



Board of Commissioners Meeting

January 25, 2022

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

5:00pm – January 25, 2022 – *Per the Boards of Directors' adoption of a resolution pursuant to AB 361, this Board Meeting will be held via video and audio conferencing. The meeting can be accessed by members of the public as follows:*

To join via Zoom: <https://bit.ly/FresnoHousingBoardMeeting2022>

**To join via teleconference, call: (669) 900-6833. Meeting ID: 869 9576 1295
Passcode: 570483**

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.

5pm Board Meeting

		PAGE #
1.	Call to Order and Roll Call	
2.	Action Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings <i>Staff Presentation and Recommendations regarding Public Agency Meetings</i>	6
3.	Approval of agenda as posted (or amended) <i>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.</i>	
4.	Public Comment and Presentations <i>This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name and 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.</i>	
5.	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)	
6.	Governance Matters <ol style="list-style-type: none"> CEO's Report – Tyrone Roderick Williams Commissioners' Report 	14
7.	Consent Agenda <i>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.</i> <ol style="list-style-type: none"> Governance: Consideration of the Minutes of December 14, 2021 <i>Approval of the minutes of the Board Meetings.</i> Consideration of the Contract for Architectural Services for Sun Lodge <i>Approval of architectural services contract.</i> Consideration of the Contract for General Contractor/Construction Management Services for Sun Lodge <i>Approval of construction management services for Sun Lodge.</i> Consideration of the Contract for General Contractor/Construction Management Services for Avalon Commons (Phase I) 	22 30 34 40

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	<p><i>Approval of construction management services for Avalon Commons.</i></p> <p>e. Consideration of the Contract for General Contractor/Construction Management Services for La Joya Commons 46</p> <p><i>Approval of construction management services for La Joya Commons.</i></p> <p>f. Consideration of the Contract for General Contractor/Construction Management Services for Citrus Gardens 52</p> <p><i>Approval of construction management services for Citrus Heights.</i></p> <p>g. City: Consideration of Acceptance and Acknowledgement of the Verified 2019 Section Eight Management Assessment Program (SEMAP) Score for 2021 58</p> <p><i>Acceptance of the 2019 Verified SEMAP Score.</i></p> <p>h. County: Consideration of Acceptance and Acknowledgement of the Verified 2019 Section Eight Management Assessment Program (SEMAP) Score for 2021 60</p> <p><i>Acceptance of the 2019 Verified SEMAP Score.</i></p> <p>i. Consideration of the 2022 Salary Schedule 65</p> <p><i>Annual adoption of the Agency's Salary Schedule.</i></p>	
8.	<p>Staff Presentations and Discussion Items</p> <p>a. Information on Digital Inclusion and Broadband Access Efforts 70</p> <p><i>An overview of efforts to increase digital inclusion and broadband access for FH residents.</i></p> <p>b. Update on Homekey Motel Operations 76</p> <p><i>An update of property management and supportive services at the Homekey Motels.</i></p> <p>c. Update on Legislative Issues 77</p> <p><i>General Counsel to present information regarding legislative changes effecting public agencies.</i></p> <p>d. 2022 Mixed Finance Budget Overview 84</p> <p><i>An overview of the 2022 budgets for the Limited Partnerships and other entities.</i></p> <p>e. Real Estate Development Update 85</p> <p><i>An overview of activities and deliverables to date.</i></p>	
9.	<p>Action Items</p> <p>a. Consideration of Contract Amendment for the Chief Executive Officer – Tyrone Roderick Williams 86</p> <p><i>Approval of Amendment #1 of the CEO's Employment Contract.</i></p>	
10.	<p>Closed Session</p> <p>a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 455-205-04 Agency Negotiator: Tyrone Roderick Williams Negotiating Parties: Fresno Housing; Roombus, Inc. Under negotiation: Price and Terms</p>	
11.	Report on Closed Session Item(s)	

		PAGE #
12.	Adjournment	

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams

Chief Executive Officer

DATE: January 20, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 2

AUTHOR: Kenneth J. Price

SUBJECT: Consideration of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to adopt resolutions authorizing Fresno Housing to allow for the Boards of Commissioners and standing committees to participate via teleconference so long as such actions comply with newly adopted AB 361.

Governor Newsom's Executive Order No. N-29-20, which allows some or all Commissioners/Committee Members to participate in a public meeting via teleconference (phone or video) expired as of September 30, 2021. On September 15, 2021 AB 361 was passed which includes the following:

Through December 31, 2023, AB 361 allows local agencies to continue to use COVID-19-era teleconferencing notice and meeting procedures as long as one of the following specific types of emergency exists:

- A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.
- B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.
- C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

The Board of Commissioners must make specific findings every 30 days during the emergency when telephonic or virtual meetings are required. The Governor, through Order N-21-21, has extended the order declaring a State of Emergency due to the impacts of COVID-19 until the end of the year, so these findings must be made every 30 days beginning on October 1, 2021:

- A) The legislative body has reconsidered the circumstances of the state of emergency.
- B) Any of the following circumstances exist:
 - (i) The state of emergency continues to directly impact the ability of the members to meet safely in person; or
 - (ii) State or local officials continue to impose or recommend measures to promote social distancing.

The new law also prohibits local agencies from requiring public comments to be submitted prior to the meeting without also allowing real-time comment opportunities during the meeting. In addition, the new law allows third-party internet websites to collect names and other information from the public in order to participate in the meeting, but local agencies themselves are still prohibited from requiring the such information to participate. Finally, if there is an internet or telephonic service disruption that prevents the agency from broadcasting the meeting, the agency may take no action until the broadcast is restored. Normal posting timelines for agendas still apply, as well as the roll-call vote requirement.

Attached are resolutions authorizing meeting by teleconference. These resolutions shall apply to the Boards of Commissioners meetings and each standing committee meeting, and are valid as of January 25, 2022 and then 30 days thereafter.

Recommendation

It is recommended that the Boards of Commissioners adopt the attached resolutions authorizing the Housing Authority of the City of Fresno and the Housing Authority of Fresno County to allow for the Boards of Commissioners and standing committees to participate via teleconference so long as such actions comply with the newly adopted AB 361. Additionally, Staff will make a presentation with recommendations for future public agency meetings.

RESOLUTION NO. _____

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

**CONTINUING RESOLUTION PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE
PROCLAMATION OF A STATE OF EMERGENCY BY N-21-21 ISSUED ON NOVEMBER
10, 2021 AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE
LEGISLATIVE BODIES OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO FOR
THE PERIOD FROM JANUARY 25, 2022 TO FEBRUARY 24, 2022 PURSUANT TO BROWN
ACT PROVISIONS**

WHEREAS, the Housing Authority of the City of Fresno is committed to preserving and nurturing public access and participation in meetings of the Board of Commissioners; and

WHEREAS, all meetings of the Housing Authority of the City of Fresno's (the "City Commission") legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the District, specifically, by the Governor's Order N-21-21, the Governor has extended the order declaring a State of Emergency due to the impacts of COVID-19; and

WHEREAS, the County of Fresno has recommended continued social distancing to combat the imminent risk to the public health and safety due to COVID-19; and

WHEREAS, the Board of Commissioners does hereby find that such conditions has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency, the Board of Commissioners does hereby find that the legislative bodies of the City Commission shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the City Commission has previously adopted a resolution finding that the legislative bodies of the City Commission shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953, and desire to further adopt another such resolution; and

WHEREAS, the City Commission shall ensure that the public has the opportunity to participate live in all electronic meetings of the City Commission during all public comment periods.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY OF THE CITY OF FRESNO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Proclamation of Local Emergency. The Board of Commissioners hereby proclaims that a local emergency now exists throughout the District, and in-person meetings could cause an imminent risk to the commissioners, staff and public.

Section 3. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of November 10, 2021.

Section 4. Remote Teleconference Meetings. The agency staff and legislative bodies of City Commission are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect on January 25, 2022,

and shall be effective until the earlier of (i) February 24, 2022, or such time the Board of Commissioners adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of City Commission may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the Board of Commissioners of Housing Authority of the City of Fresno this 25th day of January, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, CEO/ Secretary of the Boards of
Commissioners

RESOLUTION NO. _____

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

CONTINUING RESOLUTION PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE
PROCLAMATION OF A STATE OF EMERGENCY BY N-21-21 ISSUED ON NOVEMBER
10, 2021 AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE
LEGISLATIVE BODIES OF THE HOUSING AUTHORITY OF FRESNO COUNTY FOR THE
PERIOD FROM JANUARY 25, 2022 TO FEBRUARY 24, 2022 PURSUANT TO BROWN ACT
PROVISIONS

WHEREAS, the Housing Authority of Fresno County is committed to preserving and nurturing public access and participation in meetings of the Board of Commissioners; and

WHEREAS, all meetings of the Housing Authority of Fresno County's (the "County Commission") legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the District, specifically, by the Governor's Order N-21-21, the Governor has extended the order declaring a State of Emergency due to the impacts of COVID-19; and

WHEREAS, the County of Fresno has recommended continued social distancing to combat the imminent risk to the public health and safety due to COVID-19; and

WHEREAS, the Board of Commissioners does hereby find that such conditions has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency, the Board of Commissioners does hereby find that the legislative bodies of the County Commission shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the County Commission has previously adopted a resolution finding that the legislative bodies of the County Commission shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953, and desire to further adopt another such resolution; and

WHEREAS, the County Commission shall ensure that the public has the opportunity to participate live in all electronic meetings of the County Commission during all public comment periods.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY OF FRESNO COUNTY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Proclamation of Local Emergency. The Board of Commissioners hereby proclaims that a local emergency now exists throughout the District, and in-person meetings could cause an imminent risk to the commissioners, staff and public.

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Section 5. Effective Date of Resolution. This Resolution shall take effect on January 25, 2022, and shall be effective until the earlier of (i) February 24, 2022, or such time the Board of Commissioners adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of County Commission may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the Board of Commissioners of Housing Authority of Fresno County this 25th day of January, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, CEO/ Secretary of the Boards of
Commissioners

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CHIEF EXECUTIVE OFFICER'S REPORT

TO: Boards of Commissioners
Fresno Housing

DATE: January 20, 2022

BOARD MEETING: January 25, 2022

FROM: Tyrone Roderick Williams
Chief Executive Officer

AGENDA ITEM: 6a

AUTHOR: Staff

SUBJECT: January 2022 Chief Executive Officer'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.

Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Linnaea Villas	Under Construction	2530 Sierra Street Kingsburg, CA	47	98%
The Villages at Broadway	Under Construction	1828 Broadway Street Fresno, CA	26	99%
The Monarch @ Chinatown	Under Construction	1101 F Street Fresno, CA	57	55%
Alegre Commons	Under Construction	130 W Barstow Avenue Fresno, CA	42	81%
Esperanza Commons (<i>fka</i> <i>Mendota Farm Labor</i>)	Under Construction	241 Tuft Street Mendota, CA	60	N/A
Corazón del Valle Commons (<i>fka Huron</i> <i>RAD</i>)	Pre-Development MHP Awarded 2 nd Round 2021 TCAC Awarded April 2022 Closing	Fresno and 12 th Street Huron, CA	61	N/A
The Arthur @ Blackstone (<i>fka</i> <i>Blackstone/Simpson</i>)	Pre-Development NPLH, IIG, HOME Awarded 2 nd Round 2021 TCAC Awarded May 2022 Closing	3039 N Blackstone Avenue Fresno, CA	41	N/A
Sun Lodge (<i>fka</i> Day's Inn)	Pre-Development Homekey Awarded City of Fresno HOME Pending 2 nd Round 2021 TCAC Awarded June 2022 Closing	1101 N. Parkway Drive Fresno, CA	64	N/A
La Joya Commons (<i>fka Firebaugh Family</i>)	Pre-Development 2021 Joe Serna, Jr. Awarded	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Awarded	201 Citrus & 451 10 th St. Orange Cove, CA	30	N/A
Avalon Commons Phase I (<i>fka</i> <i>Chestnut/Alluvial</i>)	Pre-Development Pending Non-Competitive NPLH	7521 N. Chestnut Ave. Fresno, CA	60	N/A
Step Up on 99 (<i>fka</i> Motel 99)	Pre-Development Homekey Awarded	1240 & 1280 Crystal Ave Fresno, CA	63	N/A

Heritage Estates (<i>fka Florence & Plumas</i>)	Pre-development PLHA Awarded HOME Funds Awarded	Southwest Fresno-TBD	33	N/A
San Joaquin Commons-Phase 1	Pre-Development	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A
Plaza Motel	Predevelopment Planning Tentative Funding from City of Fresno	1940 Broadway Street Fresno, CA 93721	32	N/A

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 (<i>fka Barstow Commons/The Villages at Barstow</i>)	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 (<i>fka Blackstone/Simpson</i>)	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
Plaza Motel	City of Fresno Fresno City College	Potential partnership to acquire, repair the property to provide transitional housing options for transitional aged youth attending Fresno City College

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.

Accounting and Finance

Accounting staff have been working diligently to close the books on 2021. The 2021 audit was kicked off with the auditors of CohnReznick, LLP and Novogradac & Co. LLP to complete the required financial and compliance audits for fiscal year 2021. Audits and tax returns for the limited partnerships (mixed finance properties) are due in the months of February and March. FH is also required to submit unaudited Financial Data Schedule to HUD on March 15th.

The Accounting leadership team continues to work closely with Human Resources in the recruitment of a Fiscal Services Coordinator.

Administrative Services and Procurement

Procurement Update:

Procurement has been working on several projects ranging from simple solicitations such as “three quote projects” to more complex solicitations such as “Requests for Proposals” (RFPs).

“Three quote” projects include the following:

1. **Villages at Broadway Security – Code 3 Corp.:** Security services to start 2/1/22 for the newly renovated Villages at Broadway property.
2. **Villages at Paragon Security – Code 3 Corp.:** Security services to start 1/10/22 for the newly renovated Villages at Paragon property.

Procurement’s complex solicitations such as Requests for Proposals (RFP) and Invitation for Bids (IFB) include the following:

1. **General Contractor/Construction Manager (GCCM) for Sun Lodge Adaptive Reuse/New Construction & Citrus Gardens Rehab.** The solicitation was posted in November 2021 and closed in December 2021. The competitive proposers that derived from the proposal evaluations were invited for virtual interviews the week of 1/10/2022. Notice of Awards anticipated to be posted the week of 1/17/2022. Contracts will be taken to the January Board of Commissioners meeting in January 2022. Contract execution is pending Board of Commissioners’ approval.
2. **General Contractor/Construction Manager (GCCM) for Avalon Commons Phase I & La Joya Commons Demolition/New Construction:** The solicitation was posted in November 2021 and closed in December 2021. The competitive proposers that derived from the proposal evaluations were invited for virtual interviews the week of 1/10/2022. Notice of Awards anticipated to be posted the week of 1/17/2022. Contracts will be taken to the January Board of Commissioners meeting in January 2022. Contract execution is pending Board of Commissioners’ approval.
3. **Architectural Services (RFQ):** Currently in the planning phase. The solicitation is anticipated to be posted week of 1/24/22.
4. **Monte Vista Office Demo & Remodel (IFB):** The solicitation was posted week of 1/10/2022, and scheduled to close 2/10/2022.

Information Technology and Information Systems

Agency Information Technology (IT) staff continues to protect and fortify systems from vulnerabilities. Most recently, IT staff worked to ensure systems were patched to protect them from the Log4J vulnerability. If left unmanaged, the vulnerability can give malicious actors access to valuable Agency information.

To further fortify our systems, the IT department implemented Multi-Factor Authentication (MFA). MFA is used to ensure the person using a username and password are truly someone who is authorized to access Agency systems. MFA verifies identity by requiring at least two pieces of evidence. Each piece of evidence must come from a different category: something they know, something they have or something they are.

Human Resources

The Human Resources department continues to monitor legal updates to COVID-19 safety protocols and provide this information and guidance to Fresno Housing employees.

In addition, the Human Resources department is conducting 11 recruitments for the job titles noted below across the Accounting/Finance, Administrative Services, Executive Office, Housing Choice, Property Management, and Real Estate Development departments. Over the last month, 5 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External?</u>	<u>Vacancies</u>	<u>Department</u>
Administrative Management Coordinator	Both	1	Real Estate Development
Asset Manager	Both	1	Real Estate Development
Construction Manager/Owner's Representative	Both	1	Real Estate Development
Executive Office Administrative Coordinator	Both	1	Executive Office
Financial Analyst – Housing Choice	Both	1	Housing Choice
Fiscal Services Coordinator	Both	1	Accounting/Finance
Housing Specialist	Both	2	Housing Choice
Maintenance Technician - Broadway/Paragon	Both	1	Property Management
Maintenance Technician - Cedar Courts	Both	1	Property Management
Maintenance Technician - Fairview	Both	1	Property Management
Procurement Analyst	Both	1	Administrative Services

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

Type	Date of Hire	Name	Title	Department	Location
New	1/03/2022	Carson Medina	Area Manager	Property Management	Central Office
New	1/03/2022	Michelle Radilla	Property Specialist II	Property Management	Broadway/Paragon
New	1/10/2022	Marian Mikhael	Administrative Services Coordinator	Administrative Services	Central Office
New	1/18/2022	Jose Franco	Maintenance Technician	Property Management	Klette
New	1/18/2022	Ambrocio Gallegos	Compliance Coordinator	Property Management	Central Office

The Human Resources department is excited to share the following **promotions** and **transfers**:

Type	Effective Date	Name	Previous Title	Previous Department	Previous Location	New Title	New Department	New Location
Promo	1/17/22	Crystal Cox	Senior Financial Analyst	Finance	Central Office	Finance Manager	No Change	No Change
Transfer	1/03/22	Rodika Nika	Community Coordinator	Property Management		Housing Specialist	Housing Choice	Central Office
Transfer	1/03/22	Anna Barajas	Housing Specialist	Housing Choice	Central Office	Program Integrity Specialist	No Change	No Change

Diversity, Equity and Inclusion (DEI)

We are pleased to report that our continued engagement with our Managers and Supervisors included a workshop to review, discuss and learn how to apply strategies to enhance our lens, use empathy, and have difficult conversations with teams, individuals, and community members. In December, Professor Rodney Murphy and Garballe Conway, our partners from Fresno City College, hosted an engaging DEI workshop for our agency. We will provide a follow-up workshop to complement what we learned in our first session, but we are also inviting our colleagues back to help deliver workshops and celebrate Black History month in the coming weeks.

Our Chief Diversity Officer (CDO) is also working with properties all over the county, starting with Legacy Commons, to engage with on-site and virtual programming to highlight cultural celebrations, and we're excited about this resident-facing opportunity.

- We want to honor January as Slavery and Human Trafficking Prevention Month somberly. President Barack Obama started this initiative, on December 28th 2016; with a call upon businesses, national & community organizations, families, and all Americans to recognize the vital role they must play in ending all forms of slavery, and to observe this month with appropriate programs and activities. We encourage our Fresno Housing Staff and stakeholders to support local and regional resources that focus, support, and address sexual violence intimidation and harassment. This issue impacts many and disproportionately affects women, women of color, children, and our LGBTQIA+ community.
- January 1 is recognized as the Emancipation Proclamation anniversary. On this date in 1863, President Abraham Lincoln signed this document proclaiming that all slaves living within rebelling Confederate states “are, and henceforth shall be, free.” We know that this proclamation didn’t immediately end the cycle of slavery or stop the decades of systemic racism; however, we honor the symbolism and memory of those who gave their lives to end slavery.
- January 5 is George Washington Carver Day. Dr. Carver was awarded the Roosevelt Medal in 1939 for saving Southern agriculture. For this reason, Dr. Carver’s hometown was made a historic site upon his death on Jan. 5, 1943. During the 79th Congress, Public Law 290 was passed to designate January 5th of each year as George Washington Carver Recognition Day. This is significant as we know Fresno is one of the epicenters of agriculture.

- January 18, 2021 (every third Monday of January) is Dr. Martin Luther King Day, commemorating the birth of Rev. Dr. Martin Luther King, Jr., the recipient of the 1964 Nobel Peace Prize and an activist for nonviolent social change until his assassination in 1968. We continue to honor Dr. King’s legacy of community enrichment and engagement, and civility as expressed in part through our work in Diversity, Equity, and Inclusion proving that it is just as essential as ever.

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.

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: January 18, 2022

FROM: Tyrone Roderick Williams
Chief Executive Officer

BOARD MEETING: January 25, 2022

AGENDA ITEM: 7b

AUTHOR: Brandon Gonzalez

SUBJECT: Authorization to Award an Architectural Contract for Sun Lodge
(fka Day's Inn)

Executive Summary

The Sun Lodge (the "Project") housing development submitted an application for Low Income Housing Tax Credits (LIHTC's) on July 1, 2021, and received a point letter on October 7, 2021 from the California Tax Credit Allocation Committee (CTCAC) confirming that the project has met the minimum scoring threshold requirements. On December 10, 2021, Fresno Housing (FH) received a reservation letter from CTCAC confirming an award of Tax Credits for the Sun Lodge 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 approximately 1,600 square foot community room. The targeted income for the site is 30% to 60% AMI. The project includes 32 units of Project Based Voucher (PBV) rental subsidy.

As the result of an Agency Request for Qualifications (RFQ No. Q16001) on March 6, 2017, R.L. Davidson and Phillips Win Architecture (formerly Anne Phillips Architecture) were two of the selected successful proposers as part of a general architectural services vendor pool. Initially, Phillips Win Architecture was brought on board to complete preliminary architectural drawings for the submission of a site plan review to the City of Fresno for the Project, which was approved in June 2021. As the project has just recently received a reservation of tax credits, the design team must launch on full construction drawings in anticipation of a June 2022 financial closing.

R.L. Davidson has provided a proposal for the completion of construction drawings and construction administration in the amount of \$340,000. Staff are recommending moving forward with R.L. Davidson on the Sun Lodge project.

The purpose of this memo is to recommend an architectural contract award to R.L. Davidson, Inc. Architects for the development of detailed construction drawings and the construction administration of the Sun Lodge housing development. It also includes the cost of hiring an energy consultant to model the current and proposed energy efficiency of the Sun Lodge building type, a

requirement of the California Tax Credit Allocation Committee (CTCAC). The proposed contract totals \$340,000.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling \$340,000 with R.L. Davidson, Inc. Architecture, to perform architectural services for the Sun Lodge housing development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all agreements and ancillary document in connection therewith.

Fiscal Impact

Staff is seeking approval for an architectural contract of \$340,000. The work will ultimately be paid for out of the development budget with the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

FH has paid \$113,000 to Phillips Win Architecture to date for the work already performed under their master contract. These costs will be included as part of the development budget.

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 Action

- December 14, 2021 – Approval to accept Low-Income Housing Tax Credit (LIHTC) Award from the California Tax Credit Allocation Committee (CTCAC).
- August 24, 2021 – Approval to apply for Multifamily Housing Program (MHP) funds
- August 24, 2021 – Award of Project Based Vouchers
- 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 THE CITY OF FRESNO, CALIFORNIA

RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO R.L. DAVIDSON, INC. ARCHITECTURE FOR THE SUN LODGE PROJECT LOCATED AT 1101 N PARKWAY DRIVE, FRESNO, CA 93728

WHEREAS, the mission of the Housing Authority of the City of Fresno, California ("HACF") includes the development and provision of affordable housing units within the City of Fresno; and,

WHEREAS, HACF is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, a reservation of Low Income Housing Tax Credits (LIHTCs) has been allocated to the Sun Lodge project from the California Tax Credit Allocation Committee; and,

WHEREAS, HACF is the developer of the Sun Lodge project, an affordable multi-family development located at 1101 N. Parkway Drive, Fresno, CA (APN: 449-270-41); and,

WHEREAS, HACF issued a Request for Proposals (RFQ No. Q16001) on March 6, 2017 and R.L. Davidson, Inc. Architecture was one of the successful proposers and was awarded a general architectural services contract; and,

WHEREAS, HACF desires to enter into a project specific Architectural contract with R.L. Davidson, Inc., Architecture for architectural services at said project for a total of \$340,000 to complete construction permit drawings and construction administration; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer or their designee to negotiate the terms of and execute the aforementioned contract and supporting documents with R. L. Davidson, Inc. Architecture for architectural services at Sun Lodge in Fresno, California.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams,

Chief Executive Officer

DATE: January 20, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 7c

AUTHOR: Blanca Navarro

SUBJECT: Award of General Contractor/Construction Manager (GCCM)
Contract – Sun Lodge Adaptive Reuse/New Construction

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a contract for the General Contractor/Construction Manager (GCCM) services for the Sun Lodge (fka Day's Inn) adaptive reuse/new construction project.

On November 5th, 2021, staff issued a Request for Proposal (RFP) for General Contractor/Construction Management (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Fresno Housing's E-procurement website, and public job walks.

On December 10, 2021, FH was awarded a 9% low-income housing tax credit allocation. Staff is anticipating the project to achieve a financial closing and start construction in June 2022. An award of the GCCM contract would allow time for a substantial review of architectural drawings and a more thorough cost estimation.

The proposed scope of work included services for adaptive reuse/new construction of an existing motel in Fresno, CA. Once complete, the project will meet all accessibility requirements consistent with local law and code requirements associated with a motel to multi-family conversion and TCAC regulations. The deadline for proposal responses was scheduled for December 2, 2021.

A total of three (3) proposals were received for the Sun Lodge adaptive reuse/new construction project in response to the solicitation. The review panel was comprised of Fresno Housing (FH) staff from the Real Estate Development and Property Management departments, along with two (2) panel members from external, partner organizations. After a review of the proposals and a series of virtual interviews, the panel deemed Johnston Contracting, Inc. and Zumwalt Construction, Inc. to be within the competitive range. A second interview was conducted with the two firms to ask any remaining questions and finalize the scoring.

After a comprehensive review of the proposal packages and two virtual interviews, staff is recommending Zumwalt Construction, Inc. for the Sun Lodge

project. The proposals were ranked based on firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goal and objectives, and economic opportunities outreach. During the interview process, staff inquired about how each firm would work to use local subcontractors and firms to best serve the needs of the project and greater Fresno community. Zumwalt Construction, Inc. is a local firm which has completed several construction projects for Fresno Housing, and has the experience, qualifications and price that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract for the Sun Lodge adaptive reuse/new construction project to Zumwalt Construction, Inc. in the amount of \$21,000 for pre-construction consultancy services and for an amount not to exceed 12% of construction costs for general contracting services.

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee to negotiate and execute the contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

The proposed contract with Zumwalt Construction, Inc. will be no greater than 12% of the total construction costs in the project budget and will be paid from the project development budget. Pre-construction consultancy services will be provided for a total of \$21,000.

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 a modest rehabilitation was completed 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.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH ZUMWALT
CONSTRUCTION, INC. FOR THE SUN LODGE DEVELOPMENT PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in the city of Fresno; and,

WHEREAS, the Agency has secured a tax credit allocation for the adaptive reuse/new construction for Sun Lodge located at 1101 N. Parkway Drive, Fresno, CA; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) has received three (3) proposals from qualified general contractors for the adaptive reuse/new construction for Sun Lodge; and

WHEREAS, Zumwalt Construction, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Zumwalt Construction, Inc. for general contractor/construction management services for the adaptive reuse/new construction project for Sun Lodge for the amount of \$21,000.00 for pre-construction consultancy services and a fee not to exceed 12% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the adaptive reuse/new construction of Sun Lodge with Zumwalt Construction, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH ZUMWALT
CONSTRUCTION, INC. FOR THE SUN LODGE DEVELOPMENT PROJECT**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in Fresno County; and,

WHEREAS, the Agency has secured a tax credit allocation for the adaptive reuse/new construction of Sun Lodge located at 1101 N. Parkway Drive, Fresno, CA; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and

WHEREAS, the Housing Authority of Fresno County, CA (the “Agency”) has received three (3) proposals from qualified general contractors for the adaptive reuse/new construction of Sun Lodge; and

WHEREAS, Zumwalt Construction, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Zumwalt Construction, Inc. for general contractor/construction management services for the adaptive reuse/new construction project of Sun Lodge for the amount of \$21,000 for pre-construction consultancy services and for a fee not to exceed 12% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the adaptive reuse/new construction of Sun Lodge with Zumwalt Construction, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing
FROM: Tyrone Roderick Williams,
Chief Executive Officer

DATE: January 20, 2022

BOARD MEETING: January 25,
2022

AGENDA ITEM: 7d

AUTHOR: Blanca Navarro

SUBJECT: Award of General Contractor/Construction Manager (GCCM)
Contract – Avalon Commons Phase I – New Construction

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a contract for the General Contractor/Construction Manager (GCCM) services for the Avalon Commons Phase I development project.

On November 5th, 2021, staff issued a Request for Proposal (RFP) for (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Fresno Housing's E-procurement website, and public job walks.

Staff anticipates a 9% low-income housing tax credit application submission in March 2022. An award of the GCCM contract would allow time for the substantial review of architectural drawings and a more thorough and accurate cost estimation.

A total of six (6) proposals were received for the subject site in response to the solicitation. The review panel was comprised of Fresno Housing (FH) staff from the Real Estate Development and Property Management departments, along with two (2) panel members from external, partner organizations. After a review of the proposals and a series of virtual interviews, the panel deemed Johnston Contracting, Inc. and Brown Construction to be within the competitive range. A second interview was conducted with the two firms to ask any remaining questions and finalize the scoring.

After a comprehensive review of the proposal packages and two virtual interviews, staff is recommending Brown Construction for the Avalon Commons Phase I project. The proposals were ranked based on firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goal and objectives, and economic opportunities outreach. Brown Construction is a firm located in Sacramento, CA, and has the experience, qualifications and price that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract to Brown Construction at a fee of \$20,000 for pre-construction consultancy services and for an amount not to exceed 14% of construction costs for general contracting services.

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee to negotiate and execute the contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

The proposed contract with Brown Construction will be no greater than 14% of the total construction costs in the project budget and will be paid from the project development budget. Pre-construction consultancy services will be provided for a total of \$20,000.

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 a high opportunity neighborhood that has a great need for affordable housing. 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 on 4.36 acres 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.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH BROWN
CONSTRUCTION FOR THE AVALON COMMONS PHASE I PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in the City of Fresno; and,

WHEREAS, the Agency is working towards securing a tax credit allocation for the new development project Avalon Commons Phase I located at 7521 N. Chestnut Avenue, Fresno, California; and

WHEREAS, the Agency released a Request for Proposals for General Contractor/Construction Management (“GCCM”) Services; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) has received six (6) proposals from qualified general contractors for the Avalon Commons Phase I new construction project; and

WHEREAS, Brown Construction was determined to be responsive and responsible and provided qualifications that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Brown Construction for general contractor/construction management services for the Avalon Commons Phase I new construction project for the amount of \$20,000 for pre-construction consultancy services and a fee not to exceed 14% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the Avalon

Commons Phase I new construction project with Brown Construction and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH BROWN
CONSTRUCTION FOR THE AVALON COMMONS PHASE I PROJECT**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in the City of Fresno; and,

WHEREAS, the Agency is working towards securing a tax credit allocation for the new development project Avalon Commons Phase I located at 7521 N. Chestnut Avenue, Fresno, California; and

WHEREAS, the Agency released a Request for Proposals for General Contractor/Construction Management (“GCCM”) Services; and,

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Housing Authority of Fresno County (the “Agency”) has received six (6) proposals from qualified general contractors for the Avalon Commons Phase I project; and

WHEREAS, Brown Construction was determined to be responsive and responsible and provided qualifications that are most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Brown Construction for general contractor/construction management services for the Avalon Commons Phase I new construction project for the amount of \$20,000 for pre-construction consultancy services and a fee not to exceed 14% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the Avalon Commons Phase I new construction project with Brown Construction and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing
FROM: Tyrone Roderick Williams,
Chief Executive Officer

DATE: January 20, 2022

BOARD MEETING: January 25,
2022

AGENDA ITEM: 7e

AUTHOR: Blanca Navarro

SUBJECT: Award of General Contractor/Construction Manager (GCCM)
Contract – La Joya Commons – Demolition and New Construction

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a contract for the General Contractor/Construction Manager (GCCM) services for the La Joya Commons development project.

On November 5th, 2021 staff issued a Request for Proposal (RFP) for (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Fresno Housing's E-procurement website, and public job walks.

Staff anticipates a 9% low-income housing tax credit application submission in March 2022 to the California Tax Credit Allocation Committee (CTCAC). An award of the GCCM contract would allow time for the substantial review of architectural drawings and a more thorough cost estimation.

A total of six (6) proposals were received for the subject site in response to the solicitation. The review panel was comprised of Fresno Housing (FH) staff from Real Estate Development and Property Management departments, along with two (2) panel members from external, partner organizations. After a review of the proposals and a series of virtual interviews, the panel deemed Johnston Contracting, Inc. and Zumwalt Construction to be within the competitive range, and invited the firms for virtual interviews. A second interview was conducted with the two (2) firms to ask any remaining questions and finalize the scoring.

After a comprehensive review of the proposal packages and two virtual interviews, staff is recommending Johnston Contracting, Inc. for the La Joya Commons project. The proposals were ranked based on firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goal and objectives, and economic opportunities outreach. Johnston Contracting, Inc. is a local firm which has completed several construction projects for Fresno Housing, and has the experience, qualifications and price that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract to Johnston Contracting, Inc. in the amount of \$125,000 for pre-construction consultancy services and for an amount not to exceed 10.5% of construction costs for general contracting services.

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee to negotiate and execute the contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

The proposed contract with Johnston Contracting, Inc. will be no greater than the 10.5% of the total construction costs in the project budget and will be paid from the project development budget. Pre-construction consultancy services will be provided at a cost of \$125,000.

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 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.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH JOHNSTON
CONTRACTING, INC. FOR THE LA JOYA COMMONS DEVELOPMENT PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in Fresno County; and,

WHEREAS, the Agency has received an award of Joe Serna, Jr. Farmworker Housing Grant funding and is working to secure a tax credit allocation for La Joya Commons located at 1501 Clyde Fannon Road, Firebaugh, CA; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) has received six (6) proposals from qualified general contractors for the demolition and new construction of La Joya Commons; and

WHEREAS, Johnston Contracting, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Johnston Contracting, Inc. for general contractor/construction management services for the demolition and new construction of La Joya Commons for the amount of \$125,000 for pre-construction consultancy services and a fee not to exceed 10.5% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the demolition and new construction of La Joya Commons with Johnston Contracting, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH JOHNSTON
CONTRACTING, INC. FOR THE LA JOYA COMMONS DEVELOPMENT PROJECT**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in Fresno County; and,

WHEREAS, the Agency has received an award of Joe Serna, Jr. Farmworker Housing Grant funding and is working to secure a tax credit allocation for La Joya Commons located at 1501 Clyde Fannon Road, Firebaugh, CA; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and

WHEREAS, the Housing Authority of Fresno County (the “Agency”) has received six (6) proposals from qualified general contractors for the demolition and new construction of La Joya Commons; and

WHEREAS, Johnston Contracting, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Johnston Contracting, Inc. for general contractor/construction management services for the for the demolition and new construction of La Joya Commons for the amount of \$125,000 for pre-construction consultancy services and a fee not to exceed 10.5% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the demolition and new construction of La Joya Commons with Johnston Contracting, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams,
Chief Executive Officer

DATE: January 20, 2022

BOARD MEETING: January 25,
2022

AGENDA ITEM: 7f

AUTHOR: Blanca Navarro

SUBJECT: Award of General Contractor/Construction Manager (GCCM)
Contract – Citrus Gardens Rehabilitation

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a General Contractor/Construction Manager (GCCM) contract for the Citrus Gardens rehabilitation development project.

On November 5th, 2021, staff issued a Request for Proposal (RFP) for General Contractor/Construction Management (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Fresno Housing's E-procurement website, and public job walks.

Staff anticipates a 9% low-income housing tax credit application submission in March 2022 to the California Tax Credit Allocation Committee (CTCAC). An award of the GCCM contract would allow time for a substantial review of architectural drawings and a more thorough and accurate cost estimation.

The proposed scope of work included rehabilitation services of a single-story and two-story scattered-site project in which includes a total of 30 units. Once completed, the project will meet all accessibility requirements consistent with local law and code requirements associated with multi-family conversion and TCAC regulations. The deadline for responses was scheduled for December 2, 2021.

A total of three (3) proposals were received for the Citrus Gardens Rehabilitation project in response to the solicitation. The review panel was comprised of Fresno Housing (FH) staff from the Real Estate Development and Property Management departments, along with two (2) panel members from external, partner organizations. After a review of the proposals and a series of virtual interviews, the panel deemed Johnston Contracting Inc. and Zumwalt Construction to be within the competitive range. A second interview was conducted with the two firms to ask any remaining questions and finalize the scoring.

After a comprehensive review of the proposal packages and two virtual interviews, staff is recommending Zumwalt Construction, Inc. for the Citrus Gardens project. The proposals were ranked based on firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goal and

objectives, and economic opportunities outreach. Zumwalt Construction, Inc. is a local firm which has completed several construction projects for Fresno Housing, and has the experience, qualifications and price that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract for the Citrus Gardens Rehabilitation project to Zumwalt Construction, Inc. at a fee of \$15,000 for pre-construction consultancy services and for an amount not to exceed 14% of construction costs for General Contracting services.

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee to negotiate and execute the contracts subject to **satisfactory** review and approval by legal counsel.

Fiscal Impact

The proposed contract with Zumwalt Construction, Inc. will be no greater than 14% of the total construction costs in the project budget and will be paid from the project development budget. Pre-construction consultancy services will be provided for a fee of \$15,000.

Background Information

Citrus Gardens is located at 201 Citrus Ave & 452 10th Street, Orange Cove, CA. The complex is an existing single & two story apartment complex with 30-units located in two separate locations. Staff is proposing the rehabilitation of a split-site project. As a split-site project, Citrus Ave contains 20 units at Site I, located at 201 Citrus Avenue on a 1.73-acre parcel (APN:375-030-37T). Site II is located at 452 10th Street on a 0.74-acre parcel (APN:375-142-15T) and includes 10 units for a total of 30 units. Of those 30 units, six (6) units will be renovated to be made fully accessible on the ground floor. The remaining 24 units will receive various upgrades in the kitchen; including new appliances, counters, and cabinets. Site upgrades at both locations will include a new community laundry building, outdoor playground, new trash enclosure, and parking lot restriping. New concrete will also be added to meet accessibility requirements. Staff anticipates applying for a Low-Income Housing Tax Credit allocation to help fund the development's rehabilitation. The project is expected to begin construction in December 2022.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH ZUMWALT
CONSTRUCTION, INC. FOR THE CITRUS GARDENS REHABILITATION PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Agency”) seeks to expand the development and availability of low-income housing to residents in Fresno County; and,

WHEREAS, the Agency has received an award of Joe Serna, Jr. Farmworker Grant funding and is working to secure a tax credit allocation for the Citrus Gardens rehabilitation project located at 201 Citrus Ave. & 452 10th Street, Orange Cove, CA; and

WHEREAS, the Agency released a Request for Proposals for General Contractor/Construction Management (“GCCM”) Services; and

WHEREAS, the Request for Proposals was available on the Agency E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) has received three (3) proposals from qualified general contractors for the rehabilitation of Citrus Gardens; and

WHEREAS, Zumwalt Construction, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Zumwalt Construction, Inc. for general contractor/construction management services for the rehabilitation of Citrus Gardens for the amount of \$15,000 for pre-construction consultancy services and a fee not to exceed 14% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the rehabilitation of Citrus Gardens with Zumwalt Construction, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH ZUMWALT
CONSTRUCTION, INC. FOR THE CITRUS GARDENS REHABILITATION PROJECT**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the development and availability of low-income housing to resident in Fresno County; and,

WHEREAS, the Agency has received an award of Joe Serna, Jr. Farmworker Grant funding and is working to secure a tax credit allocation for the Citrus Gardens rehabilitation project located at 201 Citrus Ave. & 452 10th Street, Orange Cove, CA; and

WHEREAS, the Agency released a Request for Proposals for General Contractor/Construction Management (“GCCM”) Services; and,

WHEREAS, the Request for Proposals was available on the Agency E-procurement website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Housing Authority of Fresno County (the “Agency”) has received three (3) proposals from qualified general contractors for the rehabilitation of Citrus Gardens; and

WHEREAS, Zumwalt Construction, Inc. was determined to be responsive and responsible and provided qualifications and prices that are advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Zumwalt Construction, Inc. for general contractor/construction management services for the rehabilitation of Citrus Gardens for the amount of \$15,000 for pre-construction consultancy services and a fee not to exceed 14% of the construction budget for the work completed between the project closing and the completion of construction;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the rehabilitation of Citrus Gardens with Zumwalt Construction, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 25th DAY OF January 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Tyrone Roderick Williams
CEO/Executive Director

DATE: January 14, 2022
BOARD MEETING: January 25, 2022
AGENDA ITEM: 7g
AUTHOR: Emily De La Guerra

SUBJECT: Consideration of Acceptance and Acknowledgement of the U.S. Department of Housing and Urban Development Verified 2021 Section Eight Management Assessment Program (SEMAP) Score for 2021 (City)

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and accept the 2021 Section Eight Management Assessment Program (SEMAP) Score for the Housing Authority of the City of Fresno.

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the fourteen indicators, for a total maximum of 135 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Due to COVID-19, HUD granted waivers to PHAs that impacted the prioritization of operations and suspended scoring SEMAP for 2021. Therefore, HUD will apply the Fiscal Year (FY) 2019 City SEMAP score to the 2021 City SEMAP score. HUD plans to resume SEMAP scoring in 2022.

HUD verified Fresno Housing's (City) SEMAP score for fiscal year ending December 31, 2019 to be **100%** with an overall designation as "**High.**" This is the same SEMAP score accepted by the Board of Commissioners on January 23, 2020 and submitted to HUD.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution accepting the verified FY 2019 SEMAP score and acknowledge that HUD will apply it as the 2021 SEMAP score.

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Tyrone Roderick Williams
CEO/Executive Director

DATE: January 14, 2022
BOARD MEETING: January 25, 2022
AGENDA ITEM: 7h
AUTHOR: Emily De La Guerra

SUBJECT: Consideration of Acceptance and Acknowledgement of the U.S. Department of Housing and Urban Development Verified 2019 Section Eight Management Assessment Program (SEMAP) Score for 2021 (County)

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and accept the 2021 Section Eight Management Assessment Program (SEMAP) Score for the Housing Authority of Fresno County.

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the fourteen indicators, for a total maximum of 135 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Due to COVID-19, HUD granted waivers to PHAs that impacted the prioritization of operations and suspended scoring SEMAP for 2021. Therefore, HUD will apply the 2019 County SEMAP score as the 2020 County SEMAP score. HUD plans to resume SEMAP scoring in 2022.

HUD verified Fresno Housing's (County) SEMAP score for fiscal year ending December 31, 2019 to be **99%** with an overall designation as "**High.**" This score is higher than the SEMAP self-score of 95.2% accepted by the Board of Commissioners on January 23, 2020 and submitted to HUD. The FSS Indicator 14 and escrow balance data resulted in a higher than anticipated score.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the Fresno County adopt the attached resolution accepting the verified FY 2019 SEMAP score and acknowledge that HUD will apply it as the FY2021 SEMAP score.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION OF ACCEPTANCE AND ACKNOWLEDGEMENT OF
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT VERIFIED FY2019
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM SCORE FOR FY2021

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 14 criteria; and

WHEREAS, HUD requires each housing authority to provide a certification as to the accuracy of data according to these criteria.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Fresno County hereby authorizes the Executive Director to accept the verified FY2019 SEMAP score and acknowledges that HUD will apply it as the FY2021 SEMAP score.

PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

O (559) 443-8400
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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams

CEO/Executive Director

DATE: January 20, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 7i

AUTHOR: Jeff Cardell

SUBJECT: Consideration of the 2022 Salary Schedules

Executive Summary

The purpose of this memo is to request that the Boards of Commissioners consider and adopt the attached resolutions approving the 2022 Salary Schedules. California Public Employees' Retirement System (CalPERS) requires that our Salary Schedules be publicly available and that they are approved and adopted by the governing bodies. Two Salary Schedules are presented for the Boards approval: one of the is for non-represented employees and the other is for employees represented by Service Employees International Union (SEIU). The salaries included on these schedules are for current positions, budgeted openings, and/or positions that could be budgeted in the near future.

On a regular basis, the Agency performs a detailed analysis of its job descriptions, job classifications and compensation levels for each position, also known as a Classification and Compensation Study. With the assistance of a third-party consultant, salary and compensation data is compiled from other local governmental agencies, national non-profits and for-profit companies, and Public Housing Authorities (PHA's) across the United States. The data is consolidated, analyzed, and compared to current salary ranges. The final report is then used to create or amend the attached Salary Schedule for unrepresented staff with consideration for attracting and retaining the most talented employees as well as ensuring that our organization stays competitive with other similar employers. While the ranges presented on the 2022 Salary Schedule for nonrepresented staff have not changed since they were approved by the Boards last year, staff is currently working with a third party consultant to update the data in our Classification and Compensation Study with the goal of updating our salary ranges before the end of 2022.

In addition, the salary "step" schedule is produced for employees represented by SEIU to include any updates as a result of a negotiated agreement. The attached salary schedule for represented employees includes the previously negotiated 3% salary increase effective January 1, 2022.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached 2022 Salary Schedules.

Fresno Housing Authority 2022 Salary Schedule

<u>Classification / Position Title</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
Chief Executive Officer	\$250,000	
Deputy Executive Director	\$127,000	\$228,400
Chief	\$108,000	\$194,400
Chief Administrative Officer		
Chief Business Officer		
Chief Diversity Officer		
Chief Real Estate Officer		
Chief Financial Officer		
Chief of Staff		
Chief Program Officer		
Chief Operations Officer		
Director	\$86,000	\$150,500
Director of Administrative Services		
Director of Finance		
Director of Housing Choice		
Director of Human Resources		
Director of Property Management		
Director of Real Estate Development		
Director of Strategic Initiatives		
Assistant Director	\$78,000	\$132,600
Assistant Director- Administrative Services		
Assistant Director- Finance		
Assistant Director- Housing Choice Voucher Program		
Assistant Director- Human Resources		
Assistant Director- Property Management		
Assistant Director- Real Estate Development		
Assistant Director- Special Programs		
Assistant Director- Strategic Initiatives		
Controller		
Senior Manager	\$72,000	\$119,000
Senior Manager - Asset Management		
Senior Manager- Finance		
Senior Manager - Housing Choice		
Senior Manager - Housing Programs/Community Engagement		
Senior Manager - Human Resources		
Senior Manager - Information Technology/Systems		
Senior Manager - Property Management		
Senior Manager - Real Estate Development		
Senior Manager - Strategic/Neighborhood Initiatives		
Manager II	\$68,000	\$108,800
Accounting Manager		
Communications Manager		
Construction Operations Manager		
Development Finance Manager		
District Manager		
Diversity, Equity and Inclusion Manager		

Classification / Position Title	Annual Minimum	Annual Maximum
Executive Operations Manager		
Finance Manager		
Housing Programs Manager		
Human Resources Manager		
Information Technology/Information Systems Manager		
Neighborhood Initiatives Manager		
Manager I	\$58,000	\$92,800
Area Manager		
Asset Manager		
Construction Manager/Owners Representative		
Housing Programs Manager		
Maintenance Manager		
Property Operations Manager		
Quality Assurance Manager		
Real Estate Development Manager		
Resident Services Manager		
Senior Analyst	\$54,000	\$83,700
Assistant Manager - Homeless Initiatives		
Assistant Manager - Housing Choice		
Assistant Manager - Maintenance		
Assistant Manager - Resident Services		
Construction Project Manager		
Senior Accountant		
Senior Analyst - Asset Management		
Senior Analyst - Diversity, Equity and Inclusion		
Senior Analyst - Housing Programs		
Senior Analyst - Human Resources		
Senior Analyst - Quality Assurance		
Senior Analyst - Real Estate Development		
Senior Database Administrator		
Senior Development Analyst - Special Projects		
Senior Financial Analyst		
Senior Impact Analyst		
Senior Policy Analyst		
Senior Project Manager		
Senior Quality Assurance Analyst - HMIS		
Senior Systems Administrator		
Analyst	\$50,000	\$78,500
Accountant		
Asset Management Analyst		
Business Operations Analyst		
Communications Project Manager		
Community Development Analyst		
Community Planning Analyst		
Database Administrator & Report Writer		
Diversity, Equity and Inclusion Analyst		
Financial Analyst		
Human Resources Analyst		
Maintenance Supervisor		
Policy Analyst		

Classification / Position Title	Annual Minimum	Annual Maximum
Program Analyst		
Project Manager		
Project Coordinator HAC		
Property Manager		
Property Operations Analyst		
Quality Assurance Analyst		
Homeless Management Information Systems (HMIS) Analyst		
Supervisor - Inspections		
Supervisor - Intake, Leasing & Case Management		
Systems Administrator		
Training and Development Analyst		
Coordinator	\$44,000	\$66,500
Accounting Coordinator		
Administrative Coordinator		
Asset Management Coordinator		
Assistant Project Manager		
Communications Coordinator		
Community Coordinator		
Community Development Coordinator		
Development Services Coordinator		
Fiscal Services Coordinator		
Human Resources Coordinator		
IT Help Desk Coordinator		
Operations Coordinator		
Payroll Coordinator		
Procurement Coordinator		
Quality Assurance Coordinator		
Resident Services Coordinator		
Training Coordinator		
Clerical/Asst	\$34,000	\$49,000
Accounting Assistant		
Administrative Assistant - Executive Office		
Administrative Assistant - Real Estate Development		
Administrative Assistant - Human Resources		
Outreach & Communications Assistant		
Intern	\$25,000	\$41,600
Accounting Intern		
Business Operations Intern		
CCRH (California Coalition for Rural Housing) Intern		
Communications/Marketing Intern		
Construction Management Intern		
Finance Intern		
HMIS (Homeless Management Information Systems) Intern		
Human Resources Intern		
Information Technology & Systems Intern		
Property Operations Intern		
Research Data Analysis Intern		
Resident Services Intern		

Represented Salary Schedule 2022

Classification	Represented	Step 1	Step 2	Step 3	Step 4	Step 5
Accounting Specialist	Represented	\$ 46,141.24	\$ 48,448.30	\$ 50,870.72	\$ 53,414.25	\$ 56,084.97
Custodian	Represented	\$ 36,991.00	\$ 38,840.55	\$ 40,782.58	\$ 42,821.71	\$ 44,962.80
Housing Navigator	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Housing Quality Inspector	Represented	\$ 48,930.79	\$ 51,377.33	\$ 53,946.20	\$ 56,643.51	\$ 59,475.69
Housing Specialist	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07
HQS Enforcement Specialist	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
HQS Inspections Scheduler	Represented	\$ 39,764.63	\$ 41,752.86	\$ 43,840.50	\$ 46,032.53	\$ 48,334.16
Leasing Specialist	Represented	\$ 48,930.79	\$ 51,377.33	\$ 53,946.20	\$ 56,643.51	\$ 59,475.69
Maintenance Assistant	Represented	\$ 39,764.63	\$ 41,752.86	\$ 43,840.50	\$ 46,032.53	\$ 48,334.16
Maintenance Lead	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Maintenance Specialist	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Maintenance Technician	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07
Market Specialist	Represented	\$ 48,930.79	\$ 51,377.33	\$ 53,946.20	\$ 56,643.51	\$ 59,475.69
Office Assistant II- All	Represented	\$ 39,764.63	\$ 41,752.86	\$ 43,840.50	\$ 46,032.53	\$ 48,334.16
Owner Services Specialist	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07
Program Integrity Specialist	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07
Property Assistant	Represented	\$ 39,764.63	\$ 41,752.86	\$ 43,840.50	\$ 46,032.53	\$ 48,334.16
Property Specialist I	Represented	\$ 44,366.57	\$ 46,584.90	\$ 48,914.14	\$ 51,359.85	\$ 53,927.85
Property Specialist II	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07
Quality Assurance Specialist	Represented	\$ 44,366.57	\$ 46,584.90	\$ 48,914.14	\$ 51,359.85	\$ 53,927.85
Receptionist	Represented	\$ 39,764.63	\$ 41,752.86	\$ 43,840.50	\$ 46,032.53	\$ 48,334.16
Senior Housing Quality Inspector	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Senior Housing Specialist	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Senior Leasing Specialist	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Senior Property Specialist	Represented	\$ 51,377.20	\$ 53,946.06	\$ 56,643.36	\$ 59,475.53	\$ 62,449.31
Wait List Specialist	Represented	\$ 46,601.21	\$ 48,931.27	\$ 51,377.83	\$ 53,946.73	\$ 56,644.07

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2022 SALARY SCHEDULE

WHEREAS, the California Public Retirement Employees' Retirement System (CalPERS) requires participating agencies to have a publicly available pay schedule that is duly approved and adopted by the Agency's governing body; and,

WHEREAS, the Fresno Housing, in conjunction with SEIU Local 521, have historically agreed upon represented salary schedules; and,

WHEREAS, the salary schedule for non-represented employees is compiled as part of a classification and compensation analysis; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the 2022 Salary Schedule.

PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2022 SALARY SCHEDULE

WHEREAS, the California Public Retirement Employees' Retirement System (CalPERS) requires participating agencies to have a publicly available pay schedule that is duly approved and adopted by the Agency's governing body; and,

WHEREAS, the Fresno Housing, in conjunction with SEIU Local 521, have historically agreed upon represented salary schedules; and,

WHEREAS, the salary schedule for non-represented employees is compiled as part of a classification and compensation analysis; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County does hereby approve and adopt the 2022 Salary Schedule.

PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing

DATE: January 19, 2022

BOARD MEETING: January 25, 2022

FROM: Tyrone Roderick Williams
Chief Executive Officer

AGENDA ITEM: 8a

AUTHOR: Bobby Coulter

SUBJECT: Digital Inclusion and Broadband Access Update

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the progress of the Agency's Digital Inclusion and Broadband efforts. Bobby Coulter, Assistant Director of IT and Phil Neufeld, Executive Officer of Information Technology (Fresno Unified School District) will present information regarding Agency, and Countywide efforts to connect Fresno Housing residents and surrounding communities.

Recommendation

None at this time. Informational only.



Digital Inclusion Update

Get Connected Fresno



Connecting to Fresno Housing's Strategic Plan

- Design, implement, and sustain exceptional programs that invest in residents
- Increase engagement of residents and use of Fresno Housing's educational and self-sufficiency programs and partner services
 - Internet connectivity
 - Technology equipped community spaces
 - Digital Literacy programs
 - Device distribution



The three legs of the Digital Inclusion stool

- Education
 - 425 students, 12,800 hours of Digital Literacy training provided
- Devices
 - 531 devices distributed
- Connectivity
 - ~1,900 Households connected to free or reduced Internet



Current Efforts

- 2022-2023 pipeline includes four new resident internet installations
- Shovel Ready list
- Prepare Agency for upcoming state and federal funding



Fresno Collaborative for Digital Inclusion (FCDI) - *Phil Neufeld*

- Fresno Unified / CVIN Fiber Bid
- FCDI members and goals
- FCC & CPUC maps disproportionately underrepresent the unserved and underserved



BOARD MEMO

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Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing

FROM: Tyrone Roderick Williams
Chief Executive Officer

SUBJECT: Update on Homekey Motel Operations

DATE: January 19, 2022

BOARD MEETING: Jan 25, 2022

AGENDA ITEM: 8b

AUTHOR: Doreen Eley

Executive Summary

Staff will present an update on Homekey Motel operations.

Recommendation

None at this time. Informational only.

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TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams

Chief Executive Officer

DATE: January 19, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 8c

AUTHOR: Tiffany B. Mangum

SUBJECT: Legislative updates for 2022

Executive Summary

General Counsel has prepared an outline of legislative updates for Public Agencies in the attached outline. Additionally, a brief overview of said updates will be presented during the Boards of Commissioners January Board Meeting.

Recommendation

None at this time. Informational only.

MEMORANDUM

TO: Mr. Tyrone Williams, CEO
Fresno Housing Authority Commissioners

FROM: Kenneth J. Price
Jessica S. Johnson
BAKER MANOCK & JENSEN, PC

DATE: January 29, 2021

RE: Public Agency Updates for 2022

PUBLIC AGENCY NOTIFICATION

The purpose of this memorandum is to inform the Fresno Housing Authority of certain new laws and changes in the existing laws which may affect the agency in 2022.

DISCUSSION

A. Extension of State of Emergency/AB 361 Brown Act Teleconferencing Requirements

During the height of the COVID-19 pandemic in 2020 and 2021, Governor Newsom's Executive Order No. N-29-20 allowed legislative bodies to participate in a public meeting via teleconference (phone or video) under the Ralph M. Brown Act ("Brown Act"). This order was set to expire as of September 30, 2021.

On September 15, 2021 Assembly Bill ("AB") 361 was signed into law. AB 361 allows local agencies to continue to use COVID-19-era teleconferencing notice and meeting procedures through December 31, 2023, as long as one of the following specific types of emergency exists:

- A. The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

B. The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

C. The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

The legislative body must make specific findings every thirty days during the emergency when telephonic or virtual meetings are required. The Governor, through Order N-12-21, extended the March 2020 order declaring a State of Emergency due to the impacts of COVID-19 until the end of the 2021. On November 10, 2021, the Governor extended the State of Emergency yet again by Executive Order N-21-21. The State of Emergency now ends on March 31, 2022, though it is likely to be extended again given the renewed upsurge in cases from the Omicron variant and potential future variants.

During this period, a public agency may meet in person, but if it wants to meet via Zoom or another videoconferencing platform, the board of directors must adopt the now-familiar AB 361 resolutions, which are valid for thirty days as long as a state-wide emergency exists, currently through March 31, 2022.

B. Behested Payments Reporting

1. *Current Law*

Under the Political Reform Act, donations or payments made at the behest of an elected officer or Public Utilities Commission member (hereafter referred to collectively as “official”), when made “principally for charitable, legislative, or governmental purposes” must be promptly reported by the official to the Fair Political Practices Commission’s (“FPPC”).¹ Practically, this applies mainly to fundraising efforts that an official participates in that results in donations to a charity, an individual, or a government agency at the request or suggestion of the official.

Generally, a payment is considered behested, and subject to reporting, if:

- The payment is made at the request, suggestion, or solicitation of, or in cooperation, consultation, coordination, or concert with an elected official;
- The behesting official does not provide full and adequate consideration in exchange for the payment;
- The payment is made for a legislative, governmental, or charitable purpose;
- The payment does not qualify as a gift (made for personal purposes) or a contribution (made for election-related activity) to the elected official;

¹ Gov. Code § 84224.

- The value of the payment meets or exceeds the reporting threshold of \$5,000.²

The official must report the behested payment within 30 days of the date a single source makes a behested payment or payments that aggregate or exceed \$5,000 in a calendar year. The official must report the names and addresses of the parties involved (payor and payee), the date(s) of the payment(s) and a brief description of the goods or services provided or purchased and a description of the specific purpose or event for which the payments were made. This means that the elected official must promptly communicate and work with the organization receiving the payment/donation after participating in the fundraising event to determine if and when reporting is required.

A payment/donation that is principally for personal purposes or a payment that is related to an official's candidacy for elective office is generally not a reportable behested payment under FPPC Regulations Sections 842204.5(c) and 84224.

2. 2021 Amendments

On October 21, 2021, the FPPC adopted new regulations promoting increased transparency for behested payments. Effective December 22, 2021, the behested payment report must also include³:

- A brief description of any relationship between the nonprofit payee and the official, or a member of his or her immediate family, or member of their campaign or officeholder staff; and
- A brief description of any proceeding⁴ before the official's agency at the time of a reported payment or within the 12 months prior to the reported payment in which the payor is the named party or subject of the decision.

Such relationships are not forbidden by law and do not generally constitute a conflict of interest, however, FPPC staff and the Commission considered this information that the public would be interested in knowing.

If the official is having difficulty gathering information from the payee, there is now a "safe harbor" provision, allowing the official to estimate the behested payment amount and date in good faith if they have made reasonable efforts to obtain the information (e.g., a written

² See League of California Cities, *FPPC makes changes to fundraising-related payment reporting* (Dec. 15, 2021) available at https://www.calcities.org/detail-pages/news/2021/12/15/fppc-makes-changes-to-fundraising-related-payment-reporting?utm_source=newsletter&utm_medium=email&utm_campaign=CCA_121521.

³ 2 Cal. Code Regs. § 18424.

⁴ A "proceeding" includes decisions on a contract, license, permit, or other entitlement and matters of non-general legislation. A "proceeding" does not include decisions on general legislation.

request will suffice), and the official files an amended report within 10 days of receiving the payment information from the payee.⁵

The behested payment reporting requirements will now also apply to charitable fundraising solicitations only when they are sent out under the control or at the direction of, in cooperation, coordination or concert with, at the request or suggestion of, or with the express, prior consent of the elected officer or agent thereof, and in which the elected official is prominently featured. “Prominently featured” means where the elected official’s photo or signature or name is prominently displayed on the solicitation – or when the letterhead of a governing board listing a roster of its mostly elected officials is on the solicitation.⁶ This means that merely being featured in a solicitation would not constitute a reportable behested payment without some active involvement by the official or their agent.

Finally, there are new reporting requirements when the payment from a nonprofit organization has and uses one or more separate donor advised funds.⁷ The named “payor” in that case may be “anonymous” but only if such information is so provided by the nonprofit sponsoring organization. The elected official should inquire with the organization as much information as they can share to report to the FPPC, and file an amended report within 10 days of acquiring any new information.

Behested payment reports must be submitted online or in paper by Form 803, also available online at the FPPC’s website.⁸ For local agencies, Form 803 must be filed with the elected official’s agency, who must forward it to the agency’s filing officer who receives the official’s campaign statements within 30 days of the payment.

C. Updates to CEQA – AB 819

On July 16, 2021, the Governor signed Assembly Bill 819 (“AB 819”), which requires more electronic posting to satisfy the notice and filing requirements for environmental documents in compliance with the California Environmental Quality Act (“CEQA”). The Legislature supported these measures as a means to increase public access and involvement. Starting on January 1, 2022, the following requirements will apply:

1. Environmental Impact Reports (“EIRs”)

(a) If a lead agency determines that an EIR is required for a project, the lead agency shall immediately send the notice of preparation (“NOP”) by certified mail or email to each responsible agency, the Office of Planning and Research (“OPR”), and public agencies with jurisdiction over natural resources affected by the project.⁹

⁵ 2 Cal. Code Regs., § 18424.1.

⁶ 2 Cal. Code Regs., § 18424.2.

⁷ 2 Cal. Code Regs., § 18424.3; see also 26 U.S.C. § 4966(d)(2) for definition of a donor advised fund.

⁸ <https://www.fppc.ca.gov/learn/public-officials-and-employees-rules-/behested-payment-report.html>.

⁹ Pub. Res. Code § 21080.4(a).

(b) The lead agency must submit, in an electronic form, all proposed CEQA documents, including draft EIRs, proposed negative declarations, proposed mitigated negative declarations, and notices of completion to the State Clearinghouse via the CEQA Submit program.¹⁰

(c) The lead agency must also post all draft and final EIRs, negative declarations, or mitigated negative declarations on its website, if it has one.¹¹

2. Public Review Periods

(a) When a state agency is the lead agency, a responsible agency, or a trustee agency, or otherwise has jurisdiction over a proposed project, the draft EIR must be submitted and posted on CEQA Submit for a 45-day review period.

(b) When a state agency is the lead agency, a responsible agency, or a trustee agency, or otherwise has jurisdiction over a proposed project, the proposed negative declaration or proposed mitigated negative declaration must be submitted and posted on CEQA Submit for a 30-day review period.¹²

3. Public Notice

(a) A lead agency must give public notice prior to a meeting at which it is considering adoption of an EIR, a Master EIR, or a negative declaration by the usual measures (mail to interested parties, and publication, posting, or mailing) and by posting it on the lead agency's website.¹³ (Note: a website appears to be a requirement under this statute).

(b) Local agency NOPs, notices of scoping meetings, notices of availability for review, notices of completion, and notices of determination ("NODs") must also be posted on the agency's website, if it has one.¹⁴

(c) Local lead agency NODs will be required to be filed electronically with the county clerk if that option is offered by the county clerk, and county clerks will now have the option of posting the NODs on their internet websites (in addition to the existing in-office posting option).¹⁵

¹⁰ Pub. Res. Code §§ 21082.1(c)(4), 21161.

¹¹ Pub. Res. Code § 21082.1(d).

¹² Pub. Res. Code § 21091.

¹³ Pub. Res. Code § 21092(b)(3).

¹⁴ Pub. Res. Code §§ 21092.2, 21152. All public agencies are required to have websites, unless certain exceptions are met. If the public agency does not have a website, it must annually adopt a resolution with required findings of hardship.

¹⁵ Pub. Res. Code §§ 21152(c), (d).

In sum, all local agencies should self-register soon with the State Clearinghouse on CEQA Submit at <https://ceqasubmit.opr.ca.gov/> if they anticipate being the lead agency for any CEQA projects in 2022. Local lead agencies should be prepared to submit and post all major CEQA documents to the State Clearinghouse on CEQA Submit, and also the local agency's website (if one exists). Notices of exemption are still optional to file at the State Clearinghouse, but we recommend doing so in an abundance of caution.

CONCLUSION

Baker Manock & Jensen is available to provide you with further guidance on the new website requirements, as well as assist your agency with the preparation of policies or guidance to ensure compliance with the new laws. Do not hesitate to contact Kenneth Price or Jessica Johnson at (559) 432-5400 or via email at kprice@bakermanock.com and jjohnson@bakermanock.com if you have any questions.

KJP:JSJ

BOARD MEMO

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TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone R. Williams

CEO/Executive Director

DATE: January 20, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 8d

AUTHOR: Crystal Cox

SUBJECT: 2022 Operating Budgets for Mixed Finance Properties

Executive Summary

The purpose of this memo is to present the 2022 Budgets for the Mixed Finance properties to the Boards of Commissioners.

Over the years, Fresno Housing has sponsored thirty-six affordable housing projects that will be operational in 2022. As part of this “sponsorship” process, the Boards are first asked to approve the formation and creation of a limited partnership that will “own” the affordable housing development, and Silvercrest, Inc. (a subsidiary of the Housing Authorities) is generally named as the Managing General Partner (MGP) of the partnership. One of the responsibilities of the MGP is to review and approve the annual operating budgets and financial performance for the partnerships. As such, the Silvercrest Inc. Board of Directors will be asked to adopt the 2022 Budgets for the thirty-six limited partnership properties, which are collectively referred to as the “Mixed Finance” properties. And because Fresno Housing originally sponsored these projects and has a vested interest in the success of the properties, staff will also be presenting the 2022 annual operating budgets to the Housing Authority Boards of Commissioners

Recommendation

This item is informational only for the FH Boards of Commissioners. The Board of Directors for Silvercrest, Inc. will be asked to approve the 2022 Operating Budgets for the Mixed Finance properties.

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TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams

Chief Executive Officer

DATE: January 19, 2022

BOARD MEETING: January 25, 2022

AGENDA ITEM: 8e

AUTHOR: Michael Duarte

SUBJECT: Real Estate Development Update

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time. Informational only.

BOARD MEMO

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TTY (800) 735-2929

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TO: Boards of Commissioners

Fresno Housing

FROM: Cary Catalano, Chair

Adrian Jones, Chair

DATE: January 25, 2022

BOARD MEETING: January 19, 2022

AGENDA ITEM: 9a

AUTHOR: Kenneth J. Price

SUBJECT: Consideration of Contract Amendment for the Chief Executive Officer, Tyrone Roderick Williams

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners on the amended employment contract for the Chief Executive Officer with the following changes:

In Fringe Benefits section D, sick leave accrual is to change from 10.5 days of sick leave per year to 3.69 hours of sick leave per pay period in accordance with Fresno Housing's Time Away From Work Policy. The prior Agreement contained a calculation that was less than Fresno Housing's normal sick leave policy.

In Fringe Benefits section G, relocation assistance is changed to gross-up the reimbursement to pay for the employee's portion of payroll taxes so the employee can be fully reimbursed for their relocation expenses. The total cost to the Agency will not exceed the original amount approved by the Boards of Commissioner of \$20,000. The prior agreement didn't recognize that such benefit would be taxable and therefore did not reimburse the CEO for his actual expenses.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of the County of Fresno approve the attached resolutions approving Amendment # 1 of the employment contract for the Chief Executive Officer, Tyrone Roderick Williams.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONER OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

CONSIDERATION OF RESOLUTIONS OF CONTRACT AMENDMENT FOR THE CHIEF
EXECUTIVE OFFICER, TYRONE RODERICK WILLIAMS

WHEREAS, the Board of Commissioners approved the employment agreement for the Chief Executive Officer, Tyrone Roderick Williams on September 28, 2021; and

WHEREAS, section D sick leave is to change from 10.5 days of sick leave per year to 3.69 hours of sick leave per pay period in accordance with Fresno Housing's Time Away From Work Policy.

WHEREAS, section G relocation benefit is changed to gross-up the reimbursement payment to cover any applicable payroll taxes, for a total maximum cost to the Agency of \$20,000.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the Amendment #1 to the employment agreement for the Chief Executive Officer.

PASSED AND ADOPTED THIS 25th DAY OF January, 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONER OF THE
HOUSING AUTHORITY OF THE FRESNO COUNTY

CONSIDERATION OF RESOLUTIONS OF CONTRACT AMENDMENT FOR THE CHIEF
EXECUTIVE OFFICER, TYRONE RODERICK WILLIAMS

WHEREAS, the Board of Commissioners approved the employment agreement for the Chief Executive Officer, Tyrone Roderick Williams on September 28, 2021; and

WHEREAS, section D sick leave is to change from 10.5 days of sick leave per year to 3.69 hours of sick leave per pay period in accordance with Fresno Housing's Time Away From Work Policy.

WHEREAS, section G relocation benefit is changed to gross-up the reimbursement payment to cover any applicable payroll taxes, for a total maximum cost to the Agency of \$20,000.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the Amendment #1 to the employment agreement for the Chief Executive Officer.

PASSED AND ADOPTED THIS 25th DAY OF January, 2022. 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:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

**FIRST AMENDMENT TO
AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO
BETWEEN THE HOUSING AUTHORITIES OF THE CITY
AND COUNTY OF FRESNO AND TYRONE RODERICK WILLIAMS**

This First Amendment to Agreement for Employment of Executive Director/CEO (this "First Amendment") is entered into as of this ___ day of January, 2022, by and between the Housing Authorities of the City and County of Fresno, a public body corporate and politic (the "Housing Authority"), and Tyrone Roderick Williams ("Williams" or "CEO").

RECITALS

A. On or about _____, 2021, the Housing Authority and Williams executed that certain Agreement for Employment of Executive Director/CEO, wherein the Housing Authority agreed to employ Williams to serve as the Executive Director/CEO of the Housing Authority (the "Employment Agreement").

B. By this First Amendment, the parties desire to amend the Employment Agreement to revise certain benefits contained therein.

C. The Employment Agreement shall remain in full force and effect, except as revised in this First Amendment.

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

1. Sick Benefits: Employment Agreement Section (9)(D) is hereby deleted in its entirety and replaced as follows:

"Sick Benefits: During the term of the Agreement, the CEO shall accrue 3.69 hours of sick leave per pay period. The CEO shall receive a cash out of accrued sick leave at time of separation in accordance with agency administrative policies and procedures, as may be amended from time-to-time."

2. Relocation Benefits: Employment Agreement Section(9)(G) is hereby deleted in its entirety and replaced as follows:

"Relocation Benefits: The Housing Authority shall reimburse CEO up to a total of \$20,000 to be used for relocation assistance (the "Relocation Assistance"). The Relocation Assistance will be used to reimburse gross moving related expenses and/or temporary housing for up to six months from the Effective Date. The CEO must present to the Housing Authority's Chief Business Officer sufficient receipts to document the payment of moving expenses and/or rent for temporary housing. The Housing Authority will also pay CEO's portion of applicable payroll taxes relating to the Relocation Assistance, up to the \$20,000 maximum amount.

3. Remainder of Employment Agreement. The parties hereby agree that except for those terms expressly revised in this First Amendment, the Employment Agreement, and each and all of its provisions, shall remain in full force and effect.

4. Counterparts. This First Amendment (either a duplicate copy or a copy of a facsimile thereof) may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, all of which together shall constitute one and the same instrument.

5. Entire Agreement. The provisions contained in the Employment Agreement and this First Amendment constitute the entire agreement and understanding between the parties. Any amendment, modifications or variations from the terms of this First Amendment and the Employment Agreement must be in writing and shall be effective only upon approval of such amendment, modification or variation by the Boards and the CEO.

IN WITNESS WHEREOF, the parties hereto have duly approved and executed this First Amendment on the day and year above written.

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

Adrian Jones, Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

Cary Catalano, Chair

CEO

Tyrone Roderick Williams



Digital Inclusion Update

Get Connected Fresno



Connecting to Fresno Housing's Strategic Plan

- Design, implement, and sustain exceptional programs that invest in residents
- Increase engagement of residents and use of Fresno Housing's educational and self-sufficiency programs and partner services
 - Internet connectivity
 - Technology equipped community spaces
 - Digital Literacy programs
 - Device distribution



The three legs of the Digital Inclusion stool

- Education
 - 425 students, 12,800 hours of Digital Literacy training provided
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Current Efforts

- 2022-2023 pipeline includes four new resident internet installations
- Shovel Ready list
- Prepare Agency for upcoming state and federal funding



Fresno Collaborative for Digital Inclusion (FCDI) - *Phil Neufeld*

- Fresno Unified / CVIN Fiber Bid
- FCDI members and goals
- FCC & CPUC maps disproportionately underrepresent the unserved and underserved





Homekey Projects – Operations Update

Doreen Eley, Jody Ketcheside




FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



Basic Project Description

- Four Homekey properties
 - Sun Lodge – 98 doors; serving individuals
 - Journey Home – 80 doors; serving individuals
 - Golden State Triage Center – 50 doors; serving individuals
 - Step Up On 99 – 99 doors; serving families with children
- Has served a total of 865 persons 2/1/21 – 12/31/21
- Operation
 - Emergency shelter/transitional housing
 - *Low barrier, Housing First philosophy*
 - *Referrals largely from community Outreach Teams*



Work with
Families and
children

FRESNO HOUSING

Who Are Our Guests – Step Up on 99

Data: 2/1/21 - 12/31/2021

- 330 persons, comprised of 150 Adults; 180 children under 18



Characteristics – Step Up on 99 Families with Children

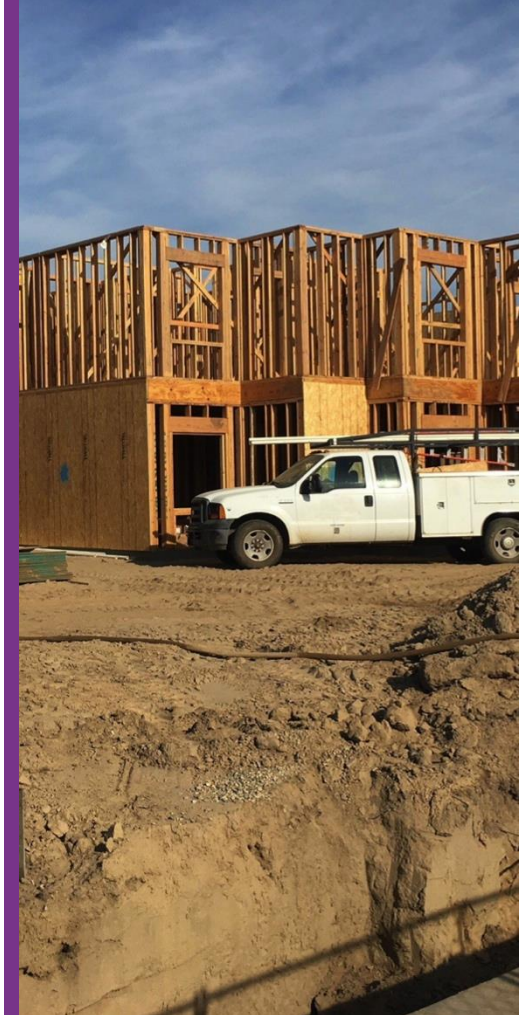
- Adult Gender: Females - 87; Males - 62
- Adult Age:
 - 18-24: 16
 - 25-34: 46
 - 35-44: 57
 - 45-54: 26
 - 55+: 5
- Children Gender: Females – 97; Males – 82; Gender nonconforming – 1
- Children Age:
 - Under 5 – 50
 - 5-12: 89
 - 13-17: 41



Characteristics Families cont'd

- Race and Ethnicity

- American Indian, Alaska Native, Indigenous: 7 (2.1%)
- Black, African American: 68 (20.6%)
- Hispanic/Latino: 210 (63.6%)
- Native Hawaiian or Pacific Islander: 1
- White: 30 (excludes Hispanic persons) (9.1%)
- Multiple Races: 12 (3.6%)



Characteristics Families cont'd

- Presenting Disability
 - Adults at least one disability – 91
 - Children at least one disability - 6
- Source of Income
 - 56% of adults with income;
 - *30% from employment*
 - *Average income \$1000/mo*



Exit Destinations - Families

- Exited program - 128 persons (adults & children)
 - Permanent Housing – 85 persons;
 - 41% *rental without subsidy*
 - 27% *rental with ongoing subsidy*
 - Temporary Destinations – 38 persons
 - 39% *living with family/friends*
 - 29% *other emergency shelter – primarily safety reasons (domestic violence, conflict with others)*





Work with
Adults

Characteristics - Adults

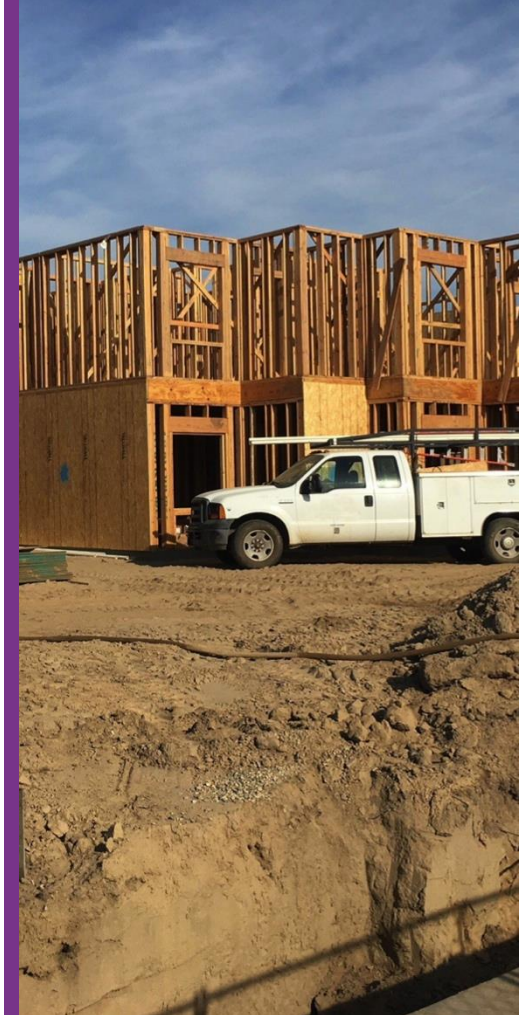
- Total of 535 adults
- Gender: Females - 215; Males – 317; Gender nonconforming – 1; Transgender - 1
- Age:
 - 18-24: 15
 - 25-34: 99
 - 35-44: 132
 - 45-54: 148
 - 55-61: 90
 - 62+: 51



Characteristics - Adults cont'd

- Race and Ethnicity

- American Indian, Alaska Native, Indigenous: 32 (5.9%)
- Asian or Asian American: 13 (2.4%)
- Black, African American: 86 (16%)
- Hispanic/Latino: 239 (44.6%)
- Native Hawaiian or Pacific Islander: 3
- White: 140 (excludes Hispanic persons) (26%)
- Multiple Races: 20 (3.7%)



Characteristics - Adults cont'd

- Presenting Disability

- No reported disabilities - 209
- Reported one disability – 77
- Reported two disabilities – 73
- Reported three disabilities - 163

- Source of Income

- 65% with no income
- 34% with income
 - 19% from employment; 19% from unemployment insurance; 7% - retirement/pension; 69% SSI/SSDI



Exit Destinations - Adults

- Exited program - 262 persons
 - Permanent Housing – 51 persons (19%);
 - *Most prevalent exit is return to family*
 - Temporary Destinations – 56 persons (21%)
 - *Positive exits include shelter, family/friends, hospital (psychiatric/medical); substance use disorder facility*
 - Other exits
 - *Place not meant for human habitation – 119 persons (45%)*



What We've Learned

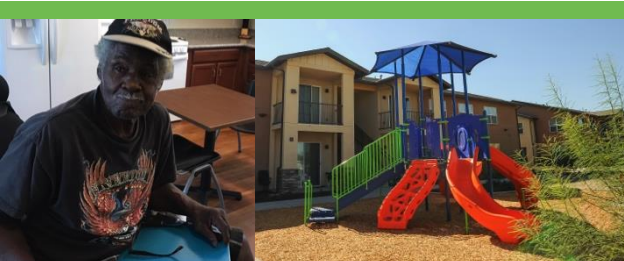
- Outreach Teams and Coordinated Entry made for smoother intake; however, opening in phases is a better strategy
- From street to shelter, private rooms made for COVID-19 spread mitigation; persons on the street more likely to agree to shelter in motel vs congregate shelter
- One household per room lessened conflict, built trust with staff
- Need for stronger security presence; neighborhood activities an issue
- Good partnerships, somewhat hampered by COVID-19





Mixed Finance Properties 2022 Budgets

*Boards of Commissioners Meeting
January 25, 2022*



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



'Mixed Finance' Properties

What are they?

- Properties owned by a limited partnership
- Originally sponsored and developed by the Housing Authority
- Mixed finance means that several funding sources were used to develop the properties (examples: Tax Credits, HRFC, private mortgage, HOME funds, etc...).

Why are we involved?

- Silvercrest, Inc. (an instrumentality of the HA) is the Managing General Partner of the limited partnerships and is responsible for on-going operations of the partnership.
- The Agency and its subsidiaries (Silvercrest, HRFC) have a vested interest in the properties.
- Properties fulfill Agency's mission to create affordable housing.

2022 Budget Goals

- The major goals of the 2022 budgets are to:
 - Achieve positive net operating income on all properties
 - Leverage the well-performing assets in order to provide maximum benefits to lenders, partners and stakeholders
 - Meet stabilization requirements for newer properties
 - Maintain and modernize properties, as needed
 - Provide ample resident services



2022 Budget

- The 2022 budgets include 36 properties with over 2,200 units
- This report does not include budgets for properties currently under construction. Staff will develop partial year budgets for those properties as construction completion dates are finalized.
- Properties currently under construction and projected to be placed-in-service in 2022 include:
 - The Monarch @ Chinatown
 - Alegre Commons

	2021 Budget	2022 Budget
# Of Units	1997	2234
INCOME	18,487,966	21,136,657
TOTAL OTHER INCOME	432,054	525,280
TOTAL INCOME	18,920,020	21,661,937
EXPENSES		
TOTAL PAYROLL EXPENSES	3,682,502	4,213,517
TOTAL ADMINISTRATIVE EXPENSES	2,712,722	2,965,599
TOTAL TENANT SERVICES EXPENSES	1,050,100	1,153,381
TOTAL UTILITY EXPENSES	2,363,997	2,894,685
TOTAL MAINTENANCE EXPENSES	2,956,214	3,735,471
TOTAL TAXES & INSURANCE EXPENSES	862,961	1,114,945
TOTAL OPERATING EXPENSES	13,628,496	16,077,598
NET OPERATING INCOME	5,291,524	5,584,339
TOTAL NON-OPERATING EXPENSES	3,306,136	3,874,815
CASH FLOW	1,985,388	1,709,524
NOI Per Unit	2,650	2,500

Budgeting for Property Success

	2018	2019	2020	2021	2022
High Performers	21	28	25	25	30
Standard Performers	3	1	6	6	6
Low Performers	1	-	-	-	-
Total	25	29	31	31	36

- Each property is managed as a separate and independent financial entity.
- Each property should break even each year (Net Operating Income should be >0)
- Performance tiers above are based on NOI



2022 Budgets – High Performers

Property Name	Yosemite Village	Parc Grove Northwest	Parc Grove Commons II	Renaissance at Santa Clara	Bridges at Florence	City View @ Van Ness	Mendota RAD	Orange Cove RAD	Fresno RAD	Viking Village RAD	Marion Villas
# Of Units	69	148	215	70	34	45	124	90	193	40	46
TOTAL INCOME	659,736	1,657,800	2,321,040	695,844	283,195	389,560	1,192,368	840,552	1,719,636	356,940	342,896
TOTAL OPERATING EXPENSES	585,307	978,589	1,536,665	599,042	213,828	273,459	878,200	711,487	1,421,373	314,500	281,657
NET OPERATING INCOME	74,429	679,211	784,375	96,802	69,367	116,101	314,168	129,065	298,263	42,440	61,239
TOTAL NON-OPERATING EXPENSES	20,700	663,681	704,664	51,972	50,136	114,081	228,024	35,448	67,128	25,344	13,710
CASH FLOW	53,729	15,530	79,711	44,830	19,231	2,020	86,144	93,617	231,135	17,096	47,529
<i>NOI Per Unit</i>	1,079	4,589	3,648	1,383	2,040	2,580	2,534	1,434	1,545	1,061	1,331

Property Name	Pacific Gardens	Legacy Commons I	541 @ South Tower & Cedar	Rio Villas	Villa Del Mar	Elderberry	Kings River Commons	Cueva de Oso	Fenix @ Calaveras & Fenix @	Brierwood Court
# Of Units	56	64	45	30	48	75	60	47	30	75
TOTAL INCOME	439,164	567,228	356,475	306,708	511,050	584,450	501,100	404,508	226,690	935,750
TOTAL OPERATING EXPENSES	374,496	454,429	257,364	178,801	376,754	318,133	366,503	351,695	177,238	476,010
NET OPERATING INCOME	64,668	112,799	99,111	127,907	134,296	266,317	134,597	52,813	49,452	459,740
TOTAL NON-OPERATING EXPENSES	16,800	79,836	24,044	31,848	104,165	160,717	125,496	15,840	47,196	367,802
CASH FLOW	47,868	32,963	75,067	96,059	30,131	105,600	9,101	36,973	2,256	91,938
<i>NOI Per Unit</i>	1,155	1,762	2,202	4,264	2,798	3,551	2,243	1,124	1,648	6,130

2022 Budgets – High Performers

Property Name	Legacy Commons II	Renaissance at Parc Grove	Blossom Trail	Magnolia Commons	Oak Grove Commons	Mariposa Commons	Orchard Apartments	Linnaea Villas	Solivita Commons
# Of Units	64	39	48	60	56	40	40	47	60
TOTAL INCOME	561,084	529,008	389,400	544,896	529,308	499,500	553,032	422,977	537,714
TOTAL OPERATING EXPENSES	374,701	474,606	337,819	426,781	399,470	323,729	327,649	283,618	323,766
NET OPERATING INCOME	186,383	54,402	51,581	118,115	129,838	175,771	225,383	139,359	213,948
TOTAL NON-OPERATING EXPENSES	162,948	37,416	14,400	34,776	94,200	175,632	225,324	41,616	38,321
CASH FLOW	23,435	16,986	37,181	83,339	35,638	139	59	97,743	175,626
NOI Per Unit	2,912	1,395	1,075	1,969	2,319	4,394	5,635	2,965	3,566

- Total of 30 properties with net operating income of \$5.5 million and projected cash flow of \$1.69 million.

2022 Budgets – Standard Performers

Property Name	Granada Commons	Renaissance at Trinity	Renaissance at Alta Monte	Paseo 55	Villages @ Paragon	Villages @ Broadway
# Of Units	16	20	30	55	28	27
TOTAL INCOME	151,788	241,760	316,956	442,116	342,689	307,019
TOTAL OPERATING EXPENSES	142,697	223,014	296,651	400,259	325,889	291,419
NET OPERATING INCOME	9,091	18,746	20,305	41,857	16,800	15,600
TOTAL NON-OPERATING EXPENSES	10,380	18,282	23,988	16,500	16,800	15,600
CASH FLOW	-1,289	464	-3,683	25,357	0	0
<i>NOI Per Unit</i>	568	937	677	761	600	578

- 6 properties with net operating income of \$122 thousand and projected cash flow of positive \$21 thousand

Waterfall Projections

	2016	2017	2018	2019	2020	2021 Projected	2022 Budget
Total Cash Flow	2,238,331	1,980,000	1,359,226	1,722,035	1,766,980	1,175,000	1,250,000

- Projected cash flow to be disbursed to Agency entities through the “waterfall.”

This item is informational for Fresno Housing Authority
Boards of Commissioners.

As the Managing General Partner, Silvercrest, Inc., will be
asked to approve the 2022 Mixed Finance Budgets.

Questions or Comments?



Development Update

January 25, 2022



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



Project Updates:

- Esperanza Commons (Mendota)
 - Closed and started construction as scheduled in Dec. 2021
- Corazon del Valle, The Arthur @ Blackstone, & Sun Lodge
 - Investor/Lender selections underway
- Evaluating Q1 2022 Funding Applications



Questions?