pop 8,311)

New Construction/ Downtown Development



Rio Villas (30 Units)

Characteristics:

- Downtown
- High density
- Walkable/bikable
- (sometimes) Mixed-Use

Similar Projects:

- Marion Villas (Kingsburg)
- Paseo 55 (Reedley)



New Construction/ Downtown Development



Characteristics:

- Near transit
- (sometimes) Mixed-Use
- Workforce population
- More Costly

Similar Projects:

- Chinatown
- Blackstone & Simpson



New Construction/ Large Campus Project

Fresno (Southwest)



Characteristics:

- Large amount of units
- Large plot of land required
- Lots of community space and services

Similar Projects:

- Parc Grove/
Parc Grove NW



New Construction/ Small Urban Infill

Fresno (Southwest)



Bridges @ Florence (34 units)

Characteristics:

- Sites < 1 acre
- Limited community space
- Small impact on neighborhood
- Slightly more costly per unit

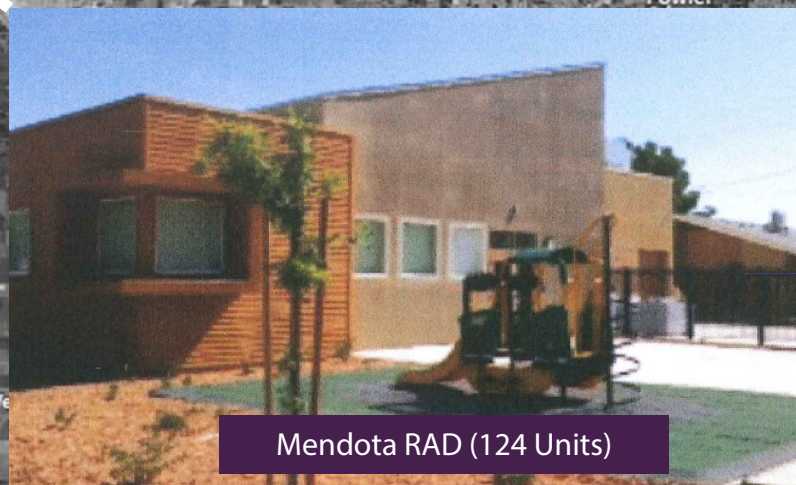
Similar Projects:

- 541 @ South Tower
- Fenix @ Glenn
- Cedar Heights



RAD Conversion/ Rehabilitation

Mendota (pop 11,418)



Mendota RAD (124 Units)

Characteristics:

- Public housing sites
- Gut rehabs
- Some infrastructure improvements

Similar Projects:

- Orange Cove RAD
- Orchard Farm Labor Housing



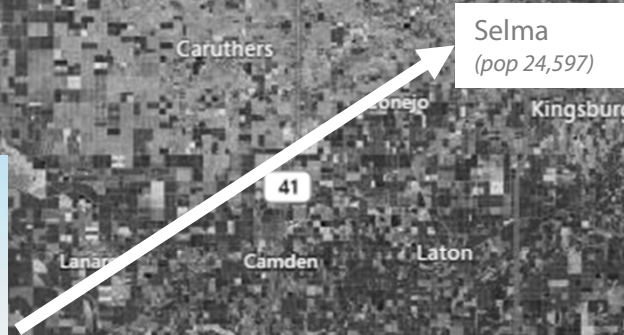
RAD Conversion – Demolition/New Construction



Shockley Terrace (25 units)



Cueva de Oso (48 units)

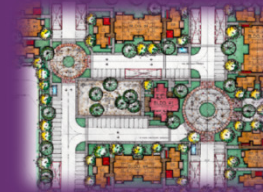


Characteristics:

- Higher density/efficiency
- Added units
- New on-site services

Similar Projects:

- Magill Terrace (Fowler)
- Memorial Village (Sanger)
- Oak Grove (Parlier)



Permanent Supportive Housing



Characteristics:

- Near to services
- Designed as a small community
- On-site support services

Similar Projects:

- Santa Clara
- Trinity
- Alta Monte





Pipeline - City

City Development Pipeline

Project Name	Location	# Units	Est. TDC	Potential Sources
Mariposa Meadows	Fresno	40	\$11.1m	LIHTC; USDA; Land
Chinatown	Fresno	57	\$31.3m	TCC; IIG; CalHFA; LIHTC; City HOME; HRFC
Blackstone/ Simpson	Fresno	45	\$28.3m	LIHTC; City HOME; CalHFA; HRFC; AHP
North Fulton St.	Fresno	141	\$58.5	LIHTC; AHSC; City HOME; IIG; HRFC; Loan
West Fresno Planning	Fresno			CNI Planning Grant
Highway City	Fresno	47	\$13.7m	LIHTC; City HOME; HRFC; MHSA
Parc Grove Phase IV	Fresno	40	\$19.1m	LIHTC; VHHP; Land

City Pending RAD Conversions

Project Name	Location	# Units
Monte Vista Terrace	Fresno	44
Sequoia Courts	Fresno	60
Sequoia Courts Terrace	Fresno	76
Fairview Heights	Fresno	74
DeSoto Gardens II	Fresno	28
Sierra Plaza	Fresno	70
Sierra Terrace Lower	Fresno	26

East County Development Pipeline

Project Name	Location	# Units	Est. TDC	Potential Sources
Orchard Apartments	Parlier	41	\$11.4m	LIHTC; USDA; Land
Willow/Alluvial	Clovis	60	\$24.4m	LIHTC; HOME; Fee Waivers; HRFC; AHP
Kingsburg Seniors	Kingsburg	58	\$19.3m	LIHTC; County HOME; Fee Waivers; HRFC; AHP

East County Pending RAD Conversions

Project Name	Location	# Units
Marcelli Terrace	Fresno	24
DeSoto Gardens	Fresno	40
Pinedale I & II	Pinedale	80
Sunset Terrace I	Reedley	20
Del Rey Apartments	Del Rey	30
Wedgewood Commons	Sanger	64
Laton Apartments	Laton	20

West County Development Pipeline

Project Name	Location	# Units	Est. TDC	Potential Sources
Huron Apts. (RAD)	Huron	81	\$31m	LIHTC; Land; Fee Waivers; Cap Funds; HRFC; AHP
Firebaugh Planning				Pre-Dev

West County Pending RAD Conversions

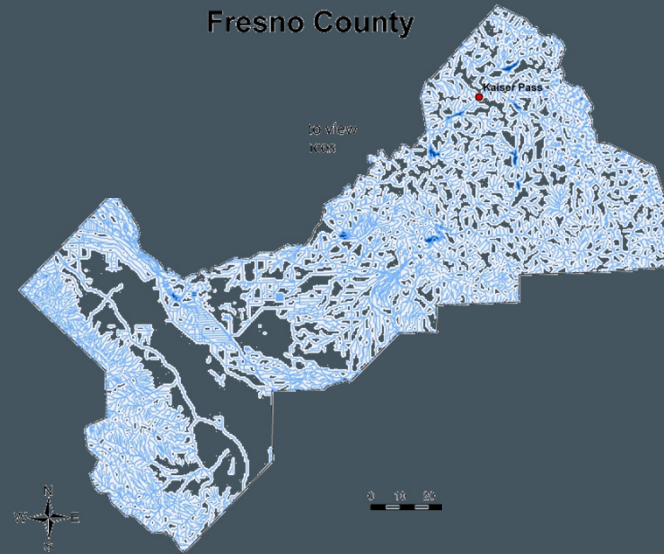
Project Name	Location	# Units
Firebaugh Elderly	Firebaugh	30
Helsem Terrace	Kerman	40
Biola Apartments	Biola	12
Mendoza Terrace I & II	Firebaugh	90
Cardella Courts	Firebaugh	32
Cazares Terrace I & II	Huron	44
Huron Apartments	Huron	20
Taylor Terrace	San Joaquin	28
San Joaquin Apartments	San Joaquin	20



Looking to the Future 1-5 years and Beyond

Considerations for Development

LOOKING AHEAD



West County

(Coalinga, Firebaugh, Mendota, Huron, Kerman, San Joaquin)

- 70,817 residents
- Projected to add 10,500 residents by 2030
- Currently 0.32 full time jobs per labor market participant
- FH owns 694 units
(1 per 102 residents)

Fresno/Clovis

(Fresno excluding unincorporated, Clovis)

- 689,360 residents
- Projected to add 227,730 residents by 2030
- Currently 0.87 full time jobs per labor market participant
- FH owns 2,098 units
(1 per 329 residents)

East County

(Fowler, Kingsburg, Orange Cove, Parlier, Reedley, Sanger, Selma)

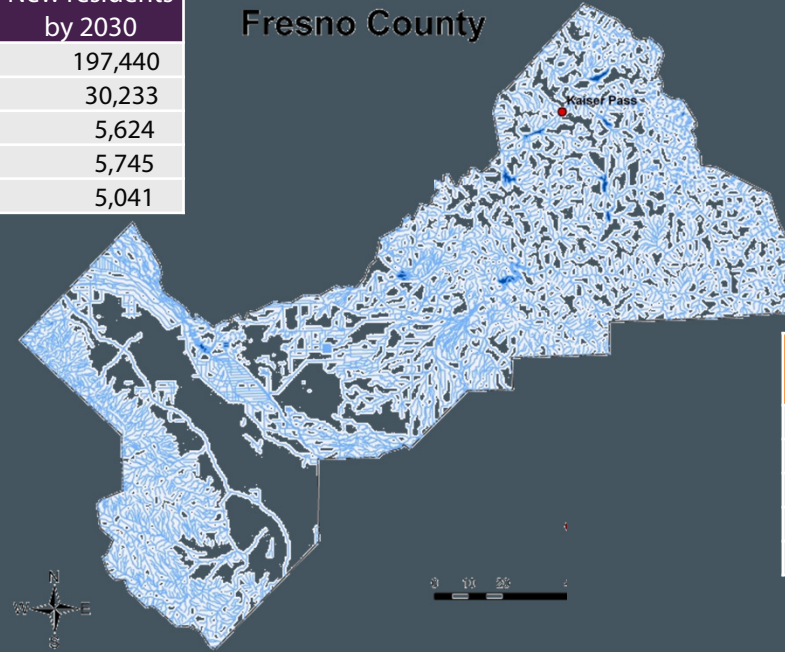
- 182,350 residents
- Projected to add 21,100 residents by 2030
- Currently 0.45 full time jobs per labor market participant
- FH owns 893 units
(1 per 291 residents)

*Fresno County 2050 Growth Projections (may 4, 2017), prepared by Fresno Council of Governments. https://www.fresnocog.org/wp-content/uploads/publications/Demographics/Fresno_COG_2050_Projections_Final_Report_050417.pdf
~Department of Labor (July 2018)

POPULATION, JOBS, AND SCHOOLS

	Population Growth	New residents by 2030
1	Fresno	197,440
2	Clovis	30,233
3	Reedley	5,624
4	Selma	5,745
5	Sanger	5,041

Fresno County



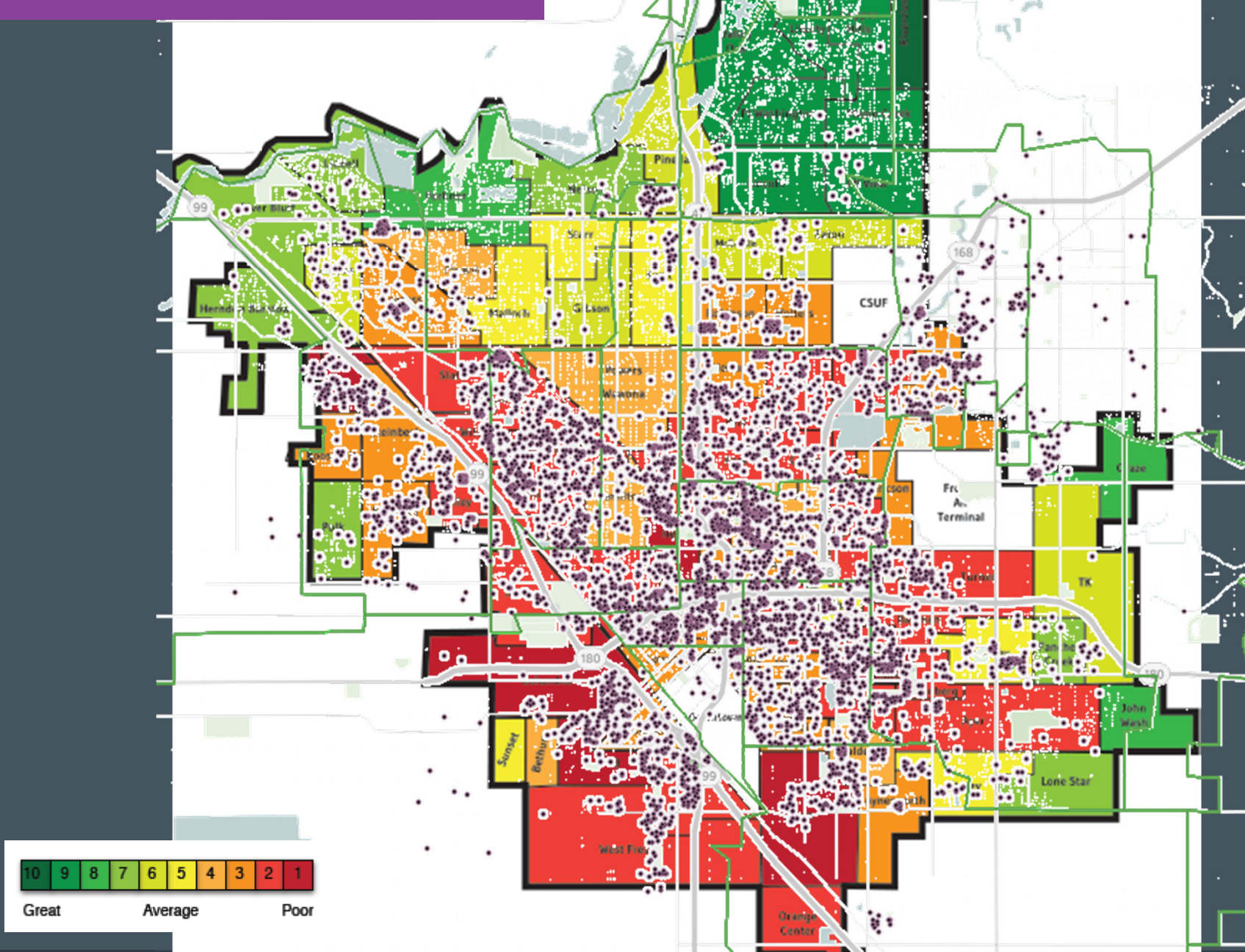
	Employment Opportunities	Full-time jobs/worker
1	Fresno	0.94
2	Fowler	0.73
3	Kingsburg	0.60
4	Clovis	0.56
5	Selma	0.54

	School District Rankings	Niche Grade
1	Clovis Unified	A-
2	Sanger Unified	B
3	Sierra Unified (Prather)	B-
4	Fowler Unified	B-
5	Kerman Unified	C+

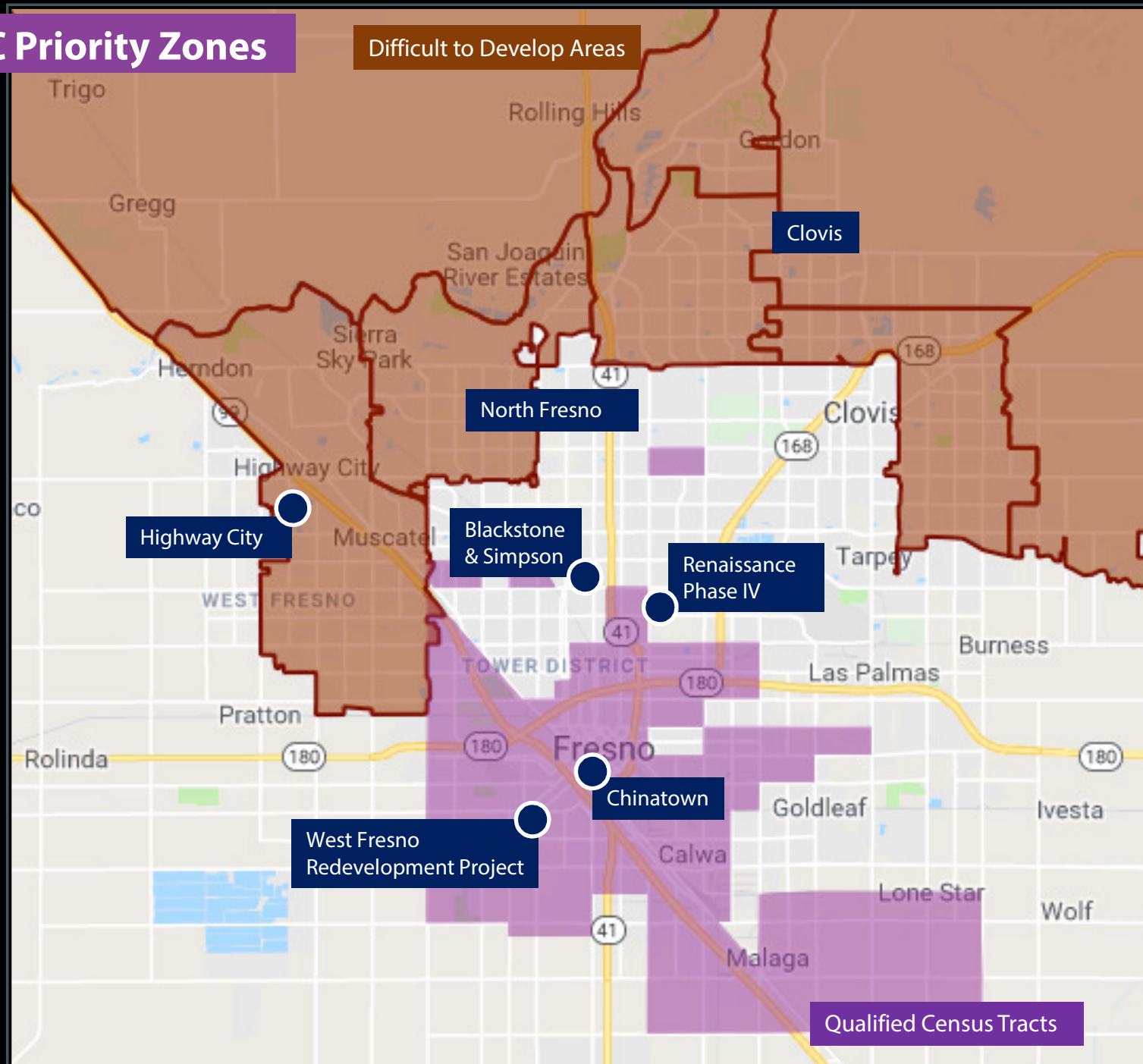
*Fresno County 2050 Growth Projections (may 4, 2017), prepared by Fresno Council of Governments. https://www.fresnocog.org/wp-content/uploads/publications/Demographics/Fresno_COG_2050_Projections_Final_Report_050417.pdf

^School District grades based on a statistical index created by NICHE (<https://www.niche.com/k12/rankings/>)

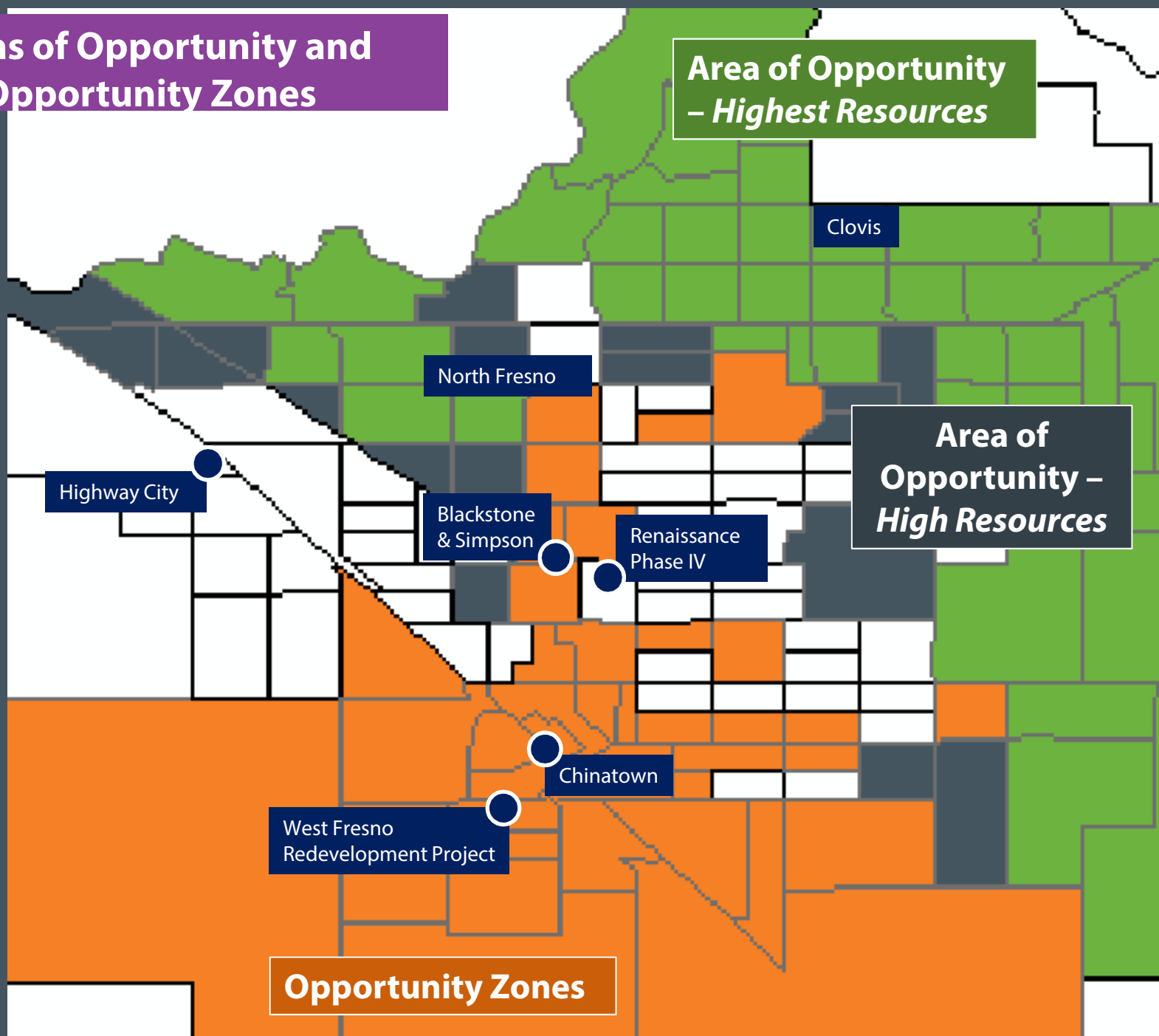
School Ratings and HCV Units



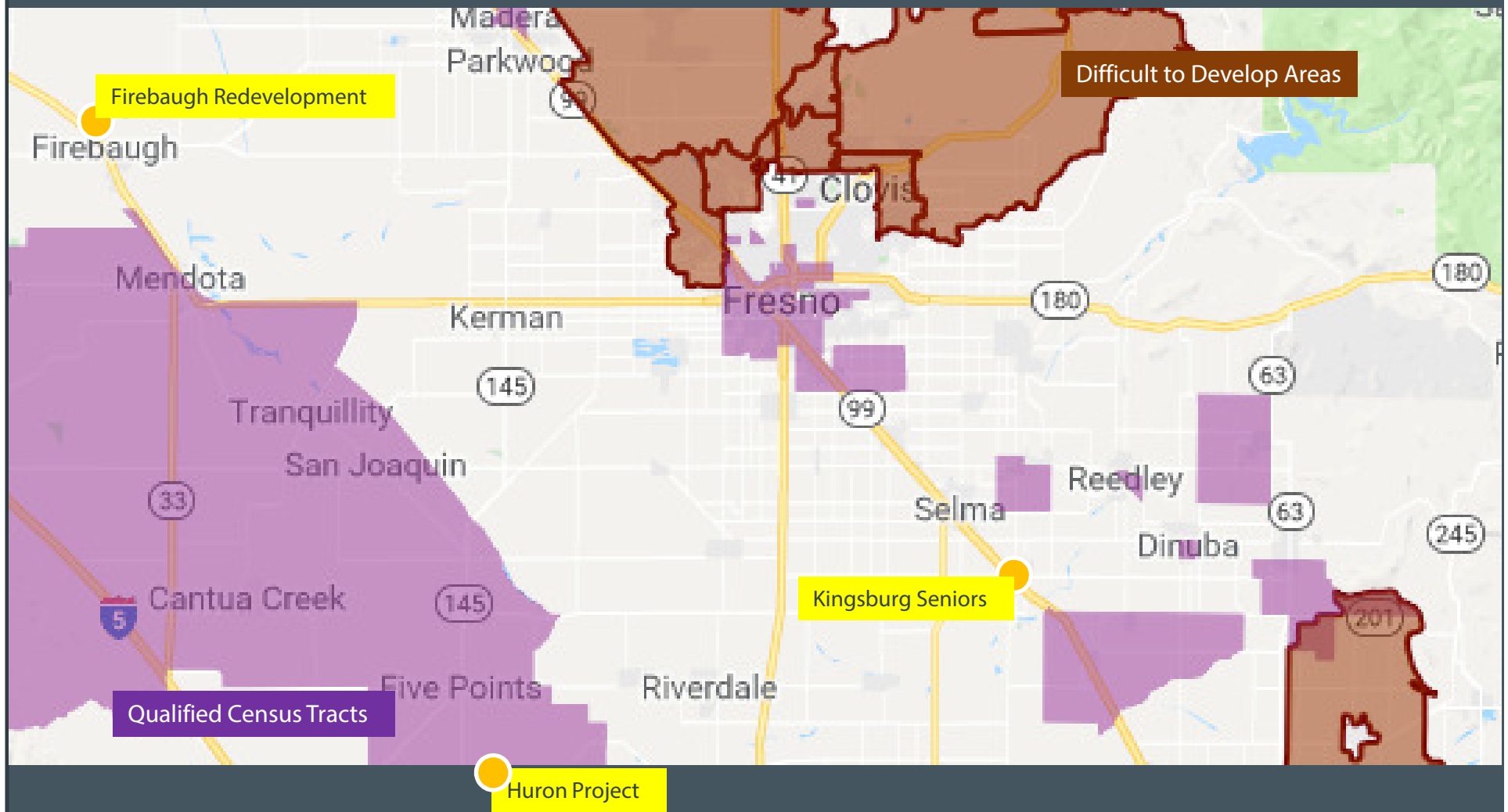
TCAC Priority Zones



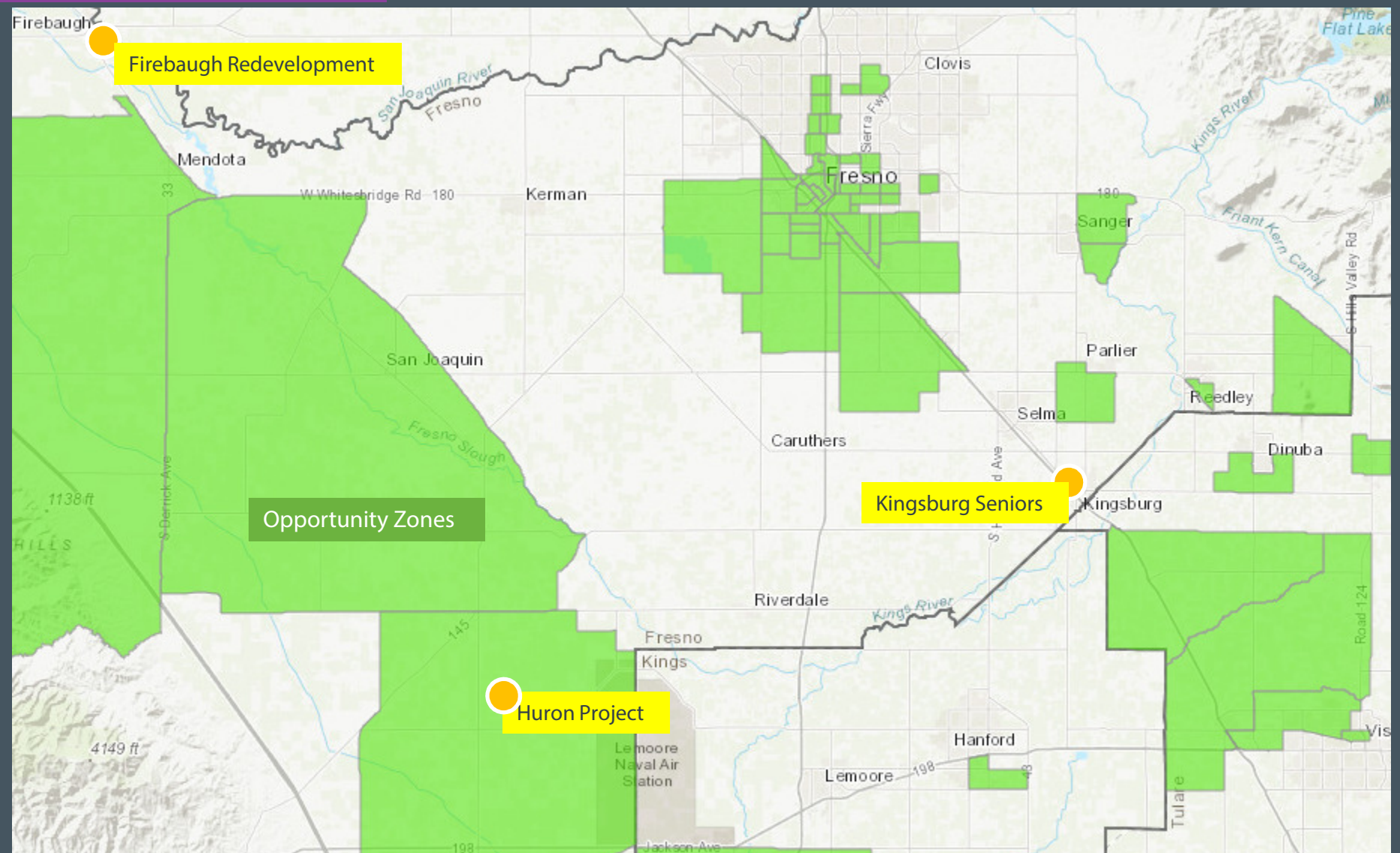
Areas of Opportunity and Opportunity Zones



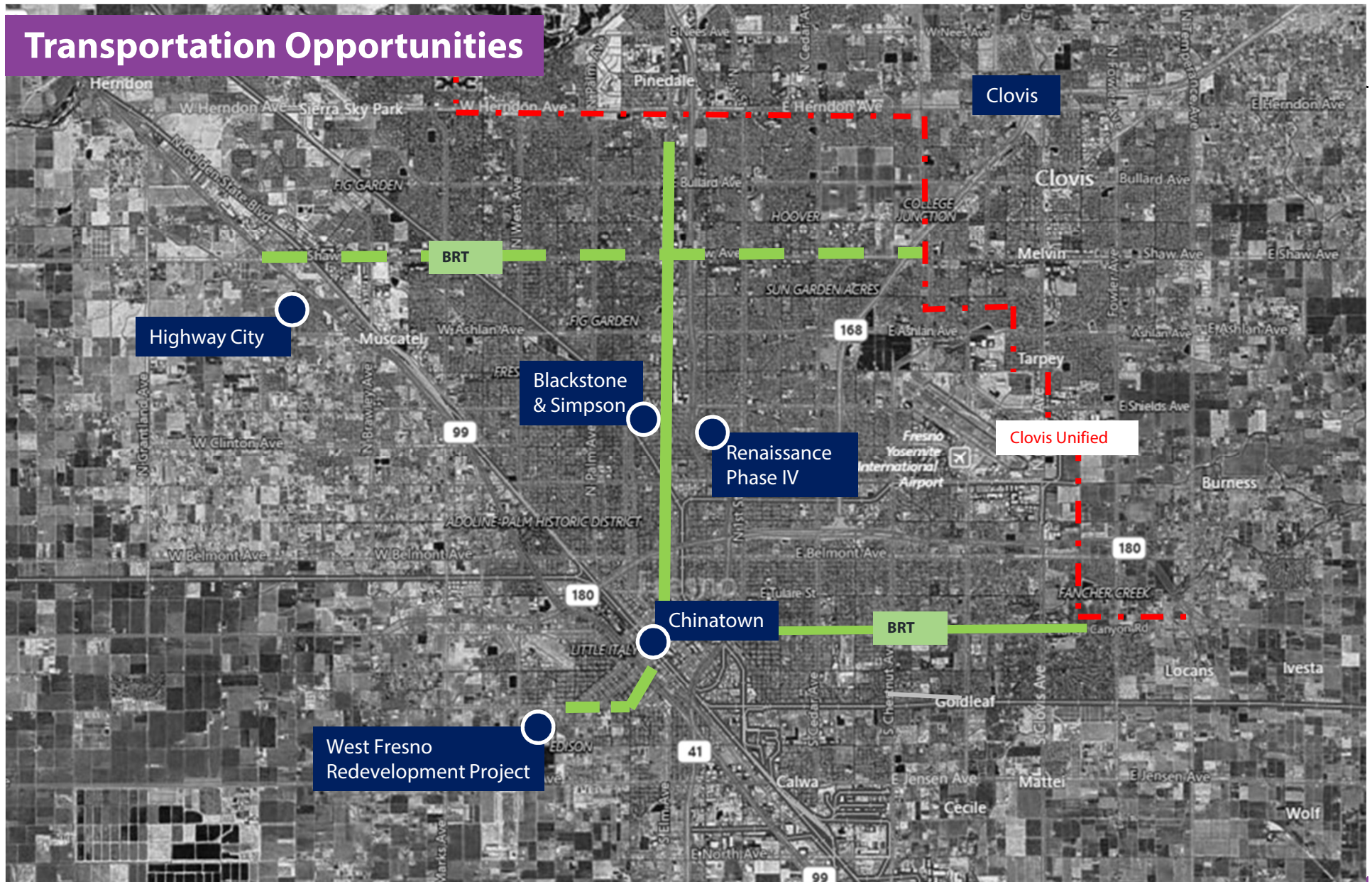
TCAC Priority Zones



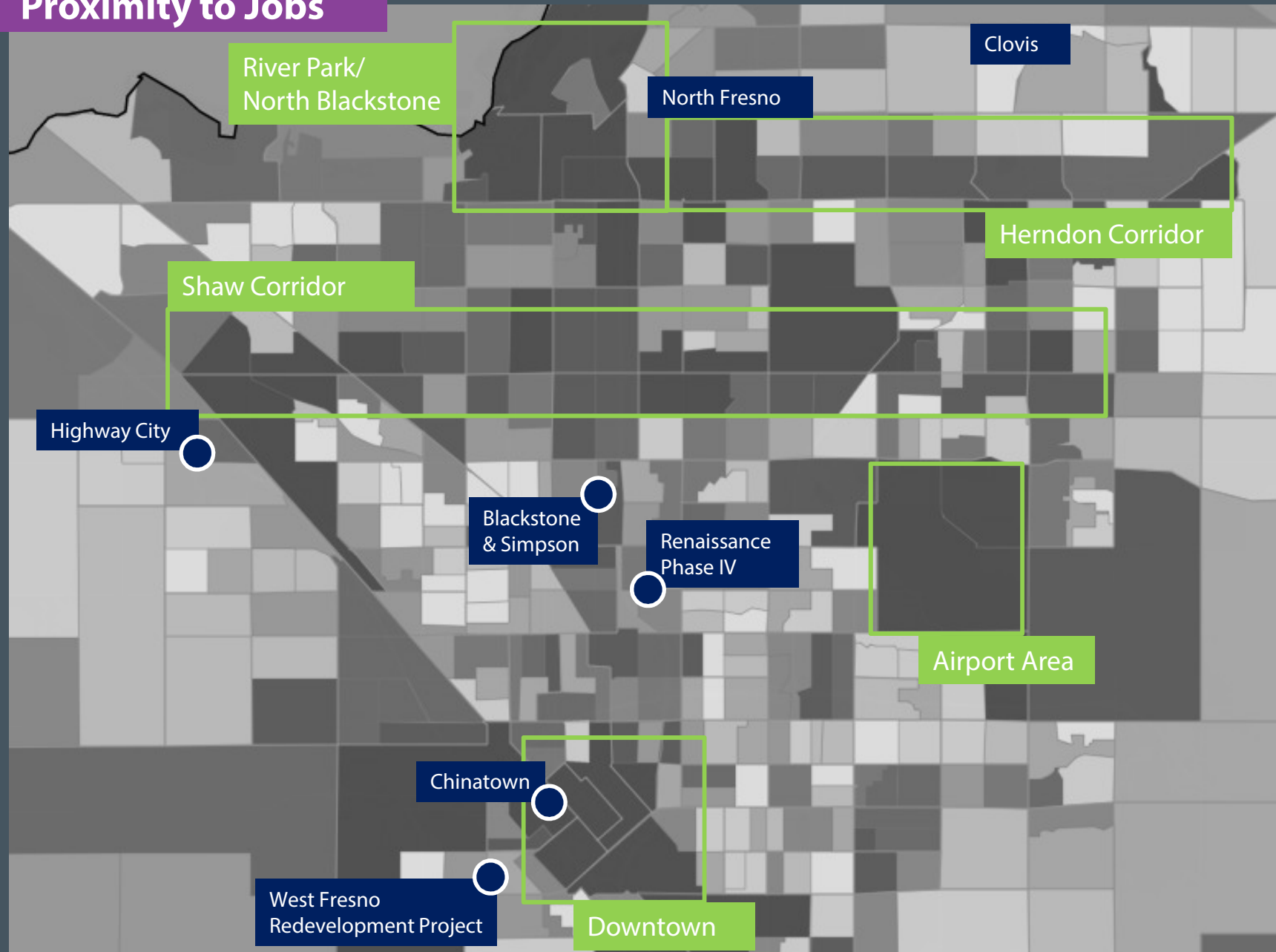
Opportunity Zones



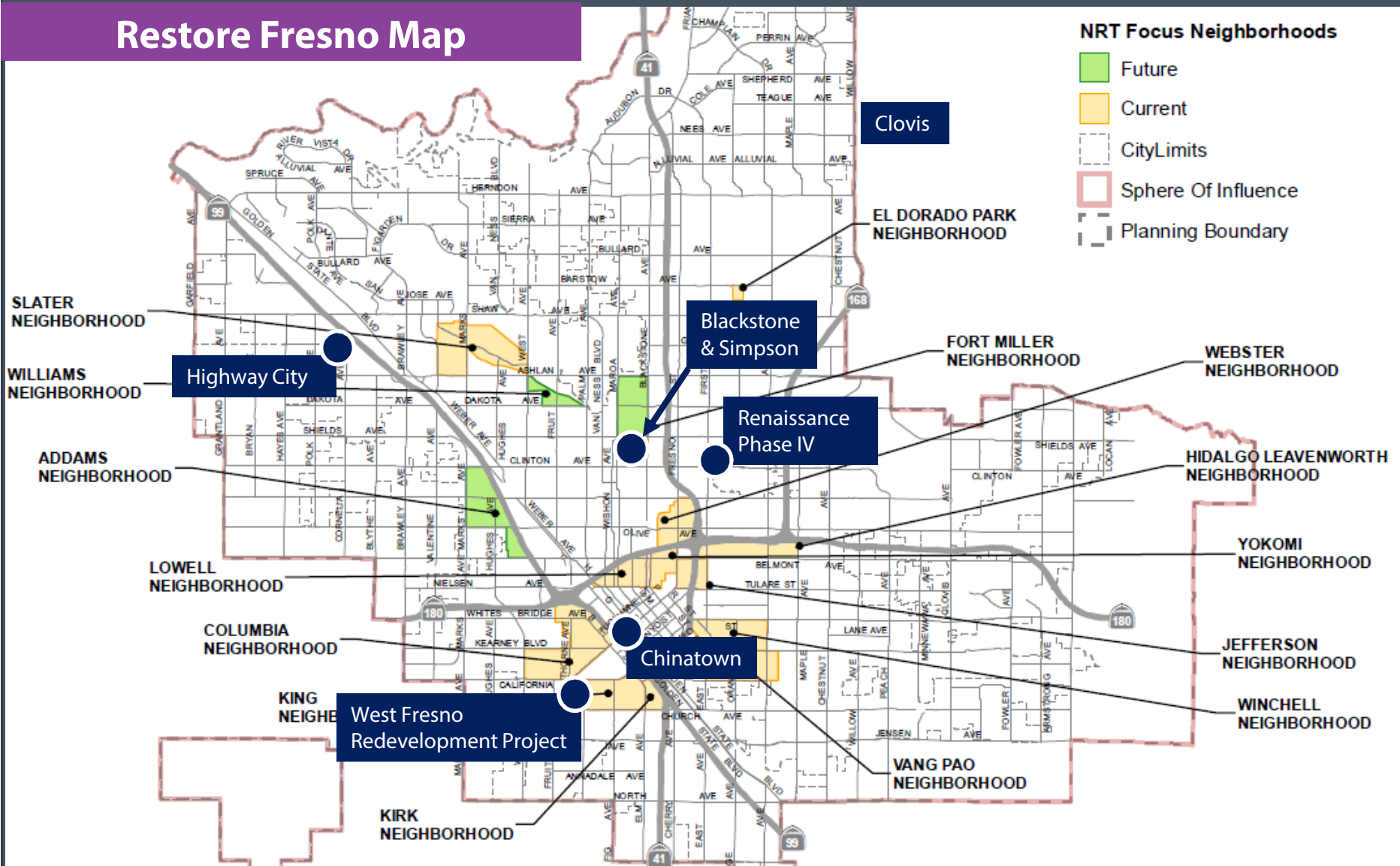
Transportation Opportunities



Proximity to Jobs



Restore Fresno Map





Acquisition & Rehab

Exploring Acquisition & Rehab

- Met with local and national brokers to better understand the current market place
- Analyzed specific opportunities as a way of learning
- Developed a few concept financial models assuming funding sources we have regularly accessed
- Scheduled training in September 2018 to learn more about other financing options from HUD, private activity bonds, etc.

Other Considerations

- Location/neighborhood
- Prospective of local rental market
- Project size
- Amount of rehab desired
- Short and long term asset goals
- Desired level of affordability
- Financing options available

Typical apartment complex on the market



Asking Price: \$65,000 per unit

Location: Near Blackstone & Dakota

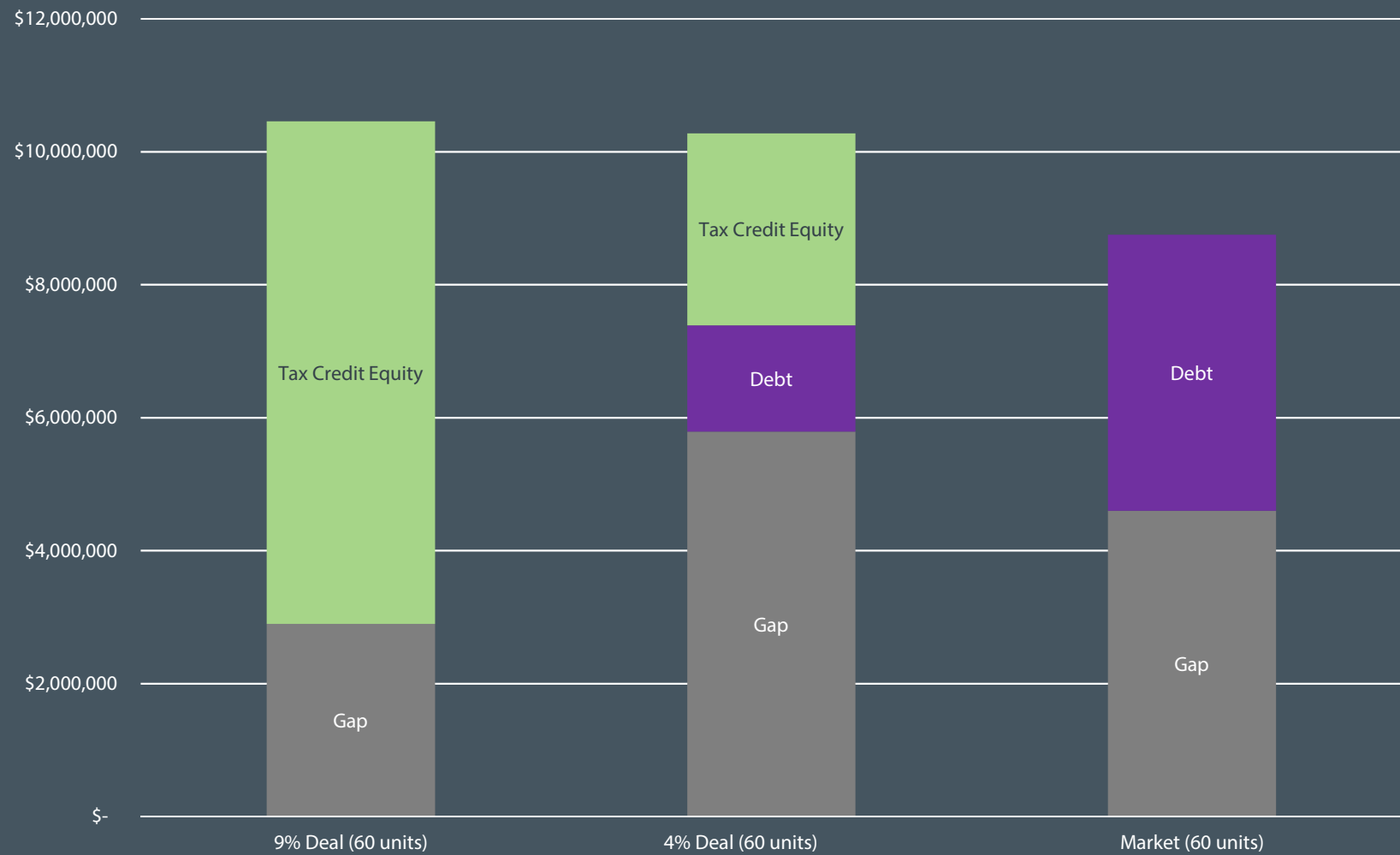
Needs: \$50,000 per unit worth of rehab to remain functional for the next 10-15 years

Market Rents: \$750/1 bed, \$925/2 bed, \$1050/3 bed

30 Unit Property *Sources*



60 Unit Property *Sources*



Financing Considerations

- 9% LIHTC
 - Location and unit mix may need to satisfy specific requirements
 - Limited resource
 - Long term affordability secured
 - Potential access to affordable housing public and private funding
- 4% LIHTC
 - Location and unit mix is flexible
 - Project size will generally need to be larger
 - Long term affordability secured
 - Potential access to affordable housing public and private funding
- Conventional Financing
 - Location and unit mix is flexible
 - No required affordability restrictions
 - Equity investment required
 - May add value over time with market rent growth



2019 Budget & Goal Development Process

*Boards of Commissioners Meeting
August 21, 2018*



Overview

- New for 2019: One, Integrated Process:
 - Agency Goals
 - Agency Budget
- Timeline for 2019 Budget & Goal Development
- Progress Report for 2018:
 - Agency Goals
 - Agency Budget
- Update Federal Budget
- Next Steps

Budget Development Process

- ✓ Cohesive Process
- ✓ Integrated Timeline
- ✓ Past, Present and Future Perspective
- ✓ Board Approval

Budget

- Accounting format
- Includes all sources and uses of funding

Goals

- Narrative format
- Focused on discretionary funding

Timeline for 2019 Budget Development

August	<ul style="list-style-type: none">• Review 2018 goals & budget progress• Outline timeline for developing 2019 goals & budget• Provide an update on the Federal budget for 2018 & 2019
September	<ul style="list-style-type: none">• Create opportunities for engagement around goals & budget• Discuss possible 2019 goals at the Board Retreat• Update Boards on community presentations
October	<ul style="list-style-type: none">• Present the first draft of the 2019 goals and operating budget• Receive feedback and update goals and budget
November	<ul style="list-style-type: none">• Second draft of budget and goals presented to the Boards
December	<ul style="list-style-type: none">• Request Boards approval on 2019 goals and operating budgets
January	<ul style="list-style-type: none">• Publish an Executive Summary outlining the goals and the budget

Progress Report: Goal One- Place



Landlord Event



Renaissance at
Parc Grove



Highway City



Progress Report: Goal Two-People



Summer
Technology Camp



Digi Bus



Mike's Books



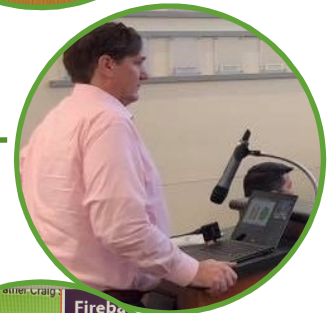
Progress Report: Goal Three- Public



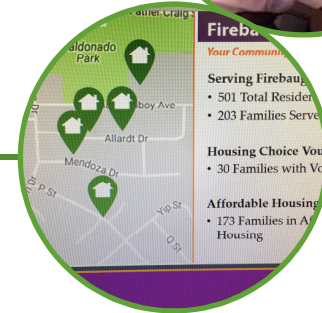
Community
Presentations



Huron



Firebaugh



Progress Report: Goal Four- Partnerships



Juneteenth



National Night Out



Highway City
Community
Center



2018 Budget Progress

OPERATING BUDGET

TOTAL INCOME

TOTAL EXPENSES

NET OPERATING INCOME

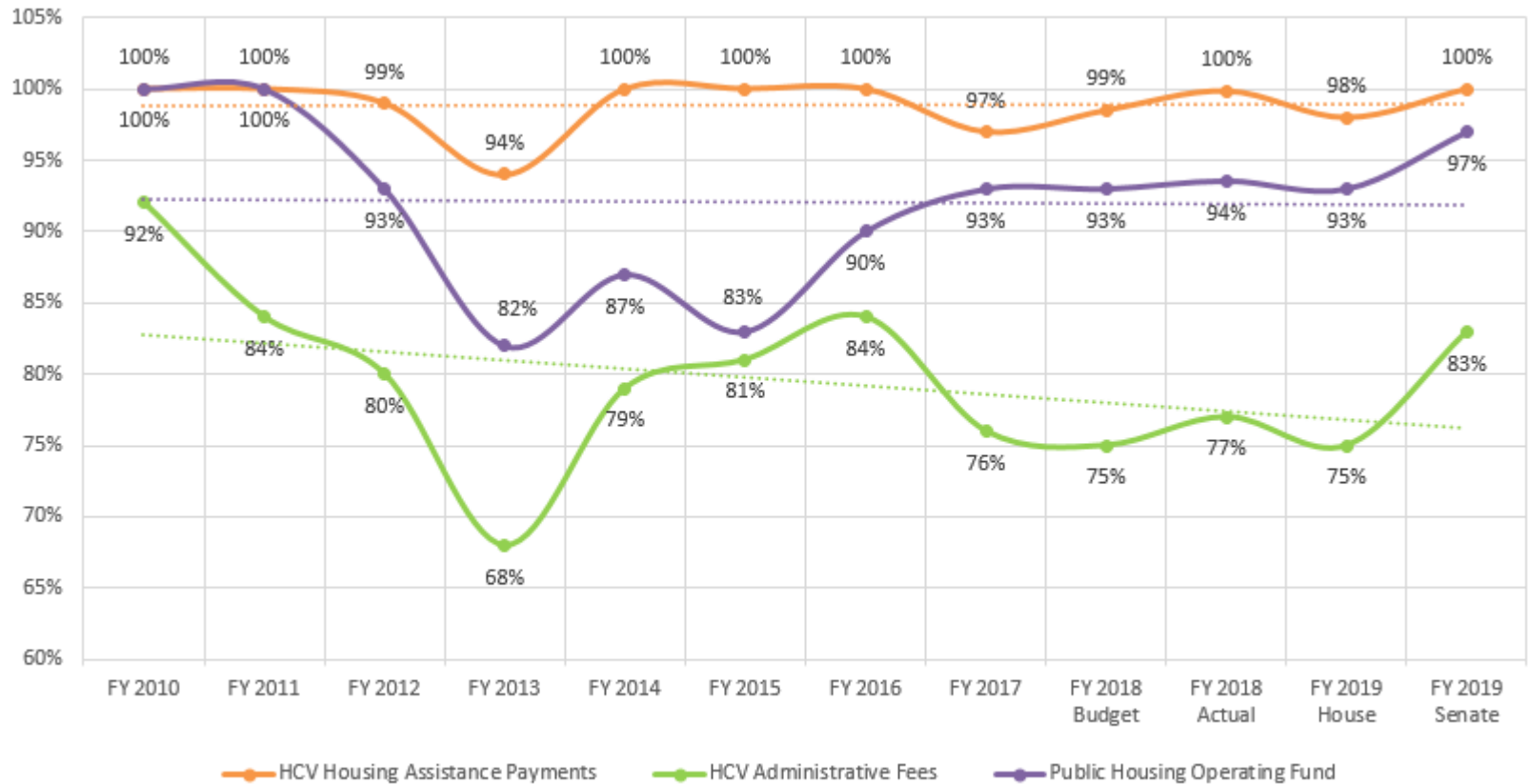
TOTAL NON-OPERATING EXPENSES

NET INCOME

UNRESTRICTED NET INCOME

Fresno Housing Authority			YTD \$ Variance
Annual Budget	YTD Budget	YTD Actuals	
41,402,540	20,701,270	22,699,598	1,998,328
37,974,220	18,987,110	17,047,027	(1,940,084)
3,428,320	1,714,160	5,652,571	3,938,411
1,957,088	978,544	1,252,951	274,407
1,471,232	735,616	4,399,620	3,664,005
(441,488)	(220,744)	2,289,191	2,509,936

2018 & 2019 Federal Budget



Next Steps:

- September:
 - Federal Budget Update
 - Engaging on Budget and Goals
 - Community
 - Board Retreat

2018-19 Agency Goals and Strategic Plan Implementation

Create and sustain vibrant communities throughout Fresno County

Quality housing. Engaged residents. Vibrant communities.

Goal One – PLACE

Develop and expand the availability of quality affordable housing options throughout city and county by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

- Create a robust, balanced pipeline for development activities that appropriately responds to the needs of the low income residents of Fresno County. A balance of renovation and new construction should focus on existing properties and surrounding neighborhoods, areas of increased economic activity and transit corridors.

Updates:

- Construction of Blossom Trail, Sanger RAD
 - Construction of Magill Terrace, Fowler RAD
 - Construction of Oak Grove, Parlier RAD
 - Pre-Development, Blackstone and Simpson (Transit)
 - Pre-Development, Chinatown (Transit, TCC)
 - Pre-Development Mariposa Meadows, Fresno (Renovation)
 - Pre-Development Orchard Farm Labor Housing, Parlier (Renovation)
 - Pre-Development Renaissance at Parc Grove IV (Veterans)
- Expand efforts to address housing needs and barriers for specific resident populations throughout the City and County of Fresno (e.g. homeless individuals, low-level ex-offenders, mental health, youth, etc.).

Updates:

- Completion of the Renaissance at Parc Grove Homeless Veterans Housing project
- Partnership with the City of Fresno and Barbara Poppe to end homelessness in Fresno
- Housed 336 homeless individuals through the CalWorks, VASH, HOME TBRA, and SPC programs
- Played a lead role in the Homeless Point-In-Time Count

- Changes to administrative policies that lessen the lookback period, allowing better opportunities for ex-offenders
- Collaborate with landlords, neighborhood groups and Community Development Corporations (CDCs), and other partners to enhance the quality of rental stock across the county and provide a greater range of options for residents with vouchers. Programs should focus on landlord outreach, support and education, in addition to targeting housing options in areas of opportunity.

Updates:

- Organized and executed a Landlord Open House and Training Session (with a second landlord training in late fall)
- Groundbreaking of the Highway City Community Center – CDC Partnership
- Partnership with Better Blackstone CDC on job training programs
- Targeted outreach being conducted to landlords in High Opportunity Areas
- Agency inspectors and management partnering with HCV landlords to improve their properties
- Achieved high REAC Scores on HUD inspections throughout Housing Authority properties
- Earned “high performer” status in the HCV program, which indicates exemplary performance in the administration of the Housing Choice Voucher program
- Increased payment standards for HCV voucher holders to allow greater opportunities for families to lease up in a tight rental market
- Exploring Small Area FMRs to expand opportunities for HCV holders
- Create a comprehensive oversight tool to monitor property performance.

Updates:

- Created an internal Summary Report to help monitor property performance
- Comprehensive oversight tool is in development and will be available in Fall 2018
- Utilizing the Agency Asset List, prioritize the assets that need a repositioning strategy and develop a plan to implement actions necessary to appropriately preserve or best dispose of the asset while preserving affordability and serving low income residents.

Updates:

- Partnered with various real estate brokers to increase awareness of potential properties for purchase and analyze opportunities in the rental sales market
- Application for Choice Neighborhoods (CNI) funding for West Fresno, which will fund the planning efforts related to the revitalization of the public housing in the area
- Redevelopment of Oak Grove and Magill Terrace through the RAD program
- Repositioning of the Orchard and Mariposa Meadows Farm Labor Housing using USDA funds and tax credits

- Received funding from USDA for the modernization of Maldonado Plaza
- Continue to explore innovative avenues for funding new and rehabilitated affordable housing stock in Fresno County. Consider new opportunities for federal, state, local and private funding.

Updates:

- Research and Exploration of new funding sources, including:
 - CNI
 - Housing Accelerator Fund
 - Opportunity Zones
 - SB2 and SB3
 - Purpose Built Communities
 - USDA Grants & Loans
 - Private Activity Bonds
 - HUD Multifamily Products
 - Private, commercial loans with local banking partners
- Scheduled training for staff on funding instruments not currently being used by the Development department
- Developed model financing templates for small to mid-sized multifamily rehabilitations
- Regular contact with brokers to explore multifamily opportunities in neighborhoods

Goal Two – PEOPLE

Respect community needs and knowledge - by listening, learning, and researching - and respond to issues compassionately, intelligently, and intentionally - by developing exceptional programs based on shared experiences.

- Continue to refine and expand Resident Services activities. Create a resident services database with the goal of measuring outcomes for services offered. Consider a survey to benchmark resident needs and outcomes.

Updates:

- Education Programs
 - Partnership with 59daysofcode to provide digital literacy training to over 250 residents in 2018
 - Summer Technology Camp provided coding opportunities to 25 resident youth at Geekwise
 - Mike's Books at Sequoia Courts
 - Digi Bus with FCPL
 - Book Rich Environment Initiative (Summer Reading Challenge, Book Giveaways) Partnership with FCPL
 - Parent University (Fresno State) – Digital Literacy Course

- Job Training/Wage Progression Programs
 - Valley Apprenticeship Connections
 - Sherwin Williams painting apprenticeship
 - Partnership with Fresno City College Construction department on the rehabilitation of the HOP Homes
 - Technology training for residents of the Renaissance sites
- Health & Wellness Programs
 - Healthy Smiles Mobile Dental Foundation
 - In the Know (EOC) Healthy Relationships, Sexual Education
 - Performing Above the High (PATH) & “Lock It Up Program” – Youth and Adult Education Drug Prevention Programs
- Community Engagement Activities
 - SW Fresno Family Carnival
 - National Night Out
 - Juneteenth
- Create additional opportunities to promote upward economic mobility for residents using data, policy updates and refined systems of support for residents reaching income limits.

Updates

- Partnered with Betsy McGovern-Garcia at Self Help Enterprises to develop a Homeownership Class and Financial Literacy Workshop for high income residents
 - Full Pilot Program in development with roll-out in September
- Reduce the number of homeless individuals in Fresno County through active leadership with partners to implement key steps outlined by Barbara Poppe in her work with the Fresno community.

Updates:

- Participated in and supported the FMCOCC Point in Time Count of homeless individuals
- Launched the PG&E SHARE program to eliminate overdue utility costs as possible cause for eviction and homelessness
- Opened Renaissance at Parc Grove – Homeless veterans
- Housed in 2017: 48 households in Permanent Supportive Housing; 75 households in Rapid ReHousing; assisted 5 agencies/entities to administer 9 programs housing 213 households
- National presentation – Housing First Partners Conference
- Barbara Poppe work continues – convening community
- Explore new opportunities to enhance and promote staff and resident safety at properties.

Updates:

- Developed and completed comprehensive property safety assessments
- Held resident roundtable meetings at Rio Villas in Firebaugh and in Huron

- Conducted a lobby safety review
- Facilitated De-escalation training for staff
- Facilitated utility cart training for staff
- Coordinated and participated in National Night Out to build relationships between policy and the communities
- Sponsored a Neighborhood Block Party for Southwest Fresno Coordinated by Officer Steve Hunt
- Updated Agency Emergency Action Procedures
- Training for Emergency Response Team members on new handheld radio communication and protocol; building evacuation procedures; fire extinguisher use
- Community and resident safety meetings planned for 3rd and 4th quarter

Goal Three – PUBLIC

Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes high quality affordable housing and supports the advancement of Fresno’s low-income residents.

- Complete a series of presentations to key city governments to facilitate a better understanding of Housing Authority benefits, priorities and opportunities and further enhance relationships across Fresno County.

Updates:

- Developed presentation template for use by staff and board members. Completed presentations to:
 - Huron City Council
 - Firebaugh
 - San Joaquin Gardens
 - Local developer stakeholders

- Complete a website “refresh” to ease public access to key agency information and services.

Updates:

- Completed a comprehensive analysis of our current website, and research best practices and models for website design and accessibility
- Expected completion in early 2019

Goal Four – PARTNERSHIP

Collaborate to strengthen the Housing Authority’s ability to address the challenges facing Fresno communities.

- Engage the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.

Updates:

- CNI Grant application and associated community engagement process
 - Agency participation in Juneteenth and Neighborhood Block Party events in Southwest Fresno
 - Secured commitments from over 62 stakeholders and 7 residents to participate in the process including leaders from local government, non-profits, businesses, and the local community
 - Partnered with Every Neighborhood Partnership to help lead resident and community engagement process in South West Fresno
- Revisit relationship and collaboration opportunities with Fresno Housing affiliate Fresno Housing Education Corps (Ed Corps). In conjunction with the Ed Corps Board and key stakeholders, prioritize 3-5 initiatives that align with FH Resident Services Department.

Updates:

- Created a site specific database to group data and information about our properties; including information about children and schools
 - Exploring opportunities to partner with Fresno Unified to improve educational outcomes in Southwest Fresno
 - Partnership with Betsey Martens, President of Bringing School Home to learn more about links between housing and education

Management Goal One – SUSTAINABILITY

(Staffing, Finances, Effectiveness, Evaluation, Technology, Facilities)

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

- Create a comprehensive and purposeful approach to training that includes appropriate onboarding, professional development and key skill development components. Create circumstances to develop, expand and document best practice methodologies associated with specific positions and departments.

Updates:

- Facilitated “Lunch and Learns” on various topics, including:
 - Partnering with Your Doctor
 - Managing Stress
- Training and Development Sessions, including:
 - Giving Feedback
 - De-Escalation
 - Customer Service Basics
- Department-specific training, including:
 - HMD staff meetings focusing on operations, quality assurance, and best practices for maintenance, customer service, and resident relations
 - HCV trainings on intake & eligibility, HQS inspectors and customer service
 - Weekly training for Accounting staff
- Created a monthly Training Newsletter for all Agency staff on various topics
- Utilized industry trainers to offer State and Federal Certifications (Tax Credit Specialist, Certified Occupancy Specialist, and Blended Occupancy Specialist).

- Expand the use of meaningful key performance indicators for each department that can begin to create the framework of an Agency data dashboard.

Updates:

- Created an electronic check-in system for the main office lobby that allows for better customer service, better data, and careful monitoring of lobby traffic
 - Worked with a senior manager cohort to develop a listing of possible KPI’s (key performance indicators) and created a SharePoint site to house KPI work
- Develop strategies to attract, retain, and/or develop a diverse leadership team, representative of agency values and the populations we serve.

Updates:

- Established new professional network relationships with: BLOC (Black Leaders Organizing Change) Fresno, FLYP (Fresno’s Leading Youth Professionals), Fresno Metro Black Chamber of Commerce
- Participated in recruitment and job fairs, including: Fresno State’s “Recruit The 99 Career and Interns Fair,” BLOC Fresno Networking Mixer, FLYP Mixer, Fresno State University Meet The Professionals Day, and Fresno Pacific University’s Career Achievement Program

- Continue to implement the Performance Management Program throughout the agency and expand the implementation of Pay For Performance.

Updates:

- Implemented Phase 3 of Pay For Performance August 1, 2018

- Explore options to mitigate the financial impacts to the Agency of rising healthcare and pension costs.

Updates:

- Implemented software solution to help manage unfunded pension liabilities
- Exploring options to ensure an effective long-term strategy for managing the Agency's unfunded pension liability

Management Goal Two – STRUCTURE

(Governance)

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

- In conjunction with the Board, continue to refine the Board handbook (i.e. orientation tool, administrative overview, agency information) for all board members.

Updates:

- Exploring ways to facilitate quality communication with Commissioners to increase information and awareness
- Succession planning and management is the practice that helps safeguard the stability of tenure of personnel and to ensure the agency is positioned to operate soundly in the event of change. The Boards should update their succession plan for the CEO position and encourage staff to develop a succession plan for key personnel.
- Work to ensure all communication to the Board is informative, concise and timely. Offer opportunities for Board members to further engage with each other and staff through Board communications and retreats.

Updates:

- Board Retreat
- Board Workshops
- Mid-Month Updates
- Staff Briefings

Management Goal Three – STRATEGIC OUTREACH

(Image, Visibility, Materials and Tools, Outreach)

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

- Engage the Fresno community in discussions on housing issues and solutions - expanding the visibility of the Fresno Housing Authority as a key partner and contributor to vibrant communities.

Updates:

- Participation in advocacy events in Washington DC and locally
 - Community outreach presentations
 - Monthly meetings with Mayor and key City staff to discuss housing issues across the city and set priorities
 - Partnering with the Central Valley Community Foundation on housing advocacy issues
 - Meet regularly with County staff and Supervisors on key housing issues
- Produce and distribute three community "newsletters" that address key national housing policy issues and relate it to the local community.
- Expand the use of social media to promote the need for affordable housing in Fresno County, inform residents and the community of key dates and opportunities, and expand avenues for the Agency to learn from residents.

Updates:

- Launched Agency's Facebook, Instagram and Twitter pages
 - Ratified the Social Media Policy