



Boards of Commissioners Meeting

October 23, 2018

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 - October 23, 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. **County: Nominations for Board Chair and Vice Chair for 2019-2020** 6
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 the Consent Agenda and considered following approval of the Consent Agenda.
 - a. Consideration of the Minutes of September 14, 2018 and September 25, 2018 7
 - b. Consideration of Contract Renewal – Novogradac 19
 - c. Consideration of Contract Renewal – Davis Farr 25
 - d. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Contract - City of Fresno 31
7. **Informational**
 - a. Resident Services Presentation – Boys and Girls Clubs of Fresno County 35
 - b. Update on the 2019 Agency Budget and Goal Development 36
 - c. Real Estate Development Update 41
8. **Action**
 - a. Consideration of HRFC Pre-Development Funding Commitment – Orchard Apartments (Parlier) 42
 - b. Consideration of HRFC Pre-Development Funding Commitment – Mariposa Meadows 48

- c. Consideration of the Conditional Purchase and Sale Agreement – Huron Land

9. Commissioners' Report

10. Executive Director's Report 72

11. Closed Session

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 467-074-10T; Tulare and E Streets, Fresno, CA 93706
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; City of Fresno
Under negotiation: Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 449-200-08; 1311 N. Hulbert Avenue, Fresno, CA 93728
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Rod DeLuca, RJK Enterprises, L.P.
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 561-020-51S; NE Corner of Willow and Alluvial Avenues, Clovis, CA
Agency Negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Colliers International
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 434-143-06; 4061 N. Blackstone Avenue, Fresno, CA 93726
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Motel Hotel Specialists, INC.
Under Negotiation: Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))

Property: 470-052-02T; SE Corner of 7th and Ventura
Avenues, Fresno, CA 93702
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; City of
Fresno
Under Negotiation: Terms

- f. CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency designated representatives: (Tammy Townsend,
Emily De La Guerra, Angie Nguyen, Hilda Reeves, Scott
Fetterhoff, Summer Nunes)
- g. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code §54597
Title: Legal Counsel
- h. PUBLIC EMPLOYEE EVALUATION
Title: CEO

12. Report on Closed Session Matters

13. Action

- a. Consideration of Property Acquisition and HRFC Funding
Commitment – Willow/Alluvial Avenues, Clovis, CA

14. Adjournment

BOARD MEMO

O (559) 443-8400
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1331 Fulton Mall
Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO



DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 5

AUTHOR: Tiffany B. Mangum

SUBJECT: County Board Nominations for the 2019-2020 Biennial

Executive Summary

Pursuant to the Bylaws of the Housing Authority of Fresno County's Board of Commissioners, Article II, Section 6:

"The Chair and Vice Chair shall be elected at the annual meeting of the Board of Commissioners from among the commissioners of the Board of Commissioners, and shall hold office for two years or until their successors are elected and qualified. The election of the Chair and Vice Chair shall occur at the annual meeting in the even numbered years, unless rescheduled by the Board of Commissioners. Any Commissioner wishing to be considered for Chair or Vice-Chair shall make his or her interest known to the Board of Commissioners at the regular meeting two months or more before the meeting at which the election is to take place."

Additionally, pursuant to Article III, Section 1, of said bylaws, *"The annual meetings of the Board of Commissioners shall be held in December at the regularly scheduled meeting of the Board of Commissioners. With the consent of the Chair, the annual meeting may be postponed until no later than the next regularly scheduled meeting in January of the very next year."*

Recommendation

None. Informational only.

Fiscal Impact

None.

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

Friday, September 14, 2018

9:00 A.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Friday, September 14, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The meeting was called to order at 9:00 a.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: Commissioner Gallaher

The meeting was called to order at 9:00 a.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Caine Christensen, Vice Chair
 Karl Johnson
 Stacy Vaillancourt
 Terra Brusseau

ABSENT: Commissioner Scott

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

2. APPROVAL OF AGENDA AS POSTED

Commissioner Henry requested to re-order the agenda in an effort to discuss matters that would take more time and require more conversation earlier in the day. She specifically requested Resident Service, Homelessness, and the Agency's 2019 Goals, be placed earlier on the agenda as opposed to later. Commissioners Sablan and Jones asked that the agenda stay as posted, due to guest speakers and the context for those items being prioritized as outlined in the agenda.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 6-0

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

3. PUBLIC COMMENT

Angela Martinez, a resident of Parc Grove Commons, gave public comment. Her comments included concerns about security, unsupervised children, damage to the property/site, and unit inspections (balconies).

Rosemarie Duarte, a resident of Parc Grove Commons, gave public comment. Her comments included concerns about marijuana smoking on the property, security/safety on the property, and unsupervised youth.

Commissioner Sablan requested staff look in to the concerns of Ms. Martinez and Ms. Duarte.

Eric Payne, a community member, gave public comment. His comments included appreciation towards staff in their efforts to affirmatively further fair housing; thank you to the residents who came to speak during public comments; housing, programs, services and subsidies for senior residents; youth programs and engagement opportunities; and rural strategies for economic development. Additionally, Mr. Payne invited the Commissioners to the upcoming resident barbeque.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

5. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 561-020-51S; NE Corner of Willow and Alluvial Avenues, Clovis, CA

Agency Negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority; Colliers

International

Under negotiation: Price and Terms

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 408-050-30, 408-050-31, 408-050-34; 6507 N. Fresno, Fresno, CA 93710

Agency Negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority; David A. Vierra of Heritage Land

Under negotiation: Price and Terms

The Boards of Commissioners went in to closed session at approximately 9:21 a.m.

6. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 9:30 a.m. There was no activity or action to report.

7. DISCUSSION ITEMS

- a. Federal Funding and Policy Changes
- b. State Funding and Policy Trends and Priorities
- c. Development Priorities and Pipeline
- d. Resident Services Discussion
- e. Homelessness Next Steps and the Agency's Role

f. 2019 Goals and Strategic Plans

This item was removed from the agenda

g. CEO Contract Agreement

No action was taken.

8. 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 3:35 p.m.

Preston Prince, Secretary to the Boards of Commissioners

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

Tuesday, September 25, 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, September 25, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

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

PRESENT: Adrian Jones, Chair
 Rueben Scott
 Stacy Vaillancourt
 Terra Brusseau

ABSENT: Caine Christensen, Vice Chair
 Karl Johnson

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

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

ABSENT: Nikki Henry

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Brusseau, to approve the amended agenda.*

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

5. DISCUSSION ITEM

a. 2019 Agency Goals and Strategic Priorities

Commissioner Sablan formerly welcomed the newest County Commissioner Valori Gallaher.

Commissioner Gallaher briefly shared that she resides in Caruthers, a small rural town south of Fresno. She works for a fertilizer company. Commissioner Gallaher has a son and three grandchildren.

Commissioner Jones congratulated Commissioner Scott for his 35th Anniversary in serving on the City's Board of Commissioners.

The discussion on the 2019 Agency Goals and Strategic Priorities commenced at around 5:15pm.

Mr. Prince acknowledge Commissioner Fuentes' wife Norma Fuentes for her academic achievement. Ms. Fuentes was able to achieve a higher education due to a scholarship awarded by the Fresno Housing Authority.

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 August 21, 2018
- b. Consideration of Tax Credit Funding Award – Orchard Apartments
- c. Consideration of Tax Credit Funding Award – Mariposa Meadows
- d. Consideration of Section 18 Disposition Application Submission – Mariposa Meadows

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

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

7. PUBLIC HEARING

- a. Public Housing Agency Plans (Annual Plan, Admissions and Continued Occupancy Plan, Administrative Plan)

General Counsel opened the public comments for item 7a on the Public Housing Agency Plans.

Mr. Shawn Jenkins, resident of 1900 N. Gateway Blvd Fresno CA 93727, and Senior Vice President of WestCare, spoke in support of the expansion of the limited preference voucher program. He stated the expansion of this voucher will help our homeless community. Mr. Jenkins presented his concern for the Homeless in the Community. He paraphrased a saying: “The integrity of person is a judge of what they will do when they think no one else will find out.” He further acknowledged the work of the Boards and Fresno Housing staff. He added that Fresno Housing sets the example for other Housing Authorities.

Ms. Misty Gattie-Blanco, resident 1900 Mariposa Mall Suite 113, Housing Manager with Fresno EOC, spoke. She said she values the partnership with the Fresno Housing Authority and spoke in support of the limited preference voucher program. Ms. Gattie-Blanco shared an experience where she and Ms. Doreen Eley, a Fresno Housing staff, helped to house a homeless couple with a nine-month old baby. Also, with the addition

of the limited preference voucher it will give the opportunity to assist other clients. She thanked the Boards and Fresno Housing staff.

Mr. H. Spees, on behalf of Mayor Lee Brand and the City of Fresno, spoke on the strategic importance to invest in the voucher system. In addition, he added that Fresno has the highest rate of reducing homelessness - a 60% homeless reduction from 2010 to 2017. He acknowledged the reduction has to do with the Fresno Housing Authority's Leadership.

Mr. Prince added this will open new the opportunity for new individuals to come to the program.

8. INFORMATIONAL

- a. Update on the 2019 Agency Budget and Goal Development

Ms. Tammy Townsend presented on this topic.

9. ACTION

- a. Consideration to Approve the Submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy

Ms. Angie Nguyen presented on this topic.

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Catalano, to approve the submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy.

MOTION PASSED: 6-0

- b. County: Consideration to Receive and File the 2017 Annual Audited Basic Financial Statements

Ms. Emily De La Guerra, Finance Director, Ms. Nicole Diaz, Controller, and Mr. Mark David, Auditor, presented on this topic.

COUNTY MOTION: *Commissioner Miller moved, seconded by Commissioner Catalano, to receive and file the 2017 Annual Audited Basic Financial Statements.*

MOTION PASSED: 6-0

- c. City: Consideration to Receive and File the 2017 Annual Audited Basic Financial Statements

Ms. Emily De La Guerra, Finance Director, Ms. Nicole Diaz, Controller, and Mr. Mark David, Auditor, presented on this topic.

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Scott to receive and file the 2017 Annual Audited Basic Financial Statements.*

MOTION PASSED: 4-0

- d. Consideration of the Amended Contract – CalPERS

Mr. Scott Fetterhoff, Director of Human Resources and Organizational Development, presented on this topic.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the Amended Contract – CalPERS.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Castro, to approve the Amended Contract – CalPERS.*

MOTION PASSED: 6-0

- e. Consideration of the General Construction/Construction Management Contract – Orchard Apartments

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic.

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Scott, to approve the General Construction/Construction Management Contract – Orchard Apartments.*

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes, to approve the General Construction/Construction Management Contract – Orchard Apartments.

MOTION PASSED: 6-0

- f. Consideration of the General Construction/Construction Management Contract – Mariposa Meadows

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the General Construction/Construction Management Contract – Mariposa Meadows.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Fuentes, to approve the General Construction/Construction Management Contract – Mariposa Meadows.

MOTION PASSED: 6-0

- g. Consideration of the Development Agreement – City of Kingsburg

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic.

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Brusseau, to approve the Development Agreement – City of Kingsburg.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Castro moved, seconded by Commissioner Fuentes, to approve the Development Agreement – City of Kingsburg.

MOTION PASSED: 6-0

10. COMMISSIONERS' REPORT

Commissioner Sablan informed that the Board meeting for the month of October will remain as shown on the schedule. The next Board meeting will be on October 23, 2018.

Commissioner Sablan and Commissioner Jones thanked Tammy Townsend and the Fresno Housing staff for the Board retreat.

Commissioner Jones briefly reminded the Boards that the NAHRO Conference is in October 2018. In addition, she reminded staff to reach out to our residents to register to vote. September 25, 2018 is National Voter Registration day.

Commissioner Scott asked Fresno Housing staff to review the residents' monthly rent at Legacy Commons for the residents under the VA program. He stated he received some concerns from the residents that their rent is increasing. Fresno Housing Authority staff will follow up with the residents at Legacy.

11. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince shared about the District 3 forum held in Fresno. He added the event was informational to the residents.
- Mr. Prince announced Edgar Rodriguez, Database Administrator and Report Writer, a new hire.

12. CLOSED SESSION

The Boards went into closed session at approximately 8:22 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 449-200-08; 1311 N Hulbert Avenue, Fresno, CA 93728
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Rod DeLuca, RJK Enterprises, L.P.
Under negotiation: Price and Terms
- b. PUBLIC EMPLOYMENT
Title: CEO

The Boards returned to open session at approximately 8:46 p.m.

13. REPORT ON CLOSED SESSION

There was no other action to report at this time.

14. ACTION

- a. Consideration of the Property Acquisition – 1311 N. Hulbert Avenue, Fresno, CA 93728

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the ratification of the purchase and sale agreement.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes, to approve the ratification of the purchase and sale agreement.

MOTION PASSED: 6-0

- b. Consideration of the Employment Contract – CEO

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the Employment Contract – CEO.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Castro, to approve the Employment Contract – CEO.

MOTION PASSED: 6-0

15. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 9:04 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO

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F (559) 445-8981

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Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 6b

AUTHOR: Nicole Diaz

SUBJECT: Consideration of the Contract with Novogradac & Company LLP
for Tax Credit CPA and Annual Audit Services

Executive Summary

The purpose of this memo is to seek the Boards of Commissioners' approval to extend the contract between the Fresno Housing Authority and Novogradac & Company LLP (Novogradac). The Agency currently has a contract with Novogradac to provide services for tax credit CPA and annual audit services for the Agency's instrumentalities and affiliated entities. Staff is requesting that the contract be extended to cover the year ending December 31, 2018. This will be the second extension of the contract and will be valid from November 1, 2018 through October 31, 2019.

The Boards of Commissioners originally approved the contract on October 25th, 2016, for an amount not to exceed \$23,000, for the audits and tax returns for the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Villa del Mar, Inc., Pacific Garden Enterprises, and Housing Connections & Compliance, Inc. Staff will also be asking the Silvercrest Board of Directors to consider and approve the contract for the Tax Credit Limited Partnerships for which Silvercrest is the Managing General Partner.

Recommendation

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director, or his designee, to extend the contract with Novogradac & Company LLP from November 1, 2018 through October 31, 2019 in the amount of \$23,000.

Fiscal Impact

The fiscal impact of this items will be \$23,000 in fiscal year 2019. The cost of each audit is borne by the each specific entity and will be included in their respective 2019 budgets.

Background

In June 2016, the Agency published an RFP to solicit proposals from qualified certified public accounting firms to perform tax credit CPA and audit services.

The services requested in the RFP included many requirements that are specific to the Low-Income Housing Tax Credit (LIHTC) program, including:

- Audits and Tax Returns for Tax Credit Limited Partnerships, also known as Single-Purpose Entities,
- Tax Returns for the Limited Liability Corporations associated with those Limited Partnerships,
- Eligible Tax Basis, Qualifying Project Certifications, and Cash Flow Analysis for specific projects during the California Tax Credit Allocation Committee (CTCAC) application period, and
- Required certifications for CTCAC, including 10% Tests, Carryover Allocation Documentation, Cost Certification Statements, Final Cost Certifications/Verifications of Sources and Uses, and Placed-In-Service Packages.

In response, the Agency received proposals from six (6) firms: CliftonLarson Allen LLP, CohnReznick LLP, Eide Bailly LLP, Novogradac & Company LLP, Rubino & Company Chartered, and Smith Marion & Company LLP. The RFP methodology considers both technical factors and price when evaluating a proposal. Awards are based on the proposal that represents the best overall value when considering both price and other factors including technical expertise, successful past performance, quality of proposed staffing, etc. Based on this assessment, the selection committee consisting of staff from Finance, Development, Asset Management and two third-party property management companies, recommended Novogradac & Company LLP for award being the top-rated proposer overall.

In October 2016, Novogradac was selected as the successful proposer due to many factors, including their specific technical knowledge of tax credit requirements, multi-family housing audit procedures, and taxation rules for tax credit investment instruments, limited partnerships, limited liability corporations and non-profit entities. The Boards of Commissioners originally approved the contract with Novogradac & Co LLP on October 25th, 2016 for an amount not to exceed \$23,000 annually, for a total potential not to exceed amount of \$115,000.

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE CONTRACT FOR TAX CREDIT CPA & ANNUAL
AUDIT SERVICES

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") solicited proposals from qualified firms to provide tax credit CPA and annual audit services; and,

WHEREAS, Novogradac & Company LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be November 1st, 2018 through October 31st, 2019, with an option to extend the contract term for two additional, one-year terms, for a possible total contract term of five years; and,

WHEREAS, the said contract will cover the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Pacific Garden Enterprises, Inc., Villa del Mar, Inc. and Housing Connections & Compliance, Inc.. and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Novogradac & Company LLP for tax credit CPA and annual audit services for one year, beginning November 1, 2018, for an amount not to exceed \$23,000; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Novogradac & Company LLP.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2018. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR TAX CREDIT CPA AND ANNUAL
AUDIT SERVICES**

WHEREAS, the Housing Authority of Fresno County (“the Authority”) solicited proposals from qualified firms to provide tax credit CPA and annual audit services; and,

WHEREAS, Novogradac & Company LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be November 1st, 2018 through October 31st, 2019, with an option to extend the contract term for two additional, one-year terms, for a possible total contract term of five years; and,

WHEREAS, the said contract will cover the Housing Relinquished Fund Corporation (HRFC), the Housing Self-Insurance Corporation (HSIC), Silvercrest, Inc., Pacific Garden Enterprises Inc., Villa del Mar, Inc. and Housing Connections & Compliance, Inc.. and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Novogradac & Company LLP for tax credit CPA and annual audit services for one year, beginning November 1, 2018, for an amount not to exceed \$23,000; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Novogradac & Company LLP.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2018. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 6c

AUTHOR: Nicole Diaz

SUBJECT: Consideration of Contract Extension with Davis Farr LLP for Independent Audit Services

Executive Summary

The purpose of this memo is to seek the Boards of Commissioners' approval to extend the contract between the Fresno Housing Authority and Davis Farr LLP. The Agency currently has a contract with Davis Farr LLP to provide services for the annual Basic Financial Statement audits of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County, which includes all Agency instrumentalities, for year ending December 31, 2018. This will be the third extension of the contract and will be valid from December 15, 2018 through December 14, 2019.

The Boards of Commissioners originally approved this contract on September 22, 2015 with an annual contract amount of \$125,000. The contract was modified for an additional \$19,100 in November 2016 to provide supplementary audit services for Garland Gardens, Parkside Apartments, and an internal control review. The new contract amounts are not to exceed \$144,100 per year. Davis Farr was originally selected as the successful proposer due to many factors, including their specific technical knowledge of Housing Authority audit requirements, HUD grant compliance, and governmental accounting and internal control standards.

Recommendation

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director, or his designee, to extend the contract with Davis Farr LLP from December 15, 2018 through December 14, 2019 for an amount not to exceed \$144,100.

Fiscal Impact

The fiscal impact of the contract extension will be no more than \$144,100 in fiscal year 2019, per our contract limits. This amount will be paid by the Housing Authority and will be included in the 2019 Agency Operating Budget.

Background

In October of 2014, the Agency published an RFP to solicit proposals from qualified certified public accounting firms to perform the Agency's annual financial statement audits. In response, the Agency received proposals from nine

(9) firms: Mayer Hoffman McCann P.C. (now doing business as Davis Farr LLP), Barman Hopkins Wright & LaHam CPAs LLC, CliftonLarson Allen LLP, CohnReznick LLP, Macias Gini & O'Connell LLP, Novogradac and Company LLP, Rector Reeder & Lofton P.C., Smith Marion & Company LLP, and Wallace Rowe & Associates.

The RFP methodology considers both technical factors and price when evaluating a proposal. Awards are based on the proposal that represents the best overall value to the Agency when considering both price and other factors including technical expertise, successful past performance, quality of proposed staffing, etc. Based on this assessment, the selection committee consisting of staff from Finance, Housing Management, and Assisted Housing (HCV), recommended Mayer Hoffman McCann P.C. (MHM, now doing business as Davis Farr LLP) for award being the top-rated proposer overall, and offering the best price of the top-three rated proposers.

On December 10, 2014 a Notice of Successful Proposer was distributed to the firms that submitted proposals outlining The Agency's intent to enter into a contract with Mayer Hoffman McCann P.C. (now doing business as Davis Farr LLP) prior to the start of the audit for the year ending December 31, 2015. In May of 2015, however, Agency staff received notification from the audit engagement partner of MHM that the government auditing segment of the firm was in the process of separating from MHM to become a stand-alone firm by the name of Davis Farr LLP. As a result of this transaction, the government audit practice that was formerly conducted under the name of Mayer Hoffman McCann P.C. is now operating under the name of Davis Farr LLP, a separate audit firm independent of MHM.

As the awarded firm's change in legal structure preceded the actual execution of a contract pursuant to the procurement process undertaken by the RFP, Agency staff sought assurance that Davis Farr LLP is essentially the same as MHM's former government auditing segment, and would have been awarded the RFP had the transition occurred prior to submission of the proposal, when weighed by the same qualitative metric put forth in the Agency's RFP. Staff's inquiries revealed that Davis-Farr offered equivalent credentials, similar experience and similar technical capabilities compared to MHM. Davis Farr would also provide continuity of audit staff and resources, just as proposed by MHM. Moreover, Davis Farr has reviewed the proposal originally submitted by MHM and has confirmed that they will honor the same terms, conditions and pricing that resulted in MHM being selected for the award. On August 30, 2015, Marc Davis, audit principal of Davis Farr LLP, provided to the Agency a memorandum detailing his acceptance of the assignment of the audit contract to his newly established firm.

On September 22, 2015, the Boards of Commissioners for the Fresno Housing Authority approved the contract between the Agency and Davis Farr LLP for the Agency's annual Basic Financial Statement audits for an initial term of one year, with the option to renew for an additional four (4) one (1) year periods. This is the third extension of the contract, with one extension remaining.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE EXTENSION OF THE CONTRACT FOR
INDEPENDENT AUDIT SERVICES**

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") solicited proposals from qualified firms to provide independent audit services; and,

WHEREAS, Davis Farr LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be one year from the date of contract execution, with an option to extend the contract term for four additional, one year terms, for a possible total contract term of five years; and,

WHEREAS, the Authority has entered into a contract with Davis Farr LLP for an amount not to exceed \$125,000 per year for a total not-to-exceed amount of \$625,000; and,

WHEREAS, the Authority modified the contract on November 7, 2016 to include additional audit services for Garland Gardens, Parkside Apartments, and internal control review for \$19,100; and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Davis Farr LLP for independent audit services for one year, beginning December 15, 2018, for an amount not to exceed \$144,100; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of the City of Fresno, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Davis Farr LLP.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION APPROVING THE EXTENSION OF THE CONTRACT FOR
INDEPENDENT AUDIT SERVICES**

WHEREAS, the Housing Authority of Fresno County ("the Authority") solicited proposals from qualified firms to provide independent audit services; and,

WHEREAS, Davis Farr LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Authority; and,

WHEREAS, the term of said contract will be one year from the date of contract execution, with an option to extend the contract term for four additional, one year terms, for a possible total contract term of five years; and,

WHEREAS, the Authority has entered into a contract with Davis Farr LLP for an amount not to exceed \$125,000 per year for a total not-to-exceed amount of \$625,000; and,

WHEREAS, the Authority modified the contract on November 7, 2016 to include additional audit services for Garland Gardens, Parkside Apartments, and internal control review for \$19,100; and,

WHEREAS, the Authority desires to exercise its option to extend the contract with Davis Farr LLP for independent audit services for one year, beginning December 15, 2018, for an amount not to exceed \$144,100; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby authorized to negotiate and execute the aforementioned contract and supporting documents with Davis Farr LLP.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2018. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

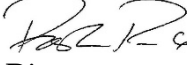
F (559) 457-4294

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: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 6d

AUTHOR: Angie Nguyen

SUBJECT: Approval to Renew Administration of City of Fresno HOME
Tenant Based Rental Assistance (HOME TBRA) program

Executive Summary

The City of Fresno has again requested that Fresno Housing administer the HOME Tenant Based Rental Assistance program (HOME TBRA); an entitlement program to the City of Fresno from the U.S. Department of Housing and Urban Development. The previous grant term encompassed January 1, 2017 – September 30, 2018; FH is currently providing services under a contract extension until October 31, 2018. The purpose of the HOME TBRA program is provision of rental subsidy to very low and extremely low income persons experiencing homelessness. In this iteration, the program is intended to assist approximately 120 households with six (6) to twenty-four (24) months of rental assistance in housing that is decent and safe, with strategies to gain self-sufficiency and prevent return to homelessness. Funding for this program is at \$1,332,618 and is intended to run for twenty-four (24) months – November 1, 2018 – October 31, 2020.

In administering this project, it is the intent of FH to utilize its expertise in administering rental assistance programs particularly appropriate to the needs of households experiencing homelessness.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authorities of the City and County of Fresno adopt the attached resolution authorizing: (a) the renewal of administration of the City of Fresno HOME TBRA, (b) negotiation and execution, by the Executive Director or his designee, of any resulting contract(s), and associated amendments; (c) to incorporate the new funding into the HACCF approved Fiscal Years 2018, 2019 and 2020 budgets when agreement is executed; and (d) to hire related personnel to administer the program(s) in accordance with the funding requirements.

Fiscal Impact

This grant is an entitlement from the U.S. Department of Housing and Urban Development (HUD) to the City of Fresno. Housing assistance – which will include rental assistance payments and security/utility deposit costs – are

budgeted at \$1,199,446. Administrative costs to include staff salary and benefits and indirect costs are budgeted at \$133,272 and will cover 100% of costs to administer this grant. HOME TBRA does not required match funding; the City of Fresno traditionally receives a waiver from HUD due to Census Bureau data documenting extreme poverty levels in Fresno.

Background

Since 2014 the City of Fresno allocated \$1.7 million of HOME dollars to support the community's efforts around homelessness. Fresno Housing has been selected to partner with the City to administer HOME TBRA due to agency expertise and leadership in projects such as H Street De-Encampment Pilot Program, Fresno First Steps Home de-encampment and successful administration of HUD Continuum of Care permanent supportive housing programs. Since administration of HOME TBRA, FH has been able to provide rental assistance to approximately 200 households.

With grant funding of \$1,332,718 for two years, FH will continue the work of housing those experiencing homelessness. Over the two year period, FH is expected to assist approximately 120 households with rental assistance of six (6) to twenty-four (24) months dependent on needs assessment. HOME TBRA will primarily work with those deemed less vulnerable by the the community assessment tool – Vulnerability Index Services Prioritization Decision Assistance Tool (VI-SPDAT). The program intentionally targets the less vulnerable as a means to provide a multitude of housing options available to the community – from a less intensive to more intensive housing and services model.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING RENEWAL OF ADMINISTRATION OF CITY OF FRESNO
HOME TENANT BASED RENTAL ASSISTANCE (HOME TBRA) PROGRAM

WHEREAS, the City of Fresno has requested the Fresno Housing Authority to renew administration of a HOME Tenant Based Rental Assistance (HOME TBRA) program; and,

WHEREAS, said program is intended to serve approximately 120 low and very low and extremely low income individuals/families experiencing homelessness with limited time rental assistance; and,

WHEREAS, program funding is for \$1,332,718 for November 1, 2018 – October 31, 2020 for a twenty-four (24) month period.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, do hereby authorize the Executive Director or his designee, to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with the City of Fresno to renew administration of the HOME Tenant Based Rental Assistance (HOME TBRA) program.

PASSED AND ADOPTED THIS 23rd DAY OF October, 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 AUTHORITIES OF THE COUNTY OF FRESNO

RESOLUTION AUTHORIZING RENEWAL OF ADMINISTRATION OF CITY OF FRESNO
HOME TENANT BASED RENTAL ASSISTANCE (HOME TBRA) PROGRAM

WHEREAS, the City of Fresno has requested the Fresno Housing Authority to renew administration of a HOME Tenant Based Rental Assistance (HOME TBRA) program; and,

WHEREAS, said program is intended to serve approximately 120 low and very low and extremely low income individuals/families experiencing homelessness with limited time rental assistance; and,

WHEREAS, program funding is for \$1,332,718 for November 1, 2018 – October 31, 2020 for a twenty-four (24) month period.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, do hereby authorize the Executive Director or his designee, to proceed with negotiation and execute all ancillary documents in connection therewith for an agreement with the City of Fresno to renew administration of the HOME Tenant Based Rental Assistance (HOME TBRA) program.

PASSED AND ADOPTED THIS 23rd DAY OF October, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton 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: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 7a

AUTHOR: Angelina Nguyen

Chief of Staff

SUBJECT: Boys and Girls Club – Program Update

Executive Summary

Diane Carbray, President/CEO and Kathy Vue, Director of Operations for the Boys and Girls Club of Fresno County will provide a program update on the activities offered to Fresno Housing youth on the following key focus areas: Education, Health and Wellness and Wage Progression.

Recommendation

No action is necessary. This item is informational only.

BOARD MEMO


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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 7b

AUTHOR: Emily De La Guerra

SUBJECT: Update on the Agency's 2019 Goal and Budget Development
Process

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the Agency's 2019 goal development and budgeting process. Included in the Board packet is a first draft of the 2019 goals, which incorporates your thoughts and feedback from the September meeting.

During the October Board meeting, staff will be presenting information on the 2019 budget and goal development timeline, give an overview of baseline budget figures by department, and show the proposed budget augmentations guided by the draft 2019-2020 Agency goals.

Recommendation

This item is informational only. No action is necessary.

2019-20 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.

1. Create a robust, balanced pipeline for development activities that appropriately responds to the needs of the low income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities:
 - a. Mixed income and mixed use housing that promotes economically diverse neighborhoods and accommodates projected growth
 - b. A balance of new construction and renovation
 - c. Create community infrastructure, including community buildings, resource centers, and EnVision Centers if viable
 - d. Investment in existing and new neighborhoods
 - e. Rural communities, with limited economic catalysts
 - f. Prudent, financial transactions that promote long-term financial stability for the Agency; including, but not limited to utilizing innovative tools that could include tax credits, opportunity zones, and new avenues for state funding
 - g. Collaboration with CDC's, non-profits, faith-based and other neighborhood groups
 - h. Require thoughtful design that encourage healthy living for families
 - i. Promote the reduction of water and energy consumption at properties
2. Support efforts outlined in the Street 2 Home initiative. Specifically, seek solutions to expand low barrier crisis housing and permanent supportive housing options for homeless individuals
3. Consider how best to partner with the Southwest Fresno community regarding neighborhood development and investment

4. Collaborate with property owners, neighborhood groups, 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 property owner outreach, support and education, in addition to targeting housing options in areas of opportunity.

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.

1. Create and promote resident experiences that influence key outcomes around health, wage progression, and education. Share outcomes with the Boards and others on a quarterly basis to increase awareness of the positive impacts of quality housing.
2. Create opportunities to promote upward economic mobility and wage progression using data, policy updates and refined systems of support for residents. Develop a specific pilot program encompassing some of the following areas: resident mobility, wage progression/section 3, and home ownership.
3. Consider expanding engagement with residents by utilizing neighborhood conversation pilots to promote involvement and opportunities for resident leadership.
4. Reduce the number of homeless individuals in Fresno County through active leadership with partners to implement the four pillars outlined by Barbara Poppe in her work to create the Street 2 Home blueprint for Fresno County.
5. Establish policies and practices that reduce the likelihood of crime and promote resident safety.

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.

1. Create ongoing conversations with city officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities
2. Enhance general understanding of the breadth and scope of the work of the Fresno Housing Authority through additional involvement and presence at community events

3. Conduct an annual community survey to evaluate trends and identify strategic opportunities. First year survey would establish a baseline and trends would be established over time.
4. Expand the current communication plan to highlight stories centered on residents services and economic success for neighborhoods and families
5. Utilize public platforms such as an updated website and social media to engage all stakeholders as well as inform and celebrate accomplishments through stories, events, and photos.

Goal Four – PARTNERSHIP

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

1. Monitor and track community events to expand engagement opportunities for the Housing Authority through various avenues, including participation with event booths if appropriate
2. Where possible, ensure any Memorandum of Understanding language with partners incorporates expectations about collecting and reporting outcomes for residents.
3. Engage the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.
4. Revisit relationship and collaboration opportunities with Fresno Housing affiliate Fresno Housing Education Corps (Ed Corps) to expand and promote positive educational outcomes for resident youth.
5. Work to develop additional partnerships that prioritize positive health outcomes for residents.

Management Goals – SUSTAINABILITY, STRUCTURE, STRATEGIC OUTREACH

1. Adopt multi-year, Agency-wide goals, that link to financial targets and annual budgets, to effectively drive the performance of the Agency and further our mission. Involve a broad set of stakeholders in the budget and goal development process. Create processes and tools to regularly monitor and report on goal and budget progress.
2. Expand the use of meaningful data, analyses, and measurements that could be shared with the public and the Board and would allow for a greater understanding of the Agency's residents and programs.
3. Ensure strategies to attract, retain, and/or develop a leadership team that is diverse in background and experience, and representative of the Agency's values and the populations we serve.
4. Continue to explore options to mitigate the financial impacts to the Agency of rising healthcare and pension costs.
5. Seek opportunities to ensure consistent and quality information to the Boards including appropriate onboarding, periodic workshops, Boardroom enhancements, and other tools to facilitate informed and engaged Boards.

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO/Executive Director

DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 7c

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an overview of current real estate activities.

Recommendation

None at this time. Informational only.

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 8a

AUTHOR: Scott Berry

SUBJECT: Approval of an HRFC Loan Commitment of up to \$500,000 for
Pre-Development Funds for Parlier Orchard Apartments

Executive Summary

At the September 25, 2018 Board Meeting, the Boards approved accepting an award of 9% Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC) for the Parlier Orchard Apartments development. On October 9, 2018, the Fresno Housing Authority (FH) submitted an executed Preliminary Reservation Letter to CTCAC accepting the award. The deadline to close on financing and begin construction is April 1, 2019.

As part of the next steps in the pre-development process, financing is necessary for costs that will be incurred prior to financial closing. Pre-development expenses will include a variety of costs related to the Parlier Orchard Apartments development, such as the cost of environmental reports, appraisals, architectural fees, TCAC application fees, etc. Although we have financing commitments for permanent and construction financing, funds are not made available until all diligence is complete and the close of financing occurs in March 2019. At the financial closing, the FH pre-development expenses will be fully paid.

At this time, it is requested that the Boards of Commissioners approve an interim pre-development loan of up to \$500,000 from the Housing Relinquished Fund Corporation to be repaid from construction sources.

Fiscal Impact

Staff is requesting a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation sufficient to cover pre-development expenses associated with the rehabilitation and redevelopment of the Parlier Orchard Apartments. Loan funds disbursed will be repaid at financial closing from construction sources. The pre-development loan will carry 5% interest.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution authorizing a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for expenses incurred in the pre-development phase of the Parlier

Orchard Apartments project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Background

The Parlier Orchard Apartments development aligns with the Boards' strategic priority of converting FH's real estate portfolio into new and/or rehabilitated affordable housing complexes. Parlier Orchard Apartments is an existing multi-family residential USDA Farm Labor development consisting of 40 affordable housing units on approximately 3.29 acres located at 295 S. Newmark Avenue, Fresno, California. The site was constructed in 1987 and consists of 13 buildings. FH is proposing a rehabilitation project that will include several amenities and secure new long-term financing. These upgrades include but are not limited to flooring, carpeting, cabinetry, doors, lighting, bathroom and kitchen fixtures, dishwashers, heating/cooling, and roofing upgrades. As part of FH's efforts to achieve greater energy efficiency within our communities, all appliance upgrades will comply with current energy standards. The development would include a mix of two-to-four bedroom units and would have affordability levels ranging from 30% to 80% of the area median income.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$500,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE DEVELOPMENT EXPENSES RELATED TO THE PARLIER ORCHARD
APARTMENTS PROJECT**

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

WHEREAS, a to be formed limited partnership, (LP) is being created for the purposes of developing and owning the Parlier Orchard Apartments complex; and

WHEREAS, HACF will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HACF is requesting a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for pre-development expenses related to the Parlier Orchard Apartments project; and

WHEREAS, the pre-development loan is expected to be fully paid at the financial closing and carry 5% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$500,000 for pre-development expenses related to the Parlier Orchard Apartments project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$500,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE DEVELOPMENT EXPENSES RELATED TO THE PARLIER ORCHARD
APARTMENTS PROJECT**

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

WHEREAS, a to be formed limited partnership, (LP) is being created for the purposes of developing and owning the Parlier Orchard Apartments complex; and

WHEREAS, HAFC will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HAFC is requesting pre-development a loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for pre-development expenses related to the Parlier Orchard Apartments project; and

WHEREAS, the pre-development loan is expected to be fully paid at the financial closing and carry 5% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$500,000 for pre-development expenses related to the Parlier Orchard Apartments project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton 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: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 8b

AUTHOR: Brandon Gonzalez

SUBJECT: Approval of an HRFC Loan Commitment of Up To \$500,000 for
Pre-Development Funds for Mariposa Meadows

Executive Summary

At the September 25, 2018 Board Meeting, the Boards approved accepting an award of 9% Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC) for the Mariposa Meadows development. On October 9, 2018, the Fresno Housing Authority (FH) submitted an executed Preliminary Reservation Letter to CTCAC accepting the award. The deadline to close on financing and begin construction is March 18, 2019.

As part of the next steps in the pre-development process, financing is necessary for costs that will be incurred prior to financial closing. Pre-development expenses will include a variety of costs related to the Mariposa Meadows development, such as the cost of environmental reports, appraisals, architectural fees, TCAC application fees, etc. Although we have financing commitments for permanent and construction financing, funds are not made available until all diligence is complete and the close of financing occurs in March 2019. At the financial closing, the FH pre-development expenses will be fully paid.

At this time, it is requested that the Board of Commissioners approve an interim pre-development loan of up to \$500,000 from the Housing Relinquished Fund Corporation to be repaid from construction sources.

Fiscal Impact

Staff is requesting a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation sufficient to cover pre-development expenses associated with the rehabilitation and redevelopment of the Mariposa Meadows Farm Labor complex. Loan funds disbursed will be repaid at financial closing from construction sources. The pre-development loan will carry 5% interest.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution authorizing a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund

Corporation for expenses incurred in the pre-development phase of the Mariposa Meadows project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Background

Mariposa Meadows is an existing multi-family residential USDA Farm Labor development consisting of 40 affordable housing units on approximately 5.39 acres located at 1011 W. Atchison Avenue, Fresno, California. The site was constructed in 1991 and consists of 20 duplex buildings and 1 Common Area/Laundry Facility Building. FH is proposing a rehabilitation project that will include several amenities and secure new long-term financing. These upgrades include but are not limited to flooring, windows, carpeting, cabinetry, doors, lighting, bathroom and kitchen fixtures, dishwashers, heating/cooling, and roofing upgrades. As part of FH's efforts to achieve greater energy efficiency within our communities, all appliance upgrades will comply with current energy standards. The development would include a mix of two-to-five bedroom units and would have affordability levels ranging from 30% to 80% of the area median income.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$500,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE DEVELOPMENT EXPENSES RELATED TO THE MARIPOSA MEADOWS
PROJECT**

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

WHEREAS, a to be formed limited partnership, (LP) is being created for the purposes of developing and owning the Mariposa Meadows complex; and

WHEREAS, HACF will be an administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HACF is requesting a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for pre-development expenses related to the Mariposa Meadows project; and

WHEREAS, the pre-development loan is expected to be fully paid at the financial closing and carry 5% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$500,000 for pre-development expenses related to the Mariposa Meadows project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$500,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE DEVELOPMENT EXPENSES RELATED TO THE MARIPOSA MEADOWS
PROJECT**

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

WHEREAS, a to be formed limited partnership, (LP) is being created for the purposes of developing and owning the Mariposa Meadows complex; and

WHEREAS, HAFC will be an administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HAFC is requesting a pre-development loan commitment of up to \$500,000 from the Housing Relinquished Fund Corporation for pre-development expenses related to the Mariposa Meadows project; and

WHEREAS, the pre-development loan is expected to be fully paid at the financial closing and carry 5% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$500,000 for pre-development expenses related to the Mariposa Meadows project and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER, 2018. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton 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: October 18, 2018

BOARD MEETING: October 23, 2018

AGENDA ITEM: 8c

AUTHOR: Scott Berry

SUBJECT: Approval to enter into a Conditional Purchase and Sale Agreement
with the City of Huron for Vacant Land (APN: 075-330-02T)

Summary

At the May 23, 2018 Board meeting, staff presented the Boards with a potential mixed-use land development opportunity in the City of Huron. The City of Huron is interested in partnering with the Fresno Housing Authority (FH) to develop a vacant parcel of land within their city due to the quality of the Agency's recent real estate developments in other jurisdictions across the County, like Kingsburg and Reedley. Developing said land also advances the Agency's strategic goals of creating local partnerships within the county, and adding to the supply of quality affordable housing through the construction of new units in underserved rural areas. Both the City of Huron and FH believe that this potential new development has the opportunity to revitalize a portion of the City while providing high quality affordable housing for the area's residents.

The Board approved acceptance of a deed transfer of the property from the Successor Agency to the Redevelopment Agency for the City of Huron and authorized Staff to negotiate the terms of a Development Agreement with the Successor Agency. Though the parcel is comprised of 9.68 acres, discussions are in reference to the northernmost 6 acres of the property. A city park is planned for the balance of the property.

The outcome of the negotiations with the Successor Agency is a proposed Conditional Purchase and Sale Agreement ("Agreement") for the property. The terms of the Agreement include: a reduction in impact fees from the City of Huron, the intention to develop 50-80 units of housing, as well as an intention to include commercial space that may be utilized by the City of Huron for administrative/public purposes. The Agreement is in reference to the land and would cost the Agency \$1 to acquire, and the Lease Agreement is in reference to the City of Huron leasing the development's anticipated commercial space for \$1 a year. The City would be responsible for paying any/all operation costs associated with the leased space. The purchase of the property would be subject to financing and other due diligence including a satisfactory review under the California Environmental Quality Act and the National Environmental Policy

Act. As the scope of the project is further defined and additional due diligence is completed, staff will return to the Boards for any additional approvals related to the proposed development. The development will be contingent upon many approvals including an allocation of Low-Income Housing Tax Credits.

Fiscal Impact

The purchase price for the parcel is one dollar (\$1.00). Professional fees for performing pre-development activities and reports will be allocated to the approved pre-development budget. A financial commitment request will be presented to the Board following a more developed financing plan.

Recommendation

It is recommended that the Board of Commissioners approve FH to enter into a Conditional Purchase and Sale Agreement with the City of Huron to acquire for \$1.00 and develop vacant land (APN 075-330-02T), and authorize Preston Prince, Executive Director/CEO, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate said agreement.

Background

Fresno Housing is partnering with the City of Huron to develop a mixed-use property in the downtown area of Huron that will consist of affordable, multi-family units and 2,500-3,500 square feet of commercial space that could be leased by the local municipality for civic space. FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is exploring the possibility of utilizing HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

Attachment: Conditional Purchase and Sale Agreement

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

**RESOLUTION AUTHORIZING APPROVAL TO ENTER INTO A CONDITIONAL
PURCHASE AND SALE AGREEMENT WITH THE CITY OF HURON FOR VACANT
LAND (APN: 075-330-02T)**

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

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

WHEREAS, Agency staff has been in discussion with the City of Huron to acquire and develop vacant land (APN: 075-330-02T) in the City of Huron; and

WHEREAS, the proposed development would likely include 50-80 units of affordable housing and an approximately 2,500-3,500 sq.ft. commercial/civic space; and

WHEREAS, it is proposed that the Agency would buy the vacant land for one dollar (\$1.00) from the City of Huron; and

WHEREAS, the City of Huron would lease the commercial/civic space of the proposed development from the Agency for one dollar a year and pay all operational expenses associated with the commercial space; and

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

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California do hereby approve entering into a Conditional Purchase

and Sale Agreement with the City of Huron for vacant land (APN 075-033-02T), and further authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute all related documents.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER 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

CONDITIONAL PURCHASE AND SALE AGREEMENT

THIS CONDITIONAL PURCHASE AND SALE AGREEMENT (this "**Agreement**") is effective as of _____, 2018, (the "**Effective Date**") by and between the CITY OF HURON, an incorporated city in the County of Fresno ("**Seller**"), and the HOUSING AUTHORITY OF THE COUNTY OF FRESNO, a public body corporate and politic ("**Buyer**"), with reference to the following facts.

R E C I T A L S

A. Seller is the fee simple owner of approximately 9.67 acres of real property known as Assessor's Parcel Number 075-330-02T in the City of Huron, County of Fresno, California, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. (the "**Larger Property**").

B. Prior to or concurrently with the Closing of escrow, as defined in Section 5 below, Seller shall subdivide the Larger Property into two parcels: (i) a six (6) acre parcel (the "**Property**"); and (ii) an approximately 3.67 acre parcel (the "**Remainder Property**").

B. Buyer's mission is, in part, to provide affordable housing to the people of Fresno County, including through the construction (either by Buyer or by a limited partnership of which Buyer or an affiliate thereof is a partner) of a residential affordable housing 80-unit project, together with a 3,500 square foot commercial/community/civic building, to be commonly known as "Huron Family Development" (the "**Project**").

C. Buyer's business plan ("**Buyer's Business Plan**") is to (i) develop the units and civic space, and (ii) own, finance, and operate the Project as a low-income housing tax credit project pursuant to Section 42 of the United States Internal Revenue Code), either directly or through a limited partnership of which Buyer or an affiliate thereof is a partner.

D. Seller desires to sell the Property to Buyer, and Buyer desires to purchase the Property from Seller subject to the conditions enumerated in this Agreement, for Buyer's development of the Project pursuant to the Buyer's Business Plan. Seller shall retain the Remainder Property.

E. The exact boundaries of the civic building and the residential affordable housing all within the Project are not yet defined. However, Seller desires to lease the civic space developed as part of the Project from Buyer, once the Project is completed, at a rental rate equal to ONE and NO/100 DOLLAR (\$1.00) per year in consideration for selling the Property pursuant to the terms of this Agreement, with the understanding that Seller shall bear all operational costs associated with the civic space while leasing the same from Buyer (the "**Lease**").

F. Buyer's obligation to purchase the Property is expressly conditioned on Buyer's completion, with Seller's cooperation, of environmental review, including, but not limited to, review under the California Environmental Quality Act and the National Environmental Policy Act, as Buyer determines to be necessary in Buyer's sole discretion (the "**Environmental Review**").

NOW THEREFORE, in consideration of the foregoing Recitals, which are deemed true and correct and incorporated herein by this reference, and of the covenants and provisions contained in this Agreement, the parties hereto agree as follows:

1. Agreement to Sell and Purchase Property. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, subject to the terms and conditions of this Agreement, the Property.

2. Property. The Property shall include (i) all buildings and structures located thereon, if any; (ii) all of the contracts, documents and materials associated with the Project, including, but not limited to, the following: (A) all documents associated with the completion of the Project; (B) all land use approvals, conditional use permits, building permits, and other governmental permits and approvals of any nature obtained in connection with the Project; (C) all architectural design, construction, engineering and consulting contracts, and development agreements, and any and all amendments, modifications, supplements, addenda, and general conditions thereto, entered into by Seller and any contractor; (D) all plans and specifications, architectural and engineering drawings, shop drawings, working drawings, prints, surveys, reports, studies, amendments, modifications, changes, supplements, general conditions, and addenda and other documents; and (E) all licenses, permits, and other approvals issued by any state, federal, or local authority relating to the Project; (iii) all water lines and systems appurtenant to the Property; (iv) all easements and rights-of-way relating to or appurtenant to the Property; (v) all rights to groundwater or rights that the Property may have to receive surface water from any source; (vi) all wells and related pumps and motors located on the Property; (vii) all minerals, oils, gas, and other hydrocarbons located on or under the Property; and (viii) any and all other improvements to the Property and all other personal property that Seller may have any interest in as may be appurtenant or affixed thereto.

3. Purchase Price Amount.

(a) The purchase price for the Property shall be a total of ONE and NO/100 DOLLAR (\$1.00) (the "**Purchase Price**").

(b) Upon the Closing (as defined below), Title Company shall transmit the entire Purchase Price to Seller.

4. Buyer's Inspections.

(a) Seller shall provide Buyer, and Buyer's agents, employees, and representatives (collectively "**Buyer's Agents**"), for 90 days from the Effective Date (the "**Inspection Period**"), with reasonable access to the Property, and each portion thereof, to allow Buyer or Buyer's Agents, or both, to investigate, inspect, and to conduct such tests upon the Property, and each portion thereof, as Buyer deems necessary or advisable, including, without exception, a building inspection, Phase 1 and/or Phase 2 environmental assessments, and soil testing (collectively "**Buyer's Inspections**"). Seller shall reasonably cooperate with Buyer and Buyer's Agents in the carrying out any and all of Buyer's Inspections. Such cooperation shall include but not be limited to Seller's transmittal within 30 days of the Effective Date to Buyer of any and all information,

including but not limited to data, studies, and reports, as well as any other information Seller has in its possession, regarding the Property.

(b) Buyer shall indemnify, defend, and hold Seller, and Seller's employees, agents, successors, and assigns, and each of them, harmless from and against any and all claims, demands, losses, costs, expenses, damages, recoveries, deficiencies, liabilities, and liens (including, without limitation, the defense thereof and all reasonable attorneys', paralegals', and other professionals' fees and costs) that may arise, result from, or be attributable to the acts or omissions of Buyer or Buyer's Agents, or both, in performing or preparing the Buyer's Inspections.

EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, BUYER SHALL TAKE TITLE TO THE PROPERTY IN AN "AS IS" PHYSICAL CONDITION, IT BEING UNDERSTOOD THAT SELLER IS NOT MAKING ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARD TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY PORTION THEREOF, UNLESS OTHERWISE EXPRESSLY PROVIDED FOR IN THIS AGREEMENT.

5. Closing; Closing Costs.

(a) The closing of escrow (the "**Closing**") shall take place through an escrow established with Title Company, which shall be First American Title Company, Attn: Cathy Cox (the "**Title Company**"). Closing shall occur on a date agreed to by Buyer and Seller on or before August 1, 2022 (the "**Closing Date**"). Buyer, at its sole discretion, may terminate the escrow on or up to the last day of the Inspection Period. Escrow shall occur pursuant to the provisions contained in this Agreement and those additional escrow instructions reasonably approved by both parties and prepared by the Title Company and approved by the parties. Buyer and Seller shall sign and deliver said escrow instructions to the Title Company to deposit into escrow within 7 calendar days of the Effective Date.

(b) Buyer and Seller shall sign and complete all customary or reasonably required documents at or before the Closing Date.

(c) Fees for Closing services by the Title Company shall be paid at the Closing Date by a 50/50 split between Buyer and Seller.

6. Title Commitment and Survey. Seller shall order from the Title Company, at Seller's expense, and furnish to Buyer, a commitment (or commitments) for a California Land Title Association (CLTA) policy issued by Title Company (the "**Preliminary Title Report**" or "**Title Commitment**"), within fourteen (14) days of the Effective Date, subject only to the Permitted Title Exceptions (defined below). Buyer shall have 90 days from receipt of the Preliminary Title Report, and copies of all exceptions, to review and approve same. If Seller is unwilling or unable to eliminate any title matter reasonably disapproved by Buyer, Seller may terminate this Agreement. If Seller fails to deliver title to Buyer subject only to the Permitted Title Exceptions, or is unwilling or unable to eliminate any title matter reasonably disapproved by Buyer, Buyer may terminate this Agreement. Buyer, at its sole election, may direct Title Company

to prepare an American Land Title Association (ALTA) policy. Any additional premium to obtain the ALTA policy beyond the CLTA policy premium paid by Seller shall be borne by Buyer.

7. Hazardous Substances. The Closing of this transaction is contingent upon the satisfaction or waiver by Buyer of a Hazardous Substance Conditions report. Buyer shall give written approval following the receipt of a Hazardous Substance Conditions report concerning the Property and relevant adjoining properties. Such approval or waiver must be given within 90 days of the Effective Date. Such report will be obtained at Buyer's direction and expense. An unacceptable Hazardous Substance Conditions report will provide Buyer with a basis for termination of this Agreement. A "Hazardous Substance" for purposes of this Agreement shall mean without limitation: (i) those substances included within the definitions of "hazardous substance," "hazardous waste," "hazardous material," "toxic substance," "solid waste," or "pollutant or contaminant" in CERCLA, RCRA, TSCA, MAT, or under any other environmental law; (ii) those substances listed in the United States Department of Transportation (DOT) Table [49 CFR 172.101], or by the Environmental Protection Agency (EPA), or any successor agency, as hazardous substances [40 CFR Part 302]; (iii) other substances, materials, and wastes that are or become regulated or classified as hazardous or toxic under federal, state, or local laws or regulations; and (iv) any material, waste, or substance that is: (a) a petroleum or refined petroleum product, (b) asbestos, (c) polychlorinated biphenyl, (d) designated as a hazardous substance pursuant to 33 U.S.C.A. §1321 or listed pursuant to 33 U.S.C.A. §1317, (e) a flammable explosive, or (f) a radioactive material.

8. Representations and Warranties of Seller. Seller hereby represents and warrants to Buyer on and as of the date hereof and as of the Closing Date as follows:

(a) Seller, has full capacity, right, power and authority to execute, deliver, and perform this Agreement and all documents to be executed by Seller pursuant hereto, and all required action and approvals therefor have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are and shall be duly authorized to sign the same on Seller's behalf and to bind Seller thereto. This Agreement and all documents to be executed pursuant hereto by Seller are and shall be binding upon Seller in accordance with their respective terms. The transaction contemplated hereby will not result in a breach of or constitute a default under any agreement to which Seller or the Property is subject or by which Seller or the Property is bound.

(b) Seller has subdivided or shall subdivide the Larger Property into the Property and the Remainder Property. Moreover, Seller owns fee simple title to the Property free and clear of all liens, encumbrances, options and restrictions of every kind, except for any Permitted Exceptions (as defined below) and any exceptions shown on its current title insurance policies delivered to Buyer.

(c) Unless otherwise disclosed to Buyer in writing prior to the Closing Date, to Seller's knowledge, there are no claims, causes of action or other litigation or proceedings pending with respect to the ownership or operation of the Property, or any part thereof which could materially affect the Property, or the consummation of the transactions contemplated by this Agreement.

(d) Seller has not received any notice of any violations of any legal requirements with respect to the Property which have not been corrected, and to Seller's knowledge there is no condition existing with respect to the Property which violates any law, ordinance, rule, regulation or requirement, including, without limitation, those pertaining to zoning, building, health, safety or environmental matters, of the municipal, county, state or federal government.

(e) Seller has no actual knowledge or unaware of any facts or circumstances related to the existence of any Hazardous Substances, as defined in Section 7 of this Agreement, on, about, under, or adjoining the Property.

(f) Neither Seller nor, to Seller's knowledge, any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives, or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action.

(g) Seller has not received, and has no other knowledge or information of, any notice from any insurance company or board of fire underwriters requesting the performance of any work or alteration with respect to the Property, or requiring an increase in the insurance rates applicable to the Property.

(h) As of the Closing Date, none of the work associated with the Project has been placed in service for federal income tax purposes.

(i) Seller shall not take or cause to be taken or suffer any action that would cause any of the foregoing representations or warranties to be untrue as of the Closing Date. Seller shall immediately notify Buyer in writing of any event or condition that will cause a change in the facts relating to, or the truth of, any of the above representations or warranties. The representations, warranties and covenants contained in this Section shall survive the Closing Date.

9. Representations and Warranties of Buyer. Buyer hereby represents and warrants to Seller on and as of the date hereof and as of the Closing Date as follows:

(a) Buyer has full capacity, right, power and authority to execute, deliver, and perform this Agreement and all documents to be executed by Buyer pursuant hereto, and all required action and approvals therefor have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Buyer are and shall be duly authorized to sign the same on Buyer's behalf and to bind Buyer thereto. This Agreement and all documents to be executed pursuant hereto by Buyer are and shall be binding upon Buyer in accordance with their respective terms.

(b) Buyer's execution and delivery of this Agreement will not result in a breach or violation or a default (or any event which with notice and passage of time, or both, would constitute a default) under any of Buyer's organizational documents or any contract, agreement, permit, license, order or decree to which Buyer is a party.

(c) Neither Buyer nor, to Buyer's knowledge, any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism), or other governmental action.

10. Possession. Actual, sole and exclusive physical possession of the Property shall be given to Buyer on the Closing Date by delivery of Seller's Grant Deed, duly executed and acknowledged by Seller (the "**Deed**"), subject to the following, all of which shall be deemed "**Permitted Title Exceptions**":

(a) Except for any matters shown on the Title Commitment reasonably objected to by Buyer in writing prior to the Closing Date, all matters shown in the Title Commitment;

(b) Any title exceptions or encumbrances, including current property taxes, arising by, through, or under Buyer;

(c) Applicable zoning and governmental regulations and ordinances;
and

(d) All matters created as a result of the transactions contemplated by this Agreement and all other instruments, documents, and agreements to be executed in connection with Buyer's Business Plan.

11. Vesting. Unless otherwise designated in the escrow instruction of Buyer, title shall vest as:

HOUSING AUTHORITY OF THE COUNTY OF FRESNO or assignee.

12. Apportionments, Taxes, Etc. Real estate taxes on the Property, personal property taxes, special district taxes, water and sewer rents, and other municipal charges shall be apportioned pro rata between Seller and Buyer on a per diem basis as of the Closing Date based on the most recent bill received or assessment due. Further, notwithstanding the foregoing, no prorations shall be made for any unpaid amounts due and payable prior to the Closing Date. The amount of any bond or assessment which is a lien, and not paid along with taxes, shall be paid by Seller.

(a) Utility Meter Charges. Seller shall pay all outstanding charges accruing until the day prior to the Closing Date, for water, electric, gas, and other utilities based upon the most recent bill received or assessment due, apportioned pro rata between Seller and Buyer on a per diem basis as of the Closing Date.

(b) Transfer and Documentary Stamp Taxes; Sales and Use Taxes. Any realty transfer taxes, documentary stamp taxes, and similar taxes imposed upon the delivery and/or recording of the Deed or upon this transaction shall be paid by Seller. Any sales and use tax that may accrue because of this transaction shall be paid, when due, by Buyer.

13. Conditions of the Agreement.

(a) Conditions of Buyer. The obligations of Buyer under this Agreement are subject to the following:

(i) Seller has performed all covenants, agreements, and conditions required by this Agreement to be performed by Seller prior to or as of the Closing Date (any of which may be waived in whole or in part in writing by Buyer at or prior to Closing);

(ii) Buyer may terminate this Agreement no less than 30 days prior to the Closing Date if, in Buyer's sole determination, Buyer:

(A) Fails to obtain entitlements to develop the Project;

(B) Fails to be awarded the low income housing tax credits necessary, in Buyer's sole discretion, to commence and finish the Project;

(C) There is a successful legal challenge of the Environmental Review; and,

(D) Determines, in its reasonable discretion, that Seller has failed to adequately allow for a waiver or reduction of fees imposed by Seller to Buyer related to water, sewer, police, fire, storm drainage, parks, facilities, and similar fees negotiated between Buyer and Seller.

(iii) The discretionary approval of Buyer's Board of Commissioners during a publicly agendized meeting within 90 days of the Effective Date.

(iv) The parties execution of the Lease for the civic center space.

(b) Conditions of Seller. The obligations of Seller under this Agreement are subject to the satisfaction at the time of Closing that Buyer has performed all covenants, agreements, and conditions required by this Agreement to be performed by Buyer prior to or as of the Closing Date (any of which may be waived in whole or in part in writing by Seller at or prior to Closing). This Agreement is subject to the Housing Authority of Fresno County Board of Commissioners' approval(s), an award of low income housing tax credits, and subject to satisfactory due diligence as determined by the Buyer.

14. Items to be Delivered at Closing by Seller. At Closing, Seller shall deliver to Buyer (or to Buyer's nominee), via escrow, the following:

- (a) The Deed, duly executed and acknowledged;
- (b) Such resolutions and certificates as Buyer or the Title Company shall require to evidence the due authorization of the execution and performance of this Agreement and the documents to be delivered pursuant hereto; together with Seller's organizational documents, and all affidavits, indemnities and other agreements, documents, or reports required by the Title Company to permit it to issue to Buyer the owner's policy of title insurance required pursuant to Section 6 hereof;
- (c) A signed copy of the closing statement prepared by the Title Company;
- (d) A certificate given pursuant to the Foreign Investment in Real Property Tax Act certifying that Seller is not a foreign entity or person; and
- (e) Any other documents required to be delivered by Seller pursuant to any other provisions of this Agreement or as otherwise required by the Title Company or California law.
- (f) A signed copy of the Lease agreement.

15. Items to be Delivered at Closing by Buyer. At Closing, Buyer shall deliver to Seller (or to Seller's nominee) the following:

- (a) The Purchase Price (adjusted by any prorations contemplated herein);
- (b) A signed copy of the closing statement prepared by the Title Company;
- (c) Such resolutions and certificates as Seller or the Title Company shall require to evidence the due authorization of the execution and performance of this Agreement and the other documents to be delivered pursuant hereto, together with Buyer's organizational documents, and all affidavits, indemnities and other agreements, documents, or reports required by the Title Company to permit it to issue to Buyer the owner's policy of title insurance pursuant to Section 6 hereof; and

(d) Any other documents required to be delivered by Buyer pursuant to any other provisions of this Agreement, or as otherwise required by the Title Company or California law.

16. Brokerage. Buyer represents and warrants to Seller that Buyer has dealt with no broker, finder or other intermediary in connection with this sale. Seller represents and warrants to Buyer that Seller has dealt with no broker, finder, or other intermediary in connection with this sale. Seller is solely responsible for all brokerage fees and commissions, if any. The provisions of this Section shall survive Closing.

17. Notices. All notices, demands, requests, or other communications from either party to the other party, required or permitted under the terms of this Agreement, shall be in writing to the following addresses for Seller and Buyer, respectively:

Seller

City of Huron
Attn. Jack Castro, City Manager
36311 Lassen Avenue
P.O. Box 339
Huron, CA 93234
Facsimile: (559) 945-2609

Buyer

Fresno Housing Authority
1331 Fulton Street
Fresno, California 93721
Attention: Preston Prince, CEO/Executive Director
Facsimile: (559) 443-8422

With a copy to:

Kenneth J. Price, Esq.
Baker Manock & Jensen, PC
5260 N. Palm Avenue, Suite 421
Fresno, California 93704
Facsimile: (559) 432-5620

and shall be deemed to have been provided on the earlier of:

(a) 48 hours after being sent as certified or registered mail in the United States mails, postage prepaid, return receipt requested; or

(b) The next business day after having been deposited (in time for delivery by such service on such business days) with Federal Express or another national overnight courier service; or

(c) If such party's receipt thereof is acknowledged in writing, upon having been sent by telefax or another means of immediate electronic communication, in each case to the address of such party set forth hereinabove or to such other address in the United States of America as such party may designate from time to time by notice to the other party hereto; or

(d) If such party's receipt thereof, is acknowledged in writing, its having been given by hand or other actual delivery to such party.

Notwithstanding the foregoing, any notice of default shall be deemed to have been provided only upon receipt or refusal as evidenced by return receipt, courier receipt or other receipt provided by the overnight delivery service.

18. Miscellaneous.

(a) Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns. This Agreement may not be assigned by either party hereto without the written consent of the other party hereto; provided that Buyer may assign this Agreement without the consent of Seller to a limited partnership of which Buyer, an affiliate of Buyer, or an entity in which Buyer is a sole member, is a partner.

(b) Entire Agreement. This Agreement contains the entire understanding of the parties with respect to the subject matter hereof, supersedes all prior or other negotiations, representations, understandings and agreements of, by or among the parties, express or implied, oral or written, which are fully merged herein. Any agreement hereafter made shall be ineffective to change, modify, discharge or effect an abandonment of this Agreement unless such agreement is in writing and signed by the party against whom enforcement of such change, modification, discharge or abandonment is sought.

(c) Governing Law; Venue. This Agreement shall be governed by and construed under the laws of California and venue for any action related to the enforcement of any provision of this Agreement shall be in Fresno County Superior Court or in the Eastern District of California (Fresno) as the case may be.

(d) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Agreement shall be binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all of the parties reflected on this Agreement as the signatories.

(e) No Waiver. Neither the failure nor any delay on the part of either party to this Agreement to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege preclude any other or further exercise of the same or of any other right, remedy, power or privilege, nor shall any waiver of any right,

remedy, power, or privilege with respect to any occurrence be construed as a waiver of any such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted such waiver.

(f) Time of the Essence. Time, wherever stated in this Agreement, is expressly of the essence of this Agreement.

(g) Attorneys' Fees. In the event that the parties to this Agreement find it necessary to institute legal proceedings to enforce the provisions of this Agreement, the prevailing party in said suit, action or arbitration shall be entitled to recover from the non-prevailing party, all costs associated with such suit or action, including reasonable attorney's fees and costs.

IN WITNESS WHEREOF, intending to be legally bound, the parties have executed this Agreement as of the Effective Date above written.

SELLER:

CITY OF HURON,
an incorporated city in the County of Fresno

By: _____
Jack Castro, City Manager

Date: _____

BUYER:

HOUSING AUTHORITY OF FRESNO COUNTY,
a California public body corporate and politic

By: _____
Preston Prince, CEO/Executive Director

Date: _____

EXHIBIT A

Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION – FRESNO COUNTY HOUSING AUTHORITY
City of Huron, CA

Portion of APN: 075-330-02T

A portion of Parcel No. 1 of Parcel Map No. 98-1, according to the map thereof recorded in Book 59 of Parcel Maps at Pages 39 and 40, Fresno County Records, City of Huron, State of California, more particularly described as follows:

Beginning at the Northeast corner of said Parcel No. 1; thence South 00°10'00" West along the East line of said Parcel No. 1 a distance of 951.54 feet to the beginning of tangent curve, having a radius of 50.00 feet; thence Southeasterly along said curve through a central angle of 26°18'37", an arc length of 22.96 feet; thence leaving said easterly line South 87°38'16" West a distance of 375.54 feet to the West line of said Parcel No. 1; thence North 00°10'00" East along the West line of said Parcel No. 1 a distance of 716.00 feet to the Norwest corner of said Parcel No. 1; thence South 89°25'08" East along the North line of said Parcel No. 1 a distance of 370.00 feet to the **True Point of Beginning**.

Containing an area of 6.00 acres more or less

End of Description

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: _____



Narinder S. Sahota, LS 8719

Date: September 4, 2018



EXHIBIT "A"
LEGAL DESCRIPTION – REMAINDER PARCEL
City of Huron, CA

Portion of APN: 075-330-02T

A portion of Parcel No. 1 of Parcel Map No. 98-1, according to the map thereof recorded in Book 59 of Parcel Maps at Pages 39 and 40, Fresno County Records, City of Huron, State of California, more particularly described as follows:

Parcel 1 of said Parcel Map No. 98-1 recorded in Book 59 of Parcel Maps at Pages 39 and 40, Fresno County Records

EXCEPTING THEREFROM as follows:

Beginning at the Northeast corner of said Parcel No. 1; thence South 00°10'00" West along the East line of said Parcel No. 1 a distance of 951.54 feet to the beginning of tangent curve, having a radius of 50.00 feet; thence Southeasterly along said curve through a central angle of 26°18'37", an arc length of 22.96 feet; thence leaving said easterly line South 87°38'16" West a distance of 375.54 feet to the West line of said Parcel No. 1; thence North 00°10'00" East along the West line of said Parcel No. 1 a distance of 716.00 feet to the Norwest corner of said Parcel No. 1; thence South 89°25'08" East along the North line of said Parcel No. 1 a distance of 370.00 feet to the **True Point of Beginning**.

Containing an area of 3.67 acres more or less

End of Description

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: _____

Narinder S. Sahota, LS 8719

Date: September 4, 2018



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
DATE: October 18, 2018
BOARD MEETING: October 23, 2018
FROM: Preston Prince
CEO/Executive Director
AGENDA ITEM: 10
AUTHOR: Staff
SUBJECT: Directors Report- October 2018

Executive Summary

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

PLACE

Overview

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

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

Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Blossom Trail Commons (formerly Memorial Village)	Under Construction	302 K Street, Sanger, CA	48	98%

Magill Terrace	Under Construction	401 Nelson Avenue, Fowler, CA	60	53%
Oak Grove	Under Construction	595 Bigger Street, Parlier, CA	56	32%
Mariposa Meadows	Pre-Development Closing March 2019	1011 W Atchison Avenue, Fresno, CA	40	N/A
Orchard Farm Labor Housing	Pre-Development Closing March 2019	295 S Newmark Avenue, Parlier, CA	41	N/A
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
Renaissance at Parc Grove IV	Pre-Development VHHP Award notifications November 2018	2674 E Clinton Avenue, Fresno, CA	40	N/A
Kingsburg Seniors	Pre-Development	Southwest Corner of Sierra St and Madsen Ave., Kingsburg, CA	48	N/A
Huron	Pre-Development	Southwest Corner of Fresno and 12 th Streets, Huron, CA	60	N/A

Project Highlights

Renaissance at Parc Grove IV received an initial point score letter and will be moving to the next level of review by HCD.

HMD OPERATIONS

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 9/1 – 9/30/18			
	Total # of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	848	12	98.6%
COUNTY OF FRESNO			
County of Fresno	1062	9	99.1%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties*	195	46	76.4%

***Seasonal Properties** – Parlier Migrant Center’s regular operating season ended September 30, 2018. There were 70 families who had continued agricultural work and petitioned OMS to extend the operating season through November 30, 2018.

Maldonado Migrant Center operates seasonally as well and is scheduled to close in December 2018. There are 17 families remaining for the 2018 season. The families will vacate the complex as the season ends.

HMD OPERATIONS

Renaissance @ Parc Grove held a BBQ for the residents on October 10, 2018. It was also an event to raise the American Flag that is now flown at the site. Veterans saluted as the flag was being raised. The residents, FH Staff and our partner WestCare enjoyed the event and felt honored to participate in the flag raising ceremony.

Blossom Trail Commons – Blossom Trail Commons, formerly known as Memorial Village, is nearing construction completion. We are expecting to receive the brand new complex, ready for the new and returning residents, on November 1, 2018.

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

HCV City

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

- 9 families attended briefings and received their vouchers.
- 97 HAP contracts were completed in September.
- 842 applicants and participants are currently searching for housing.

HCV County

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

- 753 initial eligibility interviews were scheduled in September and 591 applicants attended, resulting in a 78% show rate for this month.
- 467 families attended briefings and received their vouchers.
- 98 HAP contracts were completed in September.

- 906 applicants and participants are currently searching for housing.
- 3,000 applicants were selected from the 2018 County Interest List in August and September and scheduled for first appointments for criminal background checks; 2,173 attended, resulting in a 72% show rate. This is an increase from previous attendance rates.

Leasing strategies and activities:

Staff recently evaluated the success rate based on families who were issued vouchers and able to lease-up in 30, 31-60, 61-90 and 91-120+ days. Staff took into consideration the impacts the tight rental market is having on applicants searching for affordable housing. The success rates are used for analyzing future leasing strategies. Staff also continues to evaluate the success rate within every step of the leasing process to anticipate in which month voucher issuance may occur in order to estimate leasing rates for both programs.

Staff continue to monitor the impact the increase in payment standards will have on the success rates to determine if the changes allow families the ability to compete in an increasingly tight rental market.

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 Portal

The team has also been diligently working on the Resident Portal implementation with IT, YARDI and Housing Management staff. A test run has been completed and registration letters were mailed to existing Project Based Voucher (PBV) residents inviting them to register and create online accounts. This new feature gives the families access to view their housing information on line. Residents are able to view their current rent portion and their assigned case worker's contact information. They also have access to view their inspection history and view any upcoming scheduled inspection appointments.

Resident Services

Paint and Coffee

Site(s): Renaissance at Parc Grove Veterans, (Fresno)

Residents at The Renaissance had their first community engagement event and met their resident service coordinator Monique Narciso. The Resident Services Program wanted to emulate the "Paint Nite" experience to our residents at no cost. The residents enjoyed the opportunity to socialize while they relaxed their mind to be creative through a step-by-step instruction. The activity was a great opportunity for residents to get to know each other and enjoy some quality time.

Health Screenings

Site(s): Rios Terrace (Mendota), Cardella Courts (Firebaugh), Mendoza Terrace (Firebaugh), Firebaugh Elderly (Firebaugh), Cazares Terrace I&II (Huron), Huron Apartments (Huron)

Fresno Housing welcomed GeneXe offering a testing service to give residents a glimpse into the future by checking for possible genetic mutations that can increase a patient's chance or risk of developing cancer. Residents were swabbed and their DNA samples were sent out to the lab for testing. They were advised to wait for a letter in the mail for more information. Also, no genetic test can say 100% if you will develop cancer for sure, but the CGX test can tell if they are at a higher risk than most people. About twenty (20) residents participated for this workshop.

Child Passenger Safety Education

Site(s): Rios Terrace (Mendota)

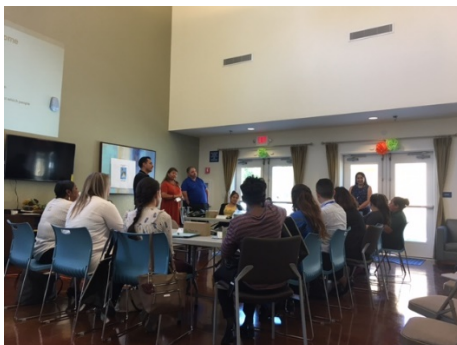
California Highway Patrol was welcomed at Rios Terrace for a presentation on carseat safety. Residents were able to learn about the dangers of having the wrong carseat or no carseat for their children, and how to properly install a carseat in their vehicle. Residents left the presentation informed about the importance of having a carseat and how this would avoid any tragedies and fines. About six (6) residents participated in this workshop.



CalViva Community Advisory Board

Site(s): Rios Terrace (Mendota),

Rios Terrace held their first community advisory board meeting with CalViva, Fresno County, Clinica Sierra, Centro La Familia and other community members. Residents were invited to participate and voice their questions or concerns regarding their current healthcare insurance and provider. These meetings will be held once a month. Residents are encouraged to be part of these meetings as their questions, concerns and ideas are needed to help improve healthcare services and needs in the Mendota community. Ten (10) residents participated at this event.



Champions for Change

Site(s): Fairview Heights (Fresno)

Fairview Heights youth participated in a Rethink Your Drink workshop offered by City of Image church. The workshop was taught by youth with the assistance of the Champions for Change program, who awarded the grant to the church. The youth learned about healthy drink options and ways to make the drinks enjoyable. The instructors also did a variety of exercises with the kids that they can do on their own. Fresno Housing Authority continues to work with the Champions for Change program to bring the residents information on health and nutrition. About ten (10) youth residents participated in this workshop.



Centro La Familia – Conversation Hour

Site(s): Wedgewood Commons (Sanger CA), Rio Villas (Firebaugh), Cedar Courts (Fresno)

A 6 week series hosted by Centro La Familia was offered to residents at Wedgewood Commons, Rio Villas and Cedar Courts. During the series, residents discussed mental health and wellness practices. Each session covered a different topic, such as, ways to cope with depression, methods of relaxing, healthy eating, and the importance of exercise. Attendees also participated in a social engagement activity. About twenty (23) residents combined from all three sites participated at these workshops.



PUBLIC

Overview

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

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

PARTNERSHIP

Overview

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

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

Project	Organization	Role
844 S. Chance Avenue	Habitat for Humanity Fresno City College	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 Friday, September 28th the Agency kicked off the Fresno Housing Annual Wellness Fair. This year we had 40 vendors (the highest vendor attendance yet!) offering services such as exercise and nutritional education, flu shots, family and child development resources, and more. Wellness Seminars were also offered to staff on topics such as Healthy Sleep and Keeping a Healthy Weight. In addition, Benefits 101 seminars on Medical FSA and Colonial supplemental insurance plans were also presented by Barthuli & Associates and our Colonial representative. We are pleased to say over 200 of our staff were in attendance this year—one of the best years of participation to date!

On Wednesday, October 3rd Aysha Hills, Senior Human Resources Analyst; Kayla Giosa, Human Resources Coordinator II; and Scott Fetterhoff, Human Resources Director, attended the Fall 2018 Career and Internship Fair at Fresno State. Our staff spoke with over 100 students about what we do here at the Fresno Housing Authority as well as career and internship opportunities we have to offer.

Human Resources Coordinator, Amber Lujano, attended the Public Agency of Risk Management Association (PARMA) local Chapter conference on October 4th and 5th. Topics regarding workers' compensation updates, workplace wellness and safety programs, litigation tips, and liability under the ADA were presented on.

The Human Resources Department is currently recruiting for positions within the Housing Management Department.

New Hires

- Alexzandria Prado, Receptionist
- Nathaniel Sorber, Business Operations Intern
- Lyric Aguigam, Procurement Coordinator

There are no promotions to announce 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

October 23, 2018

MEASURING THE IMPACT OF BOYS & GIRLS CLUBS

2018 Fresno Housing Authority *Board Presentation*



BOYS & GIRLS CLUBS
OF FRESNO COUNTY



Our Formula for Impact

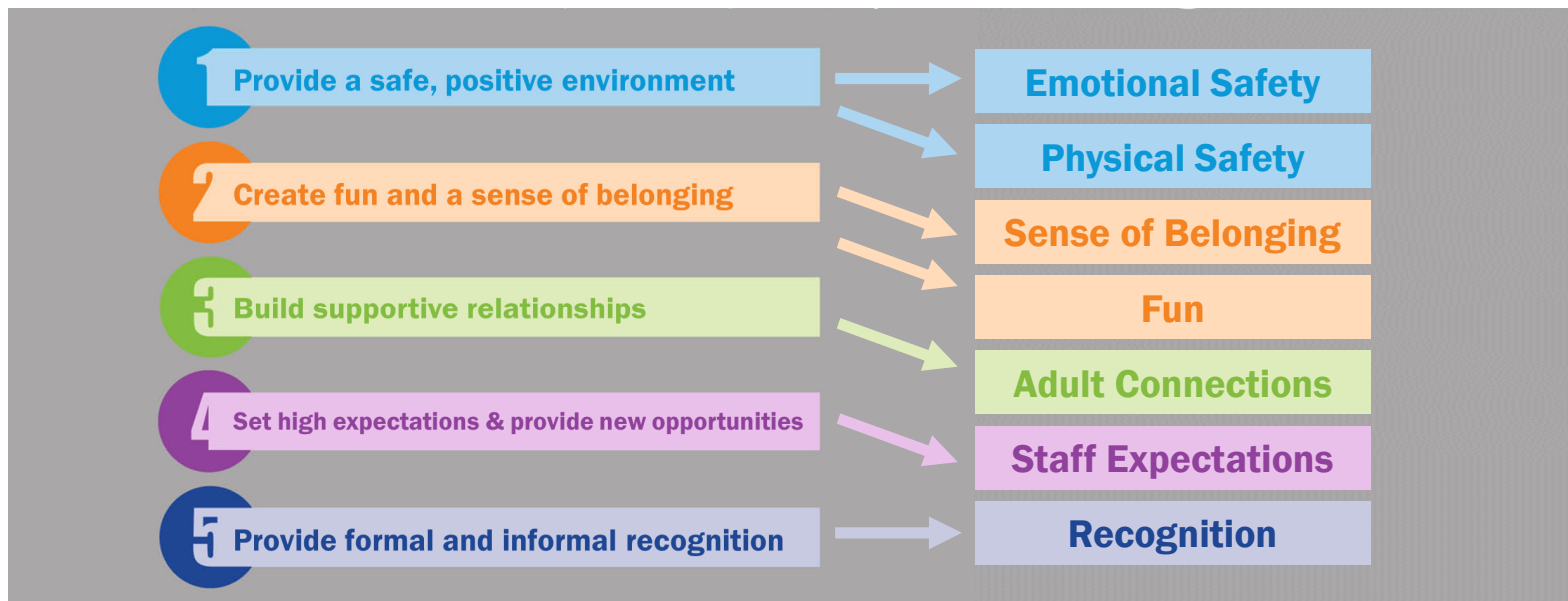


DIVING INTO THE NATIONAL YOUTH OUTCOMES INITIATIVE



NYOI

- It **measures** the Five Key Elements for Positive Youth Development
- It's one **indicator of quality**
- It gauges **members perception** of their experiences at the Club
- It's made up of **seven measures** that align with the **Five Key Elements**



How Does Club Experience Relate to Youth Outcomes?

A High-Quality Club Experience Drives Positive Outcomes for Members

Older Teens (16 and Older) with an Optimal Club Experience Are:

- 45%** more likely to volunteer on a monthly basis
- 41%** less likely to get into a physical fight
- 38%** more likely to be on track to graduate from high school on time
- 19%** more likely to expect to attend college
- 18%** less likely to ever skip school



A High-Quality Club Experience Drives Positive Outcomes for Members

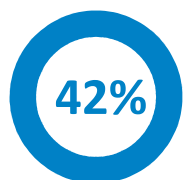
Younger Teens (13 to 15) with an Optimal Club Experience Are:

- 51%** more likely to volunteer on a monthly basis
- 40%** less likely to consume alcohol
- 31%** less likely to get into a physical fight
- 30%** less likely to smoke marijuana
- 15%** more likely to be physically active five or more days per week



Members attend regularly→ Optimal Club Experience= more likely to have positive outcomes than club youth

YOUTH (9-12) WITH AN OPTIMAL CLUB EXPERIENCE ARE:



more likely to believe that school work is meaningful



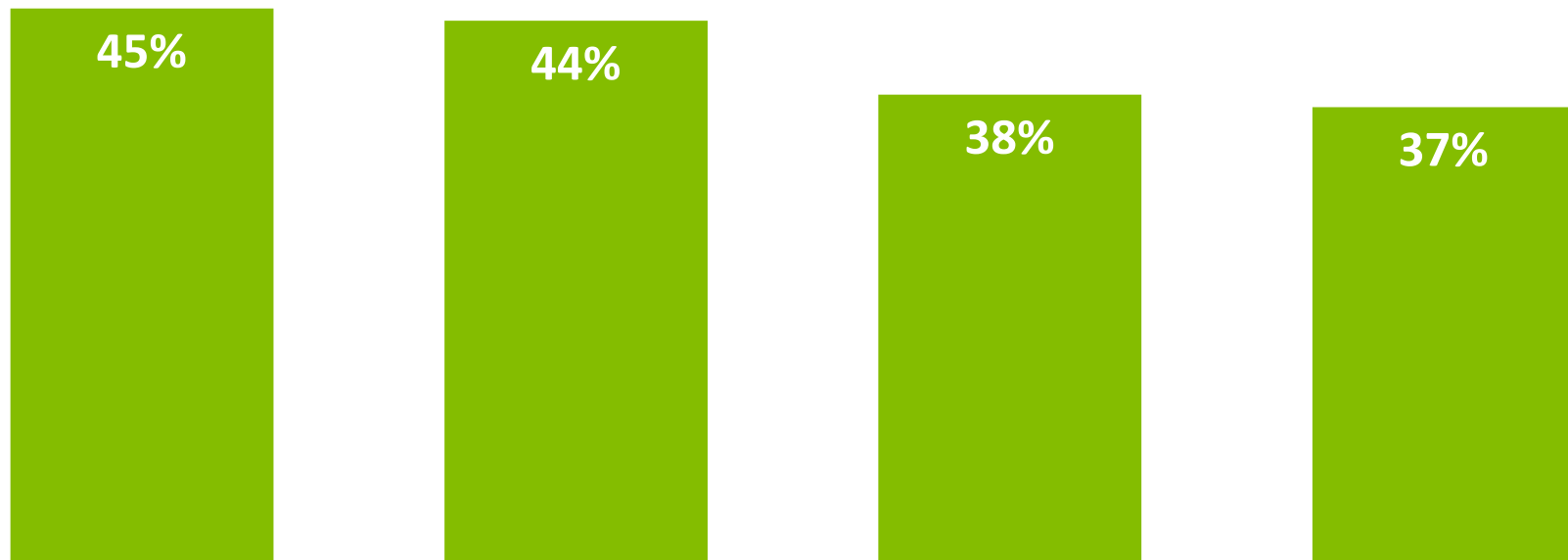
more likely to be on track to graduate from high school



Source: 2016 Outcomes Report

Members are more likely to report an optimal club experience at Public Housing and Native American Clubs

(45% of members report an Optimal Club Exp. at Clubs in Public Housing)



Site Type:	Public Housing	Native American	Traditional	School-based
# of Clubs:	239	99	1,083	1,443

Source: 2016 Annual Report
and 2017 NYOI Member Survey

Members Engaged | City + County

CITY CLUBS	
Goals	145
Actual Members Engaged	132
% met of Goal	91%
All Members	1535
% of FH Members overall	9%

COUNTY CLUBS	
Goals	396
Actual Members Engaged	372
% met of Goal	94%
All Members	1338
% of FH Members	28%



Academic Success Programs

Programs that FH Supports

- Staffing
- Power Hour
- Reading

Other Programs

- Project Learn
- Books for Bikes
- Epic Science Time
- STEMfinity
- My. Future
- Homework Time Computer
- Khan Academy
- Be Great Graduate

Academic Success | City + County

CITY CLUBS	
Goals	36
Actual Members Engaged	59
% Completed	163%
Hours of Educational Services	2,478/2,160 115% Complete

COUNTY CLUBS	
Goals	80
Actual Members Engaged	246
% Completed	308%
Hours of Educational Services	10,332/4,800 215% Complete

Academic Success:

Data from Fresno Boys & Girls Club Outcomes Survey of youth

Grade Progression and Self Expectation

- 92% of housing members expect to graduate from high school
- 63% of members grades ranged between Mostly A's and B's within the last academic year
- 92% of youth are on Grade Level for age (5th to 12th graders)
- 79% of Members say the things I am learning in school are going to be important for me later in life.
- 82% of members say they skipped only 2 or less days of school.

Career & Job Readiness | City + County

CITY CLUBS	
Goals	63
Actual Members Engaged	26
% Completed	41%

COUNTY CLUBS	
Goals	153
Actual Members Engaged	135
% Completed	88%



Career & Job Readiness

Career & Job Readiness

- 64 Housing Members participated and graduated from Career Launch and Money Matters financial literacy (26 from City and 38 from County)
- 70% of 11-12 graders have participated in a career exploration program 53% of members volunteer at least 1x per month.
- 93% of members say that there is one or more staff who pays attention to what's going on in their lives
 - Career Launch, Jr. Staff, Diplomas to Degrees

Health & Wellness | City + County

CITY CLUBS	
Goals	63
Actual Members Engaged	160
% Completed	254%
Hours of Health & Wellness Services	5120/2,400 213% Complete

COUNTY CLUBS	
Goals	150
Actual Members Engaged	280
% Completed	187%
Hours of Health & Wellness Services	7,840/4,800 163% Complete

Health & Wellness

Physical Activity/ Nutrition

- Decline in physical activity as a nation (Public Health)
- Processed Foods leads to higher risk of cancer (US Natl' Library of Medicine)
 - 55% of BGC FH members are physically active for 60 minutes on 5 or more days in a comparison to 38.7% of youth in Fresno (NYOI + 2016 CA Health Interview Survey)
- All FH Club members have access to a healthy snack or meal every day
 - Triple Play, Games Room, Sports League, Healthy Habits, Cooking Class, Champions for Change, BBC



Health & Wellness

- **Gang Prevention**

- 98 Housing members graduated from Prevention Programs
- 89% of Club members feel safe when they are at the Club.
- Drug Use – 44% of teens say they have never used Marijuana
 - Phoenix, Street Smart, Smart Girls, Passport to Manhood, Mentorship

- **Sex Education**

- CA Teen birth rates decline, but Valley remains high at 40% (Fresno Bee, 2016)
- 78% of teens reported abstained from sexual activity in comparison to a national stats at 40% (NYOI, CDC)
 - Safer Choices, Strong adult connections

Parent and Community Engagement

- **Special Events**
 - National Night Out, Back to School Backpack giveaway
- **Million Members, Million Hours of Service Initiative**
 - MLK Day of Service, BGC Week, National Family Week
- **Parent Engagement Activities**
 - Cooking Classes, Parent Nights, coaching sports



Parent Engagement | City + County

CITY CLUBS	
Actual Members Engaged	45
Goals	44
% Completed	102%
Hours of Educational Services	326/879 71% Complete

COUNTY CLUBS	
Actual Members Engaged	97
Goals	34
% Completed	285%
Hours of Educational Services	3525/3456 102% Complete

Next Steps...

- **Continuous Improvement**

- Program Outcomes measurement tools
- Tracking FH members

- **Data Sharing**

- Member Roster against FH Data + FUSD Data
- Capturing FH Members Information
- Strategizing how to recruit Housing Choice Voucher members



2019 Agency Goals & Budget – First Draft

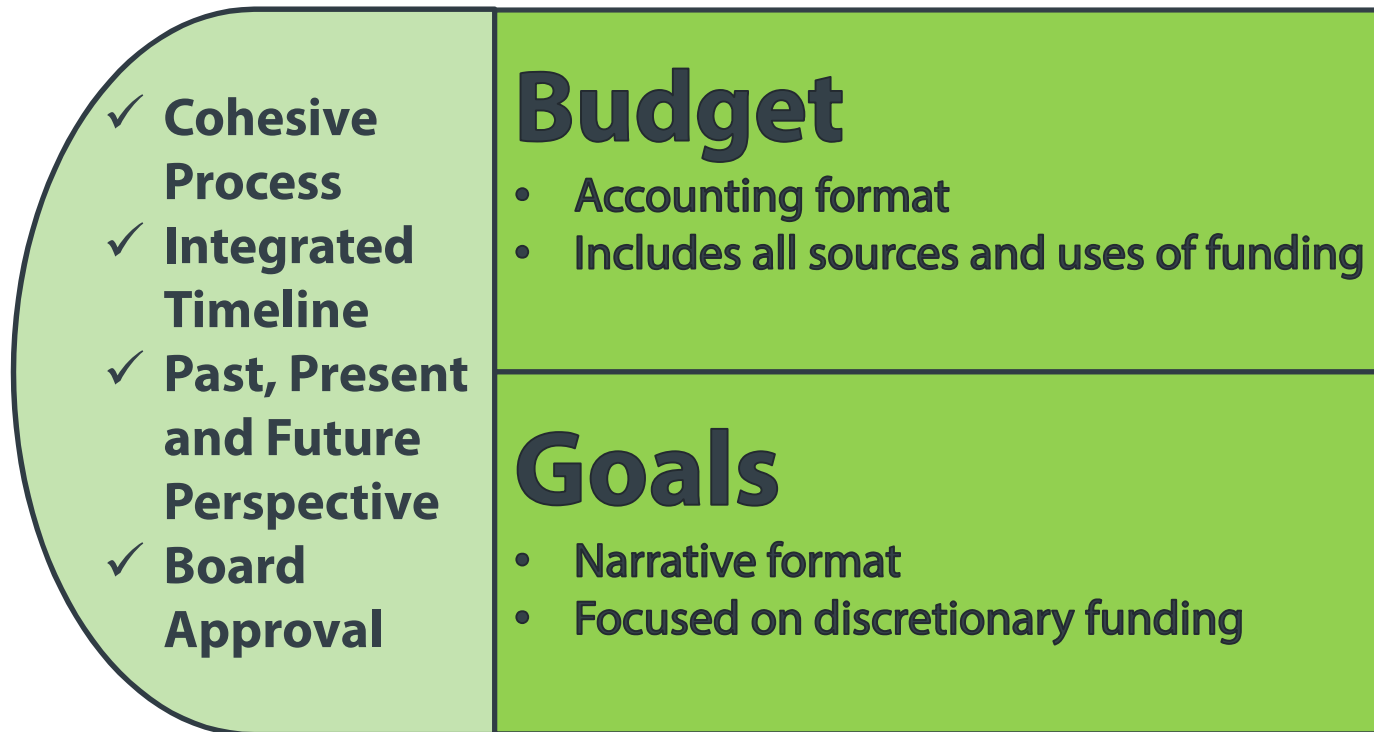
*Board of Commissioners Meeting
October 23, 2018*



Overview

- 2019 Budget/Goal Development Process & Timeline
- Agency's Baseline Budget & Services
- 2019 Agency Goal Document- First Draft
- Goals & Budget Augmentations by Division
- 2019 Agency Budget - First Draft

Budget Development Process





Timeline for 2019 Goals & 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


Baseline Budget

	Core	Instr.	P&CD	Assisted Housing	Housing Mgmt	Unrestricted Properties	Total Budget
Annual Surplus/(Deficit)	(1,000,000)	500,000 	2,500,000	(1,000,000)	500,000 	500,000	1,750,000
Unrestricted Surplus/(Deficit)	(1,000,000)		2,500,000	(1,000,000)		500,000	1,000,000

Baseline Budget shows the ongoing costs of running the Agency at current service levels

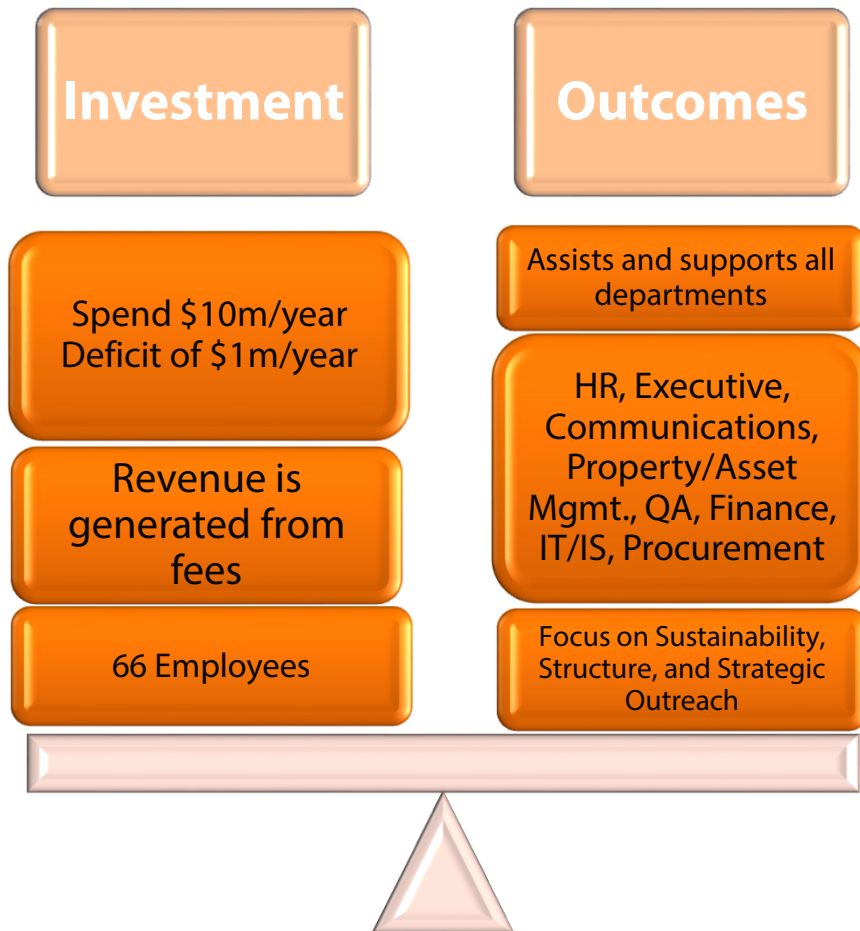
Baseline Budget

	Core	Instr.	P&CD	Assisted Housing	Housing Mgmt	Unrestricted Properties	Total Budget
Unrestricted Surplus/(Deficit)	(1,000,000)	-	2,500,000	(1,000,000)	-	500,000	1,000,000

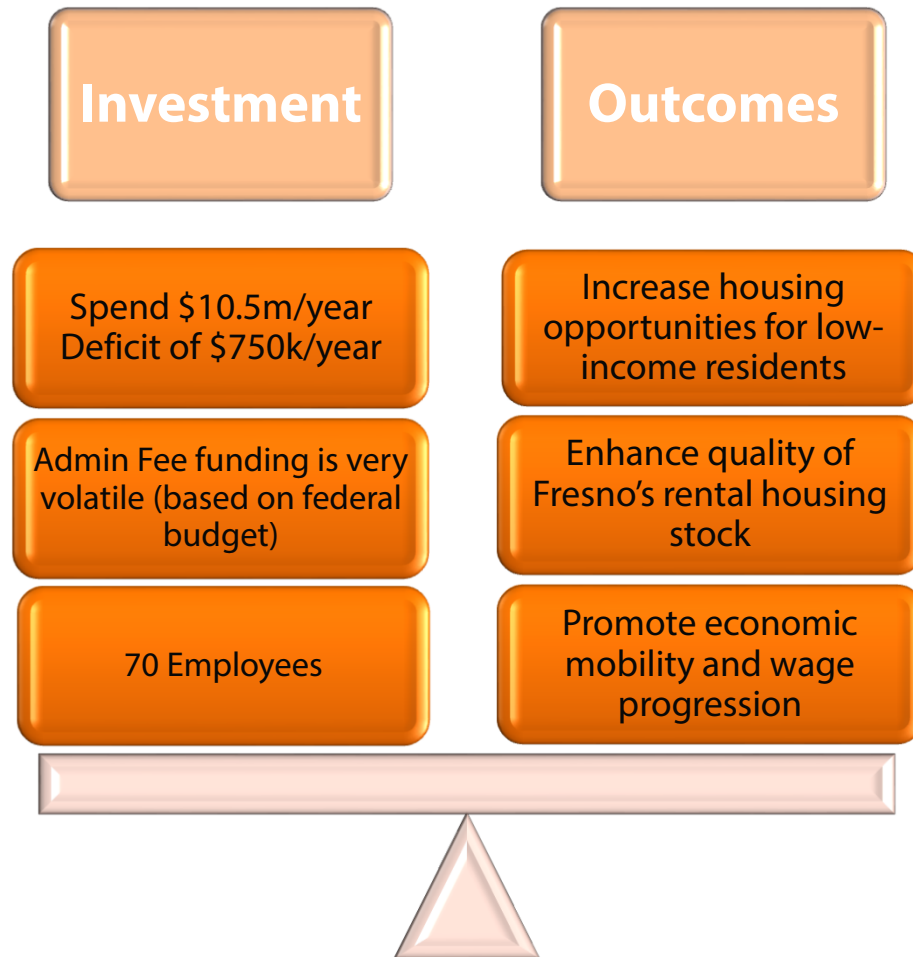


- For the most part, the Agency's development activities continue to fund the deficits in AHD (HCV, Resident Services, Homeless) and Core programs.
- Next slides will show what that investment is going towards

Baseline Budget - CORE



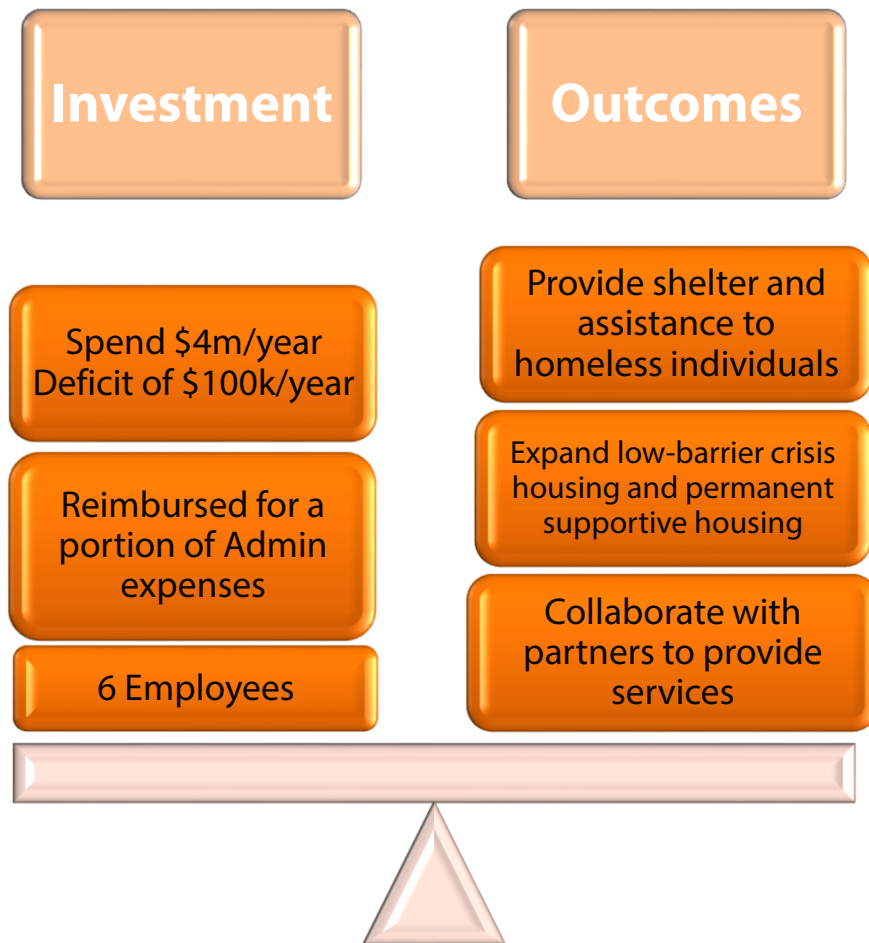
Baseline Budget - HCV Administration



Baseline Budget - Resident Services



Baseline Budget - Homeless Programs



Baseline Budget

	Core	Instr.	P&CD	Assisted Housing	Housing Mgmt	Unrestricted Properties	Total Budget
Annual Surplus/(Deficit)	(1,000,000)	500,000	2,500,000	(1,000,000)	250,000	500,000	1,750,000
Unrestricted Surplus/(Deficit)	(1,000,000)		2,500,000	(1,000,000)		500,000	1,000,000

- Baseline Budget shows the ongoing costs of running the Agency at current service levels

2019-2020 Strategic Goals: First Draft

2019-20 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.

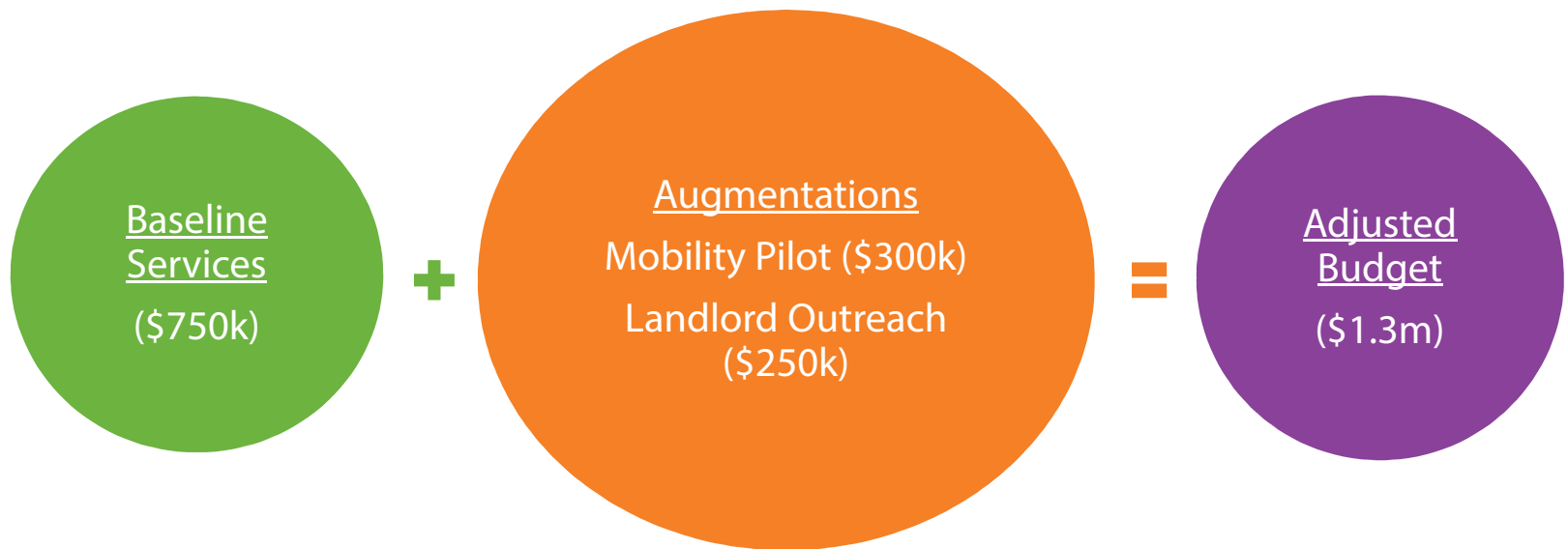
1. Create a robust, balanced pipeline for development activities that appropriately responds to the needs of the low income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities:
 - a. Mixed income and mixed use housing that promotes economically diverse neighborhoods and accommodates projected growth
 - b. A balance of new construction and renovation
 - c. Create community infrastructure, including community buildings, resource centers, and EnVision Centers if viable
 - d. Investment in existing and new neighborhoods
 - e. Rural communities, with limited economic catalysts
 - f. Prudent, financial transactions that promote long-term financial stability for the Agency; including, but not limited to utilizing innovative tools that could include tax credits, opportunity zones, and new avenues for state funding

2019 Goals & Augmented Budget

Updated Goals for 2019

- Economic Mobility Initiatives
 - HCV Mobility & Navigation Pilot
 - High-Income/Low-HAP Pilot
 - Workforce Development (incl. Section 3) Program
- Landlord Outreach Program
- Resident & Community Safety Initiatives
- Street 2 Home Initiative
- Enhanced Public Relations & Communication Campaign
- Community Events & Local Participation
- Program, Policy & Data Analysis

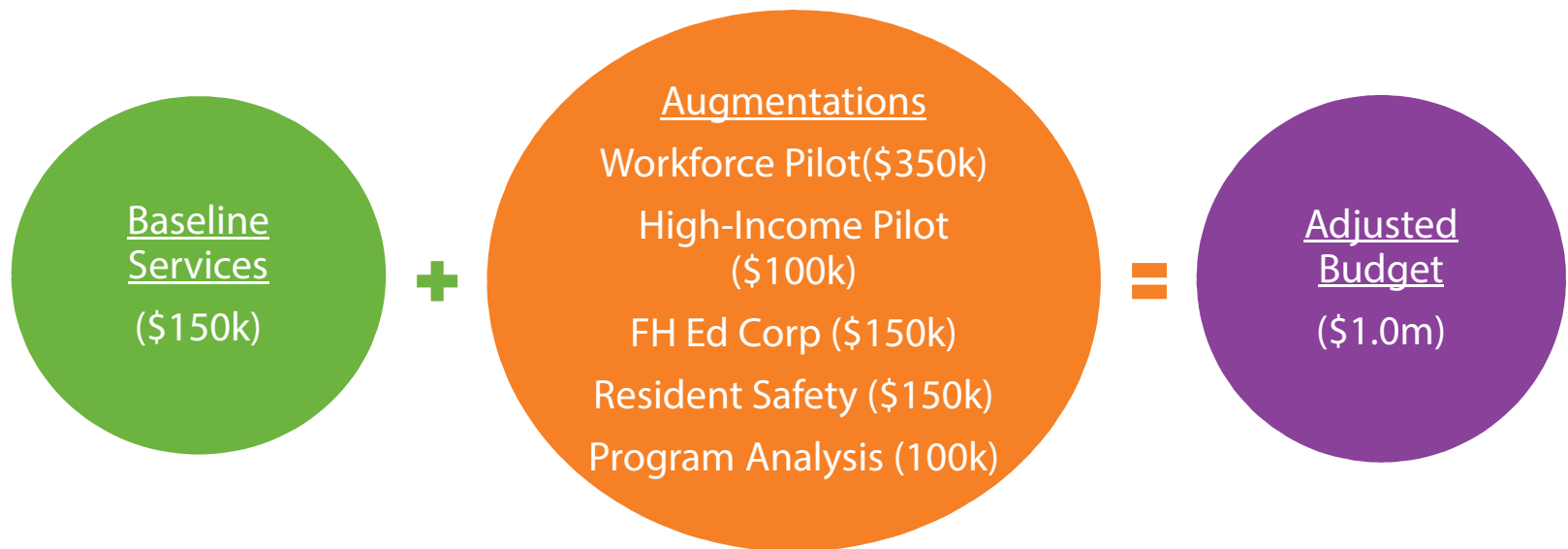
Housing Choice Voucher



Expected Outcomes & Goal Achievement:

- Goal 1.4 – Provide a greater range of options for voucher holders, targeting areas of opportunity
- Goal 2.2 – Create opportunities for upward mobility, and develop pilot program for resident mobility

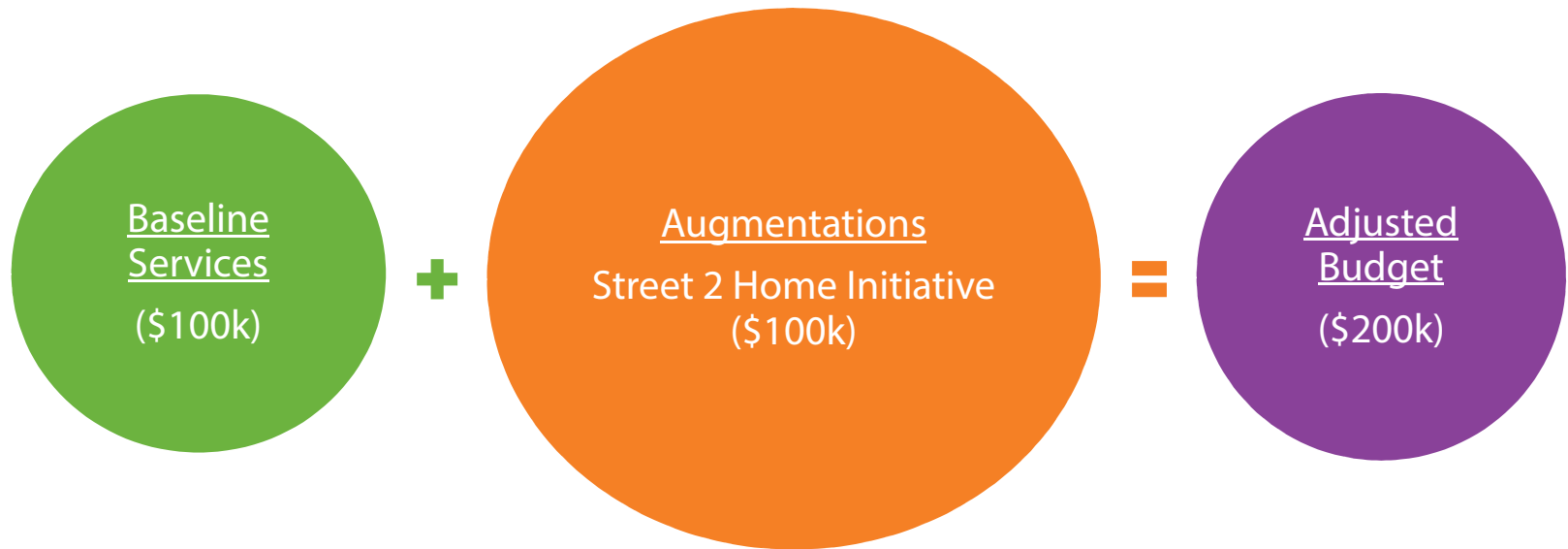
Resident Services



Expected Outcomes & Goal Achievement:

- Goal 2.2 – Create opportunities for upward mobility, and develop pilot program for wage progression and homeownership
- Goal 4.3 – Utilizing FHEC, expand and promote educational outcomes for residents
- Goal 2.5 – Reduce crime and promote resident safety
- Goal 2.1 & 4.2 – Create, track, and share outcomes of resident services programs

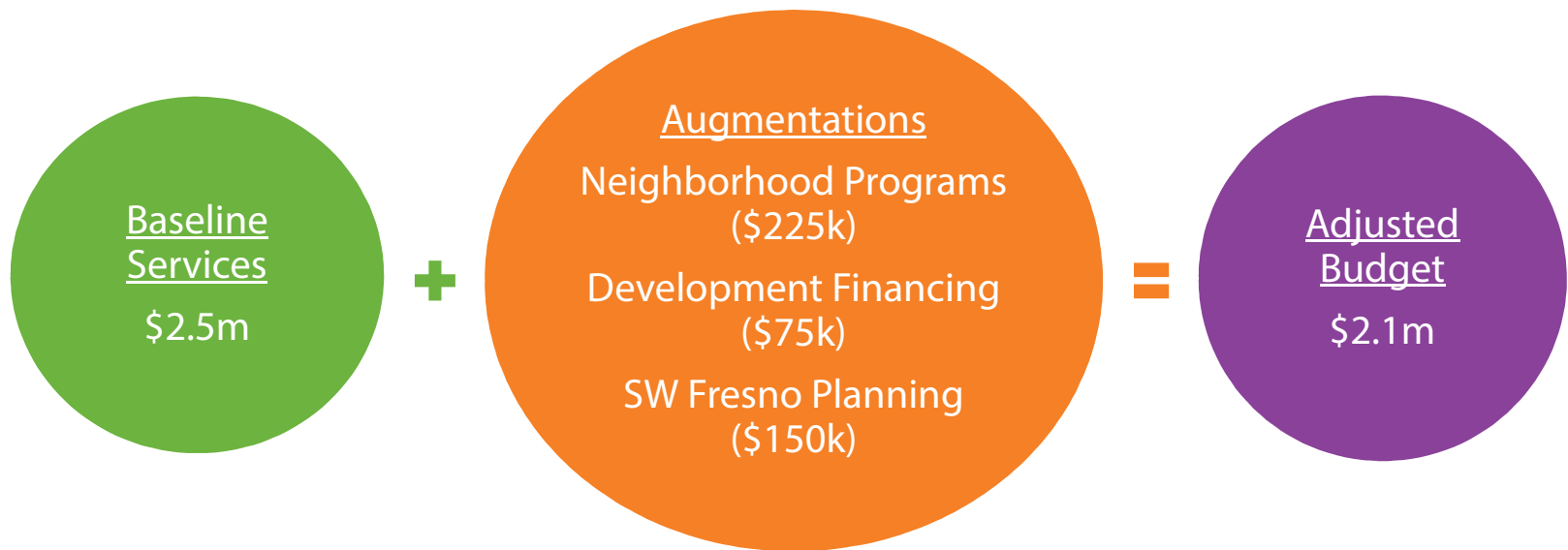
Homeless Programs



Expected Outcomes & Goal Achievement:

- Goal 1.2 – Expand low-barrier, crisis housing and permanent supportive housing options
- Goal 2.4 – Reduce the number of homeless individuals in Fresno County

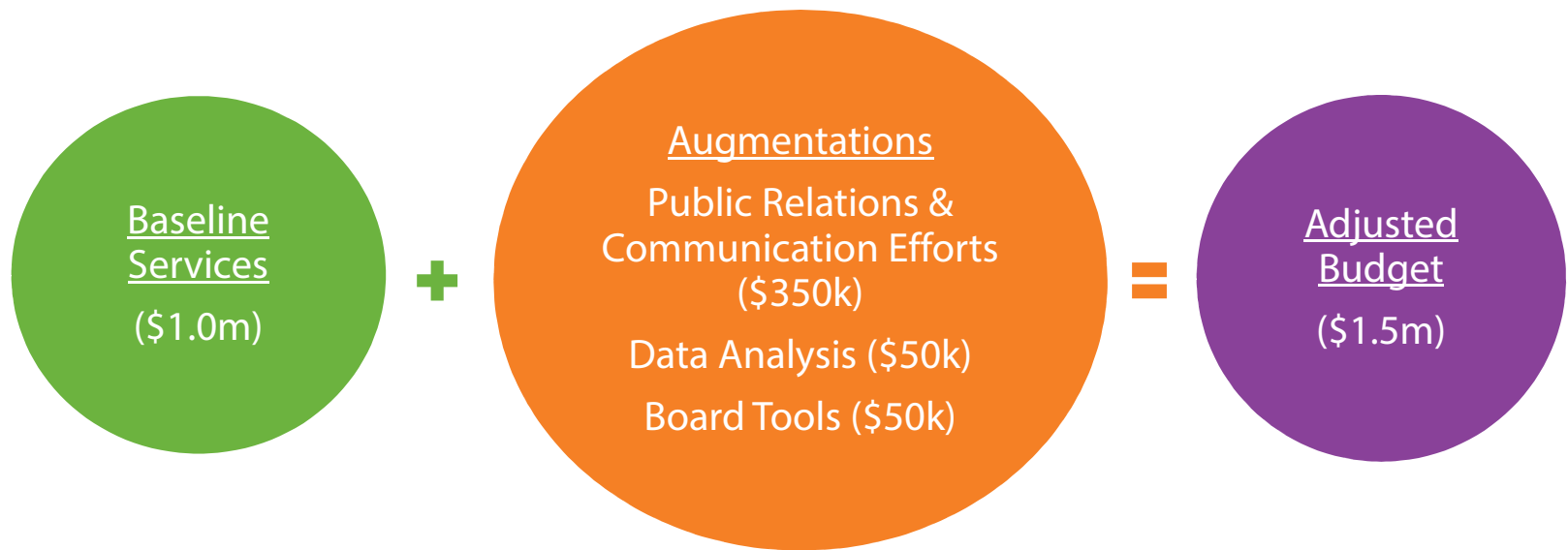
Planning & Development



Expected Outcomes & Goal Achievement:

- Goal 1.1 – Create a robust development pipeline
- Goal 2.3 – Engage in on-going neighborhood conversations and efforts
- Goal 1.3 & 4.3 – Partner with SW Fresno to facilitate a quality planning process

Administrative Services/Core



Expected Outcomes & Goal Achievement:

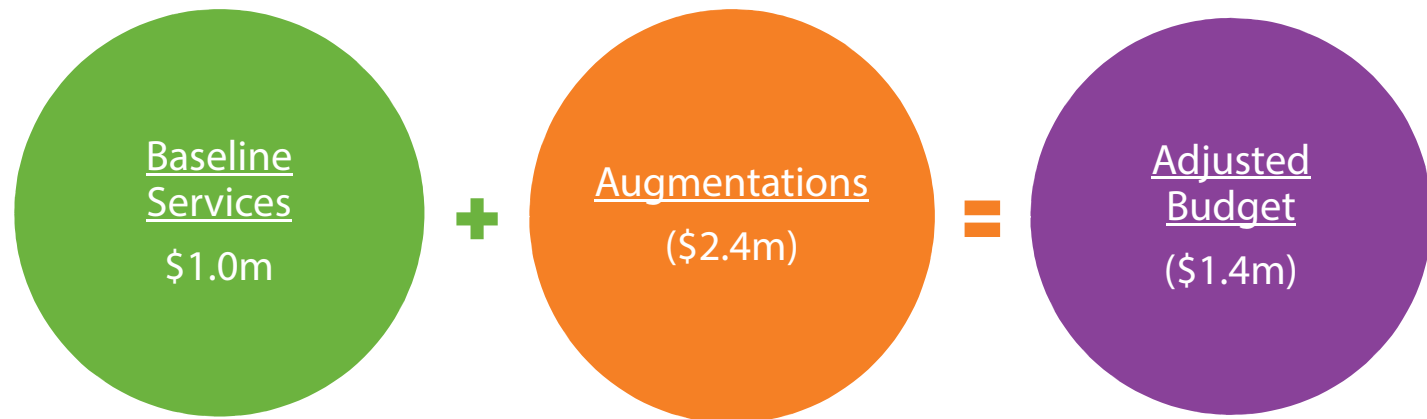
- Goal 3.1-3.5 – Build support for housing through public information, engagement and advocacy
- Goal 4.1 – Monitor and track community events to expand engagement opportunities
- Management Goal 2: Expand the use of data
- Management Goal 5: Create tools to facilitate informed and engaged Board members

Augmented Budget

	Core	Instr.	P&CD	Assisted Housing	Housing Mgmt	Unrestricted Properties	Total Budget
Baseline Surplus/(Deficit)	(1,000,000)	-	2,500,000	(1,000,000)	-	500,000	1,000,000
2019 Proposed Augmentations	(450,000)		(450,000)	(1,500,000)		-	(2,400,000)
Augmented Surplus/(Deficit)	(1,450,000)		2,050,000	(2,500,000)		500,000	(1,400,000)

- Providing the baseline services, the Agency would add \$1.0 million to Unrestricted Reserves
- Cost of augmentations based on 2019 goals and priorities is \$2.4 million
- As drafted, the 2019 budget would show a deficit of \$1.4 million dollars, that would be paid out of unrestricted reserves

Next Steps



- Today
 - Facilitate a discussion on the first draft of goals and budget
 - Receive feedback from Board members on changes in language or priorities
- November
 - Present second draft of 2019 budget and goals to the Boards
 - Workshop?



Affordable Housing Development Update and Pipeline Discussion

*Boards of Commissioners Meeting
October 23, 2018*

Strategic Priorities: Development

- Continue to reposition and redevelop Public Housing portfolio utilizing RAD or other tools
 - County Properties
- Increase activity in Neighborhoods of Opportunity such that our residents have mobility options
- Increase permanent supportive housing and other projects that align with community framework to address homelessness

Strategic Priorities: Development

- Continue to reposition and redevelop Public Housing portfolio utilizing RAD or other tools
 - City Properties
- Explore acquisition and renovation opportunities, particularly in neighborhoods with low quality rental stock
- Continue to develop in transit-adjacent corridors (including downtown areas) to enhance access to employment and support the reduction of green house gas emissions
- Continue new construction projects to increase quantity and quality of stock and diversify income streams (sustainability)



Repositioning Public Housing

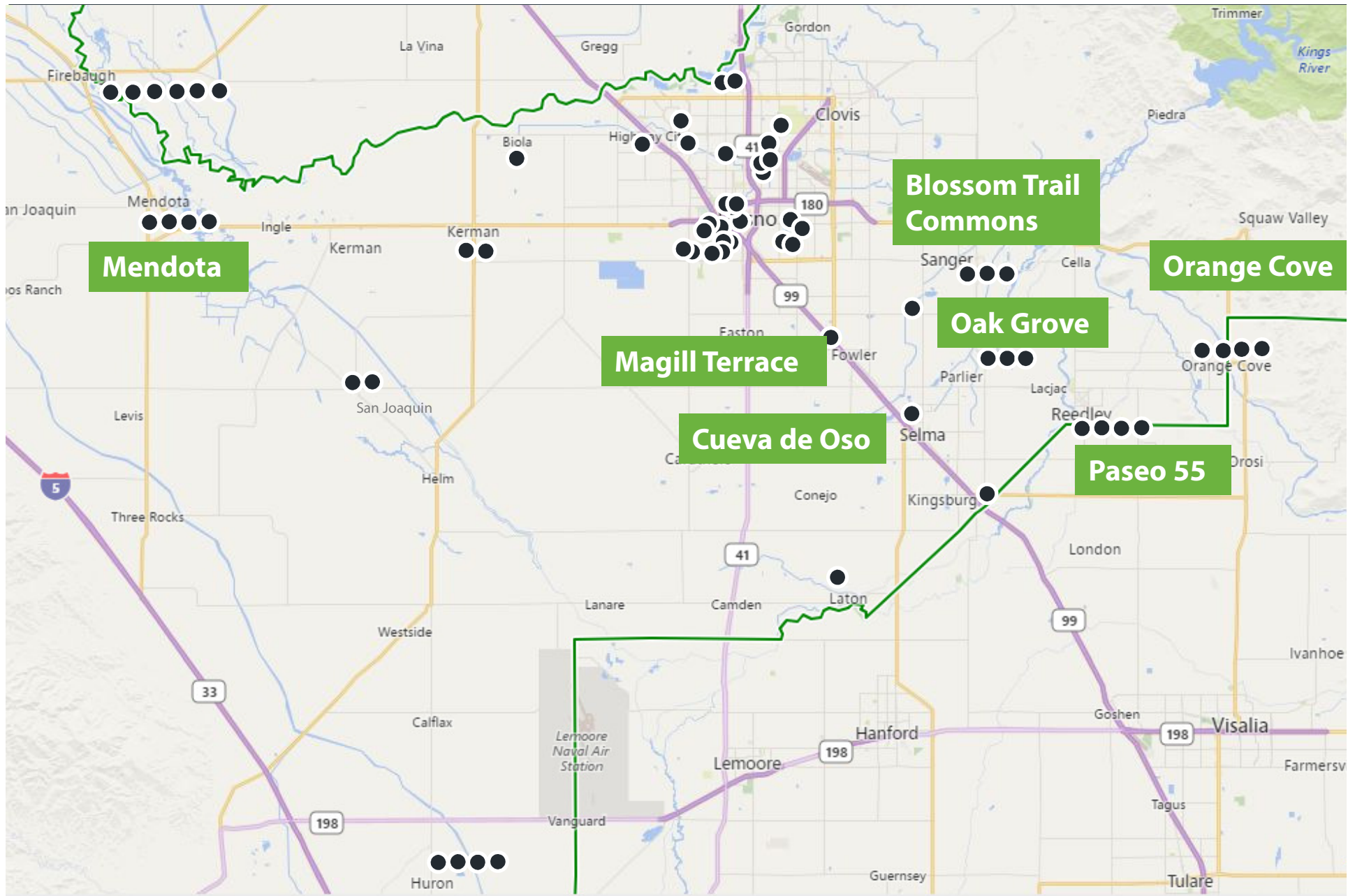


County Progress

- In 2010 we had over 1,100 units of public housing and specialty housing like Farm Labor Housing across the County
- Since 2014, when RAD was implemented, we have renovated or completely redeveloped 364 units of public housing and added 117 new units to the Agency's portfolio
- We are currently renovating 40 units of Farm Labor Housing in the County (Orchard Apts)

Public Housing Redevelopment Utilizing RAD

Year Complete	RAD Projects Name	Location	RAD Units	New Units Added
2014	Mendota RAD	Mendota	124	--
2015	Orange Cove RAD	Orange Cove	90	--
2017	Paseo 55 (Sunset Terrace II transfer)	Reedley	20	35
2017	Cueva de Oso	Selma	25	23
est.2018	Memorial Village	Sanger	35	13
est.2019	Magill Terrace	Fowler	20	40
est.2019	Oak Grove	Parlier	50	6
			364	117



Location of Properties Across Fresno County

Public Housing Redevelopment 2014-2018

RAD Projects Name	RAD Units	New Units Added	Total Development Cost	Amount spent on construction	Amount of equity invested	HRFC + Cap & Op Funds	Land Value Contributed	All awarded funds
Mendota RAD	124	--	\$ 27,730,000	\$12,860,000	\$ 17,832,000	\$ 600,000	\$ 5,400,000	\$ 500,000
Orange Cove RAD	90	--	\$ 20,660,000	\$ 9,070,000	\$ 14,090,000	\$ 978,000	\$ 4,130,000	\$ 800,000
Paseo 55 (Sunset Terrace II transfer)	20	35	\$ 19,300,000	\$13,500,000	\$ 11,840,000	\$ 4,660,000	----	\$ 1,540,000
Cueva de Oso	25	23	\$ 15,700,000	\$ 9,570,000	\$ 12,170,000	\$ 1,286,000	\$ 1,150,000	\$ 1,170,000
Blossom Trail (Memorial Village)	35	13	\$ 17,200,000	\$ 9,710,000	\$ 13,400,000	\$ 1,600,000	\$ 2,100,000	\$ 1,000,000
Magill Terrace	20	40	\$ 26,800,000	\$16,100,000	\$ 21,600,000	\$ 2,200,000	\$ 1,240,000	\$ 1,590,000
Oak Grove	50	6	\$ 25,450,000	\$15,070,000	\$ 19,450,000	\$ 1,330,000	\$ 3,345,000	\$ 550,000
	364	117	\$152,840,000	\$85,880,000	\$110,382,000	\$ 12,654,000	\$ 17,365,000	\$ 7,150,000



**Mendota before
Conversion**



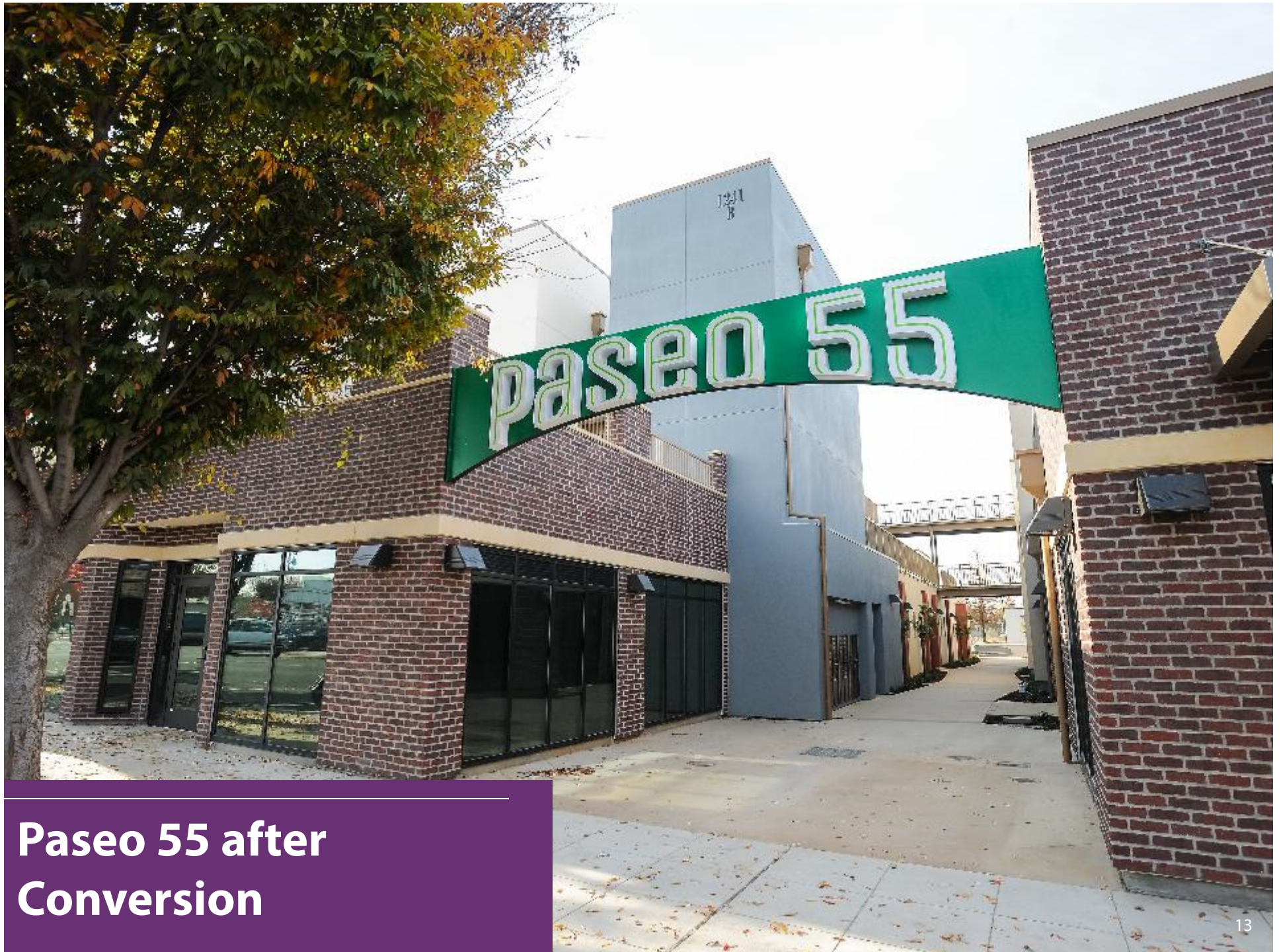
**Mendota after
Conversion**



**Orange Cove before
Conversion**



**Orange Cove after
Conversion**



**Paseo 55 after
Conversion**



**Paseo 55 after
Conversion**



**Cueva de Oso before
Conversion**



Cueva de Oso after Conversion



Blossom Trails (in progress)

Remaining County Conversions

Huron (62 units)

- Cazares Terrace I and II
- Huron Apartments

Firebaugh (152 units)

- Firebaugh Elderly
- Mendoza Terrace I & II
- Cardella Courts

San Joaquin (48 units)

- Taylor Terrace
- San Joaquin Apartments

Del Ray (30 units)

- Del Rey Apartments

Laton (20 units)

- Laton Apartments

Biola (12 units)

- Biola Apartments

Sanger (64 units)

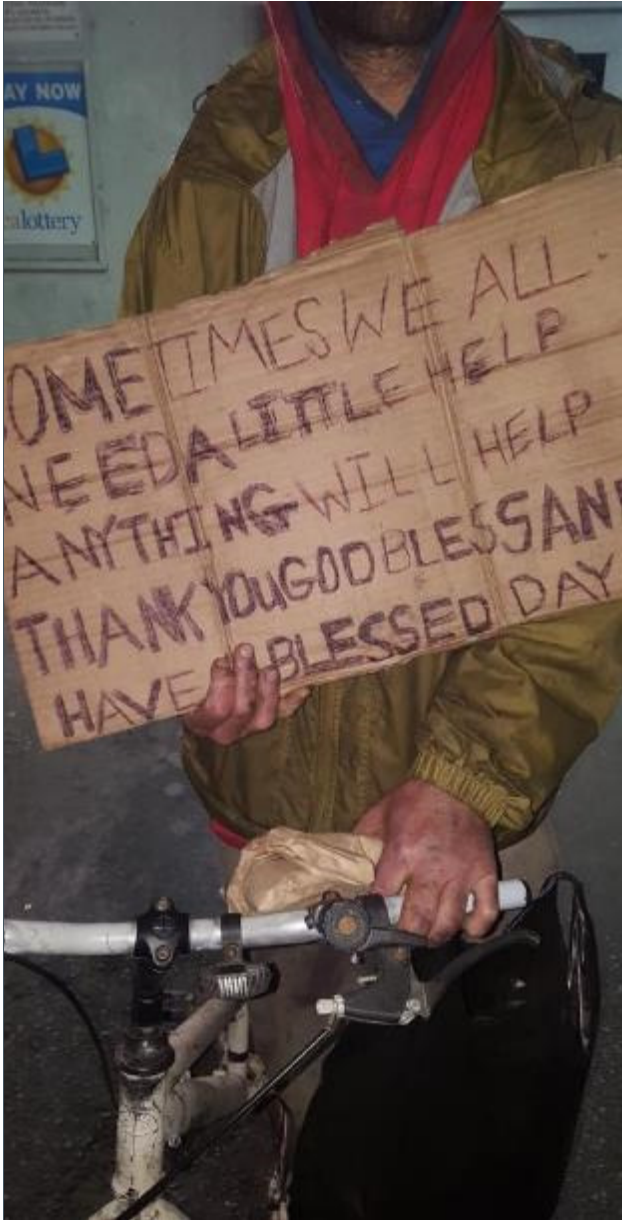
- Wedgewood Commons

Reedley (20 units)

- Sunset Terrace I



Housing Supporting Homeless Initiatives



Homelessness: 4 Pillar Focus

1. Engage community & align resources
2. Reduce inflow to homelessness
3. Improve crisis response
4. Expand permanent supportive housing options (Exit Strategy)

FH Experience with PSH @ Renaissance

- Fresno HA Role: Developer, Owner, Property Manager, Lender, PBV Administrator, Service Provider
- The properties:
 - Renaissance @ Trinity (2011) – 21 units; \$350k FH Investment
 - Renaissance @ Alta Monte (2013) – 30 units; \$700k FH Investment
 - Renaissance @ Santa Clara (2013) – 70 units; \$1m FH Investment
 - Renaissance @ Parc Grove (Veterans) – 40 units; \$800k FH Investment

PSH Funding Available

- No Place Like Home - noncompetitive
 - NOFA date: 8/15/18, Due 2/15/21, \$2.1m available for Fresno Co.
- No Place Like Home – Competitive
 - NOFA date: 10/15/18, Due 1/15/19, \$87m available statewide*
- Special Needs Housing Program (MHSA) - \$6.2m
 - Over the counter application, \$6.2M available for Fresno Co.
- Veterans Housing & Homelessness Prevention Program
 - Last NOFA May 2018
- Supportive Housing Multifamily Program
 - Last NOFA in 2016

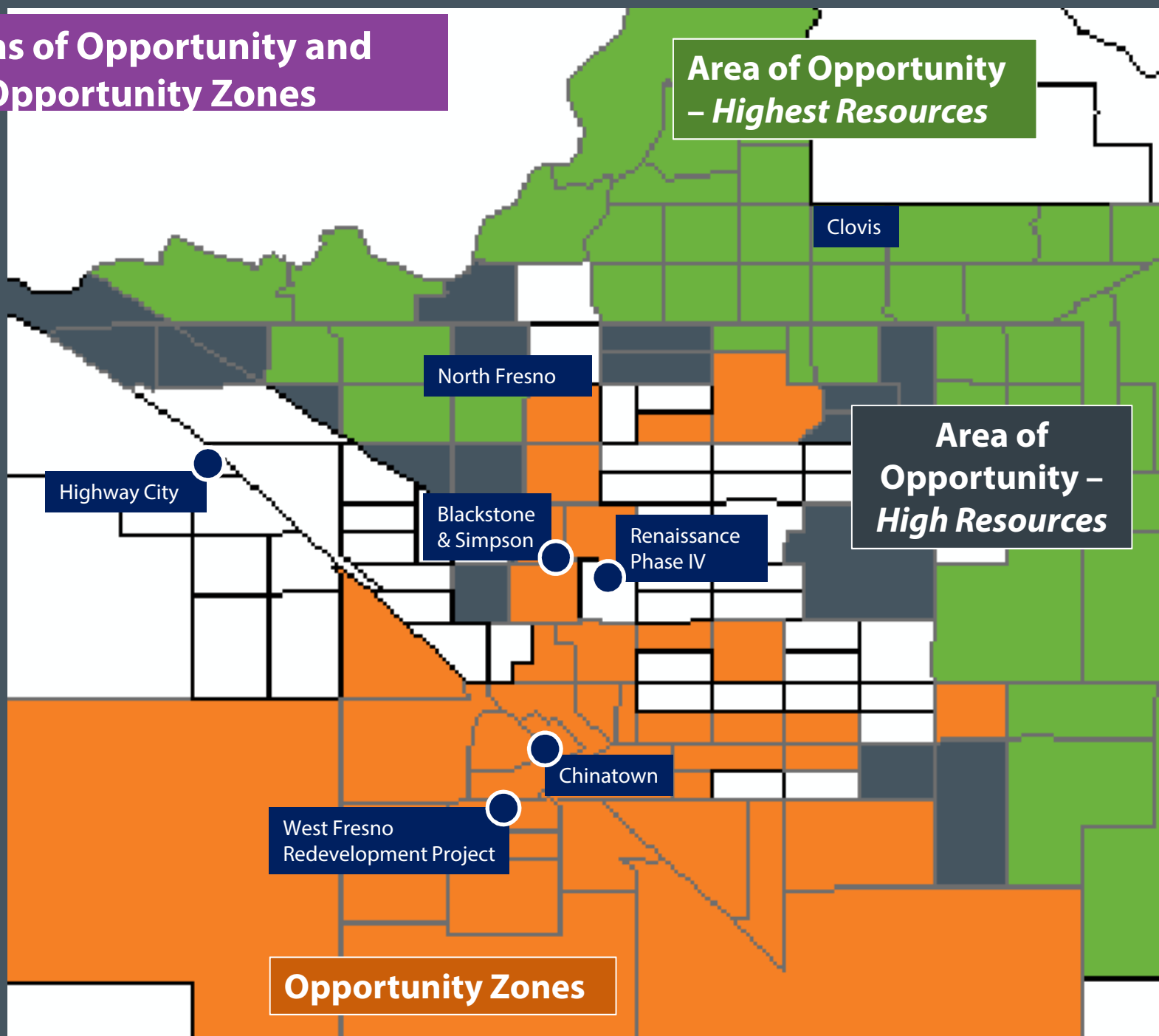


Neighborhoods of Opportunity

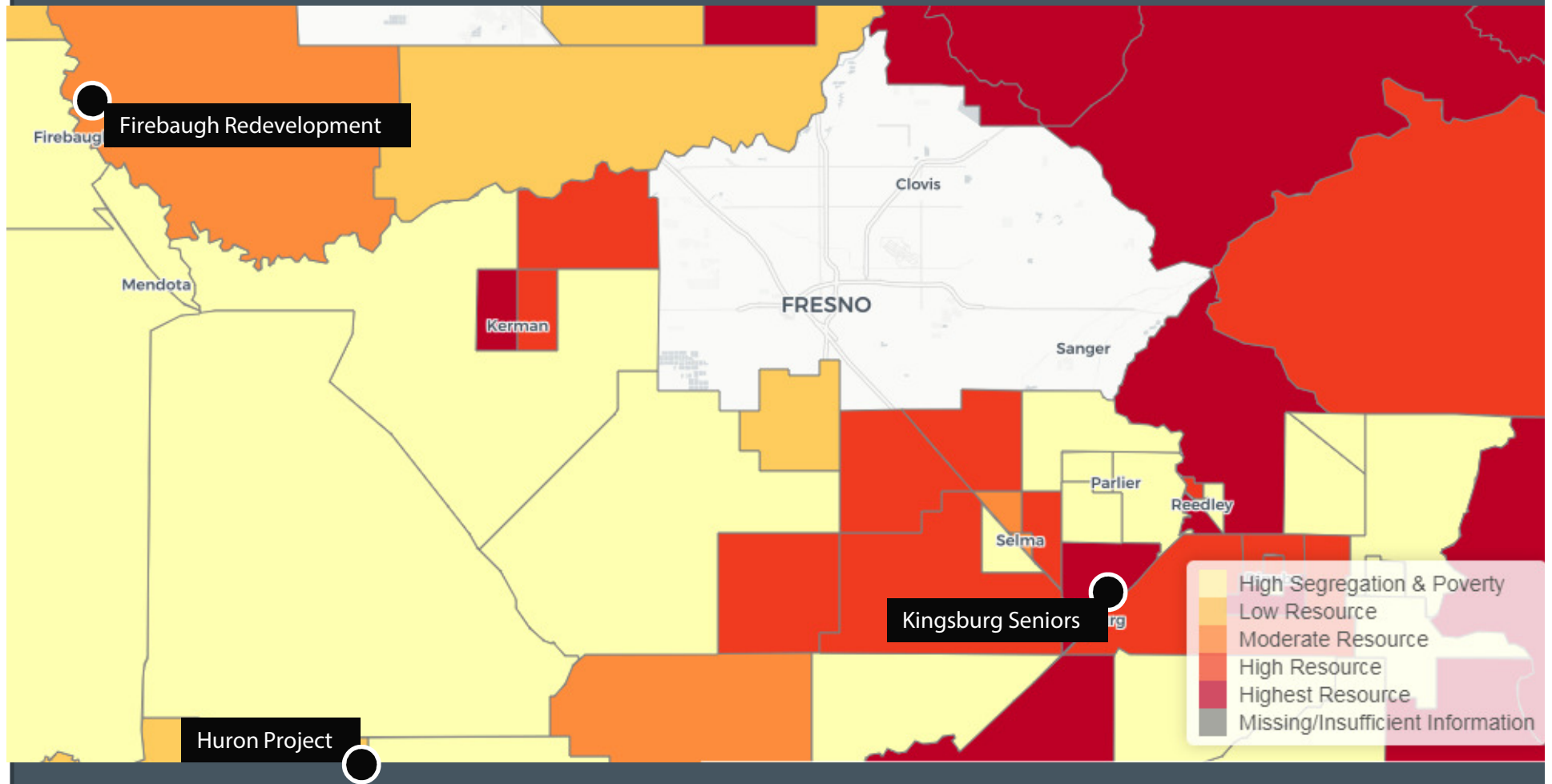
Neighborhoods of Opportunity

- Neighborhoods of Opportunity provide more resources to residents
- Greater resources translate to increased economic mobility in children who are raised in those areas
- Developments in these designated areas receive a scoring boost in TCAC applications
- There are only a few regions in Fresno County that are designated Opportunity Areas

Areas of Opportunity and Opportunity Zones



County – TCAC Areas of Opportunity



November Board Meeting: Development

- Continue to reposition and redevelop Public Housing portfolio utilizing RAD or other tools
 - City Properties
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- Continue to develop in transit-adjacent corridors (including downtown areas) to enhance access to employment and support the reduction of green house gas emissions
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