

# **Boards of Commissioners Meeting**

August 24, 2021



## **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 Fresno Housing

4:00pm - August 24, 2021 - Per Executive Order N-25-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically," this Board Meeting will be held via conference call. The meeting can be accessed by members of the public as follows:

To join via Zoom: <a href="https://bit.ly/Board082421">https://bit.ly/Board082421</a>

To join via teleconference, call: (669) 900-6833. Meeting ID: 984 4584 7612

Passcode: 692972

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. Please email your request to speak to executiveoffice@fresnohousing.org.

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.

4pm Board Workshop – Real Estate Development5pm Board Meeting

5

#### 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 and Presentations

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 <u>not</u> listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. **Potential Conflicts of Interest** – Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

#### 5. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed the Consent Agenda and considered following approval of the Consent Agenda.

- a. Governance: Consideration of the Minutes of July 27, 2021 and July 30, 2021

  Approval of the minutes of the Board Meetings.
- b. Consideration of Authorization to Apply for Multi-Family
   Housing Program (MHP) Funds Sun Lodge
   Approval to apply for State Funding for this development site.
- c. Consideration of Authorization to Apply for Multi-Family
  Housing Program (MHP) Funds Avalon Commons
  (Phase I)
- Approval to apply for State Funding for this development site.

  d. Consideration Authorization to Apply for Multi-Family
- d. Consideration Authorization to Apply for Multi-Family
  Housing Program (MHP) Funds La Joya Commons
  (Firebaugh)
  Approval to apply for State Funding for this development site.
- e. Consideration of Authorization to Apply for Multi-Family 28 Housing Program (MHP) Funds – Step Up on 99 Approval to apply for State Funding for this development site.
- f. Consideration of Authorization to Extend the Award for Project-Based Vouchers The Arthur @ Blackstone
- Authorization to extend a PBV allocation for this development site.
  g. Consideration of Authorization to Extend the Award for Project-Based Vouchers Glenn and Shaw Development Authorization to extend a PBV allocation for this development site.

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. Pre	sentations and Discussion Items	
	a. Update on YoVille Permaculture Garden  Update on the partnership with the YoVille Permaculture Garden.	42
	b. Update on 2022 Agency Plans, Timeline, and Process <i>Details TBD.</i>	43
	c. Update on the Choice Neighborhood Planning – California Avenue Neighborhood  An overview of activities and deliverables to date.	57
7. <b>Cl</b> o	sed Session	
	a. Public Employment Title: CEO	
8. <b>Re</b> ]	ort on Closed Session Item(s)	
. Act	ion Items	
	a. Consideration of Authorization to Award Project-Based Vouchers – Sun Lodge  Authorization of a PBV allocation for this development site.	58
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	c. Consideration of Authorization to Award Project-Based Vouchers – Step Up on 99  Authorization of a PBV allocation for this development site.	68
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10. <b>Go</b>	Commission and Donast	
10. <b>Go</b>	a. Commissioners' Report	

#### **Minutes of the Joint Meeting**

#### Of the Boards of Commissioners of the

#### HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

**Tuesday, July 27, 2021** 

#### 5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, July 27, 2021, via teleconference.

1. The regular meeting was called to order at 5:00 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair

Caine Christensen, Vice Chair

Stacy Vaillancourt

Ruby Yanez Sharon Williams Sabrina Kelley

ABSENT: None.

The regular meeting was called to order at 5:00 p.m. by Board Chair, Commissioner Catalano, 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: Cary Catalano Chair

Nikki Henry, Vice Chair

Valori Gallaher Stacy Sablan Joey Fuentes Edugiben Ortiz Sophia Ramos

ABSENT: None.

Also, in attendance were the following: Angie Nguyen, Interim CEO/Chief Programs Officer, and Ken Price, Baker Manock and Jensen - General Counsel.

#### 2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

MOTION PASSED: 7-0

**CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Williams, to approve the agenda as amended.

**MOTION PASSED:** 6-0

#### 3. PUBLIC COMMENT

There were no public comments at this time.

#### 4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest at this time.

#### 5. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of June 17, 22, and 28, 2021
- b. Consideration of Approval of HRFC Predevelopment Funding Esperanza Commons
- c. Consideration of Award of Architectural Contract Esperanza Commons
- d. Consideration of Contract Renewal AT&T Internet Services
- e. Consideration of the Acceptance of HCD Rehabilitation Grant Award Parlier Migrant Center
- f. Consideration of Contract for HVAC & Water Heater Improvements Wedgewood Commons

Eric Payne, of the Central Valley Urban Institute, made public comment on item 5d. Mr. Payne expressed concerns and the opportunity to speak with the vendor and staff regarding digital redlining. He looks forward to speaking with the vendor and with staff in the future, to address solutions and better meet the needs of residents in low-income, disadvantaged communities within the Agency's sphere of influence. CVUI has taken a neutral position on the item, and looks forward to future conversations with staff and the vendor. He indicated, if need be, he would revisit this conversation next year.

Joint Meeting Action Minutes: 07.21.2021

**COUNTY MOTION:** Commissioner Sablan moved, seconded by Commissioner Gallaher, to approve the consent agenda.

MOTION PASSED: 7 - 0

**CITY MOTION:** Commissioner Williams moved, seconded by Commissioner Christensen, to approve the consent agenda.

**MOTION PASSED:** 6-0

#### 6. STAFF PRESENTATIONS AND DISCUSSION ITEMS

a. 2022 Annual Plans, Timeline, and Process Update

Lyric Aguigam, Juan Flores, Christine Muro, and Hilda Reeves, presented on this item.

Eric Payne, of the Central Valley Urban Institute, made public comment expressing that as Staff moves forward in the process, a friendly reminder on how important language access is. It is important that the documents are accessible and multi-lingual. Also, as staff meets with residents, that reasonable accommodations are made for all, but specifically, hard of hearing, Hmong and Spanish speaking residents. Some difficulty has been experienced in the past in making documents accessible to residents. Universal access is important in having an authentic conversation with the public.

b. Real Estate Development Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

#### 7. CLOSED SESSION

The Boards entered closed session at 6:05 p.m.

a. PUBLIC EMPLOYMENT

Title: CEO

#### 8. <u>REPORT ON CLOSED SESSION ITEMS</u>

The Board returned from closed session at 6:24 p.m.

Joint Meeting

Action Minutes: 07.21.2021

Commissioner Catalano stated there was nothing to report from closed session.

#### 9. <u>UPDATE ON THE CEO SEARCH PROCESS</u>

Chair Catalano presented on this item.

Eric Payne, of the Central Valley Urban Institute, issued questions on how many public forums the candidates will participate in, will the forums be based on various geographic locations, and is there an intent to offer these public forums in person or virtually. Additionally, Mr. Payne asked how public members were appointed to the Adhoc Committee. Per Chair Catalano, public members served at the discretion of the Board Chairs.

#### 10. GOVERNANCE

#### a. Commissioners' Report

Commissioner Jones – Resident Empowerment Adhoc Committee update includes a great presentation and discussion with Heaton Elementary. We are working with staff and the Adhoc committee to develop a pilot program that will be a holistic approach towards ensuring academic success for students and families. Additionally, it is Advocacy Month for Housing. There is a new Infrastructure Bill signed by President Biden, and she would like Commissioners to participate and sign letters as part of the August Advocacy campaign.

Commissioner Kelley – Discussed the decision around the AT&T Contract. She expressed concerns regarding the limited time to review the contract, and would have liked to visit the contract earlier in the season (i.e. April, May). It is important to consider where Agency funding lines up with values. There is concern with AT&T and their role in digital redlining and access to broadband, an issue Bobby Coulter has been working on for years. Over \$300,000 is a significant commitment and we want to make sure that as the Agency invests, what contractors do, align with Agency values. Consider our alignment with organizations and what they do in the community in addressing diversity, equity and inclusion issues. She expressed the desire to have AT&T do more, and amplify the issue of DEI in the area of digital access.

#### b. Executive Director's Report

In addition to the written report:

- Partnership with the City of Fresno on the Homekey Operations Agreement is still pending. Most agreements have been executive, with a few still pending.
- Reminder DEI Workshop is confirmed for Friday, July 30<sup>th</sup>.
- Reminder Board Workshop on Real estate Development beginning at 4pm on August 24<sup>th</sup>.
- Reminder September Board Workshop on Resident Empowerment. Please respond to the doodle poll to secure the date.
- The Board Retreat is confirmed for October 15<sup>th</sup>. We will convene in-person, should the Governor's executive order not be extended.

Joint Meeting Action Minutes: 07.21.2021

- Partnership with various providers is ongoing for COVID Vaccination Clinics on sites throughout City and County housing sites. More details are in the Resident Empowerment highlights distributed earlier by Communications.
- 5<sup>th</sup> Annual Summer Tech Camp has launched, virtually. The showcase will be on Friday, July 30<sup>th</sup> immediately following the DEI Workshop. This is a partnership with CMAC and Bitwise Industries. There are currently 15 youth enrolled, ages 11-18, with approximately half of the students from the voucher program, and the remainder from the site-based housing programs.
- National Night Out events have been scaled back due to the spread of the variant. In order to be safe and prioritize the safety and health of our residents, we will have a walk through setting.
- Promotions Elena Alonzo to Property Specialist II
- New Hire Dakari Cleveland, Choice Neighborhood Intern

#### 11. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:55 p.m.

Angie Nguyen, Secretary to the Boards of Commissioners

Joint Meeting Action Minutes: 07.21.2021 Adopted:

#### **Minutes of the Joint Meeting**

#### Of the Boards of Commissioners of the

### HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

#### Friday, July 30, 2021

#### 5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special session on Friday, July 30, 2021, via teleconference and in-person\*. The public was able to access the meeting via teleconference only.

1. The special meeting was called to order at 9:13 a.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair\*

Caine Christensen, Vice Chair\*

Stacy Vaillancourt Sharon Williams\* Ruby Yanez Sabrina Kelley

ABSENT: None.

The special meeting was called to order at 9:13 a.m. by Board Chair, Commissioner Catalano, 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: Cary Catalano Chair\*

Nikki Henry, Vice Chair\*

Valori Gallaher Edugiben Ortiz Joey Fuentes\*

ABSENT: Sophia Ramos

Stacy Sablan

Also, in attendance were the following: Angie Nguyen, Interim CEO/Chief Programs Officer, and Ken Price, Baker Manock and Jensen - General Counsel.

#### 2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 6-0

#### 3. PUBLIC COMMENT

There were no public comments at this time.

#### 4. WORKSHOP

Part I: Development Framework Overview

Part II: Foundational DEI Individual and Group Work

Part III: Process and Next Steps

Marc' Bady, Chief Diversity Officer, presented on this item.

#### 5. 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 11:51 a.m.

Angie Nguyen, Secretary to the Boards of Commissioners



# BOARD MEMO

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

www.fresnohousing.org

**TO:** Boards of Commissioners **DATE:** August 17, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 5b

Interim CEO AUTHOR: Lela Schwartz

**SUBJECT:** Consideration of Authorization to Apply for Multi-Family Housing Program (MHP) Funds – Sun Lodge (APN: 449-270-41)

#### **Executive Summary**

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the adaptive reuse of Sun Lodge (fka Day's Inn) (the "Project"). The subject Property is located at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41). Staff envisions a 64-unit large family development with an 1,195 square foot community room. The targeted income for the site is 20% to 60% AMI.

At the June 28, 2021 Special Meeting, the Boards approved the submission of a Low-Income Housing Tax Credit application for the Sun Lodge project. Staff submitted the application on July 1, 2021 and anticipate the notice of potential award in September 2021.

As Staff continues to evaluate sources to reduce FH's funding commitment to the Project, a current opportunity for gap financing is the State of California's Multifamily Housing Program ("MHP") funds, with a funding application due September 20, 2021.

At the June 28, 2021 Special Meeting, the Boards approved FH entering into a Memorandum of Understanding (MOU) with Silvercrest, Inc. to co-develop the Sun Lodge project. Silvercrest Inc., as a wholly controlled instrumentality of FH, will act as the lead applicant in the MHP application. Upon formation of the "to be formed" limited partnership, Silvercrest, Inc. will take on the role of Managing General Partner and FH will serve as the Administrative General Partner.

In order to facilitate an MHP funding application, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate funding. The recommended actions in this memo include the authorization to submit a funding application to the Department of Housing and Community Development's Multifamily Housing Program (MHP). Staff will continue to present the Board with updates; neither the submission of this

funding application nor the award of project applications obligates Fresno Housing to implement the development.

#### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolutions approving the necessary actions needed to move forward with the MHP funding application submission for the Sun Lodge Housing project (APN 449-270-41), and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- 1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, including the California Department of Housing and Community Development (HCD) Multifamily Housing Grant (MHP) Program; and
- 2. Authorize Angelina Nguyen, Interim CEO/Chief Programs officer, Tracewell Hanrahan, Deputy Executive Director, and their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
- 3. Provide for other matters related thereto.

#### **Fiscal Impact**

No fiscal impact at this time.

#### **Background Information**

Sun Lodge is currently operating as a 97-room homeless shelter through Project Homekey. The site is located on 2.6 acres at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41). The former motel was acquired in November 2020 and completed rehabilitation in February 2021. Staff envisions the permanent conversion of Sun Lodge to be the first phase in the transformation of the various Homekey properties along Parkway Drive. The project is designed to be a large family site with sixty-four (64) units and a community room.

#### **Past Board Actions**

- June 28, 2021 Approval to Apply for various funding applications, including Tax Credits, enter into MOU with Silvercrest, Inc., enter into Partnership Agreement with Silvercrest, Inc., authorize \$2,000,000 HRFC Loan.
- November 17, 2020 Day's Inn Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- August 25, 2020 Ratified Purchase and Sale Agreement for Day's Inn

#### **GOVERNING BOARD RESOLUTION**

RESOLUTION NO.	

#### THE GOVERNING BOARD OF

#### THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### WHEREAS:

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 23, 2021 the Department issued a 2021 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").
- C. In response to the 2021 NOFA, <u>The Housing Authority of the City of Fresno, CA</u> a <u>public body corporate and politic</u> (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, MHP funds for <u>Sun Lodge</u> (the "Project").

#### IT IS NOW THEREFORE RESOLVED THAT:

- 1. In response to the 2021 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed <u>eight million five hundred thousand</u> Dollars (\$8,500,000 \_\_\_\_\_\_) for the following activities and/or programs:
  - (a) Property acquisition;
  - (b) Refinancing of existing long-term debt, only in connection with a Project involving a Rehabilitation contract in an amount equal to or exceeding the amount specified in Department of Housing and Community Development 13 MHP Final Guidelines UMR Section 8312(a)(1), and only to the extent necessary to reduce debt service to a level consistent with the provision of Affordable Rents in Assisted Units and with the Fiscal Integrity of the Project:

- (c) Land lease payments;
- (d) Construction and Rehabilitation work;
- (e) Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Rental Housing Development;
- (f) Onsite improvements related to the Rental Housing Development;
- (g) Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;
- (h) Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school care and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- (i) Development costs of health care facilities integrally linked to, and addressing the needs of tenants of Assisted Units, such as an adult day health care center in a Project with Units restricted to the Frail Elderly;
- (j) A reasonable developer fee subject to the provisions of Section 7305;
- (k) Rent-Up Costs;
- (I) Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Rental Housing Development is under construction;
- (m) Building permits and state and local fees;
- (n) Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- (o) Escrow, title insurance, recording and other related costs;
- (p) Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- (q) Environmental hazard reports, surveys, and investigations;
- (r) Costs of relocation benefits and assistance required by law; and
- (s) Any other costs of Rehabilitation or new construction approved by the Department.

to be located at \_1101 N. Parkway Drive, Fresno, CA 93728 (APN: 449-270-41)\_\_.

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes

and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).

The applicant authorizes <u>Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director</u>, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

PASSED AND FOLLOWING V		S <u>24<sup>TH</sup></u> DAY OF _	<u>AUGUST                                   </u>
AYES:	NAYS:	ABSTAIN:	ABSENT:
hereby attest an governing board	d certify that the for of the applicant p	5 5	copy of a resolution of the duly convened meeting on
Angelina	Nguyen		August 24, 2021
Interim Cl	EO/Chief Program	ns Officer	



# BOARD MEMO

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

www.fresnohousing.org

**TO:** Boards of Commissioners **DATE:** August 17, 2021

Fresno Housing Authority **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 5c

Interim CEO AUTHOR: Francisco Nuñez

**SUBJECT:** Consideration of Authorization to Apply for Multi-Family Housing Program (MHP) Funds – Avalon Commons (Phase I)

#### **Executive Summary**

The purpose of this Board memo is to request approvals from the Board of Commissioners related to the development of an affordable housing property being contemplated at 7521 N. Chestnut Avenue, Fresno, CA (APN: 404-071-50). The requested action includes authorization of funding application for the California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP). The proposed Avalon Commons – Phase I project will consist of 60 units to be developed on a portion of the site. The remaining 45 units will be developed as part of Phase II.

At the June 28, 2021 special meeting, the Board authorized submission of Low-Income Houisng Tax Credit (LIHTC) application as well as a loan from the Housing Relinquished Fund Corporation. Staff submitted the application on July 1, 2021 and anticipate the notice of potential award in September 2021.

As Staff continues to evaluate sources to reduce FH's funding commitment to the Project, a current opportunity for gap financing is the State of California's Multifamily Housing Program ("MHP") funds, with a funding application due September 20, 2021.

In order to facilitate an MHP funding application, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate funding. The recommended actions in this memo include the authorization to submit a funding application to the Department of Housing and Community Development's Multifamily Housing Program (MHP). Staff will continue to present the Board with updates; neither the submission of this funding application nor the award of project applications obligates Fresno Housing to implement the development.

#### Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the necessary actions needed to move forward with funding application submissions for Avalon Commons – Phase I project (APN 404-071-50), and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble
  various financing sources, which may include, but are not limited to: (a) submission of an application
  to the California Department of Housing and Community Development Multifamily Housing
  Program (b) other grants, operating subsidies and/or private loans and such other sources identified
  by the Interim CEO/Chief Programs Officer.
- 3. Authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
- 4. Provide for other matters related thereto.

#### **Fiscal Impact**

The Board previously authorized an HRFC loan commitment of up to \$1,800,000. Staff is continuing to pursue partnerships and additional sources of gap financing to reduce this commitment. The current approved predevelopment financing from the Housing Relinquished Fund Corporation would be utilized to fund due diligence activities until finance closing should the CTCAC application be successful. The predevelopment funds would be fully reimbursed upon finance closing by other construction sources.

#### **Background Information**

The Avalon Commons site (APN: 404-071-50) is an existing vacant site located at the northwest corner of Chestnut and Alluvial Avenues on approximately 7.1 acres in Fresno, CA. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in December 2020 for \$2,800,000. The current Phase I site plan envisions a 60-unit community with approximately 3,492 square feet of community space. The community would serve both families (one-, two-, and three- bedroom units) and Special Needs population (one-bedroom units) in partnership with the County of Fresno DBH.

#### Past Board Actions

- June 23, 2020 Approval Authorizing Assignment of Purchase & Sale Agreement
- October 27, 2020 Approval of Site Acquisition and HRFC Funding
- June 28, 2021 Approval Authorizing Submission of LIHTC application and HRFC commitment

Attachments: Exhibit A – Organizational Chart

Exhibit B – Site Plan

Exhibit C – Sources and Uses

#### **GOVERNING BOARD RESOLUTION**

RESOLUTION NO.	

#### THE GOVERNING BOARD OF

#### THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### WHEREAS:

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 23, 2021 the Department issued a 2021 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").
- C. In response to the 2021 NOFA, <u>The Housing Authority of the City of Fresno, CA</u> a <u>public body corporate and politic</u> (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, MHP funds for <u>Avalon Commons Phase I</u> (the "Project").

#### IT IS NOW THEREFORE RESOLVED THAT:

- 1. In response to the 2021 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed <u>Six Million Five Hundred Thousand Dollars</u> (\$6,500,000) for the following activities and/or programs:
  - (a) Property acquisition;
  - (b) Refinancing of existing long-term debt, only in connection with a Project involving a Rehabilitation contract in an amount equal to or exceeding the amount specified in Department of Housing and Community Development 13 MHP Final Guidelines UMR Section 8312(a)(1), and only to the extent necessary to reduce debt service to a level consistent with the provision of Affordable Rents in Assisted Units and with the Fiscal Integrity of the Project:

- (c) Land lease payments;
- (d) Construction and Rehabilitation work;
- (e) Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Rental Housing Development;
- (f) Onsite improvements related to the Rental Housing Development;
- (g) Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;
- (h) Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school care and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- (i) Development costs of health care facilities integrally linked to, and addressing the needs of tenants of Assisted Units, such as an adult day health care center in a Project with Units restricted to the Frail Elderly;
- (j) A reasonable developer fee subject to the provisions of Section 7305;
- (k) Rent-Up Costs;
- (I) Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Rental Housing Development is under construction;
- (m) Building permits and state and local fees;
- (n) Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- (o) Escrow, title insurance, recording and other related costs;
- (p) Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- (q) Environmental hazard reports, surveys, and investigations;
- (r) Costs of relocation benefits and assistance required by law; and
- (s) Any other costs of Rehabilitation or new construction approved by the Department.

to be located at \_7521 N. Chestnut Avenue, Fresno, CA 93720 (APN: 404-071-50).

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes

and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).

The applicant authorizes <u>Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director</u>, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

PASSED AND FOLLOWING V		S <u>24<sup>TH</sup></u> DAY OF <u>/</u>	<u> </u>
AYES:	NAYS:	ABSTAIN:	ABSENT:
hereby attest and governing board	d certify that the f of the applicant p	O/Chief Programs Officer foregoing is a true and full passed and adopted at a d resolution has not been a	copy of a resolution of the uly convened meeting on
Angelina	Nguyen		August 24, 2021
Interim CI	EO/Chief Progran	ns Officer	



1331 Fulton Street Fresno, California 93721 (559) 443-8400 TTY (800) 735-2929

www.fresnohousing.org

**TO:** Board of Commissioners **DATE:** At

Fresno Housing Authority

**FROM:** Angelina Nguyen

Interim CEO/Chief Programs Officer

**DATE:** August 18, 2021

**BOARD MEETING:** August 24, 2021

**AGENDA ITEM:** 5d

**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Consideration of Authorization to Apply for Multi-Family Housing Program (MHP) Funds - La Joya Commons (APN: 007-140-04-S & 007-140-07-S)

#### **Executive Summary**

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the demolition/new construction of an existing affordable housing property to be known as La Joya Commons "the Property". The subject Property is located at 1501 Clyde Fannon Road, Firebaugh, California. Staff is requesting authorization to apply for various potential funding sources including the Multifamily Housing Program ("MHP") to finance the new construction project. The application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Firebaugh La Joya Commons, LP.

La Joya Commons is proposed as the new construction of 68 multifamily units on the site of the former Firebaugh Family (to be demolished), a 34-unit multifamily low-income property on approximately 6.0 acres in Firebaugh, CA. Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property to low, very-low, and moderate-income families under a Restrictive Use Agreement with USDA Rural Development. This allows Fresno Housing to serve families beyond the farmworker restrictions.

As Staff continues to explore pre-development opportunities, they have been evaluating potential sources of gap financing that would increase the competitiveness of a Low-Income Housing Tax Credit ("LIHTC") application, which is considered the final piece of financing needed to start construction. An opportunity for gap financing has become available as part of the Multifamily Housing Program. Funding applications are being accepted beginning on September 20,2021.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit a MHP funding application. Staff will continue to present the Board with updates; neither the submission of funding

applications nor the award of project applications obligates Fresno Housing to implement the development.

#### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolutions approving the necessary actions needed to move forward with the submission of a Multifamily Housing Program funding application to the California Department of Housing and Community Development and authorize the undertaking of all actions necessary to assemble additional financing sources, and further authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director or their designee to negotiate and execute documents in connection with the approved actions.

- 1. Authorize Angelina Nguyen, the Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, or their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
- 2. Provide for other matters related thereto.

#### **Fiscal Impact**

No fiscal impact at this time.

#### **Background Information**

The La Joya Commons project (APNs: 007 140 07 ST & 007 140 04 ST) is a proposed 68-unit new construction development located in Firebaugh, CA. The current site, formerly known as Firebaugh Farm Labor Housing, was constructed in 1974 and is now operating as Firebaugh Family. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the department's recent history to be paid off. Fresno Housing has continued managing the property as a low, very-low, and moderate-income family development under a Restrictive Use Agreement with USDA Rural Development, allowing Fresno Housing to serve families beyond the farmworker restriction. Fresno Housing has maintained the property; however, the property has remained in use beyond its expected lifetime, and the necessary improvements go beyond regular maintenance.

The existing site is adjacent to Cardella Courts (32 units), Mendoza Terrace (50 units), Mendoza Terrace II (40 units), Firebaugh Elderly (30 units), and Maldonado Migrant Center (64 units). The proposed unit mix will continue to serve the existing population with one-, two-, three-, and four-bedroom units. Firebaugh Family is within the city limit of the City of Firebaugh. In the next coming years, West Hill Community College District will be building a new two-story \$40 million campus, which will include state-of-the-art laboratories.

#### **Past Board Actions**

- February, 2020 Authorization to Apply for Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco
- August, 2020 Approval to Apply for Various Funding Sources
- March 2021 Approval to apply for the Joe Serna, Jr. Farmworker Housing Grant and Land/Building Donation

## GOVERNING BOARD RESOLUTION

RESOLUTION NO. $\_$	
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#### THE GOVERNING BOARD OF

#### **Housing Authority of Fresno County, California**

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### WHEREAS:

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 23, 2021 the Department issued a 2021 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").
- C. In response to the 2021 NOFA, The Housing Authority of Fresno County, CA, a public body corporate and politic ("Applicant"), wishes to apply to the Department for, and receive an allocation of, MHP funds for La Joya Commons.

#### IT IS NOW THEREFORE RESOLVED THAT:

- 1. In response to the 2021 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed Twelve Million, Five Hundred Thousand Dollars (\$12,500,000) for the following activities and/or programs:
  - Construction Work;
  - Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;
  - Onsite improvements related to the Project;
  - Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through thirdparty contracts;

- Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- Rent-Up costs;
- Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;
- Building permits and state and local fees;
- Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- Escrow, title insurance, recording and other related costs;
- Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- Environmental hazard reports, surveys, and investigations;
- Costs of relocation benefits and assistance required by law; and
- Any other costs of new construction approved by the Department

to be located in Firebaugh, California 93622 at 1501 Clyde Fannon Drive (APN: 007-140-07ST and 007-140-04ST.

- 2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).
- 3. The applicant authorizes Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

# AYES:\_\_\_\_\_ ABSTAIN:\_\_\_\_ ABSENT:\_\_\_\_\_ The undersigned Interim CEO/ Chief Programs Officer of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed. Angelina Nguyen August 24, 2021

Interim CEO/ Chief Programs

PASSED AND ADOPTED THIS 24th DAY OF August 2021, BY THE FOLLOWING



# 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 **DATE:** August 17, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 5e

Interim CEO AUTHOR: Quincy Boren

**SUBJECT:** Consideration of Authorization to Apply for Multi-Family

Housing Program (MHP) Funds – Step Up on 99 (APNs: 449-232-01 & 02)

#### **Executive Summary**

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the adaptive reuse of Step Up on 99 (fka Motel 99) (the "Property"). The subject Property is located at 1240 & 1280 Crystal Ave, Fresno, CA (APN: 449-232-01 & 02). Staff envisions a 63-unit large family development with 2,247 square foot community room. The targeted income for the site is 20% to 60% AMI.

At the June 28, 2021 Special Meeting, the Boards approved the submission of a HOME application for the Step up at 99 project. Staff submitted the application on July 16, 2021 and anticipate the notice about award status in September 2021.

As Staff continues to explore pre-development opportunities for future properties, they have been evaluating potential sources of gap financing that would begin the assemblance of a financing package. A current opportunity for gap financing is the State of California's Multifamily Housing Program ("MHP") funds, with a funding application due September 20, 2021.

In order to submit this application, staff is request FH entering into a Memorandum of Understanding (MOU) with Silvercrest, Inc. to co-develop the Step Up on 99 project. Silvercrest Inc., as a wholly controlled instrumentality of FH, will act as the lead applicant in the MHP application. Upon formation of the "to be formed" limited partnership, Silvercrest, Inc. will take on the role of Managing General Partner and FH will serve as the Administrative General Partner through a "to be formed" Limited Liability Company (LLC) in which FH will be the sole member.

In order to facilitate an MHP funding application, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate funding. The recommended actions in this memo include the authorization to submit a funding application to the Department of Housing and Community Development's Multifamily Housing Program (MHP). Staff will continue to present the Board with updates; neither the submission of this

funding application nor the award of project applications obligates Fresno Housing to implement the development.

#### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolutions approving the necessary actions needed to move forward with the MHP funding application submission for the Step Up on 99 Housing project (APN 449-232-01 & 02), and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- 1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, including the California Department of Housing and Community Development (HCD) Multifamily Housing Grant (MHP) Program; and
- 2. Authorize Angelina Nguyen, Interim CEO/Chief Programs officer, Tracewell Hanrahan, Deputy Executive Director, or their designees to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
- 3. Authorize a MOU between FH and Silvercrest Inc. for a development partnership
- 4. Provide for other matters related thereto.

#### **Fiscal Impact**

No fiscal impact at this time.

#### **Background Information**

Step Up on 99 (fka Motel 99) 1240 & 1280 Crystal Ave, Fresno CA 93728 (APN's: 449-232-01 & 02) is an existing 98-unit commercial motel on approximately 2.15 acres in Fresno, CA. The property was purchased as part of the HCD Homekey program in August 2020. Minor rehabilitation work was performed, and the project leased all units in December 2020.

#### **Past Board Actions**

- August 25, 2020 Approval to Ratify Purchase and Sale Agreement for Step Up on 99 (fka Motel
   99)
- November 17, 2020 Step Up on 99 (fka Motel 99) Omnibus Resolution assigning PSA to Silvercrest,
   Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey
   Standard Agreement and Grant Agreement
- June 28, 2021- Authorization to Submit City of Fresno HOME funds application

#### **GOVERNING BOARD RESOLUTION**

RESOLUTION NO.	

#### THE GOVERNING BOARD OF

#### THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### WHEREAS:

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 23, 2021 the Department issued a 2021 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").
- C. In response to the 2021 NOFA, <u>Housing Authority of the City of Fresno, CA a public body, corporate and politic (the "Applicant")</u>, wishes to apply to the Department for, and receive an allocation of, MHP funds for <u>Step up at 99</u>.

#### IT IS NOW THEREFORE RESOLVED THAT:

- 1. In response to the 2021 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed <u>Six Million Dollars</u> (\$6,000,000) for the following activities and/or programs:
  - (a) Property acquisition;
  - (b) Refinancing of existing long-term debt, only in connection with a Project involving a Rehabilitation contract in an amount equal to or exceeding the amount specified in Department of Housing and Community Development 13 MHP Final Guidelines UMR Section 8312(a)(1), and only to the extent necessary to reduce debt service to a level consistent with the provision of Affordable Rents in Assisted Units and with the Fiscal Integrity of the Project;
  - (c) Land lease payments;

- (d) Construction and Rehabilitation work;
- (e) Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Rental Housing Development;
- (f) Onsite improvements related to the Rental Housing Development;
- (g) Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;
- (h) Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school care and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- (i) Development costs of health care facilities integrally linked to, and addressing the needs of tenants of Assisted Units, such as an adult day health care center in a Project with Units restricted to the Frail Elderly;
- (j) A reasonable developer fee subject to the provisions of Section 7305;
- (k) Rent-Up Costs;
- (I) Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Rental Housing Development is under construction;
- (m) Building permits and state and local fees;
- (n) Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- (o) Escrow, title insurance, recording and other related costs;
- (p) Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- (g) Environmental hazard reports, surveys, and investigations;
- (r) Costs of relocation benefits and assistance required by law; and
- (s) Any other costs of Rehabilitation or new construction approved by the Department.

To be located at 1240 & 1280 Crystal Ave, Fresno CA 93728.

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or

instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).

The applicant authorizes <u>Angelina Nguyen</u>, <u>Interim CEO/Chief Programs Officer</u>, <u>Tracewell Hanrahan</u>, <u>Deputy Executive Director</u>, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

PASSED AND ADOPTED THIS 24th DAY OF August 2021, BY THE FOLLOWING VOTE:

AYES:\_\_\_\_\_ ABSTAIN:\_\_\_\_ ABSENT:\_\_\_\_\_

The undersigned Interim CEO/Chief Programs Officer of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

Angelina Nguyen

August 24, 2021

Interim CEO/Chief Programs Officer



# 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 **DATE:** August 18, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 5f

Interim CEO/Chief Programs Officer AUTHOR: Aurora Ibarra

**SUBJECT:** Consideration of Authorization to Extend Award of Project-Based

Vouchers – Blackstone & Simpson (a.k.a. The Arthur at Blackstone)

#### **Executive Summary**

The purpose of this memo is to request an extension from the Boards of Commissioners to extend the date for which the Fresno Housing Authority has to complete final closing and execute an Agreement to Enter into Housing Assistance Payment (AHAP) contract as approved by the Board December 17, 2019 for the Blackstone & Simpson project5f (The Arthur at Blackstone). The Housing Authority of the City of Fresno has until December 31, 2021 to complete final closing and enter into an approved AHAP, however, due to unforeseeable circumstances, closing is not anticpated to close in 2021.

The Board of Commissioners of the Housing Authority of the City of Fresno, California awarded twenty (20) Project-Based Vouchers to the Fresno Housing Authority for The Arthur at Blackstone and authorized the CEO/Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years with an optional extension of up to 20 years.

The Arthur at Blackstone development is a partnership with the County of Fresno Department of Behavioral Health (DBH) with approximately twenty (20) of the units designated as Permanent Supportive Housing (PSH) units.

Pursuant to the authority granted to the Agency under the Annual Contributions Contract (the "ACC") between Fresno Housing (FH) and the U.S. Department of Housing and Urban Development ("HUD"), the Agency may choose to allocate a portion of it's tenant-based vouchers as project-based voucher ("PBVs"), per Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive procurement process and through the selection of a project that has been previously selected for competitive funding.

On September 19th, 2019, the Agency issued a competitive Request for Proposals (RFP) from developers/applicants to apply for PBVs for the purpose of creating affordable supportive housing opportunities in the City or County of Fresno. The RFP made available 150 vouchers for persons who are homeless, chronically homeless, or at-risk of chronic homelessness. As part of the Agency's goal of

reducing homelessness in Fresno County, the Boards of Commissioners created a limited preference setaside of 600 vouchers for families/individuals who are targeted for homeless assistance programs. The project-based vouchers awarded under this procurement would be issued from this set-aside.

As a result of the RFP, the Agency awarded three developers/applicants their requested project-based vouchers, one of which was The Arthur at Blackstone. The awards are contingent on HUD review, including subsidy layering, site and neighborhood, and environmental review, and any other requirements stated in the RFP.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California approve an extension through December 31, 2023 for the twenty (20) Project-Based Vouchers for The Arthur at Blackstone that were previously awarded in December 19, 2019 that is due to expire in December of 2021, with additional extensions to be approved by Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee for good cause if determined necessary and reasonable.

#### **Background Information**

The Arthur at Blackstone site (APNs: 443-104-08 thru 443-104-10, & 443-104-23) is an existing commercial/retail site along the Blackstone corridor in close proximity to Manchester Transit Center on approximately 0.83 acres in Fresno, CA. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in November 2017 for \$1,142,000. The current site plan envisions a 41-unit community with approximately 3,800 square feet of community space and approximately 4,200 square feet of renovated commercial space. The community would serve both families (one-, two-, and three- bedroom units) and a transitional aged youth population (studios and one-bedroom units) in partnership with the County of Fresno DBH.

#### Past Board Actions

- March 21, 2017 Approval Authorizing Assignment of Purchase & Sale Agreement
- June 27, 2017 Approval of Site Acquisition and HRFC Funding
- December 19, 2017 Approval of Increased HRFC Commitment & Submission of Grant Funding Applications
- January 23, 2018 Approval of GCCM Contract Award
- December 17, 2019 Approval to Submit Funding Application to the No Place Like Home Program
- December 17, 2019 Approval of Allocation of Twenty (20) Project-Based Vouchers
- January 22, 2020 Approval to Submit Funding Application to the Infill Infrastructure Grant (IIG)
   Program
- June 23, 2020 Approval to Submit Funding Application to California Tax Credit Allocation Committee (CTAC) for a 9% Low-Income Housing Tax Credit Allocation and Approval of a Fresno Housing Capital Funds Commitment of \$3,000,000
- February 23, 2021 Approval to Submit Funding Application to California Tax Credit Allocation Committee (CTAC) for a 9% Low-Income Housing Tax Credit Allocation and Approval of a Fresno Housing Capital Funds Commitment of \$3,000,000

#### RESOLUTION NO.\_\_\_\_

#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

RESOLUTION APPROVING EXTENSION OF ALLOCATION OF UP TO TWENTY (20)
PROJECT BASED VOUCHERS FOR THE BLACKSTONE & SIMPSON (a.k.a. THE
ARTHUR AT BLACKSTONE) PROJECT, AN AFFORDABLE HOUSING DEVELOPMENT
IN FRESNO, CA

WHEREAS, the Housing Authority of City of Fresno, California (the "Authority") intends to be the developer of The Arthur at Blackstone project, an affordable housing development located at 3039 N. Blackstone Avenue in Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low income families and special needs individuals; and

WHEREAS, the Fresno Housing Authority was selected through a competitive Request for Proposals process, as required by 24 CFR 983; and,

WHEREAS, the Board of Commissioners at its December 17, 2019 board meeting allocated twenty (20) Project Based Vouchers to The Arthur at Blackstone project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize an extension for an additional two years through December 31, 2023 with additional extensions to be approved by Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee for good cause if determined necessary and reasonable, to complete a financial closing and execute an Agreement to Enter into Housing Assistance Payments (AHAP) contract and empower the Interim CEO/Chief Programs Officer Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to twenty (20) Project Based Vouchers to The Arthur at Blackstone, LP in Fresno, CA.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

	Angelina Nguyen, Secretary of the Boards of Commissioners
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	



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 **DATE:** August 18, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 5g

Interim CEO/Chief Programs Officer AUTHOR: Aurora Ibarra

SUBJECT: Consideration of Authorization to Extend Award of Project-Based

Vouchers - Glenn and Shaw

#### **Executive Summary**

The purpose of this memo is to request an extension from the Boards of Commissioners to extend the date for which UpHoldings, Inc. (UpHoldings) has to complete final closing and execute an Agreement to Enter into Housing Assistance Payment (AHAP) contract as approved by the Board December 17, 2019 for the Glenn and Shaw project. UpHoldings, Inc. has until December 31, 2021 to complete final closing and enter into an approved AHAP, however, due to unforeseeable circumstances, closing is not anticpated to close in 2021.

The Board of Commissioners of the Housing Authority of the City of Fresno, California awarded forty-two (42) Project-Based Vouchers to UpHoldings, Inc. for the Glenn and Shaw project and authorized the CEO/Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years with an optional extension of up to 20 years.

The Glenn and Shaw development is a partnership with the County of Fresno Department of Behavioral Health (DBH) with approximately forty-two (42) of the units designated as Permanent Supportive Housing (PSH) units.

Pursuant to the authority granted to the Agency under the Annual Contributions Contract (the "ACC") between Fresno Housing (FH) and the U.S. Department of Housing and Urban Development ("HUD"), the Agency may choose to allocate a portion of it's tenant-based vouchers as project-based voucher ("PBVs"), per Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive procurement process and through the selection of a project that has been previously selected for competitive funding.

On September 19th, 2019, the Agency issued a competitive Request for Proposals (RFP) from developers/applicants to apply for PBVs for the purpose of creating affordable supportive housing opportunities in the City or County of Fresno. The RFP made available 150 vouchers for persons who are homeless, chronically homeless, or at-risk of chronic homelessness. As part of the Agency's goal of reducing homelessness in Fresno County, the Boards of Commissioners created

a limited preference set-aside of 600 vouchers for families/individuals who are targeted for homeless assistance programs. The project-based vouchers awarded under this procurement would be issued from this set-aside.

As a result of the RFP, the Agency awarded three developers/applicants their requested project-based vouchers, one of which was the Glenn and Shaw development. The awards are contingent on HUD review, including subsidy layering, site and neighborhood, and environmental review, and any other requirements stated in the RFP.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California approve an extension through December 31, 2023 for the forty-two (42) Project-Based Vouchers for the Glenn and Shaw project that were previously awarded in December 19, 2019 that is due to expire in December of 2021, with additional extensions to be approved by Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee for good cause if determined necessary and reasonable.

#### **Background Information**

The Glenn and Shaw project is a mixed-use in-fill development with 123-units of affordable multi-family rental housing within an L-shaped building with five and four-story sections with parking and open space located behind the main elevations. Features of the modified building design are as follows:

- The units are a mix of 50 one-bedrooms, 41 two-bedrooms, 31 three-bedrooms, and 1 twobedroom manager's unit. 42 of the units will be reserved as supportive housing in partnership with the Fresno County Department of Behavioral Health with project-based rental assistance from Fresno Housing. The balance of the units will be available for tenants at 50% AMI.
- The development includes approximately 6,800 square feet of community-accessible space, which in part will serve for the provision of onsite wrap-around supports and includes retail space, a fitness room, offices, and a rooftop community room.
- There is 12,525 square feet of outdoor amenity space comprising covered porticos/seating areas, a rooftop amenity deck, and green space, along with a ground floor children's play area adjacent to a large general-purpose green space.

#### **Community Outreach Update:**

UpHoldings has been engaged in extensive community outreach efforts, which is ongoing. They have hosted two community zoom meetings, in which they provided an overview of the project and solicited community input. The information presented in those meetings spurred significant support in addition to some opposition to certain components of the project. In response to community input, the 11,000-square-foot Federally Qualified Health Center (FQHC) was removed to increase tenant parking, expand amenity space, and reduce the height of the Glenn-facing elevation from five stories to four. In addition, the total unit count has been reduced from the original 129 units to 123 units. The sole source of opposition to the project is a group of homeowners in the adjacent Old Fig Garden neighborhood. The project is being developed as a matter of right with conformity to the Fresno General Plan. Both the City of Fresno and the City Councilmember for the district in which the project is located have been overwhelmingly supportive of the project, as evidenced by formal letters of support from Councilmember Tyler Maxwell and City Manager Thomas Esqueda.

UpHolding's objective from the outset has been to be transparent and engage the surrounding community in a constructive manner and solicit their input. Thier most successful developments have been those with some level of diverse community acceptance. Open and constructive dialogue starting with planning through execution and operations allows us to adjust to accommodate reasonable community concerns. Their hope is that through the community engagement process, the development will ultimately be viewed as a community asset and resource that helps address larger Fresno concerns and is recognized for its high-quality design, diligent and attentive management, and commitment to cooperative and supportive relationships with its neighbors.

As a product of this effort, UPholdings in Partnership with Fresno Metro Ministry and the Better Blackstone Association, and the Fresno Community and Economic Development Partnership (Fresno CEDP) have created the Fresno Region Taskforce for Affordable Housing (Fresno RTAH). The purpose of Fresno RTAH is to act as a forum and clearinghouse for community-based organizations, developers, businesses, public agencies, and local government to advocate for meaningful increases in affordable housing and support other advocacy efforts, individual affordable housing developments, and management. Through our work with the RTAH, we have received formal support from Leadership Counsel, Bitwise Industries, and FCHIP, in addition to numerous individuals.

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#### RESOLUTION NO.\_\_\_\_

#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

# RESOLUTION APPROVING EXTENSION OF ALLOCATION OF UP TO FORTY-TWO (42) PROJECT BASED VOUCHERS FOR THE GLENN & SHAW PROJECT, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA

WHEREAS, the UPHoldings,, Inc. intends to be the developer of the Glenn & Shaw project, an affordable housing development located in Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low income families and special needs individuals; and

WHEREAS, UPHoldings, Inc. was selected through a competitive Request for Proposals process, as required by 24 CFR 983; and,

WHEREAS, the Board of Commissioners at its December 17, 2019 board meeting allocated forty-two (42) Project Based Vouchers to the Glenn & Shaw project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize an extension for an additional two years through December 31, 2023 with additional extensions to be approved by Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee for good cause if determined necessary and reasonable, to complete a financial closing and execute an Agreement to Enter into Housing Assistance Payments (AHAP) contract and empower the Interim CEO/Chief Programs Officer Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to forty-two (42) Project Based Vouchers for the Glenn & Shaw development in Fresno, CA.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

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www.fresnohousing.org

**TO:** Boards of Commissioners

Fresno Housing

FROM: Angie Nguyen

Interim CEO

**DATE:** August 18, 2021

**BOARD MEETING:** August 24, 2021

**AGENDA ITEM:** 6a

**AUTHOR:** Tiffany B. Mangum

**SUBJECT:** Update on YoVille Permaculture Garden

#### **Executive Summary**

Staff of the Fresno Metro Ministry, one of our community partners, will provide a brief update on the YoVille Community Garden and Farm Incubator.

#### Recommendation

None at this time. This is for informational purposes only.



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**TO:** Boards of Commissioners

Fresno Housing

FROM: Angelina Nguyen,

Interim CEO/Chief Programs

Officer

**DATE:** August 17, 2021

**BOARD MEETING:** August 24, 2021

**AGENDA ITEM:** 6b

**AUTHOR:** Lyric Aguigam, Policy

Analyst

**SUBJECT:** Update on the 2022 Agency Plans

#### **Executive Summary**

The purpose of this memo is to provide the Boards of Commissioners with an update to the Agency Plan since it has been posted for public comment. As reported to the Board previously, the Agency commenced the 45-day public comment period for the 2022 Agency Plan on July 30, 2021. The comment period will close on September 13, 2021. The Agency Plans are available on our website for review at <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a>.

Public comments are welcomed via mail, email, or by phone. The direct email address and phone number has been made available to all FH residents by email, public notice, and also available on our website.

The Housing Choice Voucher department (HCV) and Housing Management Division (HMD) has held one Joint Resident Advisory Board (RAB) meeting thus far with the applicable program participants on August 17, 2021. The next Joint RAB meeting is being held on September 1, 2021. Both meetings are held via Zoom. Those not participating on RAB, may access the meeting on Facebook Live. "Office hours" are also being made available by telephone. The office hours are a time set aside to be available to residents and participants to review the Plans in general, to ask questions and to provide comments or suggestions to the Agency Plans. Residents are able to schedule a 15 minute period via "Microsoft Bookings". This information and link was provided to residents by email and website.

On August 17, 2021, FH staff met with the Resident Advisory Board (RAB). Five (5) households representing LIPH, and eleven (11) households representing HCV were present at this meeting. During this meeting the process and role of the RAB committee was discussed along with an opportunity to comment or question FH's Agency Plans that are on display for public comment. During this meeting, the RAB members received a thorough explanation of what each of the Plans entail, in addition to the

Proposed Summary of Changes for the Administrative Plan and the Admissions and Continued Occupancy Policy (ACOP) as presented to the public and the Boards in July. During the meeting, all members were advised of the timeline for comments.

Staff will continue to promote the meetings and welcome new RAB participation via social media and e-mail blast reminders.

As mentioned above, the Agency has a dedicated email account and phone line set up for comments. Thus far, all comments and questions received have been from the August 17<sup>th</sup> RAB meeting, where most residents showed interest in the Homeownership Program. The Joint RAB Meeting minutes are attached, and includes all 14 questions RAB members had asked. Residents did not provide suggested changes on the current drafts.

Calls and comments received outside of the RAB meeting have been from residents, but have been unrelated to the plans. Staff continues to make sure to re-direct them to the appropriate department when unrelated topics arise. Frequently Asked Questions will be posted to the Agency Plan webpage: <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a>.

#### Attachment:

Joint Resident Advisory Board Meeting Minutes

#### Recommendation

Informational only. No action is necessary.

#### **Joint Meeting Minutes**

#### Resident Advisory Boards (RAB) of the

#### City & County Public Housing and Housing Choice Voucher Program

#### Tuesday, August 17, 2021

#### 5:00 P.M.

The Resident Advisory Boards jointly and virtually met on Tuesday, August 17, 2021 via teleconference.

1. The Meeting was called to order at 5:02 p.m. to discuss Fresno Housing's City and County 2022 Annual Plan, Admissions and Continued Occupancy Policy (ACOP), and Housing Choice Voucher Administrative Plan, collectively referred to as the Public Housing Agency (PHA) Plan. The following members were present:

#### PRESENT: Public Housing

Latisha Caldera Beatriz Arce Michelle Gonzalez Jessica Gomez Lucy Casillas

#### **Housing Choice Voucher**

Taneya Anderson
Jessica Harris
Tamika Mckenzie
Elida Gonzales
J Anthony Merino Sr
Bianca Prieto
Jacqueline Henry
Mike Fuller
Rosemary Hernandez
Alicia Stanley
Maggie Garcia

#### ABSENT: **Public Housing**

Rachel Finley Michelle Lockhart Quintina Randle Maria Fuentes Salvador Sanchez Miechelle Johnson

#### Megan Martinez

#### **Housing Choice Voucher**

Tashia Parker

Ophelia Cerna

Dorothy Bibeau

Jessica Benites

Jenny Garcia

Nichole Lucero

James Walls

Veronica Gonzaga

Tyrone Jordan

Maria Jimenez

Alberto Paleo

Angelica Ramirez

Magnolia Medina

Crystal Rocha

**Crystal Smith** 

Alcaria Varela

Griselda Vega

Deborah Williams

Ernestina Zuniga

Also in Attendance Were the Following: Lyric Aguigam, Policy Analyst; Yolanda Keiser, Housing Choice Assistant Manager; Hilda Reeves, Assistant Director of Property Operations; Juan Lopez, Senior Finance Manager; Blanca Navarro, Quality Assurance Analyst; Aurora Ibarra, Assistant Director of Housing Choice Voucher Program; Doreen Eley, Assistant Director of Special Programs; Kelli Furtado, Assistant Director of Strategic Initiatives; Fidel Contreras, Communications Project Manager; Edgar Rodriguez, Senior Systems Administrator; Adam Smith, Database Administrator & Report Writer; Stephanie Moreira, Quality Assurance Senior Analyst; Marcella McIntosh, Resident Services Coordinator; Jazmin Gallardo, CCRH Intern; Christine Muro, Housing Program Manager; Lorena Estrada, Spanish Interpreter; Greg Lanson, ASL Interpreter.

#### 2. PRESENTATION (Also Conducted in English and Spanish)

- a. Introduction presented by Lyric Aguigam
  - i. Welcomed all who attended the meeting.
  - ii. The meeting started with Fresno Housing (FH) staff introductions, a brief explanation of the function and purpose of the Resident Advisory Board, and Q&A directions.
  - iii. Noted how important their feedback is to the Agency Plan process.
- b. Background/Timeline of Agency Plans Presented by Lyric Aguigam
- c. 2022 Annual Plan Updates presented by Lyric Aguigam
- d. Section 32 Homeownership Program details presented by Juan Lopez

- e. Administrative Plan Changes/Updates presented by Yolanda Keiser
  - i. Introduction
  - ii. Significant Changes (Yellow), HUD Mandated Changes (Green), and Staff Recommendations (Blue)
- f. Admissions & Continued Occupancy Plan (ACOP) Changes/Updates presented by Hilda Reeves
  - i. Introduction
  - ii. No Significant Changes (Yellow), HUD Mandated (Green), and Staff Recommendations (Blue)
- g. More information presented by Lyric Aguigam
  - i. Explains that residents can find more information on Public Comment and Agency Plans on the website: <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a>

#### 3. AGENCY PLAN - RAB COMMENTS/QUESTIONS (14 questions):

#### a. **QUESTION**:

**Latisha Caldera**: In the event that more than 5 families show interest and with only 5 homes are available, how are the final participants selected from all qualified applicants?

Answer:

**Juan Lopez:** Good question. We would have a lottery system to choose interested families. Families are qualified as they are drawn from the lottery. Once we find enough qualified applicants, we would stop drawing names.

#### b. **QUESTION**:

Tania Anderson: Will there be an increase in payment standard? *Answer:* 

**Yolanda Keiser**: HUD has just released a new study where they analyze what the Fair Market Rent is for the area. New payment standards have been released to FH. FH evaluates the numbers to see if it's feasible to implement for residents. **Juan Lopez:** We did increase effective April 1, 2021. HUD usually publishes Fair Market rents in August, and that is what drives the payment standard. FH is currently analyzing the payment standards now and it's something we can make effective as of October 1<sup>st</sup>. We do anticipate increasing the payment standard.

#### c. **QUESTION:**

**Tania Anderson:** Did FH recently reignite the HOP program? How would a person go about signing up?

Answer:

Juan Lopez: We've had a Homeownership Program since the early 80s. In the 90s, it was at a peak so we sold most homes during that time. HUD stopped renewing these programs overtime, and that's why the program is small now. We're currently updating the regulations that cover the program now. But before, there wasn't too much activity. When we do submit the new plan with new regulations to HUD, they will hopefully approve it, and from there we would open up the interest list. We would notify the public when the interest list is open. First

on the list would be the Public Housing Families, then the HCV families, and so forth.

#### d. **QUESTION:**

**Tania Anderson:** Is FH still receiving grants that will assist those who were affected by the pandemic?

#### Answer:

Juan Lopez: The majority of our grants came in the form of assistance with our HCV and PH programs. HUD did come out with an Emergency Housing Voucher program that we will implement soon. But I'm not sure if there's any that residents can directly apply for. A lot of the grants are only available to local cities or counties. For example, the Emergency Rental Assistance – Fresno Housing wasn't eligible to apply for it, but we could administer it on behalf of a city or county. However, we apply for anything we are eligible for. A good example is the Project Homekey Grants that were given to the cities and counties. We worked with the city to purchase and rehab motels.

#### e. **QUESTION**:

**Anonymous:** Why is the homeownership homes only in Sanger? *Answer:* 

Juan Lopez: We do have two in the city of Fresno. Those in Sanger happen to be the remaining homes that we purchased in the 90s. I think they were spread out a little more back then. HUD doesn't allow new units to be added to the old Homeownership Program, so those 5 in Sanger have been in the program since the 90s. They are the remaining pieces from that time.

#### f. **QUESTION:**

**J Anthony Merino Sr.:** We were talking about the Homeownership Programs, does HUD do anything with the Habitat for Humanity?

#### Answer:

Juan Lopez: We recently partnered with Habitat for Humanity on a home. I believe it was earlier this year, or late last year. However, HUD isn't very active in that space anymore. The Federal government has steered away from this space, and now it's more of a state or local procedure. We really only gain properties for our portfolio when it's through HUD, because that's where about 90% of our properties come from.

#### g. **QUESTION:**

**J Anthony Merino Sr.:** What are the sizes of the homes in Sanger? *Answer:* 

**Juan Lopez**: All homes are 3 bedrooms, and they range in size from 1,300 sqft. to 2,000 sqft.

#### h. **QUESTION:**

**Michelle Gonzalez:** Going back to the Homeownership Program, I know you said we'll be approved through lenders, is that going to be a credit criteria to get approved for the homes? Or how do they approve you? **Answer:** 

Juan Lopez: The lender would have their own process of qualifying, so that would include a credit check, income verification, rental history, etc. However, we do work with lenders that specialize in this area. So maybe if families have a lower credit score, or a first time homebuyer, they can have access to other first time homebuyer programs. For example, I mentioned we provide a 20% down payment assistance program. The lenders may also have some contacts with state programs, that may also help fill in some gaps. They specialize in families that may have a harder time qualifying for mortgages.

#### i. **QUESTION:**

**Michelle Gonzalez:** Being that FH has a 20% gift, is that going to be a gift of equity, or that going to be a second lien position?

#### Answer:

Juan Lopez: It's going to be a second lien position. The HUD rule says if you sell the home within 5 years (and you gain a profit), there's a schedule that shows how much you have to pay FH from the profit. However, the down payment assistance is forgiven over the course of 10 years. So after 10 years, that second loan comes off, that lien is removed. If you sell within those 10 years, or you refinance, you would have to pay us a portion of the down payment assistance.

#### j. **QUESTION:**

**Bianca Prieto:** You mentioned the 5 Sanger homeownership homes have been there since 1990s and have had families move in and out of the homes since then. So funding was given for the same homes every family that has applied? *Answer:* 

**Juan Lopez:** No, the program was a little bit different back then. Back then, the family would come on and we would calculate their rents, and it would be affordable to them. A certain amount of that payment would go towards a down payment reserve. So they may be there for several years, and they would accrue a reserve that would be used towards a down payment.

#### k. **QUESTION:**

**Anonymous:** When you are doing this lottery to pick the families for the Homeownership Program, are you going to be looking at their income to see if they actually qualify?

#### Answer:

**Juan Lopez**: One of the qualifications would be 60-80% of the area median income based on your family size.. We do various verifications as well, such as income, family members/relationships, identity, background check; similar to if you were joining the PH program.

#### 1. **QUESTION**:

**J Anthony Merino Sr.:** Are we on the meeting for the next one?

Answer:

*Lyric Aguigam*: Yes, we would like you to participate in the next RAB Meeting on 9/1/21 if you have additional comments or questions, or if your questions may not have been answered on here.

#### m. **QUESTION:**

**Tania Anderson:** I know there's a process for the Homeownership Program, and you're barely submitting the plan, but within that plan, are you planning on rotating individuals to allow other families to have priority?

#### Answer:

Juan Lopez: We don't expect rotating. We want our families in the PH and HCV program to be successful in home buying.

4. Lyric Aguigam displays Fresno Housing Agency Plan webpage, and demonstrates how to navigate through the page and view the 2022 drafts.

#### 5. ADJOURNMENT

a. There being no further business to be considered by Resident Advisory Board members, the meeting was adjourned at approximately 6:15 p.m.



# 2022 Agency Plan Update

August 24, 2021

Boards of Commissioners Meeting



FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED HOUSING RESIDENTS



# **Presentation Overview**

- Timeline
- Public Comment Period
- Questions

# **Timeline**

- June 22: Present Timeline to the Board.
- July 27: Present proposed changes and/or accept Board feedback prior to posting for Public Comment.
- July 30: 45-day Public Comment period begins. Post Agency Plan on website for inspection.
- August 17: Resident Advisory Board (RAB) Meeting
- August 24: Board Meeting: Update Commissioners on public comments received thus far. Seek feedback and discuss.
- September 1: Resident Advisory Board (RAB) Meeting
- September 13: Public Comment period closes.
- September 28: Public Hearing/Request Board Adoption
- October 15: Final Submission to HUD



FRESNO HOUSING

# **Public Comment Period**

- Currently taking public comments by mail, email, or telephone. "Office Hours" are also being scheduled.
- Joint Resident Advisory Board (RAB) Meeting (8/17/21)
  - 5 households representing LIPH, and 11 households representing HCV were present at this meeting. A total of 37 people were present in the meeting, including FH staff.
  - 14 questions were received during this meeting, most questions were related to the Homeownership Program, and how to apply.
- Those not participating on the RAB committee were able to watch via Facebook Live.
- Next Joint Resident Advisory Board (RAB) Meeting (9/1/21)



# Comments Cont.

- Comments received outside of the RAB meeting have been from residents, but unrelated to the plans.
- Frequently Asked Questions: <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a>





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**TO:** Boards of Commissioners **DATE:** August 18, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angie Nguyen AGENDA ITEM: 6c

Interim CEO AUTHOR: Tiffany B. Mangum

**SUBJECT:** California Avenue Neighborhood – Choice Neighborhood Planning

Update

#### **Executive Summary**

Staff will present an overview and activities associated with our master planning work within the California Avenue Neighborhood of southwest Fresno – our Choice Neighborhood Planning Process.

#### Recommendation

None at this time. This is for informational purposes only.



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**TO:** Boards of Commissioners **DATE:** August 18, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 9a

Interim CEO AUTHOR: Lela Schwartz

**SUBJECT:** Consideration of Authorization to Award Project-Based Vouchers

- Sun Lodge (APN: 449-270-41)

#### **Executive Summary**

The purpose of this Board Memo is to request that the Boards of Commissioners allocate project-based vouchers (PBVs) to the Sun Lodge property to facilitate the re-development of the property. Sun Lodge is an existing commercial motel that was purchased in November 2020 as part of the state Homekey Program. The site has been occupied as transitional housing since February 2021.

Fresno Housing ("FH") is committed to the development of affordable housing within this community, and the Sun Lodge project exemplifies the goals of this Agency.

Pursuant to the authority granted to FH under the Annual Contributions Contract (the "ACC") between FH and the U.S. Department of Housing and Urban Development ("HUD"), FH has access to Section 8 tenant assistance vouchers, which FH may choose to allocate as project-based vouchers ("PBV's") and attach to specific units rather than using them for tenant-based assistance pursuant to Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. FH's desire is to facilitate the development and operation of an affordable 64-unit housing development located at 1101 N. Parkway Drive, Fresno, California 93728 (the "Project").

Based on the authority granted above, Staff is requesting that the FH commit to the Project up to thirty-two (32) project-based Section 8 vouchers for an initial Housing Assistance Payment contract term of 20 years, after which the initial term shall be renewed for an additional 20 year term. The Section 8 vouchers will be provided subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive RFP process and through the selection of a project that has been previously selected for competitive funding. The language that describes this second method is as follows:

983.51 (b) (2) Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposal (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

On June 24, 2021, the Housing Authority of the City of Fresno, CA received an award of \$3,000,000 in funding from the City of Fresno. The funds from the City of Fresno will be used in the development of the Sun Lodge project.

In accordance with CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project was posted with the Fresno Bee, the local newspaper of general circulation, on August  $15^{th} \& 22^{nd}$ , 2021. The public notice contained a phone number for the public to ask questions. No comments or questions have been received.

#### **Fiscal Impact**

The "up to" thrity-two (32) PBV's are anticipated to provide approximately \$120,000 in subsidy per year. This funding will commence at the time each unit receives a Certificate of Occupancy and both the unit and proposed tenant have been reviewed and approved by a FH staff person or contractor, subject to program guidelines. The PBV's and subsequent funding will come from FH's existing Housing Choice Voucher program.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California award up to thirty-two (32) Project Based Vouchers (PBV) for the Sun Lodge project and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with a 20 year extension, with a to-be formed Limited Partnership, for the purposes of providing up to thirty-two (32) Project Based Vouchers to the Sun Lodge affordable housing development.

#### **Background Information**

Sun Lodge is currently operating as a 97-room homeless shelter through Project Homekey. The site is located on 2.6 acres at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41). The former motel was acquired in November 2020 and completed rehabilitation in February 2021. Staff envisions the permanent conversion of Sun Lodge to be the first phase in the transformation of the various Homekey properties along Parkway Drive. The project is designed to be a large family site with sixty four (64) units and a community room.

#### **Past Board Actions**

- June 28, 2021 Approval to Apply for various funding applications, including Tax Credits, enter into MOU with Silvercrest, Inc., enter into Partnership Agreement with Silvercrest, Inc., authorize \$2,000,000 HRFC Loan.
- November 17, 2020 Day's Inn Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement

– August 25, 2020 - Ratified Purchase and Sale Agreement for Day's Inn

#### RESOLUTION NO.\_\_\_\_\_

#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

RESOLUTION APPROVING ALLOCATION OF UP TO THIRTY TWO (32) PROJECT BASED VOUCHERS FOR THE SUN LODGE PROJECT, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA (1101 N PARKWAY DRIVE, FRESNO, CALIFORNIA, 93728) APN's: 449-270-41)

WHEREAS, the Housing Authority of City of Fresno, California (the "Authority") intends to be the developer of the Sun Lodge project, an affordable housing development located at 1101 N. Parkway Drive, Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low income families and individuals; and

WHEREAS, the Authority has received competitive funding allocations from the California Department of Housing and Community Development's HOMEKEY Program and the City of Fresno; and,

WHEREAS, the Authority desires to commit up to thirty-two (32) Project-Based Vouchers to the Sun Lodge project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the Interim CEO/Chief Programs Officer Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to thirty-two (32) Project Based Vouchers to a "to be formed" Limited Partnership for the Sun Lodge development in Fresno, CA.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. 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:	
	Angelina Nguyen, Secretary of the Boards of Commissioners



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

www.fresnohousing.org

**TO:** Board of Commissioners **DA** 

Fresno Housing Authority

FROM: Angelina Nguyen

Interim CEO

**DATE:** August 18, 2021

**BOARD MEETING:** August 24, 2021

**AGENDA ITEM:** 9b

**AUTHOR:** Francisco Nuñez

**SUBJECT:** Consideration of Authorization to Award Project-Based Vouchers – Avalon Commons - Phase I (APN: 404-071-50)

#### **Executive Summary**

The purpose of this Board Memo is to request that the Boards of Commissioners allocate project-based vouchers (PBVs) to the Avalon Commons Phase I property to facilitate the development of the property. The Avalon Commons site is ideally situated in a High Opportunity Neighborhood. It is located within the Clovis Unified School District with Mountain View Elementary School located within a quarter of a mile from the project site. In addition there is a City of Fresno Park located on the same block between the Elementary School and Avalon Commons. The project is located in a Highest Resource Opportunity area which allows the project to receive a 20% boost to the CTCAC tiebreaker. In addition, FH is partnering with the County of Fresno Department of Behavioral Health (DBH) to provide seven (7) units designated as Permanent Supportive Housing (PSH) units.

The Fresno Housing Authority ("FH") is committed to the development of affordable housing within this community, and the Avalon Commons project exemplifies the goals of this Agency.

Pursuant to the authority granted to FH under the Annual Contributions Contract (the "ACC") between FH and the U.S. Department of Housing and Urban Development ("HUD"), FH has access to Section 8 tenant assistance vouchers, which FH may choose to allocate as project-based vouchers ("PBV's") and attach to specific units rather than using them for tenant-based assistance pursuant to Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. FH's desire is to facilitate the development and operation of an affordable 60-unit housing development located at 7521 N. Chestnut Avenue, Fresno, California 93720 (the "Project").

Based on the authority granted above, Staff is requesting that the FH commit to the Project up to fifteen (15) project-based Section 8 vouchers for an initial Housing Assistance Payment contract term of 20 years, after which the initial term shall be renewed for an additional 20 year term. The seven (7) PSH units will be included in this allocation. The Section 8 vouchers will be provided

subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive RFP process and through the selection of a project that has been previously selected for competitive funding. The language that describes this second method is as follows:

983.51 (b) (2) Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposal (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

On June 24, 2021, the Housing Authority of the City of Fresno, CA received an award of \$2,700,000 in funding from the City of Fresno. The funds from the City of Fresno will be used in the development of the Avalon Commons Phase I project.

In accordance with CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project was posted with the Fresno Bee, the local newspaper of general circulation, on August 15<sup>th</sup> & August 22<sup>nd</sup>, 2021. The public notice contained a phone number for the public to ask questions. No comments or questions have been received.

#### **Fiscal Impact**

The fifteen (15) PBV's are anticipated to provide approximately \$76,500 in subsidy per year. This funding will commence at the time each unit receives a Certificate of Occupancy and both the unit and proposed tenant have been reviewed and approved by a Housing Authority staff person or contractor, subject to program guidelines. The PBV subsidy and subsequent funding will come from FH's existing Housing Choice Voucher program.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California award up to fifteen (15) Project-Based Vouchers (PBV's) to the Avalon Commons Phase I project and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with a 20 year extension, with a to-be formed Limited Partnership, for the purposes of providing up to fifteen (15) Project-Based Vouchers to the Avalon Commons Phase I affordable housing development.

#### **Background Information**

The Avalon Commons site (APN: 404-071-50) is an existing vacant site located at the northwest corner of Chestnut and Alluvial Avenues on approximately 7.1 acres in Fresno, CA. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in December 2020 for \$2,800,000. The current site plan envisions a 60-unit community with approximately 3,492 square feet of community space. The community would serve both families (one-, two-, and three-bedroom units) and Special Needs population (one-bedroom units) in partnership with the County of Fresno DBH.

#### Past Board Actions

- June 23, 2020 Approval Authorizing Assignment of Purchase & Sale Agreement
- October 27, 2020 Approval of Site Acquisition and HRFC Funding

• June 28, 2021 – Approval to Submit Funding Applications and HRFC commitment

#### RESOLUTION NO.\_\_\_\_

#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

RESOLUTION APPROVING ALLOCATION OF UP TO FIFTEEN (15) PROJECT BASED VOUCHERS FOR THE AVALON COMMONS PHASE I PROJECT, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA (7521 N. CHESTNUT AVENUE, FRESNO, CALIFORNIA)

WHEREAS, the Housing Authority of City of Fresno, California (the "Authority") intends to be the developer of the Avalon Commons project, an affordable housing development located at 7521 N. Chestnut Avenue in Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low income families and special needs individuals; and

WHEREAS, the Authority has been selected to receive a competitive funding allocation from the City of Fresno; and,

WHEREAS, the Authority desires to commit up to fifteen (15) Project Based Vouchers to the Avalon Commons Phase I project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the Interim CEO/Chief Programs Officer Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to fifteen (15) Project Based Vouchers to a "to be formed" Limited Partnership for the Avalon Commons Phase I development in Fresno, CA.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

	Angelina Nguyen, Secretary of the Boards of Commissioners
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	



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 **DATE:** August 17, 2021

Fresno Housing **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 9c

Interim CEO AUTHOR: Quincy Boren

**SUBJECT:** Consideration of Authorization to Award Project-Based Vouchers

- Step Up on 99 (APN: 449-232-01 & 02)

#### **Executive Summary**

The purpose of this Board Memo is to request that the Boards of Commissioners allocate project-based vouchers (PBVs) to the Step Up on 99 property to facilitate the re-development of the property. The Step Up on 99 is an existing commercial motel that was purchased in August 2020 as part of the state Homekey Program. The site has been occupied as transitional housing since December 2020.

Fresno Housing ("FH") is committed to the development of affordable housing within this community, and the Step Up on 99 project exemplifies the goals of this Agency.

Pursuant to the authority granted to FH under the Annual Contributions Contract (the "ACC") between FH and the U.S. Department of Housing and Urban Development ("HUD"), FH has access to Section 8 tenant assistance vouchers, which FH may choose to allocate as project-based vouchers ("PBV's") and attach to specific units rather than using them for tenant-based assistance pursuant to Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. FH's desire is to facilitate the development and operation of an affordable 63-unit housing development located at 1240 & 1280 Crystal Avenue, Fresno, California 93728 (the "Project").

Based on the authority granted above, Staff is requesting that the FH commit up to thirty-one (31) project-based Section 8 vouchers for an initial Housing Assistance Payment contract term of 20 years, after which the initial term shall be renewed for an additional 20 year term. The Section 8 vouchers will be provided subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive RFP process and through the selection of a project that has been previously selected for competitive funding. The language that describes this second method is as follows:

983.51 (b) (2) Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposal (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

On November 20th, 2020, the Housing Authority of the City of Fresno, CA, was awarded California Housing and Community Development Department (HCD) Homekey Program funding in the amount of \$5,259,125 as part of the Step Up on 99 acquisition and redevelopment plan.

In accordance with CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project was posted with the Fresno Bee, the local newspaper of general circulation, on August  $15^{th} \& 22^{nd}$ , 2021. The public notice contained a phone number for the public to ask questions. No comments or questions have been received.

#### **Fiscal Impact**

The thirty-one (31) PBV's are anticipated to provide approximately \$120,000 in subsidy per year. This funding will commence at the time each unit receives a Certificate of Occupancy and both the unit and proposed tenant have been reviewed and approved by a FH staff person or contractor, subject to program guidelines. The PBV's and subsequent funding will come from FH's existing Housing Choice Voucher program.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California award up to thirty-one (31) Project Based Vouchers (PBV) for the Step Up on 99 project and authorize Angelina Nguyen, Interim CEO/Chief Programs Officer, Tracewell Hanrahan, Deputy Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with a 20 year extension, with a to-be formed Limited Partnership, for the purposes of providing up to thirty-one (31) Project Based Vouchers to the Step Up on 99 affordable housing development.

#### **Background Information**

Step Up on 99 (fka Motel 99) 1240 & 1280 Crystal Ave, Fresno CA 93728 (APN's: 449-232-01 & 02) is an existing 98-unit commercial motel on approximately 2.15 acres in Fresno, CA. The property was purchased as part of the HCD Homekey program in August 2020. Minor rehabilitation work was perfomed, and the project leased all unit in December 2020.

#### **Past Board Actions**

- August 25, 2020 Ratification of Purchase and Sale Agreement for Step Up on 99 (fka Motel 99)
- November 17, 2020 Step Up on 99 (Fka Motel 99) Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- June 28, 2021- Authorization to Apply for City of Fresno HOME funds

RESOLUTION NO.
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#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

RESOLUTION APPROVING ALLOCATION OF UP TO THIRTY-ONE (31) PROJECT BASED VOUCHERS FOR THE STEP UP ON 99 PROJECT, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA (1240 & 1280 CRYSTAL AVENUE, FRESNO, CALIFORNIA, 93728) APN's: 449-232-01 & 02)

WHEREAS, the Housing Authority of City of Fresno, California (the "Authority") intends to be the developer of the Step Up on 99 project, an affordable housing development located at 1240 & 1280 Crystal Ave, Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low income families and individuals; and

WHEREAS, the Authority has received a competitive funding allocation from the California Department of Housing and Community Development's HOMEKEY Program; and,

WHEREAS, the Authority desires to commit up to thirty-one (31) Project-Based Vouchers to the Step Up on 99 project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the Interim CEO/Chief Programs Officer Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to thirty one (31) Project Based Vouchers to a "to be formed" Limited Partnership for the Step Up on 99 development in Fresno, CA.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. 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:	
	Angelina Nguyen, Secretary of the Boards of Commissioners



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

www.fresnohousing.org

TO: Boards of Commissioners DATE: August 18, 2021

Fresno Housing Authority **BOARD MEETING:** August 24, 2021

FROM: Angelina Nguyen AGENDA ITEM: 9d

Interim CEO/Chief Programs Officer AUTHOR: Aurora Ibarra

SUBJECT: Consideration of Authorization to Award Project-Based Vouchers -

Crossroads Village

#### **Executive Summary**

The purpose of this Board Memo is to request that the Boards of Commissioners of the Housing Authority of the City of Fresno (FH) allocate fifty (50) project-based vouchers (PBVs) to Crossroads Village (the "Project") to facilitate the redevelopment and operation of the property. The site is an existing rapid rehousing property currently owned by Blackstone Crossroads, LP located at 3737 N. Blackstone Ave in Fresno, CA (APN: 435-020-09 and 435-020-12). In 2020, with a \$15.3 million California Department of Housing and Community Development (HCD) Project HomeKey grant, the former hotel was renovated into interim, rapid rehousing units for households who are homeless or at risk of homelessness. Crossroads Village will be further rehabilitated into supportive housing for households experiencing homelessness or at risk of homelessness

#### **Background Information**

The Project is a proposed 143-unit development that will include fifty (50) PBVs. The fifty (50) PBVs will be distributed to twenty-four (24) studio units, eight (8) one-bedroom units, sixteen (16) two-bedroom units, and two (2) three-bedroom units. All PBV units are restricted to 15% AMI and the remainder of the units are restricted to 30% AMI. The site is a former motel which was renovated under Project Homekey in 2020. The surrounding neighborhood is a mixture of residential, commercial, and institutional uses with amenities including public transit, grocery stores, and greenspace.

On June 23, 2021, UP Holdings California, LLC in partnership with the County of Fresno received an award of \$20,000,000 from HCD's No Place Like Home (NPLH) program. The funds from the NPLH award will be used in the development and operation of permanent supportive housing at the Project. Fifty (50) units will be NPLH units which are restricted to 15% AMI. Qualifying households for NPLH units include adults with serious mental illness, or children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence and who are homeless,

chronically homeless, or at risk of chronic homelessness. At risk of chronic homelessness includes persons who are at high risk of long-term or intermittent homelessness, including persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization, and transition age youth experiencing homelessness or with significant barriers to housing stability.

Onsite and offsite services will be provided by the Fresno County Department of Behavioral Health (DBH) or other contracted providers. The Project design will include counseling offices for one-on-one interactions with residents and a community room with a kitchenette for group meetings and breakout sessions.

With Board approval, Fresno Housing (FH) will commit up to fifty (50) PBVs to the Project for an initial Housing Assistance Payment (HAP) contract term of 20 years, after which the initial term shall be automatically renewed for an additional 20-year term. The PBVs will be provided subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

The regulations from 24 CFR 983 provide for two methods of project selection for PBVs – through a competitive Request for Proposals (RFP) process or through the selection of a project that has been previously selected for competitive funding. The language that describes this second method is as follows:

983.51 (b) (2) Selection based on previous competition. The PHA may select, without competition, a proposal for housing assisted under a federal, State, or local government housing assistance, community development, or supportive services program that required competitive selection of proposals (e.g., HOME, and units for which competitively awarded low-income housing tax credits (LIHTCs) have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within 3 years of the PBV proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive PBV assistance (Source: https://www.law.cornell.edu/cfr/text/24/983.51).

Since the Project received a NPLH award through a competive selection process on June 23, 2021, the Project is eligible to receive PBVs withouth an additional competitive process.

In accordance with CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project will be posted with the Fresno Bee, the local newspaper of general circulation, tentatively on August 19, 2021. The public notice contained a phone number for the public to ask questions.

#### **Fiscal Impact**

The PBV's and subsequent funding will come from FH's existing Housing Choice Voucher program.

#### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California award fifty (50) PBVs for the Project and authorize Angelina Nguyen, Interim CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with an automatic 20-year extension, with Up Holdings California, LLC with a to-be-formed Limited Partnership.

#### RESOLUTION NO.

#### BEFORE THE BOARD OF COMMISSIONERS OF THE

#### **HOUSING AUTHORITY OF CITY OF FRESNO, CALIFORNIA**

# RESOLUTION APPROVING ALLOCATION OF UP TO FIFTY (50) PROJECT BASED VOUCHERS FOR CROSSROADS VILLAGE, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA (3737 N BLACKSTONE AVENUE, FRESNO, CALIFORNIA)

WHEREAS, UP Holdings California, LLC intends to be the developer of Crossroads Village, an affordable housing development located at 3737 N Blackstone Ave in Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low-income and special needs families; and

WHEREAS, UP Holdings California, LLC has received a competitive funding allocation from the California Department of Housing and Community Development's No Place Like Home (NPLH) Program; and,

WHEREAS, UP Holdings California, LLC desires to commit up to fifty (50) Project-Based Vouchers to the Crossroads Village project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower the Interim CEO/Executive Director Angelina Nguyen, Deputy Executive Director Tracewell Hanrahan, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to fifty (50) Project Based Vouchers to UP Holdings California, LLC.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF August, 2021. 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:	
	Angelina Nguyen, Secretary of the Boards of Commissioners



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## **EXECUTIVE DIRECTOR'S REPORT**

**TO:** Boards of Commissioners

Fresno Housing Authority

FROM: Angelina Nguyen

Interim CEO

**DATE:** August 18, 2021

**BOARD MEETING:** August 24, 2021

**AGENDA ITEM:** 10b

**AUTHOR:** 

**SUBJECT:** August 2021 Executive Director's Report

#### **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	Percent
			Units	Complete

The Villages at Paragon	Under Construction	4041 Plaza Drive West Fresno, CA	28	98%
Linnaea Villas	Under Construction	2530 Sierra Street Kingsburg, CA	47	97%
The Villages at Broadway	Under Construction	1828 Broadway Street Fresno, CA	26	95%
The Monarch @ Chinatown	Under Construction	1101 F Street Fresno, CA	57	33%
Alegre Commons	Under Construction	130 W Barstow Avenue Fresno, CA	42	35%
Esperanza Commons (fka Mendota Farm Labor)	Pre-Development  1st Round 2021 TCAC Awarded  December 2021 Closing	241 Tuft Street Mendota, CA	60	N/A
The Arthur @ Blackstone (fka Blackstone/Simpson)	Pre-Development NPLH, IIG, HOME Awarded Pending 2 <sup>nd</sup> Round 2021 TCAC	3039 N Blackstone Avenue Fresno, CA	41	N/A
Corazón del Valle Commons (fka Huron RAD)	Pre-Development MHP Awarded Pending 2 <sup>nd</sup> Round 2021 TCAC	Fresno and 12 <sup>th</sup> Street Huron, CA	61	N/A
La Joya Commons (fka Firebaugh Family)	Pre-Development 2021 Joe Serna, Jr. Pending Proposed MHP Application	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Avalon Commons (fka Chestnut/Alluvial)	Pre-Development Pending 2 <sup>nd</sup> Round 2021 TCAC Pending HOME Application Proposed MHP Application	7521 N. Chestnut Ave. Fresno, CA	60	N/A
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Pending	201 Citrus & 451 10 <sup>th</sup> St. Orange Cove, CA	30	N/A
Step Up on 99 (fka Motel 99	Pre-Development Homekey Awarded Pending HOME Application Proposed MHP Application	1240 & 1280 Crystal Ave Fresno, CA	63	N/A
Sun Lodge (fka Day's Inn)	Pre-Development Homekey Awarded Pending 2 <sup>nd</sup> Round 2021 TCAC Pending HOME Application Proposed MHP Application	1101 N. Parkway Drive Fresno, CA	64	N/A

California Avenue	Pre-Development Planning	Southwest Fresno - TBD	TBD	N/A
Neighborhood	CNI Awarded			

## **Project Highlights**

None at this time.

#### **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.

Our efforts here are ongoing. We will report the outcomes as they are achieved.

### **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.

Our efforts here are ongoing. We will report the outcomes as they 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
The Villages at Paragon	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Broadway	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations

Alegre Commons (fka Barstow Commons/The Villages at Barstow)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Arthur @ Blackstone (fka Blackstone/Simpson)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19

#### **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**

For the month of August, Safety education will be on Proper Lifting Procedures. Throughout the workday Maintenance employees lift hundreds of items, from trash bags to tool boxes. Proper lifting techniques are the key to avoiding major injury and ensuring our employees' overall health and safety. The education will consist of videos, handouts and hands-on practice of key points on safe lifting.

Human Resources continues to work closely with department leadership and staff in coordinating team members' return to the office and in processing telecommuting requests. In addition, the Human Resources department is conducting 22 recruitments for the job titles noted below across the Property Management, Housing Choice, Housing Programs, Accounting/Finance, Human Resources and Real Estate Development departments. Over the last month, 63 interviews have been conducted.

Working Title	Internal/External?	<u>Vacancies</u>	<u>Department</u>
Accountant	Both	1	Accounting/Finance
Area Manager	Both	1	Property Management
Community Coordinator	Both	1	Property Management
Compliance Coordinator	Both	1	Property Management
Construction Management Intern	Both	1	Real Estate Development
Construction Manager/Owner's	Both	1	Real Estate Development
Representative			_
District Manager	Both	1	Property Management
Fiscal Services Coordinator	Both	2	Accounting/Finance

Housing Program Manager I	Both	1	Housing Choice
Housing Quality Standard Inspector	Both	2	Housing Choice
Housing Specialist	Both	5	Housing Choice
Human Resources Analyst	Both	1	Human Resources
Leasing Specialist	Both	1	Housing Choice
Maintenance Technician –	Both	1	Property Management
Broadway/Paragon			
Maintenance Technician – Cedar	Both	1	Property Management
Courts			
Maintenance Technician – Fairview	Both	1	Property Management
Office Assistant – Wait List & Leasing	Both	2	Housing Choice
Property Specialist II – Pacific	Both	1	Property Management
Gardens			
Property Specialist II – Paragon	Both	1	Property Management
Property Specialist II – Broadway	Both	1	Property Management
Resident Services Coordinator	Both	1	Housing Programs
Senior Leasing Specialist	Internal	1	Housing Choice

The Human Resources department is proud to announce the following new hires/transfers:

- Angel Caban, Maintenance Technician
- Jose Espiritu Vargas, Maintenance Technician
- Luis Quintero, Maintenance Technician
- Laura Gonzalez-Cortes, Data Systems Coordinator

### Structure

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

Our efforts here are ongoing. We will report the outcomes as they are achieved.

## **Strategic Outreach**

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

Our efforts here are ongoing. We will report the outcomes as they are achieved.



## **Tax Credits 101**

Fresno Housing Board Workshop – Real Estate Development - August 24, 2021

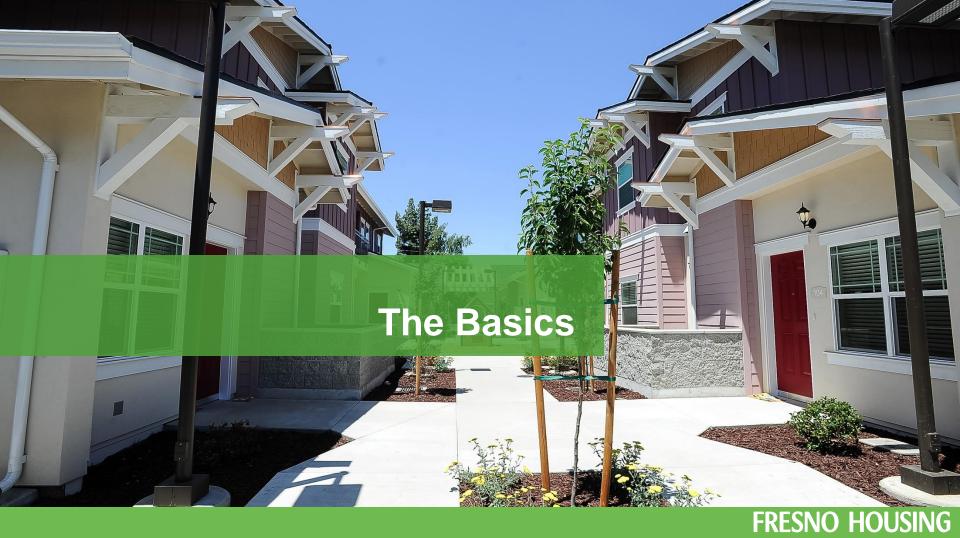


FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED HOUSING RESIDENTS



## **Agenda**

- Tax Credit Basics
- What is a Tax Credit?
- Eligibility and Affordability
- Types of Credits



## The Short Story

- Tax Reform Act of 1986
  - Included tax incentives for affordable housing
    - Low Income Housing Tax Credit (LIHTC)
- IRS apportions LIHTC's to state allocating agencies; inflates each year by CPI
  - 2021: \$2.8125 per capita (includes an extra 12.5% thru 2021)

=\$109,833,139 available in annual federal credits for 2021



## The Short Story (cont.)

- State allocating agencies adopt Qualified Allocation Plans (QAP)
  - Guidelines/Regulations for allocating credit
- California Tax Credit Allocation Committee (CTCAC) is CA's allocating agency
  - Developers competitively apply to CTCAC for credits
  - CTCAC monitors projects for 55-year affordability compliance period (per IRC Sec. 42)



## The Short Story (cont.)

- Developers market credits to investors
  - Annual credits offset investor's taxes otherwise owed each year for a 10-year period
- Cash paid for credits by investors is <u>equity</u> to help build project
  - Fills gap between Total Development Cost (TDC) and other financing (e.g. bank loans, public agency loans, & grants)
  - Typically a 15-year partnership w/ investor



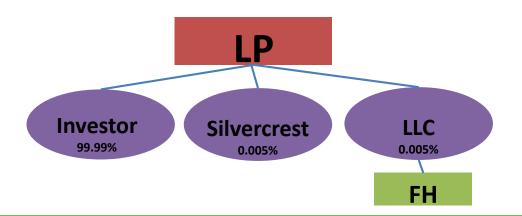
## **How it works**

- Amount of credits varies by project
  - Depends on several factors, including:
    - Construction and construction-related costs
      - AKA "Eligible Basis"
    - % of eligible units
    - % of project used for affordable housing
    - Competitiveness
- 9% LIHTC equity investments can provide up to 70% of TDC
- 4% LIHTC equity installments can provide approx. 35% -40% of TDC



## How it works (cont.)

- Projects are owned by limited partnerships
- Investor receives credits for 10-year tax credit delivery period
- Investor typically owns 99.99% of project for 15-year initial compliance period





## How it works (cont.)

Types of Federal credits:

- 9% tax credit - competitive

 4% tax credit - competitive - coupled with tax exempt bonds



## Who are the Investors?

- Investors are corporations or pools of corporations
  - Direct Investors: acquire credits for their own organizations to use.
    - · US Bank, Wells Fargo, etc.
  - Syndicators: for-profit or non-profit organizations that manage investments funds on behalf of one of more investors
    - PNC Bank, Redstone, etc.





## Tax Credit vs. Tax Deduction

- Tax Credit = \$1 for \$1 reduction of taxes owed
  - Examples include:
    - Low Income Housing Tax Credit
    - New Market Tax Credit
- Tax Deduction = reduction in taxable income
  - Examples for investment property include:
    - Mortgage interest
    - Real estate taxes
    - Operating expenses
    - Depreciation





## **Eligible Projects**

- Per Sec. 42 of IRC, must meet basic criteria
  - Non-transient rental housing (includes SRO's)
  - Residents' income <= 60% of Area Median Income (AMI)</li>
    - Can be up to <=80% AMI with Income Averaging</li>
  - New construction, substantial rehab, and/or acquisition/rehab
- For 9% credits, CTCAC specifies types of eligible projects
  - Large family
  - Senior
  - Special needs(including Single room occupancy (SRO's)
  - At-risk



## **Ineligible Projects**

- Owner-occupied buildings
- Employer-provided housing
- Nursing homes
- Retirement Homes
- Life care facilities
- Hospitals
- **Dormitories**
- Mobile Home Parks





## **Eligible Basis**

- Cost of acquiring, rehabilitating, and/or constructing a building
- Excludes:
  - Land acquisition & related costs, permanent financing costs, all reserves, syndication expenses, and marketing costs
- Consult a CPA to certify the eligible basis



## **Example of Eligible Basis Calculation**

Development Budget

- Land Acquisition
- Hard Construction Costs
- Soft Costs (architecture, etc.)
- Syndication costs, Reserves, etc.

Total Development Cost

Total Eligible Basis

\$2,000,000 18,000,000 3,000,000 500,000 \$23,500,000 \$21,000,000



## **Example of LIHTC Equity Calculation (cont.)**

Eligible Basis	\$ <u>21,000,000</u>
A) X High Cost Adjustment (QCT)(DDA)	<u>130%</u>
= Adjusted Eligible Basis	<u>27,300,000</u>
B) X Applicable Fraction	<u>100%</u>
= Qualified Basis	<u>27,300,000</u>
C) X Tax Credit Rate	9.0%
= Annual Tax Credit	2, <u>457,000</u>
D) X 10 years	<u>10</u>
= Total Tax Credits	<u>24,570,000</u>
E) X Tax Credit Factor (price)	<u>\$0.90</u>
= Investor Equity	\$22,113,000



## Sample Project Financing Source

## Fenix at Calaveras/Fenix at Glenn

Sources of Funds	Amount
HRFC Loan	\$1,457,536
City of Fresno HOME Funds	\$1,200,000
Low Income Housing Tax Credit Equity	\$5,407,582
Deferred Developer Fee	\$200,000
Total Sources of Funds	\$8,265,118

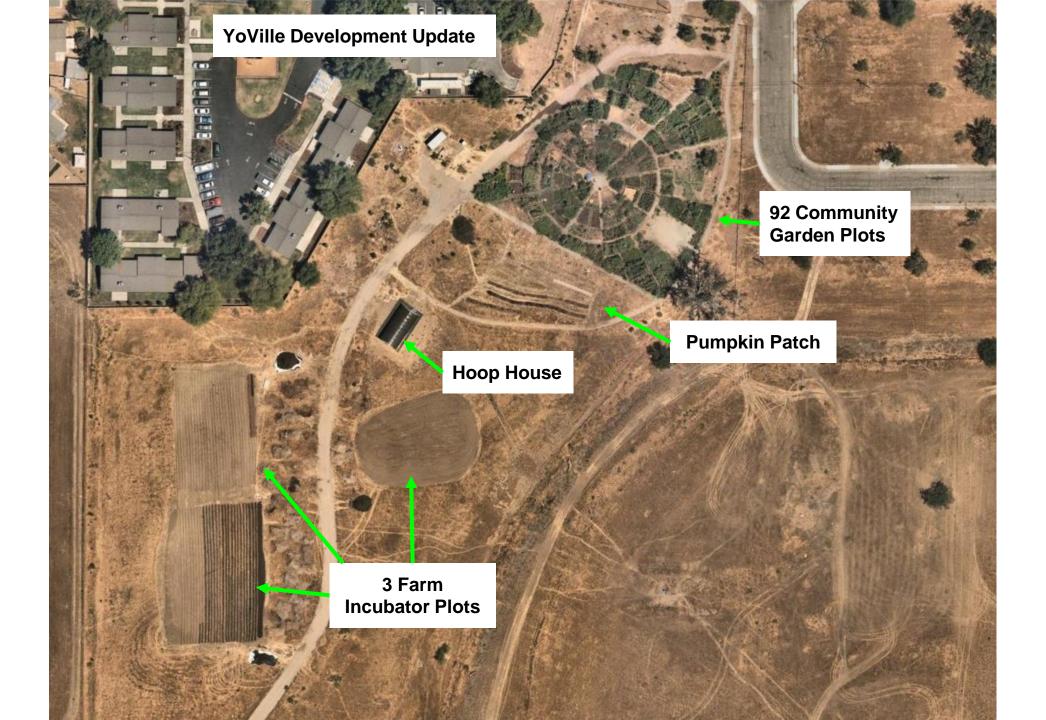
## **Marion Villas**

Sources of Funds	Amount
HRFC Loan	\$600,000
Fresno County HOME Funds	\$1,000,000
Low Income Housing Tax Credit Equity	\$7,056,886
FHLB-SF Affordable Housing Program	\$450,000
Total Sources of Funds	\$9,106,886

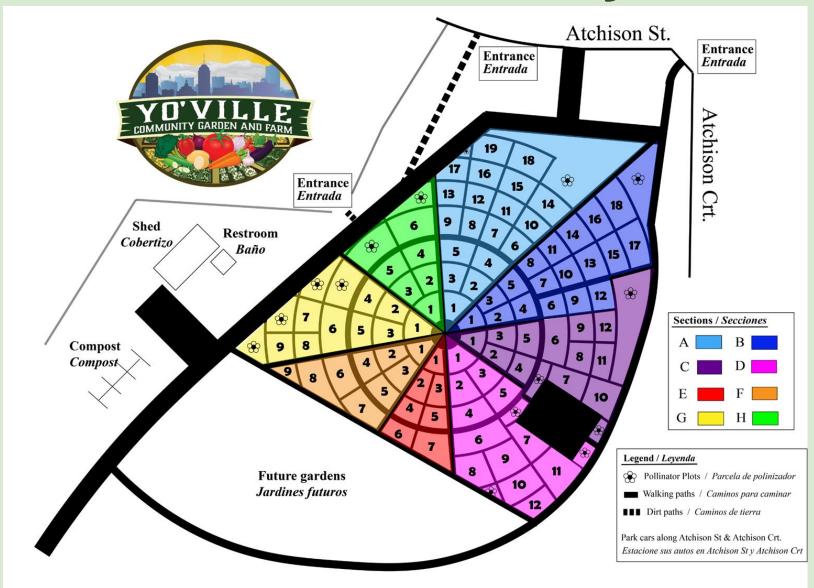








# **Community Garden**



## **Site Overview**

92 Community GardenPlots35 active gardeners

## **Availability:**

~10 plots still open

## **Farm Incubator Trainees**





# Hoop house





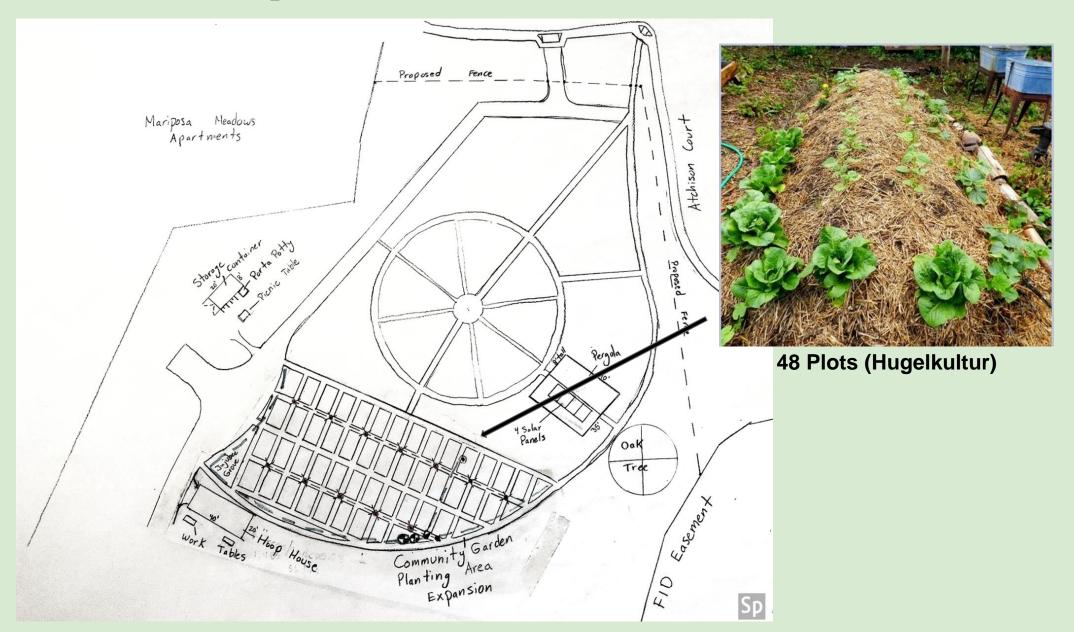
# Mural



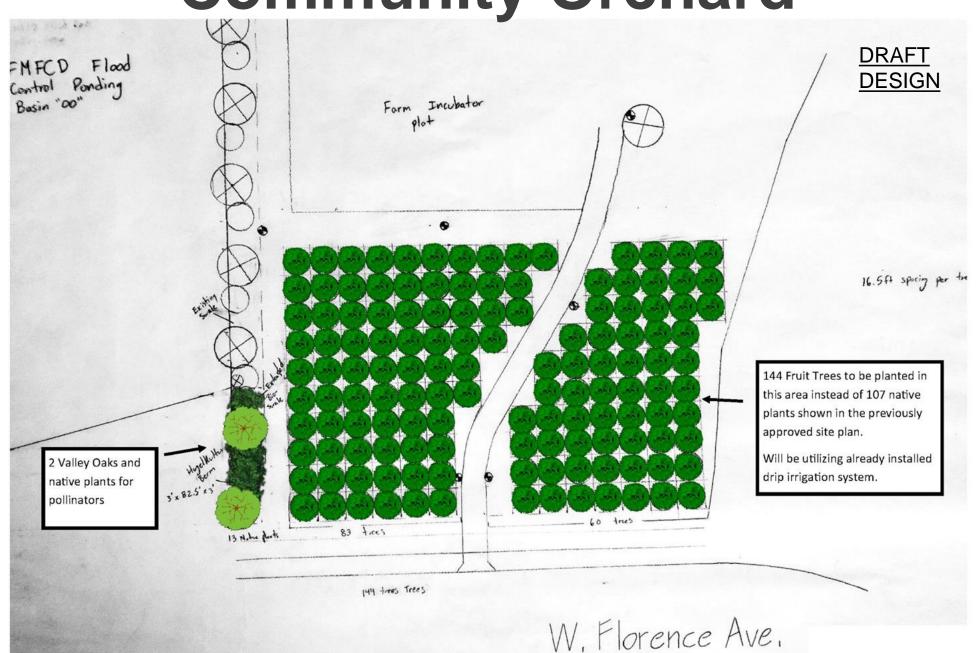


# Upcoming Site Development Projects (TCC #15)

# **Expand Garden Plots**

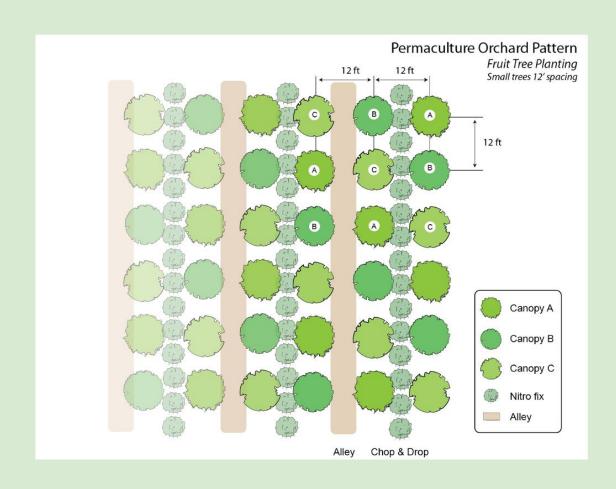


**Community Orchard** 



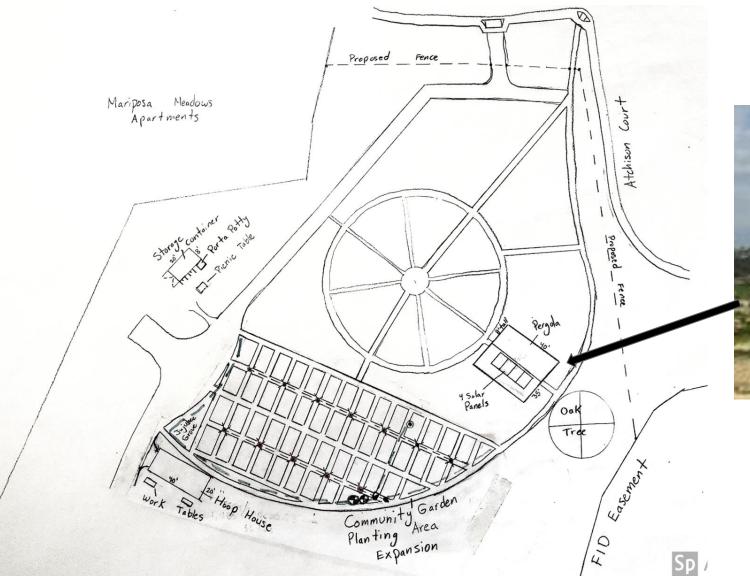


# **Community Orchard**





# Pergola







Installation of a pergola with Solar Panels to host workshops and create shaded meeting spaces



# 2022 Agency Plan Update

August 24, 2021

Boards of Commissioners Meeting



FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED RESIDENTS



#### **Presentation Overview**

- Timeline
- Public Comment Period
- Questions

#### **Timeline**

- June 22: Present Timeline to the Board.
- July 27: Present proposed changes and/or accept Board feedback prior to posting for Public Comment.
- July 30: 45-day Public Comment period begins. Post Agency Plan on website for inspection.
- August 17: Resident Advisory Board (RAB) Meeting
- August 24: Board Meeting: Update Commissioners on public comments received thus far. Seek feedback and discuss.
- September 1: Resident Advisory Board (RAB) Meeting
- September 13: Public Comment period closes.
- September 28: Public Hearing/Request Board Adoption
- October 15: Final Submission to HUD



FRESNO HOUSING

#### **Public Comment Period**

- Currently taking public comments by mail, email, or telephone. "Office Hours" are also being scheduled.
- Joint Resident Advisory Board (RAB) Meeting (8/17/21)
  - 5 households representing LIPH, and 11 households representing HCV were present at this meeting. A total of 37 people were present in the meeting, including FH staff.
  - 14 questions were received during this meeting, most questions were related to the Homeownership Program, and how to apply.
- Those not participating on the RAB committee were able to watch via Facebook Live.
- Next Joint Resident Advisory Board (RAB) Meeting (9/1/21)



#### Comments Cont.

- Comments received outside of the RAB meeting have been from residents, but unrelated to the plans.
- Frequently Asked Questions: <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a>





## A Choice Neighborhood

## Fresno CAN

Fresno Housing Boards of Commissioners August 24, 2021

#### **Overview**

# CAN - Choice Neighborhood Plan

- Project Objectives & Deliverables
- Infrastructure
- Timeline of the Planning Process
- Next Steps





## Planning Area





## Planning Area



#### **Objectives**

#### Transformation Plan

- Housing Plan
- Neighborhood Plan
- People Plan
- Relocation Plan
- Education
- Alignment with Existing Efforts City, County, Regional
- Early Action Activities



#### **Deliverables**

## Through August 2021

- Market Study and Analysis
- Engagement and Communications Strategy
- Resident Survey Household-Level Needs Assessment (results and full analysis pending)

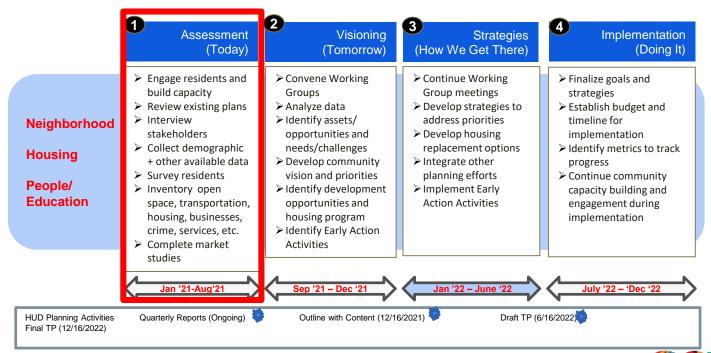


### **Ongoing Work**

- Communications Strategy Implementation
- Engagement Activities
- Resident Engagement and Meetings
- Workgroup and Committee meetings
- Existing Conditions Analysis



#### Fresno/CAN Choice Neighborhoods Two-Year Planning Process



#### **Next Steps**

- Existing Conditions Analysis and Report
- Transition in to Visioning Phase

follow us on instagram, facebook, and youtube @WestFresnoCAN

CALIFORNIA AVENUE NEIGHBORHOOD

#### Thank you.

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# Project Based Vouchers (PBVs) and Affordable Housing Development

The Basics - August 24, 2021

Boards of Commissioners Meeting



FRESNO VIBRANT COMMUNITIES QUALITY HOUSING ENGAGED HOUSING RESIDENTS



# **Agenda**

- PBV Refresher
- Goals of the PBV Program
- PBVs and Affordable Housing Development
- PBVs and FH Portfolio
- Part of Vision for Parkway Drive



# **Tenant Based vs Project Based**



- Tenant Based Vouchers
  - Voucher tied to specific family
  - Used in the private market to find housing



- Project Based Vouchers
  - Voucher tied to specific unit
  - Building owner signs contract with housing authority for PBV units
  - Voucher stays with unit, even if tenant moves out



#### **PBV Overview**

- Rental assistance is tied to the unit for the long term (up to 20 years plus an optional 20-year extension)
- PHA can project-base up to 20% of its HCV authorized units
- An additional 10% of authorized units can be used for special projects like homeless families, veterans, etc.
- PHA enters into a HAP contract with the owner of the property
- Most of the HCV regulations still apply, including SEMAP and HQS, income qualifications, etc.
- The PHA does not receive separate funding for these vouchers



# Goals of the PBV Program

- Fresno Housing follows guidance from HUD on the basic goals of the PBV Program
  - Support very-low income and special needs populations, such as homeless, individuals with severe mental illness, or disabilities
  - Support housing for elderly persons and families with veterans
  - Promote the de-concentration of poverty
  - Expand affordable housing opportunities across the community, particularly in neighborhoods of opportunity where vouchers may be hard to use
  - Partner with other programs to expand affordable housing



FRESNO HOUSING

# Fresno Housing Focus

- Fresno Housing has most recently focused on utilizing PBVs to support the following
  - Special needs with supportive services
    - Renaissance Properties, including Parc Grove Vets
    - Dept of Behavioral Health and No Place Like Home
  - Housing for Seniors
    - Firebaugh Gateway, Linnaea Villas
  - Support very low-income families as we replace public housing and now revitalize Parkway Drive
    - Parc Grove Commons
    - HomeKey permanent conversions to mixed income



# **FH Properties with PBV Units**

- County Housing Authority
  - Firebaugh Gateway
  - Linnaea Villas
  - Solivita Commons
  - Wedgewood Villas
- City Housing Authority
  - Parc Grove all phases
  - Renaissance all properties
  - Alegre Commons
  - Villages at Paragon
  - Villages at Broadway
  - The Monarch at Chinatown





# PBVs as a tool for development

- Affordable housing developers fund construction of affordable housing utilizing many tools
  - Low Income Housing Tax Credits
  - RAD (HUD Rental Assistance Demo)
  - Loans from State and Federal Agencies
  - Loans from Local Governments
  - Loans from Commercial Institutions (Banks, etc)
  - Grants
- Developers can leverage PBVs to support the tools above
- PBVs represent a guarantee of ongoing federal subsidies and therefore sustained revenues



# **Example of a Development with PBVs**

#### Kingsburg Linnaea Villas

Kingsburg Linnaea Villas Unit Mix					
Unit Type	# of Units	AMI Level	Net Rent	PBV Rent	
1 BR	3	30%	318	800	
2 BR	2	30%	376	988	
1 BR	2	40%	440	800	
1 BR	13	40%	440	800	
2 BR	3	40%	522	988	
1 BR	5	50%	562	800	
1 BR	6	60%	684	800	
2 BR	1	60%	814	988	
1 BR	6	80%	684		
1 BR	3	MKT	750		
2 BR	2	MKT	910		
3 BR	1	MGR	NA		
	47				

SUBSIDIZED UNIT MIX SUMMARY (not incl mgr)					
	UNITS WITH	UNITS WITHOUT			
UNIT TYPE	RENTAL SUBSIDY	RENTAL SUBSIDY	TOTAL UNITS		
OBR	0	0	0		
1BR	29	9	38		
2BR	6	2	8		
3BR	0	1	1		
4BR	0	0	0		
5BR	0	0	0		
TOTAL	35	12	47		

#### INCOME:

Scheduled Gross Income - Residential

**Total Gross Subsidy Income** 

Misc. Income

Vacancy Loss - Residential

Vacancy Loss - Section 8

EFFECTIVE GROSS INCOME

308,666 138,857 0 5.5% (16,977) 5.5% (7,637) 422,909



**FRESNO HOUSING** 

# Selection of Projects for PBVs

- Regular PBV with Competition (RFP)
- Regular PBV with Previous Competitive Award
- Non-competitive PHA-Owned or Controlled
- RAD Conversion PHA-Owned

# **Parkway Drive Vision and PBVs**

- Jane Addams Neighborhood
  - Repurpose concentration of motels to support vulnerable residents at high risk of COVID
  - Develop plans for conversion to permanent housing
  - Create revitalized, mixed-income, mixed-use community
  - Support extremely low-income residents and deconcentrate poverty





This aerial view shows the introduction of neighborhood- and highway-serving retail alng Parkway Drive. The vacant teadrop-shaped parcel bounded by Parkview Drive, Warren Avenue, and Thomas Avenue is infilled with a neighborhood park and community center. Housing is introduced on the vacant parcels. Finally, a pedestrian bridge is introduced across State Route 99 to Roeding Park.

