



Boards of Commissioners Update

February 2021

Boards of Commissioners Update – February 2021

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BOARD UPDATE

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Fresno, California 93721
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing

FROM: Preston Prince

CEO/Executive Director

DATE: February 16, 2021

AUTHOR: Kelli Furtado

SUBJECT: Resident Safety Survey Update

Executive Summary

The purpose of this Board Update is to provide additional information on phase two of the Neighborhood Initiatives resident safety survey, part of the Resident and Community Engagement implementation process. The boards were previously provided with a presentation in July 2020, summarizing phase one of this effort which focused on approximately 20 Fresno Housing owned and/or managed properties, resulting in 226 survey responses. Phase two included a resident engagement effort that included the distribution of a safety survey to all residents throughout Fresno County, including Housing Choice Voucher residents residing in properties managed by third parties, resulting in approximately 2,000 responses. Survey responses included many open-ended comments as well as numerically ranked responses, and continue to help inform temporary decisions surrounding the contracted services with the Fresno Police Department and next steps on continued engagement with residents, key community partners, and staff.

Background Information

The safety of residents and employees remains a high priority for Fresno Housing. As part of the Strategic Initiatives work described in detail within the November 2020 Board Update, the Neighborhood Initiatives manager led a collaborative resident outreach and engagement effort focused on all Fresno Housing Residents, regardless of program type. The cross-departmental effort involved team members from Resident Empowerment, Real Estate Development, Information Technology, Housing Programs, Executive and Communications. Questions were developed as part of the multi-phase effort to directly and equitably engage Fresno Housing residents on topics such as safety, neighborhood involvement, and much more.

The resident survey was deployed on October 9, 2020, was available in several languages, and focused on low- or no-touch distribution. Outreach included a dedicated phone line, emails, voicemails, postcards, text messages and a limited amount of handouts made available. The survey results were collected through

Sunday, November 1, 2020, for the purpose of summarizing and reporting. However, additional responses continued to be accepted for a short period thereafter.

Outreach Information

Prior to deploying outreach to all Fresno Housing residents, the Communications Team provided information to staff about the upcoming survey due to the extensive nature of the planned outreach. Information included an example of the survey questions and a “question and answer” section addressing who receives the survey, why it was developed, deadlines, and details on how to answer any other questions should staff be contacted by a resident during the course of their workday. All questions and phone calls were directed to the Neighborhood Initiatives Manager via phone and email. Over 100 phone calls were conducted with residents, included overwhelmingly positive and appreciative feedback. Nearly all negative feedback was related to specific neighbors.

The outreach displayed in Table 1 represents contact with Fresno Housing residents, through various platforms. It is important to note that outreach was conducted to 100% of households with current contact information in Yardi. Fresno Housing recognizes the gap in current contact information for a significant number of residents, and included an opportunity in this survey for residents to provide updated contact information. This is in addition to previous social media efforts to increase awareness of the resident portal and encouraging resident entry of current contact information.

Due to the large volume of residents involved in the outreach, the survey was conducted primarily virtually. Fresno Housing included a dedicated phone number for those wishing to complete the survey by phone or needing assistance. Upon request, a limited amount of hard copies of the survey were mailed to residents and a small amount of postcards with a link to the online survey were handed out in coordination with the pilot workforce development outreach efforts.

Table 1: Outreach Summary	
Unique Households Reached	15,130
Residents Reached	37,825
Properties Included in Outreach	ALL
Total Survey Responses	1,977
Outreach Breakdown	
E-mails	14,150
Text Messages	3,658
Pre-Recorded Phone Calls	13,503
Postcards Mailed	15,130
Hard Copies of Survey Mailed	8
Phone Calls	100+

Results of Survey

As of November 1, 2020, nearly 2,000 completed survey responses were received. Due to the large volume of responses, staff continues finalizing survey results. Additionally, the high response rates for open-ended questions and potential for property-specific safety items, continue to be analyzed in order to categorize and identify future opportunities to enhance resident safety, and other items important to residents.

Next Steps

As a follow up to the high response rate to open-ended and property-specific safety items, staff is planning a series of resident focused discussions for each property beginning with those properties that currently have a direct connection to the contracted services with the Fresno Police Department. In the interim, such services remain in place. Staff also intends to bring a summary of the outreach and engagement to the Boards of Commissioners in March for further consideration. Future information will include a collection of data and feedback gathered through survey response analysis, resident engagement, discussions with key community partners, and staff. The proposed timeline will allow the Boards of Commissioners to take action upon consideration of all information presented and in alignment with the City of Fresno budget adoption process.

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TO: Boards of Commissioners
Fresno Housing
FROM: Preston Prince
CEO/Executive Director

DATE: February 16, 2021

AUTHOR: Eduardo Rodriguez

SUBJECT: Update on Firebaugh Housing Portfolio

Executive Summary

The purpose of this update is to provide a summary of the Fresno Housing (FH) owned housing portfolio in the City of Firebaugh and ongoing development efforts. The City of Firebaugh is one of the communities that FH has been exploring to develop additional affordable housing as well as making capital improvements to existing housing. Fresno Housing currently owns and manages 152 Low Income Public Housing (LIPH) units, 34 former United States Department of Agriculture (USDA) farm labor units, and 64 units serving migrant agricultural workers within the Firebaugh community. In addition, Fresno Housing recently developed Rio Villas, an affordable senior housing development consisting of 30 units in 2017 utilizing Low Income Housing Tax Credits (LIHTC).

Overview of Existing Firebaugh Housing

Cardella Courts

Cardella Courts is a 32-unit LIPH complex built on 4.47 acres in 1982. Units at this complex are equally split between two-bedroom and three-bedroom units. This complex is located on P Street in Firebaugh and is within walking distance of a park.

Firebaugh Elderly (Seniors)

Firebaugh Elderly is a 30-unit LIPH apartment complex built in 1968 on a 3.2-acre site. This complex consists of studio and one-bedroom apartments. This complex is located at 1662 Thomas Conboy and is adjacent to the Firebaugh Senior Center and Maldonado Park. This site has an approved RAD commitment ("CHAP") and is eligible to convert to a Section 8 platform and potential be redeveloped.

Mendoza Terrace I & II

Mendoza Terrace I is a 50-unit LIPH complex built in 1952 on a 7.11-acre site in the cul de sac of Mendoza Drive. The complex is a mix of one, two, three, and

four-bedroom units with parking for tenants and guests. In 2006 HUD Modernization funds were used to improve cooling and heating systems, interior fixtures, and interior painting. In 2009 additional energy upgrades were made to each unit.

Mendoza Terrace II construction followed in 1962, adding a 40 unit LIPH complex on 7.04 acres. Located on Allardt Drive, this complex is also a mix of one, two, three, and four-bedroom units. Energy upgrades have also been completed in 2009 at this property and include wall and attic insulation, dual pane windows, water heating blankets, and weather stripping.

La Joya Commons (formerly Known as Firebaugh Family) (Market Rate)

The existing site at 1501 Clyde Fannon Road consists of 34 units constructed in 1974 and formerly known as Firebaugh Farm Labor Housing. This complex offers a mix of 2-bedrooms, 3-bedrooms, and 4-bedroom units. Fresno Housing is exploring the potential for the redevelopment of this former USDA Farm Labor Housing site. The La Joya Commons project proposes the demolition of the existing 34-units, which require extensive capital needs improvements, and the new construction of 68-units of affordable housing on four acres of the currently available land. This also includes the addition of an onsite manager's office, laundry room, and community room. Staff will consider state, federal, and other funding sources as funding opportunities arise.

Maldonado Plaza Rehabilitation

In August 2018, Fresno Housing was awarded a \$1,873,000 grant from USDA to rehabilitate Maldonado Plaza, a 64-unit migrant housing complex in Firebaugh, California. The property stopped receiving operational subsidy several years prior, and the grant was intended to address deferred maintenance and overdue upgrades.

The team has since completed a full HVAC systems conversion, kitchen improvements, roof replacement, and ADA unit and site upgrades. The final two scopes of work (replacement of damaged exterior stairs and kitchen conversions) should be complete by mid-2021.

Rio Villas

In 2017 Fresno Housing completed construction on Rio Villas, consisting of twenty-nine affordable Senior housing units, one manager's unit, and a community building on approximately 0.86 acres, located at 1238 P Street. In the heart of downtown Firebaugh, this complex offers twenty-six 1-bedroom units and four 2-bedroom units in the 30%-60% Average Median Income range. All floor units are fully accessible and adaptable for individuals requiring accommodation. This complex also benefits from Energy Star appliances, connectivity to transportation, and an exterior design that complements the downtown area.

Housing and Urban Development Innovation in Affordable Housing: Student design & planning competition

In November of 2020, Fresno Housing and its Firebaugh housing sites Cardella Courts, Firebaugh Elderly, La Joya Commons, Maldonado Plaza, and Mendoza Terrace I & II were selected to participate as partnering PHA for the 2021 Innovation in Affordable Housing Student Design & Planning competition. This project challenges graduate students to form a diverse team and use their imagination and creativity to devise site plans that align with Fresno Housing's goals. The timeline of the challenges will culminate in April 2021, where the finalist team project has an opportunity to win a \$20,000 scholarship prize. The runner up project

will receive \$10,000 and \$5,000. We are currently organizing a two-day virtual site visit on March 11 & 12th based on the following schedule.

HUD IAH Timeline:

- | | |
|--|-------------------|
| - Deadline for teams to submit Phase I: Noon EST | January 25, 2021 |
| - Finalists announced; Phase II released* | February 12, 2021 |
| - Site visit for finalists (travel conditions permitting) | Early March 2021 |
| - Phase II submissions due | April 04-12, 2021 |
| - Final presentations and awards ceremony in DC (travel conditions permitting) | April 14, 2021 |



BOARD MEMO

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TO: Boards of Commissioners
Fresno Housing
FROM: Preston Prince
CEO/Executive Director

DATE: February 16, 2021

AUTHOR: Brandon Gonzalez

SUBJECT: CONFIDENTIAL: Real Property Negotiations

Executive Summary

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1030 E. Parlier Ave., Parlier, CA 93648

Agency negotiator: Preston Prince

Negotiating parties: City of Parlier, CA

Under negotiation: Price and Terms

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: February 16, 2021

AUTHOR: Juan Lopez

SUBJECT: CONFIDENTIAL: Real Property Negotiations

Executive Summary

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 36200 Giffen Dr., Huron, CA

Agency negotiator: Preston Prince

Negotiating parties: TBD

Under negotiation: Price and Terms