

# Boards of Commissioners Update

July 2015



## **Boards of Commissioners Update – July 2015**

### **Table of Contents**


<b>Topic:</b>	<b>Page</b>
<b>Building Neighborhood Capacity Program (BNCP) Update</b>	<b>3</b>
<b>2015 Administrative Plan Amendment</b>	<b>8</b>
<b>Broadband Update</b>	<b>12</b>



1331 Fulton Mall  
Fresno, California 93721

O (559) 443-8400  
F (559) 445-8981  
TTY (800) 735-2929

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**TO:** Boards of Commissioners **DATE:** 07/16/15  
Fresno Housing  
Authority  
**FROM:** Preston Prince  
CEO/Executive Director   
**AUTHOR** Tiffany Mangum  
Special Assistant  
**RE:** Building Neighborhood Capacity Program Update

### **Executive Summary**

2015 has been full of activity for the BNCP neighborhoods - El Dorado, Kirk and Yokomi. Please see a brief update below.

**BNCP FRESNO TEAM:** The BNCP team now consists of a local, community organizer Phil Skei, Cherella Nicholson and Eduardo Rodriguez. This new team has been in place since the beginning of June.

**RESIDENTS & NEIGHBORHOODS:** The two established resident leader groups (Action and Change & El Dorado Community Leaders) continue to meet regularly and are working to improve their capacity and their neighborhoods in 2015. The BNCP team continues working in all three neighborhoods with the resident leaders, and held the first community resident meeting in Yokomi at the end of June. Additional information is attached for updates on all three neighborhoods.

**MEETINGS:** Mayor Swearengen is working to have one on one meetings with all partners, as well as gather the Cross-Sector Partnership for regular quarterly briefings once the summer months have passed. These regular quarterly meetings will ensure that Cross-Sector Partners are informed and aware of partnering opportunities in these neighborhoods.

**VIDEOS:** Last year the residents and some of our cross-sector partners participated in interviews to talk about BNCP. These videos are important documentation for Cross-Sector partners and can be shared with others as we talk about BNCP throughout Fresno. There are individual videos for El Dorado and Kirk, as well as a BNCP overview done by Cross-Sector Partners. Please visit the links below.

EL DORADO PARK - <http://youtu.be/5EhjdZabN9o>

FRESNO BNCP - <http://youtu.be/dSJD9QYwrJc>

KIRK NEIGHBORHOOD - <http://youtu.be/ljB4BzARSPc>

July 2, 2015

**Monthly Report**  
**May and June of 2015**

**BNCP Strategies and Capacity Building Activities – El Dorado, Kirk, and Yokomi**

**El Dorado Park (EDP)**

The Building Neighborhood Capacity Program continues to have a heavy presence in El Dorado Park on a weekly basis. BNCP Staff are available to residents on a regular basis. Our focus within the next 30 days is to continue to strengthen El Dorado's Community Leaders resident group, increase presence of resident leadership, re-affirm neighborhood revitalization plan with our stakeholders.

Additionally, the majority of the resident group lacks organizational leadership skills and fundamental written and verbal communication skills. In order for this neighborhood to reach its capacity and sustainability goals, the residents will need ongoing training in these areas. Currently, Eduardo Rodriguez and Cherella Nicholson are working with a few neighborhood leaders on a one-on-one basis for brief trainings. Moving forward with residents, Staff will offer trainings on the following: organizational leadership, time management, scheduling, note taking, and other basic and intermediate skills.

Community Leaders and the El Dorado Community Development Corporation are taking a larger role this year with planning the Neighborhood's annual National Night Out (NNO). NNO will be held at Wesley United Methodist Church on Tuesday, August 4, 2015. NNO requires a lot of planning and organizing – Fresno State's Associated Students, Inc. was largely responsible for planning and organizing the event the last several years. Community Leaders are enthusiastic about NNO planning and continuing to keep their neighborhood safe and opportunity. The El Dorado Park CDC has agreed to be the fiscal agent and coordinate planning with residents at the El Dorado Community Leaders. Kim Hall has reached out stakeholders at the monthly Community Meeting for donations and support of National Night Out. Property owners, the Church, City of Fresno, Fresno State, Fresno Housing Authority are present. Maria Sandavol, a resident leader has also reached out the Every Neighborhood Partnership to for games and volunteers.

Anchor Partners – Wesley United Methodist Church, El Dorado Park Community Development Corporation; Boys & Girls Club; Associated Students, Inc., Stone Soup,

Neighborhood–The neighborhood is progressing positively and residents see physical progress, and residents are maintaining the alleys cleanliness. Residents in the neighborhood are getting used to activities and believe they are important. The BNCP



team has identified some apartments that appear to have heavy drug use and vacant units. Additionally, many of the apartment USPS mailboxes are in poor conditions. In the next 30 days, we plan to address mailbox issues with the resident group.

Other Activities: Councilmember Paul Caprioglio hosted a movie night for the residents of EDP on Thursday, June 25, 2015 at Wesley United Methodist Church. BNCP Staff canvassed the community and invited residents to participate and enjoy. Councilmember Caprioglio's office engaged with residents and supplied and served ice cream, popcorn and water for to all residents. The residents enjoyed and Councilmember Caprioglio seems to have a strong desire to support the El Dorado community and our work.

El Dorado Park Community Development Corporation has renewed and kicked off their annual Summer Recreation program at Wesley United Methodist Church. The program is in its second year and for the first time, has paid staff. The CDC is funding two coordinators for outreach, planning, and implementing youth activities. They are committed to youth programs after identifying the priority with residents through various neighborhood meetings and the Neighborhood Revitalization plan. The CDC continues to identify spaces it can engage residents and support with programs that offer youth a safe environment. The program runs Monday through Friday 9:00 am – 11:00 AM.

### **Kirk Neighborhood**

BNCP has a medium physical presence in the Kirk neighborhood that is gradually increasing. The residents are deeply concerned and dedicated to the revitalization plan, especially blighted homes, neighborhood safety, economic opportunity and neighborhood beautification. This resident group is currently project driven and we would like to cultivate strong cross-sector partnerships to continue building capacity in order to tackle barriers in the neighborhood.

Action and Change/Accion y Cambio is the identified group in the Kirk neighborhood. Action and Change meets monthly on the second Saturday of each month at West Fresno Family Resource Center. Additionally, subcommittee groups meet as needed to move forward projects. At the June meeting, Action & Change members thanked council district 3 representatives for being responsive and completing lighting issues addressed.

Action and Change leaders have worked hard on blight, exterior standards project. Reporting of their project will follow within a few short weeks.

Action and Change has partnered with West Fresno Family Resource Center (WFFRC) and committed to do outreach for the WFFRC garden planter boxes located onsite at the gym. The planter boxes are a benefit to the community and Action and Change

wants to see the neighborhood take full advantage of this available resource. The resident group is interested in more affordable healthy food options.

Anchor Partners – West Fresno Family Resource Center. Within the next 60 days, we will identify at least one more anchor partner.

Neighborhood – Residents report they feel safer now there is better lighting in the community.

Other Activities – Cultiva La Salud is hosting a Healthy Community Forum at Edison High School on September 23, 2015. Some of the Action & Change residents are on the planning committee for this event; Kirk Elementary is hosting a carnival/block party for the neighborhood in September/October 2015, more details to follow.

### **Yokomi**

This neighborhood has a lot of assets that BNCP staff is identifying with the help of community partners such as Fresno Metro Ministry and Every Neighborhood Partnership. BNCP is focusing on building its partnership with Bringing Broken Neighborhood Back to Life, Lowell/Yokomi Property Owners Association, Community Medical Center, the City of Fresno's Neighborhood Revitalization Team, Fresno Metro Ministry, and Every Neighborhood Partnership.

In the month of May these stakeholders organized a Block Party on May 16, 2015. The block party was a success with 35 information booths with an estimated 650 residents in attendance. BNCP collected resident's information through sign-in and we will use this information to contact residents as BNCP moves forward with neighborhood meetings.

Community Leaders – BNCP held the first resident meeting on Monday, June 29, 2015 at a residence house on Thesta Street. Three residents volunteered and supplied food and drinks. Residents have a strong desire to participate and give feedback for a revitalization plan that will be developed by residents and stakeholders in the neighborhood.

Long-time resident Estel Aguiñe has lived in the neighborhood for 14 years and has seen change taking place in the neighborhood like the building of Yokomi Elementary and the City committing the Neighborhood Revitalization team to area. Ms. Aguiñe comments that addressing prostitution and the traffic for the nightclub on Fresno and Belmont Street will improve safety for the youth that pass by it every day to and from school. Stephanie Molina agreed with Ms. Aguiñe and described the neighborhood as being in the middle of transition. She identified that the problems are coming from outside the neighborhood.



Month: May and June 2015

Anchor Partners – Yokomi Elementary, Fresno Metro Ministry, Every Neighborhood Partnership. Fresno Metro Ministry and Every Neighborhood has a strong community presence and works closely with residents and Yokomi Elementary.

Other Activities – Fresno Metro Ministry and Every Neighborhood Partnership launched a photo document activity for Yokomi residents to photo document their story.

**Phil Skei, Cherella Nicholson, and Eduardo Rodriguez**

**BNCP Fresno Team**




## BOARD UPDATE

1331 Fulton Mall  
Fresno, California 93721

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F (559) 445-8981  
TTY (800) 735-2929

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**TO:** Boards of Commissioners      **DATE:** 07/16/2015  
Fresno Housing Authority  
**FROM:** Preston Prince  
CEO/Executive Director   
**AUTHOR** Juan Lopez  
Sr. Analyst - QA  
**RE:** 2015 Administrative Plan Amendment

### Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, FH staff is preparing an amendment to the 2015 PHA Administrative Plan for the Housing Choice Voucher Program.

The proposed policy changes are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

The 45-day public comment period for the amendment, which begins on August 2, 2015, will be announced in the Fresno Bee and posted on our website. The notice instructs the public on how they may access, review and comment on the proposed Plan. The 45-day comment period ends on September 17, 2015.

Staff have contacted the Resident Advisory Board to receive their feedback. Any comments received from the public and the Resident Advisory Board will be presented to the Commissioners at the Public Hearing to be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 22, 2015. At that time the Commissioners will be asked to adopt the 2015 Administrative Plan amendment for submission to HUD by October 1, 2015.

### 2015 Amendment – Housing Quality Standards (HQS)

#### Owner Disapproval

**HUD regulation [24 CFR 982.306(c)] permits the Housing Authority to disapprove a request for tenancy for various actions and inactions of the owner. No owner has a right to participate in the HCV program [24 CFR 982.306(e)]. The Housing Authority will disapprove the owner for the following reasons:**

- *The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.*
- *The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the*



*household, a guest or another person under the control of any member of the household that:*

- Threatens the right to peaceful enjoyment of the premises by other residents;*
- Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;*
- Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or*
- Is drug-related criminal activity or violent criminal activity; or*
- *The owner has a history or practice of renting units that fail to meet State or local housing codes; or*
- *The owner has not paid State or local real estate taxes, fines or assessments.*

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

*If in its administrative discretion the Housing Authority does not approve an owner, the duration of the disapproval will be for three years.*

The following is language replacing it:

*If an owner has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner if the Housing Authority determines it has violated the HAP contract for those units (cite HQS chapter).*

*In considering whether to disapprove owners for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to: the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and the owner's record of compliance and the number of violations, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner or property. If disapproval is warranted, the owner will be notified in writing by the CEO/Executive Director, or designee, of the reason(s) for the disapproval and the duration of the disapproval.*

## 9.11 OWNER DISAPPROVAL

[24 CFR 982.306]

For purposes of this section, "owner" includes a principal or other interested party. HUD regulation [24 CFR 982.306(c)] permits the Housing Authority to disapprove a request for tenancy for various actions and inactions of the owner. No owner has a right to participate in the HCV program [24 CFR 982.306(e)].

### Mandatory Disapprovals [24 CFR 982.306(b)]

The HACF will disapprove the owner for the following reasons:

- ☐ HUD or other agency directly related has informed the HACF that the owner has been disbarred, suspended, or subject to a limited denial of participation under [24 CFR part 24].
- ☐ HUD has informed the HACF that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements and such action is pending.
- ☐ HUD has informed the HACF that a court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements.
- ☐ The owner has a conflict of interest as described in HUD regulation [24 CFR 982.161(a)], and would therefore be unable to enter into a contract with the HACF.

HACF may periodically check the following website address to determine if an owner has been debarred from participation under 24 CFR Part 2 at <https://www.epls.gov/eplis/search.do>.

### Discretionary Disapprovals [24 CFR 982.306 (c)(1)]

- ☐ The owner has violated obligations under a Housing Assistance Payments Contract under Section 8 of the 1937 Act (42 U.S.C. 1437f).
- ☐ The owner has committed fraud, bribery or any other corrupt act in connection with any federal housing program.
- ☐ The owner has engaged in drug trafficking.
- ☐ The owner has fraudulently rented to a relative in violation of 24 CFR 982.306(d); see Section 9.4 of this chapter.
- The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
  - Threatens the right to peaceful enjoyment of the premises by other residents;

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o Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;

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o Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or

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o Is drug-related criminal activity or violent criminal activity; or

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▪ The owner has a history or practice of renting units that fail to meet State or local housing codes; or

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▪ The owner has not paid State or local real estate taxes, fines or assessments.

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In deciding whether to disapprove an owner each case will be considered on a case by case basis by considering all relevant circumstances. Decisions will be based on a preponderance of evidence similar to the process followed in Section 15.6.1, Required Evidence, that HACF applies when determining whether to terminate assistance for a family.

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If in its administrative discretion HACF disapproves an owner, the duration of the disapproval will be for three years.

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If an owner has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner if the Housing Authority determines it has violated the HAP contract for those units (cite HQS chapter).

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In considering whether to disapprove owners for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and the owner's record of compliance and the number of violations, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner or property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval and the disapproval period.

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**TO:** Boards of Commissioners      **DATE:** July 16, 2015  
Fresno Housing Authority

**FROM:** Preston Prince  
CEO/Executive Director 

**AUTHOR** Shaneece Childress  
District Manager

**RE:** Update on Broadband and Digital Literacy Initiatives

### **Executive Summary**

The purpose of this memo is to provide the Boards of Commissioners with an update on Broadband and Digital Literacy initiatives. The focus of staff to provide opportunities for broadband access and digital literacy within the Fresno Housing (FH) communities continues to gain momentum. This year the Boards agreed to proceed with up to 29 grant applications for broadband infrastructure and digital literacy. These applications comprised 60% of the current housing inventory owned by the agency. On July 13, 2015 staff was notified that 7 of the initial grant applications were awarded, as follows:

#### **Fresno Housing - CASF Grant Awards**

Villa Del Mar, Fresno  
Dayton Square, Fresno  
El Cortez, Fresno  
Maldonado Migrant Center, Firebaugh  
Parc Grove Commons, Fresno  
Parc Grove Northwest, Fresno  
Inyo Terrace, Fresno

With the acceptance of the grant awards, staff will coordinate with our partner, Innovative IT, to move forward with the installation of infrastructure at these complexes. The tentative timeline to start the installation of the broadband infrastructure is currently September with approximately 3 months to conclude the installation process.

Staff will also move forward with procuring Internet Service Providers (ISPs) and for firms to provide equipment maintenance of the infrastructure through the 5 year commitment. An evaluation of bids will ensure the ISPs have the affordability, strength, speed and local commitment to provide service in the identified areas. In most areas, there are several national and local companies available for these services.

The remaining grant applications are currently under review and we anticipate the California Public Utilities Commission (CPUC) award decision on the remaining Round 1 and Round 3 applications within the next few months, with subsequent application awards to follow.

In addition, we are currently coordinating with California State University, Fresno's Office of Community and Economic Development to establish digital literacy programs within the identified communities. These efforts will support the goal of enhancing resident engagement and broadening the access to information within our communities.

In previous communications, staff introduced the HUD's Digital Literacy Demonstration, "ConnectHome", encouraging housing agencies nationwide to participate in furthering the access and availability to internet service and education. Fresno Housing, with support from the City of Fresno, submitted commitment letters to continue our efforts in narrowing the digital divide in our local communities. Fresno Housing committed to documenting and submitting data on existing gaps in broadband connectivity within the distinct neighborhoods and demographic groups of Fresno, and will participate in future stakeholder conversations.

On July 13, 2015, HUD announced it selected the Fresno Housing Authority, among 27 other communities, to participate in the President's ConnectHome initiative - the next step in the Administration's effort to bridge the digital divide for all Americans. HUD received statements of interest from 39 communities and announced via social media release that Fresno was among the 28 communities selected. As this initiative unfolds we will be sure to provide the Boards with continued communication.