



# Boards of Commissioners Update

May 2021

## **Boards of Commissioners Update – May 2021**

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# BOARD UPDATE

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[www.fresnohousing.org](http://www.fresnohousing.org)

**TO:** Boards of Commissioners  
Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Juan Lopez

**FROM:** Angelina Nguyen, Interim CEO/Executive Director

**SUBJECT:** Fresno Housing Operating Budget as of March 31, 2021

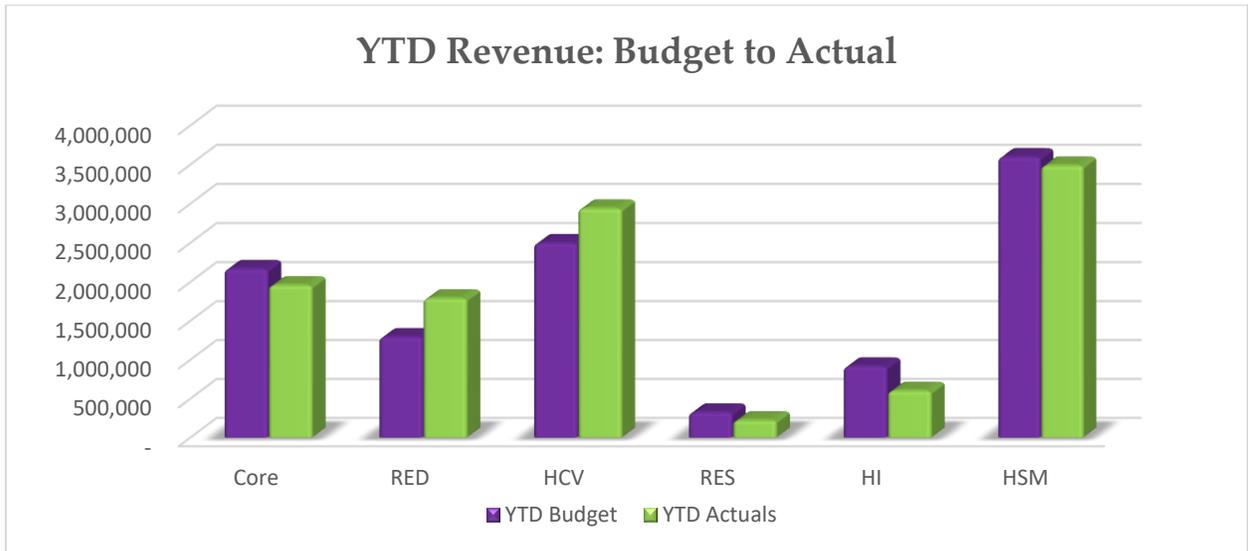
## Executive Summary

The purpose of this update is to present an overview of the financial operating results for the Fresno Housing Authority as of March 31, 2021. The attached financial report shows the consolidation of all Agency operational budgets combined into six divisions. Projections have been incorporated into the year-to-date budget to account for the timing of cash flows and known variable expenses. These adjustments were based on historical trends and the most current information available.

The 2021 Operating Budget was approved by the Boards of Commissioners in December 2020 with total revenues of \$43.6 million and total operating expenses of \$42.3 million. As of March, total revenues are \$11 million, which is \$209 thousand more than anticipated. However, total operating expenses are \$819 thousand less than budgeted at \$8.6 million through March. This puts net operating income at \$2.4 million, which is \$1 million more than budgeted. As of March, the Agency has utilized \$228 thousand in unrestricted reserves, which is \$613 thousand more than budgeted at this point in the year. The variance in unrestricted net income is mainly due to timing delays in the receipt of grant reimbursements. Staff expects this variance to decrease once reimbursements are received.

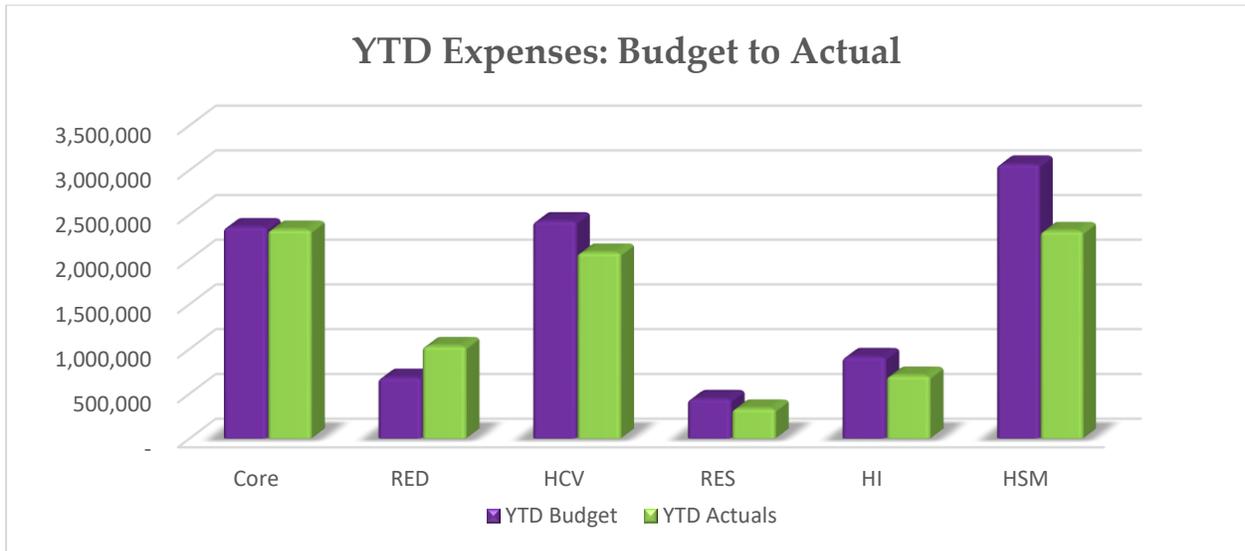
	<b>Fresno Housing Authority</b>		
	<b>Annual Budget</b>	<b>YTD Budget</b>	<b>YTD Actuals</b>
<b>OPERATING BUDGET</b>			
TOTAL INCOME	43,584,911	10,792,613	11,001,200
TOTAL EXPENSES	42,324,861	9,454,484	8,635,350
<b>NET OPERATING INCOME</b>	<b>1,260,050</b>	<b>1,338,128</b>	<b>2,365,850</b>
TOTAL NON-OPERATING EXPENSES	1,742,960	435,740	506,518
<b>NET INCOME</b>	<b>(482,910)</b>	<b>902,388</b>	<b>1,859,332</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(728,330)</b>	<b>385,720</b>	<b>(227,676)</b>

## Agency Revenue



- Overall, year-to-date revenue is \$11 million, or 2% less than the year-to-date budget, largely due to timing delays in grant income in HI. This income is mostly based on reimbursements of actual expenses, thus making their net effect neutral.
- **RED:** No developer fees were received in March. Staff anticipates developer fees for Fenix @ Lowell, 541 @ South Tower/Cedar Heights, Orange Cove RAD, Mendota RAD, and Magnolia Commons will be received in the 2<sup>nd</sup> Quarter of 2021.
- **RES & HI:** HUD Grant Income and Other Income are less than budgeted, however, the net effect on the overall budget is neutral as most of these grants operate on a reimbursement basis. Timing delays in grant reimbursements from Special Needs Assistance and the Home TBRA program make up most of the variance in HUD Grant income. Timing delays in reimbursements from HMIS make up the remainder of the income variance. These reimbursements will be received in the second quarter of 2021.

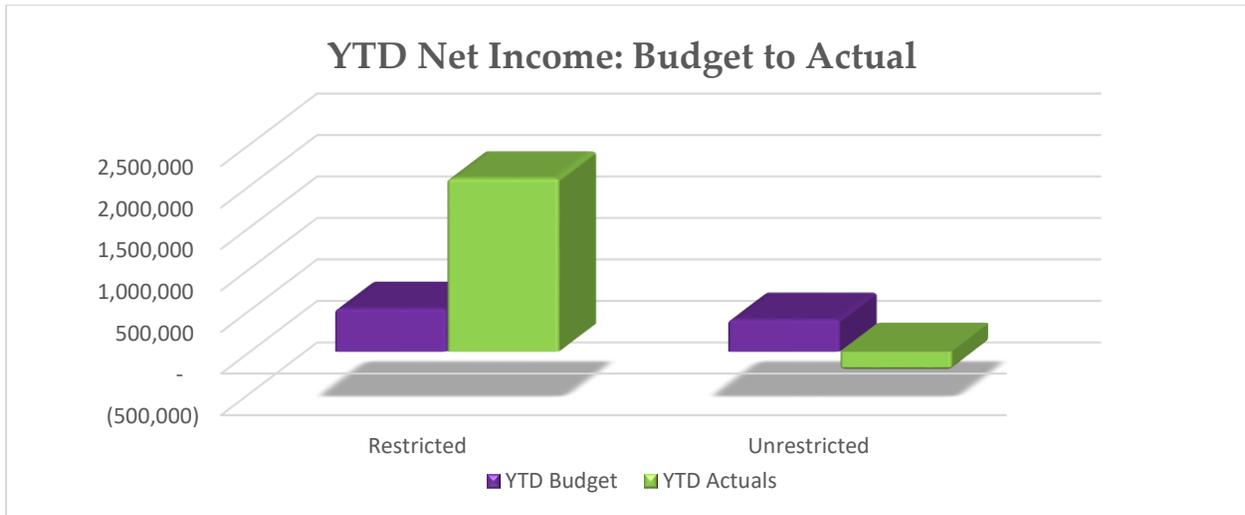
## Agency Expenses



Overall, year-to-date operating expenses are \$8.6 million and non-operating expenses are \$507 thousand, which together are about 8% lower than budgeted.

- **Agency-wide:** Payroll Expenses are approximately \$315 thousand (8%) higher than anticipated mostly due to increased staffing and overtime expenses within our maintenance department. These additional expenses, which have mostly been reimbursed, were incurred as part of the final preparations for motels in Project Homekey.
- **Agency-wide:** Administrative Expenses are approximately \$484 thousand (16%) lower than budgeted across the Agency. As the year progresses, IT Services, Professional & Consulting Fees and Administrative Contract costs will increase as planned projects begin and expenses are incurred.
- **HI:** Tenant Services Expenses are lower than budgeted at this point in the year. These represent tenant rent payments within homeless service and rental assistance grants, which factor in tenant income levels. This variance means that tenant incomes are higher than anticipated, thus reducing the amount of rent paid on behalf of each tenant.

## Agency Net Income



- Unrestricted net income is approximately \$613 thousand lower than budgeted as of March 2021, mainly due to timing delays in the receipt of grant reimbursements.
- Restricted net income is approximately \$1.6 million higher than budgeted due to lower maintenance expenses within the Housing Management Division and lower administrative expenses within the Housing Choice Voucher program.

**Fresno Housing Authority  
Financial Results as of March 31, 2021**

	Core			RED			HCV			RES			HI			HSM			Fresno Housing Authority		
	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals
<b>OPERATING BUDGET</b>																					
INCOME																					
NET TENANT INCOME	-	-	-	501,396	125,349	113,197	-	-	-	-	-	-	-	-	-	8,233,864	2,058,466	2,015,235	8,735,260	2,183,815	2,128,432
INTEREST INCOME	50,000	12,500	6,466	625,000	156,250	373,922	-	-	-	-	-	-	-	-	-	-	-	406	675,000	168,750	380,793
OTHER INCOME	154,200	38,550	154,686	520,000	130,000	45,149	-	-	-	811,238	202,810	193,952	544,003	136,001	89,425	364,627	91,157	9,959	2,394,068	598,517	493,171
ADMIN & MANAGEMENT FEE INCOME	8,462,509	2,115,627	1,796,658	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,462,509	2,115,627	1,796,658
DEVELOPER FEE INCOME	-	-	-	3,934,460	880,000	880,000	-	-	-	-	-	-	-	-	-	-	-	-	3,934,460	880,000	880,000
HUD GRANT INCOME	-	-	-	-	-	-	9,991,071	2,497,768	2,940,325	489,112	122,278	29,423	2,211,458	552,865	397,839	4,466,336	1,116,584	1,198,439	17,157,977	4,289,494	4,566,026
OTHER GRANT INCOME	-	-	-	-	-	377,813	-	-	-	-	-	-	905,496	226,374	113,717	1,320,141	330,035	264,590	2,225,637	556,409	756,120
<b>TOTAL INCOME</b>	<b>8,666,709</b>	<b>2,166,677</b>	<b>1,957,810</b>	<b>5,580,856</b>	<b>1,291,599</b>	<b>1,790,080</b>	<b>9,991,071</b>	<b>2,497,768</b>	<b>2,940,325</b>	<b>1,300,350</b>	<b>325,088</b>	<b>223,375</b>	<b>3,660,957</b>	<b>915,239</b>	<b>600,981</b>	<b>14,384,968</b>	<b>3,596,242</b>	<b>3,488,630</b>	<b>43,584,911</b>	<b>10,792,613</b>	<b>11,001,200</b>
EXPENSES																					
PAYROLL EXPENSES	7,206,516	1,399,727	1,675,668	1,840,748	357,530	378,109	5,963,404	1,158,277	1,184,792	1,225,038	237,940	247,346	812,626	157,837	169,999	3,155,119	612,821	583,320	20,203,451	3,924,132	4,239,234
ADMINISTRATIVE EXPENSES	2,992,461	748,115	533,358	1,074,399	268,600	572,093	4,996,566	1,249,142	892,961	473,188	118,297	86,665	468,183	117,046	34,448	2,344,571	586,143	483,898	12,349,368	3,087,342	2,603,423
TENANT SERVICES EXPENSES	50,504	12,626	33,475	15,132	3,783	-	-	-	-	340,620	85,155	-	2,539,988	634,997	496,874	315,870	78,968	44,045	3,262,114	815,529	574,394
UTILITY EXPENSES	175,487	43,872	28,331	72,024	18,006	23,916	-	-	-	-	-	-	-	-	-	2,258,143	564,536	443,329	2,505,654	626,414	495,576
MAINTENANCE EXPENSES	583,518	145,880	53,600	64,760	16,190	13,698	81,969	20,492	-	4,500	1,125	888	6,061	1,515	544	2,487,940	621,985	451,997	3,228,748	807,187	520,728
TAXES & INSURANCE EXPENSES	50,788	12,697	10,168	61,400	15,350	28,863	7,353	1,838	133	-	-	-	-	-	-	655,985	163,996	162,832	775,526	193,882	201,996
<b>TOTAL EXPENSES</b>	<b>11,059,274</b>	<b>2,362,917</b>	<b>2,334,600</b>	<b>3,128,463</b>	<b>679,459</b>	<b>1,016,680</b>	<b>11,049,292</b>	<b>2,429,749</b>	<b>2,077,886</b>	<b>2,043,346</b>	<b>442,517</b>	<b>334,899</b>	<b>3,826,858</b>	<b>911,395</b>	<b>701,864</b>	<b>11,217,628</b>	<b>2,628,448</b>	<b>2,169,420</b>	<b>42,324,861</b>	<b>9,454,484</b>	<b>8,635,350</b>
<b>NET OPERATING INCOME</b>	<b>(2,392,565)</b>	<b>(196,239)</b>	<b>(376,790)</b>	<b>2,452,393</b>	<b>612,140</b>	<b>773,400</b>	<b>(1,058,221)</b>	<b>68,019</b>	<b>862,439</b>	<b>(742,996)</b>	<b>(117,430)</b>	<b>(111,524)</b>	<b>(165,901)</b>	<b>3,844</b>	<b>(100,884)</b>	<b>3,167,340</b>	<b>967,794</b>	<b>1,319,210</b>	<b>1,260,050</b>	<b>1,338,128</b>	<b>2,365,850</b>
NON-OPERATING EXPENSES																					
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,290,368	322,592	338,854	1,290,368	322,592	338,854
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	452,592	113,148	167,664	452,592	113,148	167,664
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,742,960	435,740	506,518	1,742,960	435,740	506,518
<b>NET INCOME</b>	<b>(2,392,565)</b>	<b>(196,239)</b>	<b>(376,790)</b>	<b>2,452,393</b>	<b>612,140</b>	<b>773,400</b>	<b>(1,058,221)</b>	<b>68,019</b>	<b>862,439</b>	<b>(742,996)</b>	<b>(117,430)</b>	<b>(111,524)</b>	<b>(165,901)</b>	<b>3,844</b>	<b>(100,884)</b>	<b>1,424,380</b>	<b>532,054</b>	<b>812,692</b>	<b>(482,910)</b>	<b>902,388</b>	<b>1,859,332</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(2,392,565)</b>	<b>(196,239)</b>	<b>(376,790)</b>	<b>1,735,991</b>	<b>428,425</b>	<b>63,258</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(742,996)</b>	<b>(117,430)</b>	<b>(111,524)</b>	<b>(165,901)</b>	<b>3,844</b>	<b>(100,884)</b>	<b>837,141</b>	<b>267,120</b>	<b>298,265</b>	<b>(728,330)</b>	<b>385,720</b>	<b>(227,676)</b>

## BOARD UPDATE

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**TO:** Boards of Commissioners

Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Francisco Nuñez

**FROM:** Angelina Nguyen, Interim CEO/Chief Programs Officer

**SUBJECT:** Avalon Commons Potential 9% LIHTC Application

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### Executive Summary

The purpose of this memo is to provide an update on the development progress of the Avalon Commons project. The site is located at the northwest corner of Chestnut and Alluvial Avenues. The site consists of approximately 7 acres and is proposed to have 105 total units with a mixture of two-story and single-story buildings and a community building. The unit mix of the site is proposed to be 16 one-bedroom units, 53 two-bedroom units, and 36 three-bedroom units.

R.L. Davidson Architects was retained to develop the site plan and required architectural exhibits for the entitlement package. A pre-development application was submitted to the City of Fresno Development Review Committee (DRC) on April 1, 2021. The City completed its DRC review on April 30, 2021. R.L. Davidson incorporated the DRC review comments into the preliminary plans and subsequently submitted the full Entitlement Application to the City on May 6, 2021. Staff is working with the City of Fresno Planning Department to receive entitlement approvals by the end of June, 2021.

Staff is evaluating Avalon Commons for a potential submittal of a 2<sup>nd</sup> Round 2021 9% low-Income Housing Tax Credit (LIHTC) application for this project and may request Board approval at the June, 2021 meeting.

Attachment: Exhibit A – Site Plan and Elevations

EXISTING MULTI-HOUSING DEVELOPMENT  
(UNDER CONSTRUCTION)

DEVELOPMENT DATA:

ADDRESS/LOCATION: 7521 N. CHESTNUT AVE, FRESNO, CA.  
 APN: 404-071-50  
 JURISDICTION: CITY OF FRESNO  
 TOTAL SITE AREA: 6.85 ACRES = 289,674 S.F.  
 EXISTING ZONING: RS-5 / RESIDENTIAL MEDIUM DENSITY  
 PROPOSED ZONING: RS-5 WITH A CONDITIONAL USE PERMIT (and to RM-1 Standards)  
 ALLOWED DENSITY: = 16 UNITS MAX. PER ACRE = 106.4 units maximum.  
 PROPOSED DENSITY: = 105 UNITS  
 (16 - 1Bed/1Bath units = 15.2%)  
 (53 - 2Bed/1Bath units = 50.5%)  
 (36 - 3Bed/2Bath units = 34.3%)

ALLOWED USE: YES  
 LOT COVERAGE - MAX: 50%  
 LOT COVERAGE - ACTUAL: 30.1% (88,209 S.F.)  
 Carports: 18,900 sf.  
 Unit Buildings: 88,309 sf.

FAR - MAX: NA  
 FAR - PROPOSED: NA  
 PROPOSED USE: 2-STORY APARTMENT COMMUNITY  
 MAX. HEIGHT ALLOWED: 40'-0"  
 PROPOSED HEIGHT: 35'-0"

R.L. Davidson, Inc.  
 ARCHITECTS  
 EST. 1987

425 SPRUCE AVE.  
 CLEVELAND, OH 44115  
 959-435-3303  
 WWW.RLDAVIDSON.COM

FOR CITY USE ONLY

SETBACKS - REQUIRED: PROPOSED:  
 FRONT (east, Chestnut): 10' min-20' max. 20'-22'  
 SIDE (south, Alluvial): 10' min. 20'-22'  
 REAR (west): 20' 15'  
 SIDE (north): 10'

REQUIRED MIN. BLDG. FRONTAGE AS % = 50%  
 FRONTAGE PROVIDED: CHESTNUT 620' long w/ 315' Bldg. = 50.8%  
 ALLUVIAL 460' long w/ 300' Bldg. = 65.2%

PRIVATE & COMMON OPEN SPACE P/ UNIT:  
 REQUIRED: 20% of TOTAL SITE AREA = 57,935 SF.  
 (50% of all units shall have min. 32 sf of Priv. Open space. Minimum open space dimension is 20')  
 PROVIDED: 32.1% = 93,174 sf. (REFER TO SHEET P-103)

UNIT BREAKDOWN/ DEVELOPMENT DATA:  
 32 - A UNITS (2br/1ba) @ 906 sf ea. (28,992 sf)  
 38 - B UNITS (2br/2ba) @ 1116 sf ea. (42,408 sf)  
 16 - C UNITS (1br/1ba) @ 720 sf ea. (11,520 sf)  
 16 - D UNITS (2br/1ba) @ 887 sf ea. (14,192 sf)  
 4 - E UNITS (2br/1ba) @ 898 sf ea. (4,490 sf)  
 1 - F UNITS (2br/1ba) @ 898 sf ea. (898 sf)

105 TOTAL UNITS: (16 - 1Bed/1Bath units = 15.2%)  
 (53 - 2Bed/1Bath units = 50.5%)  
 (36 - 3Bed/2Bath units = 34.3%)

TOTAL UNIT CONDITIONED AREA: 99,370 SF  
 COMMUNITY BLDG. 3,429 SF  
 TOTAL GROSS BLDG. AREA = 102,799 SF

ANCILLARY UNCONDITIONED:  
 STAIRS: TBD SF  
 LAUNDRY: TBD SF  
 CORRIDORS: TBD SF  
 SUBTOTAL: TBD SF

PARKING REQUIRED - MARKET RATE:  
 (PER FRESNO DEVELOPMENT CODE, TABLE 15-2409 - MULTI-UNIT RESIDENTIAL)  
 1 BED UNITS: 1 ST/PER UNIT + 1 ST/P2 UNITS = 24 STALLS  
 2 BED UNITS: 1 ST/PER UNIT + 1 ST/P2 UNITS = 60 STALLS  
 3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/P4 UNITS = 72 STALLS  
 TOTAL REQUIRED: = 176 STALLS

PARKING REQUIRED - AFFORDABLE:  
 (PER FRESNO DEVELOPMENT CODE, TABLE 15-2409 - AFFORDABLE HOUSING)  
 1 BED UNITS: .75 ST/PER UNIT + 1 ST/P4 UNITS = 16 STALLS  
 2 BED UNITS: .75 ST/PER UNIT + 1 ST/P4 UNITS = 54 STALLS  
 3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/P4 UNITS = 63 STALLS  
 TOTAL REQUIRED: = 133 STALLS

PARKING REQUIRED - DEVELOPER REQUESTED PARKING REDUCTION FOR AFFORDABLE HOUSING:  
 (PER FRESNO DEVELOPMENT CODE, TABLE 15-2413(A) & 15-2205)  
 1 BED UNITS: .75 ST/PER UNIT + 1 ST/P4 UNITS = 16 STALLS  
 2 BED UNITS: .75 ST/PER UNIT + 1 ST/P4 UNITS = 54 STALLS  
 3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/P4 UNITS = 45 STALLS  
 TOTAL REQUIRED: = 115 STALLS

REQUIRED STALL SIZE:  
 COVERED: 9' WIDE x 19' W 27'2" WAY DR. AISLE  
 OPEN: 9' WIDE x 19' W 27'2" WAY DR. AISLE  
 PARKING TO BE 30' BACK OF PROP. LINE.

PARKING PROVIDED: 176 SPACES = 167 STALLS PER UNIT (105 COVERED, 71 OPEN)

BICYCLE PARKING  
 SHORT TERM (176 STALLS x .05 = 8.8) 9' REQ'D 12 PROVIDED  
 LONG TERM (105/15=7) 7' REQ'D 7 PROVIDED

SITE KEYNOTES:  
 THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET.

- INDICATES NEW 6" HIGH PRECAST CONCRETE TIRE STOP  
 - REFER TO SHEET A-102 / DET. 19  
 - PLACE 3'-0" FROM FACE OF CURB TO CENTER OF TIRE STOP
- HATCH INDICATES PROPOSED ACCESSIBLE CONCRETE CURB RAMP  
 - REFER TO CIVIL DRAWINGS. SHEET A-801 / DET. 8, 9, & 10
- TENTATIVE LOCATION OF NEW MONUMENT SIGN  
 - SEPARATE REVIEW AND PERMIT REQUIRED FOR ALL SIGNAGE.
- INDICATES TENTATIVE LOCATION OF NEW TRANSFORMER ON CONCRETE PAD  
 - COORDINATE WITH SERVING UTILITY COMPANY
- LINE INDICATES CENTER LINE OF (E) STREET
- INDICATES NEW TOW AWAY SIGN REGARDING ACCESSIBLE PARKING  
 - REFER TO DETAIL SHEET A-801 / DET. 18
- EXIST +6'-0" HIGH CMU WALL ALONG WEST PROPERTY LINE
- PROVIDE NEW "KNOX BOX" AT MAIN ENTRY TO COMMUNITY BUILDING  
 - VERIFY REQUIREMENTS WITH LOCAL FIRE DEPARTMENT
- PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO P.W. STDS.
- INDICATES NEW PRE-MANUFACTURED CARPORT  
 REFER TO SHEET A-102 / DET. 22
- NEW ACCESSIBLE CURB RAMP AT STREET INTERSECTION PER CITY OF FRESNO P.W. STD.
- 60" HIGH WROUGHT IRON FENCE AROUND BUILDING  
 - REFER TO DETAIL SHEET A-102 / DET. 18
- 36" WIDE x 60" HIGH WROUGHT IRON PEDESTRIAN GATE W/ COMBINATION LOCK FOR ENTRY AND PANIC HARDWARE FOR EGRESS  
 - REFER TO DETAIL SHEET A-102 / DET. 16 & 18
- CONSTRUCT CONCRETE DRIVE APPROACH PER P.W. STD. P-67
- FIRE LANE TOW AWAY SIGN PER CVC 22658 ADJACENT TO ENTRY
- NEW 20'-0" WIDE (ONE-WAY) DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2, P-6, AND P-48.  
 - REMOVE (E) CURB PER CITY OF FRESNO STANDARD P-16  
 - REFER TO CIVIL DRAWINGS.
- APPROX. EXTENT OF (E) SIDEWALK AT ADJACENT PROPERTY ON ALLUVIAL AVE.
- INDICATES NEW 4'-0" WIDE PUBLIC R.O.W. CONCRETE SIDEWALK CURB & GUTTER PER CITY OF FRESNO STANDARDS TO MATCH EXISTING ADJACENT SIDEWALK PATTERNS.
- CROSS-HATCH INDICATES 10' LANDSCAPED BUFFER YARD ALONG PROPERTY LINE ADJACENT TO RS DISTRICT PER CITY OF FRESNO MUNICIPAL CODE.
- INDICATES TENTATIVE LOCATION OF NEW ON-SITE FIRE HYDRANT  
 - REFER TO CIVIL DRAWINGS
- HATCHED AREA INDICATES 12' VISIBILITY TRIANGLE AT DRIVE APPROACH.
- PROVIDE PARK STRIP WITH IRRIGATION FROM ON-SITE SYSTEM AT PUBLIC R.O.W. ADJACENT TO PROPERTY.
- INDICATES LOCATION OF NEW ADDRESS DIRECTORY  
 - REFER TO SHEET A-101a / DET. A  
 - SIGN TO BE DESIGNED PER FRESNO DEV. DEPT. POLICY G-002
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALV. POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
- INDICATES 10' OF RED CURBING ON BOTH SIDES OF NEW DRIVE APPROACH
- INDICATES FIRE TRUCK TURNING SPACE - 44'-0" RADIUS TO CENTERLINE OF TRUCK SPACE
- DOUBLE CROSS-HATCH INDICATES NEW 6" THICK STAMPED & COLORED CONCRETE @ DRIVE APPROACH  
 - PROVIDE #3 REBAR @ 18" O.C. BOTH WAYS
- INDICATES TENTATIVE LOCATION OF (3) NEW 2-SPEE BIKE RACKS  
 - REFER TO SHEET A-102 / DET. 23
- INDICATES NEW +6'-0" HIGH CMU WALL ALONG PROPERTY LINE  
 - REMOVE (E) WOOD FENCES
- INDICATES TENTATIVE FIRE SPRINKLER RISER LOCATION  
 REFER TO BUILDING COORDINATION PLANS
- INDICATES 5'-0" WIDE (UNO) ON-SITE CONCRETE FLATWORK, U.N.O.  
 - FOR CONCRETE JOINTS REFER TO SHEET A-102 / DET. 14
- CONSTRUCT NEW CONTINUOUS 6" HIGH CONCRETE CURB, TYPICAL.
- INDICATES NEW 2-BIN, TRASH ENCLOSURE  
 - FINISH W/ CEMENT PLASTER TO MATCH BUILDING  
 - REFER TO SHEET A-102 / DET. 10
- PROVIDE 4" WIDE WHITE PAINTED PARKING STRIPES PER CITY OF FRESNO PARKING MANUAL AT ALL PARKING STALLS, TYPICAL.  
 - STRIPES SHALL EXTEND THE FULL DEPTH OF STALL
- PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING STALL(S).  
 - POLE MOUNTED SIGNAGE SHALL BE LOCATED BEHIND THE ADJACENT SIDEWALK AND OUTSIDE OF THE FRONT OF CAR OVERHANG AREA.  
 - REFER TO SHEET A-801 / DET. 4

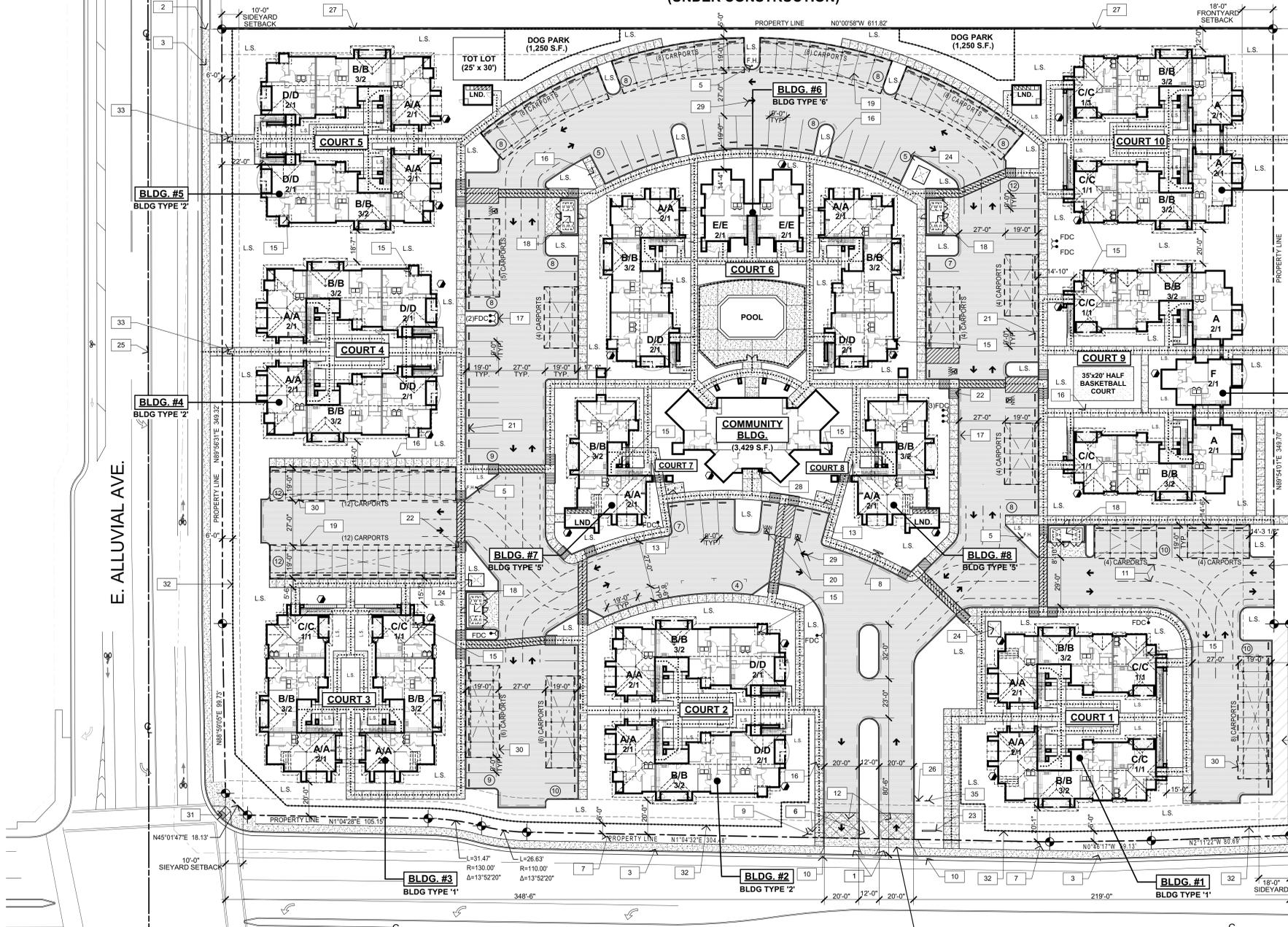
AVALON COMMONS  
 7521 N. CHESTNUT  
 FRESNO, CA

FOR:  
 FRESNO HOUSING AUTHORITY

NO.	DATE	ISSUE
	08-12-2020	OWNER REVIEW
	09-21-2020	OWNER REVIEW
	04-01-2021	ORC SUBMITTAL
	05-06-2021	C.U.P. SUBMITTAL

SITE PLAN

SCALE: AS SHOWN  
 SHEET NO: A-101  
 PROJECT NO: 2011



N. CHESTNUT AVE. MAIN ENTRANCE

SITE PLAN

SCALE: 1" = 30'



VICINITY MAP:  
 FRESNO, CALIFORNIA  
 SCALE: N.T.S.

**NOTE:**  
 REFER TO SHEET A-101a FOR ADDITIONAL PLANNING AND DEVELOPMENT NOTES  
 SEE LANDSCAPE PLANS FOR LANDSCAPE REQUIREMENTS  
 PROPERTY CURRENTLY VACANT. ALL ON-SITE IMPROVEMENTS ARE CONSIDERED NEW / PROPOSED U.N.O.  
 REFER TO CIVIL PLANS FOR ALL EXISTING PROPERTY LINES, SITE DATA, GRADES, HORIZONTAL CONTROL AND BUILDING LOCATIONS, ETC.

**SITE ACCESSIBILITY NOTES:**  
 1. EXTERIOR ACCESSIBLE PATHS OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE AND HAVE MAXIMUM 1/4" VERTICAL CHANGE IN ELEVATION WITHOUT EDGE TREATMENT  
 - BE A MINIMUM OF 48" IN WIDTH  
 - HAVE A MAX. OF 5% SLOPE IN DIRECTION OF TRAVEL  
 - HAVE A MAX. OF 2% CROSS SLOPE (1/4"/FT.)  
 - HAVE DETECTABLE WARNINGS WHERE THE PATH OF TRAVEL CROSSES/ADJONS A VEHICULAR ROUTE  
 - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (6:1:20) SHALL HAVE ACCESSIBLE RAMP  
 - CHANGES IN LEVEL BETWEEN 1/4 INCH (MIN.) AND 1/2 INCH (MAX.) SHALL BE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2  
 REFER TO SHEET G2 FOR ADDITIONAL REQUIREMENTS.  
 2. REFER TO SHEETS A-800, A-801, A-802, A-803, AND A-804 FOR TYPICAL DETAILS PERTAINING TO ACCESSIBLE ELEMENTS OF THE PROJECT.  
 4. ALL GROUND FLOOR UNITS SHALL BE ADAPTABLE

**SITE PLAN LEGEND:**

MARK	DESCRIPTION
U.N.O.	UNLESS NOTED OTHERWISE
(Wheelchair icon)	36" x 36" INTERNATIONAL SYMBOL OF ACCESSIBILITY. PAINTED ON PAVEMENT AT ACCESSIBLE PARKING SPACE - REFER TO SHEET A-801 / DET. 4 & 5
(Diagonal lines)	ACCESSIBLE AT ACCESSIBLE PARKING - REFER TO SHEET A-801 / DET. 4
(Pole icon)	POLE MTD. SIGNAGE SHALL BE LOCATED @ FRONT OF STALL & OUTSIDE OF FRONT OF CAR OVERHANG AREA.
(Dashed line)	INDICATES ACCESSIBLE PATH OF TRAVEL/ VERIFY W/ CIVIL - 5% MAX. SLOPE IN DIRECTION OF TRAVEL - 2% MAX. CROSS SLOPE
(Red dashed line)	INDICATES RED PAINTED CURB FOR FIRE LANE - REFER TO DETAIL SHEET A-102 / DET. 11 & 12
(Dotted pattern)	NEW CONCRETE PAVING/ SIDEWALK
(Stippled pattern)	NEW A/C PAVING OF NEW COMPACTED AGGREGATE BASE PER CIVIL DRAWINGS AND GEOTECH REPORT - REFER TO CIVIL DRAWINGS FOR EXTENT OF PAVING AND NEW UNDERGROUND STORM DRAIN - CONSTRUCT PER CITY STD'S. P-21, P-22 & P-23
(Cross-hatch pattern)	TCAC REQUIREMENT: INDICATES 10% OF TOTAL UNITS TO BE CONSTRUCTED WITH MOBILITY ACCESSIBILITY FEATURES PER 2019 CBC, CHAPTER 11B-233.1.1 (11 TOTAL UNITS PROVIDED W/ MOBILITY FEATURES.)
(Circle with slash)	TCAC REQUIREMENT: INDICATES 4% OF TOTAL UNITS TO BE CONSTRUCTED WITH COMMUNICATION ACCESSIBILITY FEATURES PER 2019 CBC, CHAPTER 11B-233.1.3 (2 UNITS PROVIDED)
(Square with slash)	INDICATES NEW ON-SITE POLE MTD. LIGHT FIXTURES - REFER TO ELECTRICAL SITE PLAN
(Star icon)	INDICATES TENTATIVE LOCATION OF NEW FIRE DEPARTMENT CONNECTION - PROVIDE LOCKING CAPS BY KNOX - REFER TO CIVIL DRAWINGS
(L.S.)	LANDSCAPE AREA - REFER TO LANDSCAPE PLANS
(Arrow pointing down)	INDICATES UNIT BELOW
(Arrow pointing up)	INDICATES UNIT ABOVE
(EVCS icon)	INDICATES PARKING STALL WITH PROVISIONS FOR FUTURE ELECTRIC VEHICLE CHARGING EQUIP. - REFER TO ELECTRICAL SITE PLAN & SHEET A-102 / DET. 24 - 3% OF TOTAL PARKING (176/3=58.67) - COORDINATE W/ OWNER FOR J-BOX LOCATION
(Circle with 'A')	INDICATES BUILDING IDENTIFICATION SIGN - REFER TO SHEET A-830 / DET. 17
(###)	INDICATES UNIT ADDRESS @ 2ND FLR. INDICATES UNIT ADDRESS @ 1ST FLR. - PROVIDE ADDRESS SIGN @ EACH ENTRY DOOR - REFER TO SHEET A-830 / DET. 14
(FH icon)	INDICATES NEW FIRE HYDRANTS, PER CITY OF FRESNO STANDARDS - REFER TO CIVIL PLANS





## BOARD MEMO

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

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

[www.fresnohousing.org](http://www.fresnohousing.org)

**TO:** Boards of Commissioners  
Fresno Housing

**DATE:** May 13, 2021

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

**AUTHOR:** Brandon Gonzalez

**SUBJECT:** CONFIDENTIAL: Update on the Potential Sale

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### Executive Summary

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

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

Agency negotiator: Housing Authority of Fresno County, CA

Negotiating parties: City of Parlier, CA

Under negotiation: Price and Terms

## BOARD UPDATE

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**TO:** Boards of Commissioners  
Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Aurora Ibarra

**FROM:** Angelina Nguyen, Interim CEO/Executive Director

**SUBJECT:** Update on 2021 Leasing and Housing Assistance Payments for  
the Housing Choice Voucher (HCV) Program

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### Executive Summary

The purpose of this memo is to update the Boards of Commissioners on March 2021 Housing Assistance Payments (HAP) and leasing activities, and projections for the remainder of 2021.

### HAP Pacing Update

On a regular basis, staff evaluate the pace at which HAP is expended to ensure that the agency can assist as many eligible participants as the funding will support while not exceeding the number of authorized units and funded dollars.

Staff recently received final funding amounts for CY 2021. All reserve and funding estimates are based on these figures. In order to maximize HAP utilization, staff have adopted the use of HUD waivers to pass on the October 2020 increased payment standard, especially when the annual reexamination has not yet been processed timely, due to COVID. In addition, staff reassessed current payment standards to further maximize expenditure potential while remaining within its 2021 budget authority. The increase went into effect April 26, 2021. While increasing payment standards provide additional purchasing power, particularly for those families currently searching for housing, it does not solve the availability of affordable housing units.

### Leasing Update

Staff also routinely monitor the leasing success rates of applicants and movers, and the pace at which new vouchers are issued to ensure maximum leasing potential while ensuring the overall unit months leased for the calendar do not exceed its baseline units.

Both programs have leasing potential and have identified several contributing factors. As previously reported, while the use of HUD waivers have allowed the department to streamline other operational functions, alternative methods were not made available for the applicant intake process. However, HUD recently republished available waivers and included alternative methods for eligibility

intake, recognizing the challenges applicants encounter when requesting income verification, social security cards and citizenship verification. As an alternative requirement, individuals admitted under this waiver must provide the required documentation within 90 days of admission to be eligible for continued assistance. The adoption of this waiver will allow leasing specialists the ability to issue families expeditiously while encouraging applicant families to lease in place and working with landlords to prepare units for the HQS inspection.

In addition, there continues to be a shortage of affordable housing, families are moving less and staying in place due to the 2020 pandemic, which has now continued into 2021. Because applicants and movers are competing in a low-vacancy market, extensions continue to be granted on search timelines for families who currently hold a voucher to mitigate some of the challenges families may be experiencing related to COVID-19.

### **City HCV**

HAP expenditures for the month of March are projected to be \$4,163,736 with a HAP utilization rate for the month of March of 89.8%. The overall projected HAP utilization rate is 90.8%.

Voucher utilization for the month of March was 95.4% with an overall projected voucher utilization for CY 2021 of 93.8%.

When factoring in HAP utilization and leasing rates, the Agency would earn zero points under the corresponding SEMAP indicator. HUD informed our agency that we could use 2019 SEMAP scores for the 2021 reporting year (which was High Performer) due to pandemic related delays and we elected to do so. Staff continues to use the SEMAP scoring factors as a guiding tool to self-monitor program performance.

### **County HCV**

HAP expenditures for the month of March are projected to be \$3,267,219 with a HAP utilization rate for the month of March of 92.5%. The overall projected HAP utilization rate is 94.2%.

Voucher utilization for the month of March was 95.1% with an overall projected voucher utilization for CY 2021 of 94.9%.

When factoring in HAP utilization and leasing rates, the Agency would earn zero points under the corresponding SEMAP indicator. HUD informed our agency that we could use 2019 SEMAP scores for the 2021 reporting year (which was High Performer) due to pandemic related delays and we elected to do so. Staff continues to use the SEMAP scoring factors as a guiding tool to self-monitor program performance.

# HCV Leasing and Spending Projection

## CA006 Two-Year Voucher Forecasting Summary

5/12/2021

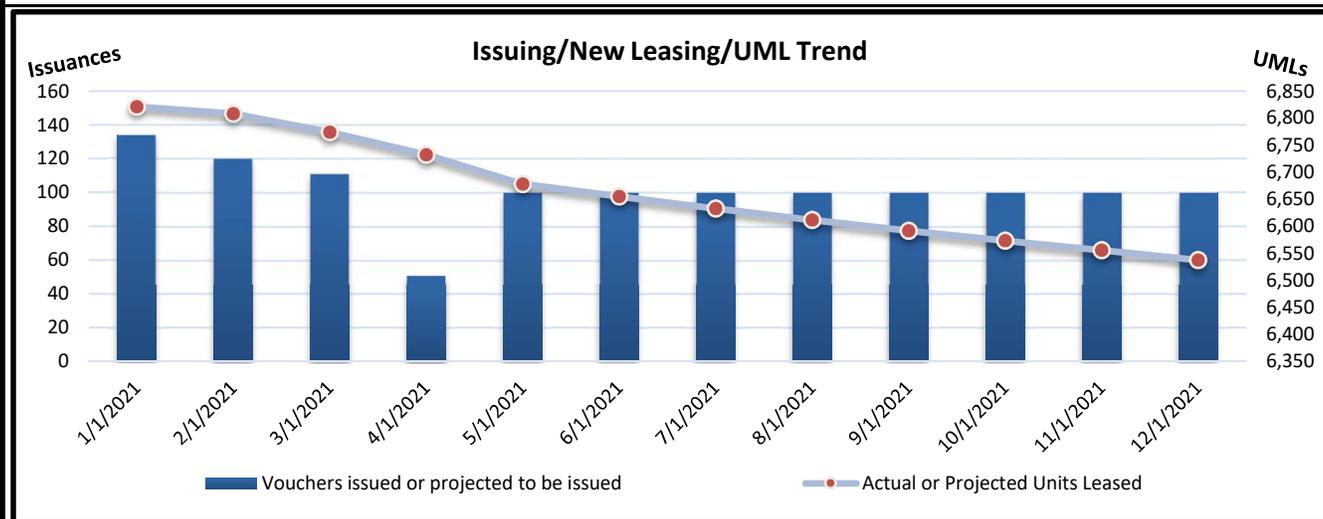
Prepared for: City Board of Commissioners

Prepared by: Housing Choice Department

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$6,657,553, or 12% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
52%	5%	Leased in	Percent
		0-30 Days	20%
		31-60 Days	35%
		61-90 Days	22%
		91-120 Days	14%
		121-150 Days	9%
2021 PUC			
(Average monthly cost of a voucher - Year 1)			
\$631			

Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account program attrition:



Under this scenario, the PHA faces an offset of \$687,874 next year and no offset the following year. Additionally, the higher of this year's leased units (93.8%) or dollars (90.8%) is 93.8%, indicating no leasing indicator points in SEMAP. This is a VASH-adjusted estimate.

## CA006 Summary

HAP expenditures for March are projected to be \$4,163,736 with a monthly HAP utilization rate of 89.8%. Voucher utilization for the month of March was 95.4% with an overall projected voucher utilization rate for CY 2021 of 93.8%. These utilization rates have been adjusted for VASH.

# HCV Leasing and Spending Projection

## CA028 Two-Year Voucher Forecasting Summary

5/12/2021

Prepared for: County Board of Commissioners

Prepared by: Housing Choice Department

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$3,580,647, or 8.5% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
52%	6%	Leased in	Percent
		0-30 Days	20%
		31-60 Days	35%
		61-90 Days	22%
		91-120 Days	14%
		121-150 Days	9%
2021 PUC			
(Average monthly cost of a voucher - 2021)			
\$618			

Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account program attrition:



Under this scenario, the PHA faces an offset of \$456,374 next year and no offset the following year. Additionally, the higher of this year's leased units (94.9%) or dollars (94.2%) is 94.9%, indicating no leasing indicator points in SEMAP. This is a VASH-adjusted estimate.

## CA028 Summary

HAP expenditures for March are projected to be \$3,267,219 with a monthly HAP utilization rate of 92.5%. Current voucher utilization for the month of March was 95.1% with an overall projected voucher utilization rate for CY 2020 of 94.9%.

## BOARD UPDATE

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**TO:** Boards of Commissioners

Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Dave Brenner

**FROM:** Angie Nguyen, Interim CEO

**SUBJECT:** Wedgewood Villas – RAD Conversion

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### Wedgewood Villas

On August 1, 2018, HUD approved an initial application for Wedgewood Villas (fka Wedgewood Commons), a 64 unit elderly property in Sanger, California, for conversion under the Rental Assistance Demonstration (“RAD”) Program. Built in 1984, the property has been operated efficiently and remains in good condition. Staff therefore proposed the straight conversion of the property under the Rental Assistance Demonstration program with minor rehab and repairs. On August 25, 2020, the Boards approved the formation of a partnership between the Housing Authority and Silvercrest to own the property after conversion and the submission of a financing plan to HUD. The property has been re-branded “Wedgewood Villas” to remain consistent with the Agency’s branding for senior housing properties.

On March 2, 2021, HUD signed a RAD Conversion Commitment (“RCC”) contract, thereby requiring the property to convert within 90 days. Staff intends to apply for a 30 day extension that would allow for a finance closing by July 2, 2021.

The agency is currently out to bid on the major scopes involved in the rehab effort. Property management staff have been working with residents as they prepare to convert to the new program – RAD Project Based Vouchers.

Staff intends to present the final financing plan (which may include Low-Income Public Housing (“LIPH”) Capital Funds, Fresno County HOME funds, and/or a conventional permanent loan), RAD conversion approvals and construction contracts to the Board at the June 2021 meeting.

## BOARD UPDATE

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**TO:** Boards of Commissioners  
Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Eduardo Rodriguez

**FROM:** Angelina Nguyen  
Interim CEO/ Chief Program Officer

**SUBJECT:** Citrus Gardens Potential 9% LIHTC Application

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### Executive Summary

Fresno Housing (“FH”) continues to seek opportunities to develop and preserve affordable housing throughout Fresno County. FH currently owns and manages 90 RAD units that were rehabilitated in 2014/2015 and were formerly public housing. FH also owns Citrus Gardens which consists of 30 former USDA units within Orange Cove that are in need of repairs.

Citrus Gardens is an existing scattered-site multifamily residential formerly farm labor development with single- and two-story units located in Orange Cove, California. Site 1 is located at 201 Citrus Avenue, APN 375-030-37T on a 1.73 parcel lot and contains 20 units with a mix of (4) two-bedroom units, (8) three-bedroom units, and (8) four-bedroom units. Site 2 is located at 452 10<sup>th</sup> Street, APN 375-142-15T, and contains 10 units with a mix of (5) two-bedroom units and (5) three-bedroom units. The appraised value of both sites is \$2,600,000.

Of those 30 units, the Fresno Housing envisions 6 units will be renovated to become fully ADA accessible. The remaining 24 units will receive various interior and exterior improvements. Planned site amenity improvements proposed include onsite laundry rooms, playground equipment and site accessibility features.

Citrus Gardens has secured Site Plan entitlements from the City of Orange Cove as of December 2020. The Agency is currently estimating total construction costs of this project to be \$3,700,000 and is evaluating 9 percent low-income housing tax credit (“LIHTC”) for 2<sup>nd</sup> Round 2021 submissions.

## BOARD UPDATE

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**TO:** Boards of Commissioners

Fresno Housing

**DATE:** May 13, 2021

**AUTHOR:** Juan J. Lopez

**FROM:** Angelina Nguyen, Interim CEO/Executive Director

**SUBJECT:** Refinance Opportunities - Dayton Square, El Cortez, and The Woodside Apartments

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### Executive Summary

The purpose of this memo is to update the Boards of Commissioners on a potential refinance opportunity for Dayton Square, El Cortez and The Woodside Apartments.

Dayton Square Apartments is a 66-unit multifamily apartment located at 3042 E. Dayton Ave in Fresno, CA. El Cortez Apartments is a 48-unit multifamily apartment located at 4949 N Gearhart Ave in Fresno, CA. The Woodside Apartments is a 76-unit multifamily apartment located at 3212 E Ashcroft Ave in Fresno, CA. The properties operate under the agency's Unrestricted Properties division and have no legal restrictions with regards to affordability. Cash flow from the properties are used to fund the agency's core programs and strategic initiatives. The properties are in good physical condition, have a history of strong financial performance, and low vacancy rates.

In an effort to further strengthen its financial position, provide additional funding for appropriate repairs and upgrades, and take advantage of a low interest rate financing environment, staff are exploring a potential refinance of the property's existing mortgage loan.

The potential terms of a refinance may include:

- an adjustment to the total amount of the mortgage loans up to \$7.3 million;
- a one-time cash-out of up to \$3.1 million
- an adjustment to the interest rates to an estimated 3.75%; and
- an extension of the maturity dates of the Loans until approximately August 2046.

### Financial Impact

Below is the current finance structure of the three properties:

Name	Dayton Square	El Cortez	Woodside	Total
Units	66	48	76	190
Current Mortgage Balance	\$1,426,862	\$1,136,217	\$1,617,884	\$4,180,963
Current Mortgage Interest Rate	4.25%	4.25%	4.25%	4.25%
Current Annual Debt Service	\$112,536	\$89,640	\$127,596	\$329,772
Current Annual Cash Flow	\$72,132	\$112,529	\$348,000	\$532,661

Below is the finance structure for a potential refinance:

Mortgage Balance	\$2,500,000	\$2,000,000	\$2,800,000	\$7,300,000
Mortgage Interest Rate	3.75%	3.75%	3.75%	3.75%
Annual Debt Service	\$138,935	\$111,148	\$155,607	\$405,689
Annual Cash Flow	\$45,733	\$91,021	\$319,989	\$456,744

Below is the variance between the two models shown above.

<i>Mortgage Balance</i>	<i>\$1,073,138</i>	<i>\$863,783</i>	<i>\$1,182,116</i>	<i>\$3,119,037</i>
<i>Mortgage Interest Rate</i>	<i>-0.50%</i>	<i>-0.50%</i>	<i>-0.50%</i>	<i>-0.50%</i>
<i>Annual Debt Service</i>	<i>\$26,399</i>	<i>\$21,508</i>	<i>\$28,011</i>	<i>\$75,917</i>
<i>Annual Cash Flow</i>	<i>-\$26,399</i>	<i>-\$21,508</i>	<i>-\$28,011</i>	<i>-\$75,917</i>

Staff will provide additional updates and request action from the Boards of Commissioners, as necessary.