

# CELEBRATING **BLACK HISTORY MONTH**

## **Boards of Commissioners Meeting**

February 22, 2022

# AGENDA

O (559) 443-8400

F (559) 445-8981

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

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

## Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

**5:00pm – February 22, 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.

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**5pm Board Meeting**

		PAGE #
1.	<b>Call to Order and Roll Call</b>	
2.	<b>Approval of agenda as posted (or amended)</b> <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>	
3.	<b>Public Comment and Presentations</b> <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 <b>not</b> 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>	
4.	<b>Potential Conflicts of Interest</b> – Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)	
5.	<b>Governance Matters</b> <ol style="list-style-type: none"> <li>CEO's Report – Tyrone Roderick Williams</li> <li>Commissioners' Report</li> </ol>	5
6.	<b>Consent Agenda</b> <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"> <li>Governance: Consideration of the Minutes of December 14, 2021 (tabled) and January 25, 2022 <i>Approval of the minutes of the Board Meetings.</i></li> <li>Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings <i>Staff recommendations regarding Public Agency Meetings.</i></li> <li>Consideration of Contract for Monte Vista Office Rehabilitation <i>Approval of contract for construction services.</i></li> <li>Consideration of Allocation of Project Based Vouchers – Citrus Gardens <i>Allocation for 30 units of renovation in Orange Cove, CA.</i></li> <li>Consideration of Allocation of Project Based Vouchers – La Joya Commons <i>Allocation for 68 units of new construction in Firebaugh, CA.</i></li> <li>Consideration of Operating Grant Agreement with the County of Fresno – Journey Home <i>Approval of an agreement to fund operational and supportive services.</i></li> </ol>	13 29 37 43 47 52

		PAGE #
	g. Consideration of Funding Application Submission – Citrus Gardens (Orange Cove) <i>Funding application for 30 units of renovation in Orange Cove, CA</i>	58
	h. Consideration of Funding Application Submission and Funding Commitment – La Joya Commons <i>Funding for 68 units of new construction in Firebaugh, CA.</i>	62
	i. Consideration of Funding Application Submission – Step Up on 99 <i>Funding application for 63 units of adaptive reuse/new construction in Fresno, CA.</i>	72
	j. Consideration of Funding Application Submission – Corazón del Valle Commons <i>Funding application for 61 units of new construction in Huron, CA.</i>	80
	k. Consideration of Amended Resolution for Multifamily Housing Program - Corazón del Valle Commons <i>A housing site with 61 units of new construction in Huron, CA.</i>	88
7.	<b>Staff Presentations and Discussion Items</b>	
	a. Overview of the 2022 Board Retreat <i>Presentation by Lisa Spinali, Facilitator.</i>	93
	b. Overview of the 2022-2023 CEO Goals <i>Presentation by Tyrone Roderick Williams on the goal setting process.</i>	94
	c. West Fresno California Avenue Neighborhood (CAN) Planning Update <i>An overview of the status of the Choice Neighborhood Planning initiative.</i>	95
	d. Real Estate Development Update <i>An overview of activities and deliverables to date.</i>	96
8.	<b>Adjournment</b>	



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## CEO'S REPORT

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**TO:** Boards of Commissioners  
Fresno Housing

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**AGENDA ITEM:** 5a

**AUTHOR:** Various Staff

**SUBJECT:** February 2022 – Chief Executive Officer's Monthly Report

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### Executive Summary

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

### PLACE

#### Overview

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

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

## Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
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	85%
Esperanza Commons ( <i>fka Mendota Farm Labor</i> )	Under Construction	241 Tuft Street Mendota, CA	60	3%
Corazón del Valle Commons ( <i>fka Huron RAD</i> )	Pre-Development MHP Awarded 2 <sup>nd</sup> Round 2021 TCAC Awarded April 2022 Closing <i>Proposed HCD HOME Application</i>	Fresno and 12 <sup>th</sup> Street Huron, CA	61	N/A
The Arthur @ Blackstone ( <i>fka Blackstone/Simpson</i> )	Pre-Development NPLH, IIG, HOME Awarded 2 <sup>nd</sup> Round 2021 TCAC Awarded May 2022 Closing	3039 N Blackstone Avenue Fresno, CA	41	N/A
Sun Lodge ( <i>fka Day's Inn</i> )	Pre-Development Homekey Awarded City of Fresno HOME Pending 2 <sup>nd</sup> 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 <i>Proposed 1<sup>st</sup> Round TCAC</i> <i>Proposed HCD HOME Application</i>	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Awarded <i>Proposed 1<sup>st</sup> Round TCAC</i>	201 Citrus & 451 10 <sup>th</sup> St. Orange Cove, CA	30	N/A

Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Pre-Development Pending Non-Competitive NPLH	7521 N. Chestnut Ave. Fresno, CA	60	N/A
Step Up on 99 ( <i>fka Motel 99</i> )	Pre-Development Homekey Awarded <i>Proposed HCD HHC Application</i>	1240 & 1280 Crystal Ave Fresno, CA	63	N/A
Heritage Estates ( <i>fka Florence &amp; 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

### Project Highlights

None at this time.

### Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 1/01/2021 – 1/31/2021			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1108	19	98.01 %
COUNTY OF FRESNO			
County of Fresno	1265	35	97.15%%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	193	140	27.46%

Property Management had their first 2022 All Staff Meeting. Our department announced new ideas that would provide additional support to our staff which has been much needed and we were happy to hear these ideas were well received by staff. For example “Don’t Dump on Us” is a Campaign to get our residents involved in keeping the curb appeal at our projects looking spectacular. As well as expanding the Resident Contract program that would provide additional support in the office as well as out on the grounds. These ideas were developed through the feedback from the Property Management staff and residents. We also had a peer recognition segment where the Property Management Staff nominated

their peers for going above and beyond their duties and just for being “Awesome Fresno Housing Co-workers”. Congratulations to those who were recognized.

## 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.*

Efforts are ongoing and we will report on those items as outcomes 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.*

Efforts are ongoing and we will report on those items as outcomes are achieved.

## PARTNERSHIP

### Overview

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

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

Project	Organization	Role
The Villages at Paragon	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Broadway	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Alegre Commons (fka Barstow Commons/The Villages at Barstow)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations

The Arthur @ Blackstone ( <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 closely with the auditors of CohnReznick, LLP and Novogradac & Company, 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. The Agency is required to submit unaudited Financial Data Submission (FDS) to HUD on March 15th.

Finance staff are refining the budget by incorporating the funding sources for the Homekey properties to streamline the reporting processes.

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

### 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).

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

1. **Architectural Services (RFQ for multifamily & single developments):** Currently being solicited. The solicitation was posted on February 3, 2022 and anticipated to close on March 17, 2022.
2. **Monte Vista Office Demo & Remodel (IFB):** The solicitation was posted on January 3, 2022 and closed on February 10, 2022. Construction to start in March, 2022.

### **Information Technology and Information Systems**

As cyber-attacks become more prevalent, it is no longer enough to rely on preventative measures to ensure Agency systems are secure. The Innovation and Technology department (IT) has implemented new measures to continuously evaluate our systems, no matter where they are located. The new system features automation that will monitor, patch, and respond to cyber-security threats twenty-four hours a day.

The Agency reached a very important milestone in our quest to become better suited for a hybrid work environment. The Board approved the implementation of a Document Management System (OnBase) in July of 2020. Since then, staff from all departments have been working to set up infrastructure, digitize over two point eight million pieces of paper, and learn how to use a system that will enable staff to securely access any document from any location. While staff has been using OnBase for a short while, as of February, staff has officially completed the implementation of the system. This project took an incredible amount of effort from all departments but especially from Edgar Rodriguez, Senior Systems Administrator, in the IT Department. Mr. Rodriguez served as the project manager for the project and the Agency could not have accomplished this heavy lift without his leadership.

### **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.

On February 8, 2022 Governor Newsom signed Senate Bill 114, effective immediately, which authorizes supplemental paid sick leave retroactive to January 1, 2022 through September 30, 2022 for covered employees who are unable to work or telework due to certain reasons related to COVID-19, including attending a vaccine or vaccine booster appointment for themselves or family members or due to symptoms associated with the vaccination. The Human Resources Department continues to work closely with Agency Management and staff in understanding the statute's eligibility requirements, request process, and the Agency's payroll implementation for the COVID-19 supplemental paid sick leave.

This month's Safety topic is the Agency's Injury and Illness Prevention Program (IIPP). The purpose of the IIPP is to prevent workplace injuries, and illnesses as well as to clearly identify the responsibility we all share for maintaining a safe and healthful working environment. We also maintain an IIPP to comply with OSHA regulations. Staff from each department have volunteered to serve as safety liaisons to provide safety instruction on the safety topic for the month as part of a regularly scheduled staff meeting. We have also instituted a weekly safety and benefits email to all staff to reinforce key components of the monthly safety theme and to remind staff of the benefits provided by the Agency.

In addition, the Human Resources department is varying stages of 9 recruitments for the job titles noted below across the Accounting/Finance, Executive Office, Housing Choice, Property Management and Resident Services departments. Over the last month, 17 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External?</u>	<u>Vacancies</u>	<u>Department</u>
Accountant	Both	2	Accounting/Finance
Community Coordinator	Both	1	Property Management
Executive Office Administrative Coordinator	Both	1	Executive Office
Financial Analyst – Housing Choice	Both	1	Housing Choice
Fiscal Services Coordinator	Both	1	Accounting/Finance
Housing Quality Inspector	Both	1	Housing Choice
Housing Specialist	Both	2	Housing Choice
Maintenance Technician	Both	1	Property Management
Property Specialist	Both	1	Property Management
Resident Services Coordinator	Both	2	Resident Services

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

<b>Type</b>	<b>Date of Hire</b>	<b>Name</b>	<b>Title</b>	<b>Department</b>	<b>Location</b>
New	1/31/2022	Rudy Corona	Maintenance Technician	Property Management	Renaissance at Santa Clara

### **Diversity, Equity and Inclusion (DEI)**

While February might be a short month, it certainly does not lack in impactful and critical Holidays, celebrations, and culturally significant events that drive our passion for emphasizing empathy and humanizing our lens as we continue our equity and inclusion journey. In January, we continued our ongoing manager-level training that focused on difficult dialogue and conversations.

Also in February, we engaged with Dr. Cassandra Little, CEO of the Fresno Metro Black Chamber of Commerce (“Fresno BCCC”), who will be hosting a lunch-and-learn event for our staff to share what the Fresno BCCC’s initiatives look like for the Fresno community. As we are constantly learning and growing in support of our residents and community members, Professor Rodney Murphy and Mrs. Garbralle Conroe are returning to follow up on their successful winter Equity and Outcomes training.

Additionally, the DEI office is excited to collaborate with Resident Empowerment and residents at Legacy Commons to host the Black History Month Celebration program and event on February 28th.

- In February, we celebrate Black History Month, also referred to as African-American History Month. Black History Month was first initiated by Dr. Carter G. Woodson, who received a Ph.D. from Harvard University and is considered a pioneer in African American History. The rise of African American consciousness in the 1960s and during the Civil Rights Movement led to Black History Month, also known as African American Heritage Month. Black History Month is annually

observed in Canada, the United Kingdom, and the United States, remembering important people and events across the African Diaspora.

- This February, we also welcomed the Lunar New Year. The Lunar New Year is one of the most celebrated holidays in many Asian communities. Central Valley communities, including Chinese, Korean, Japanese, and Vietnamese, celebrate this festive occasion. Across the world, over 1.5 billion people celebrate Lunar New Year, which is known in China as “Spring Festival” or “Chūnjié”. South Korea (Seollal), Vietnam (Tết), Mongolia (Tsagaan Sar), and many other Asian communities and regions celebrate the holiday, which symbolizes a fresh start and a hopeful transition to the Spring season. Lunar New Year celebrations usually take place over multiple days and are typically celebrated with traditional foods, family gatherings, festivals, and ceremonies.
- We also highlight the numerous critical cultural events, such as National Freedom Day (February 1st), that celebrates the signing of the 13th Amendment which abolished slavery; Asian-American Women’s Equity Pay Day (February 11th); Pink Triangle Day (February 14th), which the LGBTQ community has adopted to protest homophobia; Mardi Gras (February 16th); World Day of Social Justice (February 20th); Pink Shirt Day (February 23rd) which celebrates anti-bullying efforts, and a host of additional critical celebrations.

## **Structure**

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

Efforts are ongoing and we will report on those items as outcomes are achieved.

## **Strategic Outreach**

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

Efforts are ongoing and we will report on those items as outcomes are achieved.



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

**Tuesday, December 14, 2021**

**5:00 P.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, December 14, 2021, via teleconference.

1. The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Caine Christensen, Vice Chair  
                  Stacy Vaillancourt  
                  Sharon Williams

ABSENT:       Ruby Yanez  
                  Sabrina Kelley

The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Catalano, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Cary Catalano Chair  
                  Nikki Henry, Vice Chair  
                  Stacy Sablan  
                  Joey Fuentes  
                  Edugiben Ortiz  
                  Sophia Ramos

ABSENT:       Valori Gallaher

Also, in attendance were the following: Tyrone Roderick Williams, Chief Executive Officer, and Ken Price, Baker Manock and Jensen - General Counsel.

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

*Per General Counsel, there is a request to amend the agenda.*

*The following items came to the attention of the Boards of Commissioners subsequent to the posting of the agenda and there is a need for immediate action by the Boards of Commissioners:*

- a. Consideration of the Acceptance of the Tax Credit Allocation for Sun Lodge*
- b. Closed Session Conference with Real Property Negotiators Pursuant to Gov't Code Section 54956.5 – Property located at 1499 South Ave., Orange Cove, CA; Agency Negotiator: Tyrone Roderick Williams; Negotiating Parties: Fresno Housing, Orange Wood Plaza and Chicago Title Company; Items to be discussed – Price and Terms.*

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

**MOTION PASSED:** 5 – 0

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

**MOTION PASSED:** 4 – 0

## 3. PUBLIC COMMENT

There was no public comment at this time.

## 4. CITY: ELECTIONS FOR CHAIR AND VICE CHAIR OF THE 2022 – 2023 BIENNIAL

Chair – Adrian Jones

Vice Chair – Stacy Vaillancourt

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Jones, the City Boards of Commissioners elected Commissioner Jones as Chair, and Commissioner Vaillancourt as Vice Chair for the 2022-2023 Biennial.*

**MOTION PASSED:** 4 – 0

## 5. POTENTIAL CONFLICTS OF INTEREST

Commissioner Catalano announce a conflict of interest with Consent Agenda item 5c. He recused himself from any action on that item.

## 6. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of November 10, 2021 and November 16, 2021
- b. Consideration of Contract for Property Management and Resident Services – Transitional and Emergency Housing Sites
- c. Consideration of the Renewal of the Legal Services Contract – General Counsel
- d. Consideration of the Renewal of the Legal Services Contract – Human Resources
- e. Consideration of the Renewal of the Legal Services Contract – Federal and State of California Matters
- f. Consideration of the Renewal of the Legal Services Contract – Affordable Housing Development
- g. Consideration of the Renewal of the Legal Services Contract – Unlawful Detainers
- h. Consideration of the No Place Like Home (NPLH) Authorizing Resolution – Avalon Commons

**COUNTY MOTION:** Commissioner Sablan moved, seconded by Commissioner Ortiz, to approve the consent agenda items 6a, b, d-h.

**MOTION PASSED:** 5 – 0

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

**MOTION PASSED:** 4 – 0

**COUNTY MOTION:** Commissioner Sablan moved, seconded by Commissioner Ortiz, to approve the consent agenda items 6c.

Commissioner Catalano recused himself from Item 6c.

**MOTION PASSED:** 4 – 0

## 7. STAFF PRESENTATIONS AND DISCUSSION ITEMS

- a. Real Estate Development Update

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

## 8. CLOSED SESSION

The Boards went into closed session at 5:29 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 449-324-11

Agency Negotiator: Tyrone Roderick Williams

Negotiating Parties: Fresno Housing; City of Fresno; Singh Daljit & Surinder Kaur

Under negotiation: Price and Terms

- b. Conference WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1499 South Avenue, Orange Cove, CA

Agency Negotiator: Tyrone Roderick Williams

Negotiating Parties: Fresno Housing; Orangewood Plaza, Chicago Title Company

Under negotiation: Price and Terms

## 9. REPORT ON CLOSED SESSION ITEM(S)

The Board returned from closed session at 6:22 pm.

Ken Price, General Counsel, announce the following:

- No report from closed session on Item 8a

### ***Action taken in Closed Session on Closed Session Item 8b:***

***COUNTY MOTION:*** Commissioner Sablan moved, seconded by Commissioner Ortiz, to approve certain designated authority to Staff regarding the property located at 1499 South Avenue, Orange Cove, CA.

***MOTION PASSED:*** 5 – 0

***CITY MOTION:*** Commissioner Vaillancourt moved, seconded by Commissioner Williams, to approve certain designated authority to Staff regarding the property located at 1499 South Avenue, Orange Cove, CA.

**MOTION PASSED: 4 – 0**

Commissioner Fuentes joined the meeting during this item.

**10. ACTION ITEMS**

- a. Consideration of 2022 Budgets for Agency Operating and Housing Assistance Payments

Emily De La Guerra, Chief Business Officer, and Crystal Cox, Senior Analyst, presented on this item.

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Ramos, to approve the 2022 Budgets for Agency Operating and Housing Assistance Payments.*

**MOTION PASSED: 6 – 0**

**CITY MOTION:** *Commissioner Christensen moved, seconded by Commissioner Williams, to approve the 2022 Budgets for Agency Operating and Housing Assistance Payments.*

**MOTION PASSED: 4 – 0**

- b. Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Sablan, to approve the Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings, and hold a hybrid (virtual and in-person) Board Meeting for January 2022.*

**MOTION PASSED: 6 – 0**

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Williams, to approve the Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings, and hold a hybrid (virtual and in-person) Board Meeting for January 2022.*

**MOTION PASSED: 4 – 0**

- c. Consideration of Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Ramos, to approve the Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing.*

**MOTION PASSED:** 6 – 0

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Vaillancourt, to approve the Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing.*

**MOTION PASSED:** 4 – 0

- d. Consideration of Assignment and Delegation of Purchase and Sale Agreement, and Agreement Option to Purchase with the City of Fresno – Parkway Inn

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Sablan, to approve the Purchase and Sale Agreement, and Agreement Option to Purchase with the City of Fresno – Parkway Inn.*

**MOTION PASSED:** 6 – 0

**CITY MOTION:** *Commissioner Christensen moved, seconded by Commissioner Williams, to approve the Purchase and Sale Agreement, and Agreement Option to Purchase with the City of Fresno – Parkway Inn.*

**MOTION PASSED:** 4 – 0

- e. Consideration of the Acceptance of the Tax Credit Allocation Committee Award - Sun Lodge

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Ramos, to approve the acceptance of the Tax Credit Allocation Committee Award for Sun Lodge.*

**MOTION PASSED:** 6 – 0

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Christensen, to approve the acceptance of the Tax Credit Allocation Committee Award for Sun Lodge.*

**MOTION PASSED:** 4 – 0

## 11. GOVERNANCE

### a. Executive Director's Report

In addition to the written report:

- Board Retreat will be held on March 25<sup>th</sup> and will be in-person, location TBA.
- The Strategic Growth Council will be in Fresno and will tour our project site – The Monarch in Chinatown. SGC oversees the TCC funding which is an investor for the Monarch Project. Tours are available for the site, which can be arranged by Tiffany Mangum.
- The Agency's Annual Report is forthcoming, and will need Commissioners to participate. Communications will be in contact.
- ARPA funding will be coming to Fresno, and there are some allocations for Housing. We will keep the Boards updated on our efforts to ensure the community's affordable housing needs are funded.
- YoVille Community Gardens partnership is one that we one to continue and strengthen.
- Save My Spot Campaign has launched in an effort to make sure we maximize the use of our existing list and ensure residents still interested, affirm their interest.
- We have launched the All Staff Huddles to engage, communicate, and share information with our Staff. These are ongoing and we look to continue to learn more from staff, and continue to use this platform as a vehicle for sharing as well.
- We honor and affirm our support for the various Cultural and Commemorative Holidays of December.
- H.O.P.E. Program (Housing Opportunities Promote Education) – a pilot program with Fresno City College to address the needs of students who are housing insecure.
- New Hire(s) include: Ramona Campos
- Promotions: Yolanda Kaiser, Brittany Alvara, Jomar Rushdan, Jonathan Garcia, and Melissa Wagner.
- Departures: Tracewell Hanrahan, Angie Nguyen, Adam Smith, and Edgar Martinez.

### b. Commissioners' Report

Chair Cary Catalano – We will be meeting with Valley Children's Hospital to discuss furthering the partnership on access to healthcare, as well as how to address the digital divide.

Commissioners Adrian Jones, Nikki Henry, Stacy Sablan, Stacy Vaillancourt, Caine Christensen made comments thanking and sending well wishes to Tracewell Hanrahan and Angie Nguyen as they depart the agency.

Commissioner comments were followed by departing comments from Tracewell Hanrahan and Angie Nguyen.

## 12. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:50 p.m.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners



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

**Tuesday, January 25, 2022**

**5:00 P.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, January 25, 2022, via teleconference.

1. The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Stacy Vaillancourt, Vice Chair  
                  Caine Christensen  
                  Sharon Williams  
                  Ruby Yanez

ABSENT:       Sabrina Kelley

The regular meeting was called to order at 5:04 p.m. by Board Chair, Commissioner Catalano, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Cary Catalano Chair  
                  Nikki Henry, Vice Chair  
                  Stacy Sablan  
                  Joey Fuentes  
                  Valori Gallaher  
                  Sophia Ramos

ABSENT:       Edugiben Ortiz

Also, in attendance were the following: Tyrone Roderick Williams, Chief Executive Officer, and Ken Price, Baker Manock and Jensen - General Counsel.

2. ACTION – Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

Eric Payne made a public comment. Mr. Payne wished everyone a happy new year, and affirmed his appreciation to Board and Agency leadership for taking the necessary precautions to protect staff and the public during this time. He recognized the increased COVID infections rates and the impacts on our hospital services. He appreciated the Boards for making this meeting so accessible to the public and for their steadfast leadership on this and other matters.

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

**MOTION PASSED:** 5 – 0

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

**MOTION PASSED:** 4 – 0

3. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

**MOTION PASSED:** 5 – 0

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

**MOTION PASSED:** 4 – 0

4. PUBLIC COMMENT AND PRESENTATIONS

Alma E. gave public comment as a resident of Step Up on 99. Alma expressed concern for her 13-year old, who had mental health issues, and was asked to either leave the premises or risk the family being removed from the program. The family did leave for approximately 2 weeks and returned. The family also received a voucher. She further expressed concern and requested staff training in light of how they addressed her daughter and for the comments made during a mental health episode. Per Alma, her daughter was also in an altercation with another underaged resident. She expressed concerns of rules being implemented unfairly. Her family eventually returned to homelessness after 4 months, and after many promises by staff to her

family for housing. She affirmed her desire for staff training in working with the homeless population.

Dez Martinez gave public comment. As an advocate, Ms. Martinez has received many complaints from residents at the motel sites. Specific to the Days Inn site, she is requesting security camera footage from one of the sites due to security being told by staff to kick in the door for someone who had a mental health episode. She would like an investigation on this matter and believes the site should have resources available to address these issues, specific to unhoused individuals. At Valley Inn, she indicated staff is doing quarantining of residents without testing. Residents were also receiving one meal a day, but has since had complaints submitted to City Hall and are now receiving 3 meals per day. Staff are also testing residents with home COVID tests, and residents are not allowed to see their results. Residents are requesting resources such as the Health Bus, wifi access, and other mental health supports. Ms. Martinez requested that staff meet with residents to learn more about their needs. Additionally, Ms. Martinez was not aware of the board meeting and asked that the floor be opened to residents to share more about their needs.

Theresa Tovar gave public comment. Ms. Tovar is a resident of Step Up on 99. She did not appreciate how her child was treated by staff. She expressed concern over the children staying outdoors on the property. She further requested staff training on working with homeless families and children. Ms. Tovar stated that their homeless status is not a situation they chose, continued to state the need for staff training and learning opportunities for serving homeless families.

Richard Burrell gave public comment. Mr. Burrell expressed concern over mothers, grandmothers and children being told by Turning Point Staff, since June 2021, that their child is to leave the premises or the entire family is going to be removed from the program. Mr. Burrell's organization serves the same population at a location across the freeway from the Turning Point location. He has picked up youth from the Turning Point site for after school programming. He doesn't believe the environment is healthy for children, it is unclean, loud, and unsafe. Additionally, he stated the atmosphere feels like a tenant vs. property management, us vs. them, is punitive, hurtful to the families that they serve, and simulates a prison like experiment. Turning Point staff have been adverse towards Mr. Burrell as an after-school service provider as well. Mr. Burrell requested that the Boards bring some understanding, peace, and some measure of help to the families who are challenged and are fearful of losing their housing should they speak up or speak out. The families will visit his after-school site, but are in fear of losing the only stability that they have through the Turning Point program.

Jennifer Fenton gave public comment. She thanked Dez Martinez for speaking to the issue she had at Valley Inn. As a Valley Inn resident, she was put on quarantine. During her first 4 days

of quarantine, no staff checked on her or her wellbeing; they provided a dinner plate but no additional toiletries or supplies while in quarantine. Ms. Fenton called Dez Martinez who advocated on her behalf, connecting her with Turning Point staff. She further stated Turning Point Staff do not check temperatures or check on their wellbeing. Ms. Fenton was given a home test for COVID and was not allowed to see her results, but was subsequently quarantined. She was told to not leave her room or she would be removed from the program. She expressed concern over her pets not being cared for while she was on quarantine. Additionally, per Ms. Fenton, staff do not give them 3 meals; rather give residents 2 meal a day. Ms. Fenton further requested staff training, case workers and mental health supports, substance abuse counseling and additional resources and supports for residents. The atmosphere is prison like, unfair, and they are not treated like adults. There is a lacking in staff providing compassionate support and connection to services and housing.

Dominique Kitchener gave public comment. Dominique requested better security guards due to her father and ex-partner being pepper sprayed twice. Dominique, her dog, and others have been threatened, and Staff have physically put their hands on residents, removing residents from the program for unknown reasons. Her brother is homeless and she has been advocating for him to be her roommate, as it is unsafe for him on the streets, and she believes he is suitable to live with her. She further stated that the referral for her brother was disregarded as the property was full, which is something Dominique disputed. Staff have not provided support or resources in securing services and housing. Additionally, she doesn't really know who her worker is.

Commissioners Vaillancourt and Fuentes joined the meeting at approximately 5:35 pm.

At the request of the County Chair, Doreen Eley, Assistant Director – Special Programs, affirmed that the Step Up on 99 is a Fresno Housing owned site, while Valley Inn is not.

*At the request of the County Chair, and with the Boards consensus, item 8b – Update on Homekey Motel Operations, was considered.*

## **8b. Update on Homekey Motel Operations**

Presented by Doreen Eley, Assistant Director – Special Programs, and Jody Ketcheside, Regional Director, Turning Point of Central California, Inc.

Dominique Kitchener gave a public comment. A resident of Valley Inn, asked why residents at Valley Inn do not matter, even though Turning Point provides services on site. Dominique was also told by Turning Point staff that her brother's referral didn't count because it came from someone staff did not like.

## 5. POTENTIAL CONFLICTS OF INTEREST

No conflicts of interested were announced.

## 6. GOVERNANCE MATTERS

### a. CEO's Report – presented by Tyrone Roderick Williams

In addition to the written report:

- Mr. Williams recognized the challenges in providing services and supports to the unhoused community by staff and partners, and affirmed his expectation that all residents be treated with dignity and respect. He also believes in compliance with compassion. Mr. Williams expressed his commitment to revisit how projects are managed and that staff are properly trained and informed on serving the unhoused community. Additionally, we will do all we can to mitigate any issues and address the comments made during public comment.
- Spring Board Retreat will be on March 25<sup>th</sup>, 9am-4pm, which will be in-person.
- Mayor's Housing Plan – Mr. Williams is a co-lead on the development of the Housing Plan, reviewing a wide spectrum of needs, issues, and strategies to address housing issues.
- We will also be working with our County officials to discuss housing matters throughout our rural communities as well.
- Staffing and Operations Update – we are internally working to continue to mitigate issues around COVID and maintaining Agency operations.
- Organizational Structure and Culture – we will discuss the vision for how the Agency will operate in the future. More will be discussed during subsequent meetings. We will also be working on implementing opportunities for staff innovation, on the improvement of agency processes and procedures.
- The Agency's Audit Season has begun. We will keep the Boards updated on our progress.
- Resident Safety remains a priority. We are working with the Central Valley Health Policy Institute to help us create a strategy and next steps on the work ahead.
- Thank you to Trinity Health/St. Agnes for partnering with us on the Transforming Communities Initiative – advancing health, racial equity, social needs, and other community health needs. This grant will focus this work in the CAN area and be a priority for the work ahead in this footprint. We will learn more in the comings as we pursue this funding opportunity.
- Fresno Housing was a host for the Strategic Growth Council, who came to visit our Monarch site in Chinatown, and our Homekey sites. Our guests included California Secretary of Business, Consumer Affairs, and Housing, Lourdes Castro-Ramirez.
- In January, is Slavery and Human Trafficking Prevention Month and we honor those community organizations doing the work to prevent victimization and provide services to survivors. It is also Cervical Cancer Prevention Month.
- January also honors the life of Rev. Dr. Martin Luther King, Jr., for which, Mr. Williams gave the keynote address at two community events in honor of Dr. King.
- February is Black History Month and many activities are happening, in celebration of contributions of African Americans in our community and abroad.

- We have reached our goal of 10,000 followers on social media.
- The resident highlights newsletter was distributed. We want to highlight the work of Officer McLarty and his work with our residents in southwest Fresno.
- Save My Spot Campaign continues through the end of January. We'll return for an update on this campaign to verify our current interest list for our Housing Choice Voucher.
- Mr. Williams acknowledged all of our new hires, the promotion of Crystal Cox, and departure of Kelli Furtado and Francisco Nunez.

b. Commissioners' Report

Chair Catalano gave a report. He expressed appreciation to staff for their work over the holiday season. Additionally, he expressed appreciation to the Agency for filling in the voids that we've had in executive leadership and for their continued efforts on behalf of the Board and the agency.

Chair Jones gave a report. She affirmed the commitment to NAHRO Advocacy and the work of the Commissioners Committee, including the work of diversity, equity and inclusion being furthered throughout the organization.

Commissioner Williams gave a report. She expressed concern and understanding on the loss of staff in the Resident Empowerment division. She would like consideration given for a Resident Internship program, as an effort to transition residents to self-sufficiency.

## 7. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of December 14, 2021
- b. Consideration of the Contract for Architectural Services for Sun Lodge
- c. Consideration of the Contract for General Contractor/Construction Management Services for Sun Lodge
- d. Consideration of the Contract for General Contractor/Construction Management Services for Avalon Commons (Phase I)
- e. Consideration of the Contract for General Contractor/Construction Management Services for La Joya Commons
- f. Consideration of the Contract for General Contractor/Construction Management Services for Citrus Gardens
- g. City: Consideration of Acceptance and Acknowledgement of the Verified 2019 Section Eight Management Assessment Program (SEMAP) Score for 2021
- h. County: Consideration of Acceptance and Acknowledgement of the Verified 2019 Section Eight Management Assessment Program (SEMAP) Score for 2021
- i. Consideration of the 2022 Salary Schedule

Ken Price, General Counsel, requested that 7a were not included in the board materials and brought back during the February 2022 board meeting for consideration.

There was no public comment.

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Fuentes, to approve the consent agenda items 7b-7i.

**MOTION PASSED:** 6 – 0

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Williams, to approve the consent agenda items 7b-7i.

**MOTION PASSED:** 5 – 0

## 8. STAFF PRESENTATIONS AND DISCUSSION ITEMS

### a. Information on Digital Inclusion and Broadband Access Efforts

Bobby Coulter, Assistant Director – Innovation and Technology, and Phil Neufield, Executive Officer, Information Technology of Fresno Unified, presented on this item.

### b. Update on Homekey Motel Operations

Presented earlier in the agenda.

### c. Update on Legislative Issues

Ken Price, General Counsel, presented on this item.

### d. 2022 Mixed Finance Budget Overview

Presented by Crystal Cox, Finance Manager, and Renee Machado, Senior Property Operations Analyst, presented on this item.

### e. Real Estate Development Update

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

## 9. ACTION ITEMS

### a. Consideration of Contract Amendment for the Chief Executive Officer – Tyrone Roderick Williams

There was no public comment.

**COUNTY MOTION:** *Commissioner Sablan moved, seconded by Commissioner Ortiz, to approve the Contract Amendment for the CEO.*

**MOTION PASSED:** 5 – 0

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Christensen, to approve the Contract Amendment for the CEO.*

**MOTION PASSED:** 5 – 0

10. CLOSED SESSION ITEM(S)

The Boards adjourned to closed session at 7:48 pm.

There was no public comment.

- 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

11. REPORT ON CLOSED SESSION ITEM(S)

The Boards returned to Open Session at 7:56 pm.

Ken Price, General Counsel, announced the following:

- No report from closed session on Item 8a

12. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:57 p.m.

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Tyrone Roderick Williams, Secretary to 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](http://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:** 6b

**AUTHOR:** Kenneth J. Price

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

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### 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 February 22, 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 FEBRUARY 25, 2022 TO MARCH 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 February 25, 2022,

and shall be effective until the earlier of (i) March 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 22<sup>nd</sup> day of February, 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 FEBRUARY 25, 2022 TO MARCH 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.

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 County 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 February 25, 2022, and shall be effective until the earlier of (i) March 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 22<sup>nd</sup> day of February, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams, CEO/ 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](http://www.fresnohousing.org)

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

**DATE:** February 15, 2022  
**BOARD MEETING:** February 22, 2022  
**AGENDA ITEM:** 6c  
**AUTHOR:** Lyric Aguigam

**SUBJECT:** Consideration of Contract for the Construction of Multi-Purpose Building at Monte Vista Terrace

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### Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a contract to Beam & Company, Inc. for the construction of an multi-purpose building at Monte Vista Terrace.

The proposed scope of work includes the demolition of an existing storage building at 1018 N. Sherman Court, Fresno, CA 93701 and the construction of a new building in its place. Located within the Monte Vista low-income public housing property, the new structure will contain an office, laundry, maintenance repair room, and resident meeting space.

An Invitation for Bids (IFB) was publicly solicited in January of 2022. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, E-procurement website, public job walks, and direct calls to potential vendors. The deadline for responses was scheduled for February 10, 2022. The Agency received a total of three (3) responsive bids from the following qualified, responsible bidders:

1. Beam & Company, Inc.: \$766,000
2. GC Builders: \$825,600
3. Rakkar Development and Construction: \$950,000

After further analysis and review of the bid documents, FH has determined that Beam & Company, Inc. is the lowest responsive and responsible bidder, who has provided qualifications and price that is reasonable according to our cost analysis. If the contract is awarded, the proposed construction start date is March 2022.

**Recommendation**

It is recommended the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO/Executive Director, and/or his designee, to enter into contract negotiations and execute the contract for the demolition and new construction for a multi-purpose building at Monte Vista Terrace with Beam & Company Inc. for \$766,000.

**Fiscal Impact**

The fiscal impact of the contract will be no more than \$766,000. This amount will be paid utilizing HUD Capital Funds, as well as other sources.

**RESOLUTION NO. \_\_\_\_\_**

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

**RESOLUTION APPROVING THE CONTRACT FOR THE DEMOLITION AND NEW  
CONSTRUCTION OF MULTI-PURPOSE BUILDING AT MONTE VISTA TERRACE**

WHEREAS, the Housing Authority of the City of Fresno (the "Agency") has received bids from qualified general contractors for the demolition and new construction of a multi-purpose building at Monte Vista Terrace located at 1018 M. Sherman Court, Fresno, CA 93701; and

WHEREAS, the Agency released an Invitation for Bids for the demolition and new construction project; and

WHEREAS, the Invitation for Bids was available on the Agency website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Agency received three (3) bids from qualified general contractors, and

WHEREAS, Beam & Company, Inc. was determined to be the responsive and responsible bidder that provided qualifications and prices 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 Beam & Company, Inc., for the demolition and new construction of a multi-purpose building at Monte Vista Terrace for the amount of \$766,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize Tyrone Roderick Williams, CEO/Executive Director, or his designee, to negotiate and execute the contract for the demolition and new construction of a multi-purpose building at Monte Vista Terrace with Beam & Company, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF February 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 APPROVING THE CONTRACT FOR THE DEMOLITION AND NEW  
CONSTRUCTION OF MULTI-PURPOSE BUILDING AT MONTE VISTA TERRACE**

WHEREAS, the Housing Authority of Fresno County (the “Agency”) has received bids from qualified general contractors for the demolition and new construction of a multi-purpose building at Monte Vista Terrace located at 1018 M. Sherman Court, Fresno, CA 93701; and

WHEREAS, the Agency released an Invitation for Bids for the demolition and new construction project; and

WHEREAS, the Invitation for Bids was available on the Agency website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Agency received three (3) bids from qualified general contractors, and

WHEREAS, Beam & Company, Inc. was determined to be the responsive and responsible bidder that provided qualifications and prices 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 Beam & Company, Inc., for the demolition and new construction of a multi-purpose building at Monte Vista Terrace for the amount of \$766,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize Tyrone Roderick Williams, CEO/Executive Director, or his designee, to negotiate and execute the contract for the demolition and new construction of a multi-purpose building at Monte Vista Terrace with Beam & Company, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF February 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) 457-4294

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

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

**TO:** Board of Commissioners

Fresno Housing Authority

**FROM:** Tyrone Roderick Williams

Chief Executive Officer

**DATE:** February 15, 2022

**BOARD MEETING:** February 22, 2022

**AGENDA ITEM:** 6d

**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Consideration of Authorization to Award Project-Based Vouchers  
– Citrus Gardens (APN:375-030-37ST & 375-142-15T)

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### Executive Summary

The purpose of this Board Memo is to request that the Boards of Commissioners allocate project-based vouchers (PBVs) to the Citrus Gardens property to secure rent affordability and facilitate the rehabilitation of the property. Citrus Gardens is a 30-unit scattered-site housing development located at 201 Citrus Avenue and 452 10<sup>th</sup> Street in Orange, California 93646 (the "Project"). The Citrus Gardens project is a former USDA farm labor housing site that is now operated as unrestricted housing. Citrus Gardens was recently awarded a CA Department of Housing and Community Development (HCD) Joe Serna, Jr. Farmworker Housing Grant (FWHG). The Fresno Housing Authority ("FH") is committed to the development of quality affordable housing within this community and the Citrus Gardens project exemplifies the goals of this Agency.

Under the authority granted to FH under the Annual Contributions Contract (the "ACC") between FH and the U.S. Department of Housing and Urban Development ("HUD"), FH has access to Section 8 tenant assistance vouchers, which FH may choose to allocate as project-based vouchers ("PBV's") and attach to specific units rather than using them for tenant-based assistance pursuant to Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983.

Based on the authority granted above, Staff is requesting that the FH commit to the Project up to fifteen (15) project-based Section 8 vouchers for an initial Housing Assistance Payment contract term of 20 years, after which the initial term shall be renewed for an additional 20-year term. The Section 8 vouchers will be provided subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

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

*983.51 (b) (2) Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services*

*program that requires competitive selection of proposal (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the Project would receive PBV assistance.*

On November 22, 2021, the Housing Authority of Fresno County, CA, received an award of \$3,738,989 in funding from the HCD Joe Serna, Jr. Farmworker Housing Grant (FWHG). The funds from HCD will be used to develop the Citrus Gardens project.

Per CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project was posted with the Fresno Bee, the local newspaper of general circulation, on February 20 & February 21, 2022. In addition, the public notice contained a phone number for the public to ask questions. No comments or questions have been received.

### **Fiscal Impact**

The fifteen (15) PBV's are anticipated to provide approximately \$193,044 in subsidy per year. This funding will commence at the time each unit receives a Certificate of Occupancy, and both the unit and proposed tenant have been reviewed and approved by a Housing Authority staff person or contractor, subject to program guidelines. The PBV subsidy and subsequent funding will come from FH's existing Housing Choice Voucher program.

### **Recommendation**

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County, California award up to fifteen (15) Project-Based Vouchers (PBV's) to the Citrus Gardens project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with a 20-year extension, with the to-be-formed Limited Partnership, to provide up to fifteen (15) Project-Based Vouchers to the Citrus Gardens affordable housing development.

### **Background Information**

Originally built in 1981 and 1983, Citrus Gardens was developed and is owned by Fresno Housing. Citrus Gardens is a proposed rehabilitation of a 30-unit affordable housing project located at two separate sites: the first site is located at 201 Citrus Avenue and the second site is located on 452 10<sup>th</sup> Street, Orange Cove, CA 93646. The project targets households with incomes at 30, 50, and 60 percent of Area Median Income.

The property was initially developed by Fresno Housing with financial assistance from the United States Department of Agriculture (USDA). In 2013, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property to low, very-low, and moderate-income families. The project architect is Paul Halajian Architects. Potential funding sources for the project include 9 percent low income housing tax credits.

### **Past Board Actions**

- March 2021 – Approval to Submit Joe Serna, Jr. Farmworker Housing Grant & Authorization of Land/Building Contribution for Citrus Gardens Apartments
- January 2022 – Award a contract for General Contractor/Construction Manager



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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

**RESOLUTION APPROVING ALLOCATION OF UP TO FIFTEEN (15) PROJECT-BASED  
VOUCHERS FOR THE CITRUS GARDENS PROJECT, AN AFFORDABLE HOUSING  
DEVELOPMENT IN ORANGE COVE, CA (201 CITRUS AVENUE AND 452 10<sup>TH</sup> STREET IN  
ORANGE COVE, CALIFORNIA)**

WHEREAS, the Housing Authority of Fresno County, California (the “Authority”) intends to be the developer of the Citrus Gardens project, an affordable housing development located at 201 Citrus Avenue and 452 10<sup>th</sup> Street in Orange Cove, California; and,

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

WHEREAS, the Authority has been selected to receive a competitive funding allocation from the CA Department of Housing and Community Development (HCD) Joe Serna, Jr. Farmworker Housing Grant (FWHG); and,

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California authorize and empower the Chief Executive Officer Tyrone Roderick Williams, Chief Real Estate Officer Michael Duarte, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to fifteen (15) Project-Based Vouchers to a “to be formed” Limited Partnership for Citrus Gardens development in Orange Cove, CA.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF February 2022. Accordingly, I, the undersigned, hereby certify that the governing body duly adopted the foregoing Resolution 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) 457-4294

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

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

**TO:** Board of Commissioners

Fresno Housing Authority

**FROM:** Tyrone Roderick Williams

Chief Executive Officer

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**AGENDA ITEM:** 6e

**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Consideration of Authorization to Award Project-Based Vouchers  
– La Joya Commons (APN:007-140-07ST & 007-140-04ST)

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### Executive Summary

The purpose of this Board Memo is to request that the Boards of Commissioners allocate project-based vouchers (PBVs) to the La Joya Commons property to secure affordability and facilitate the demolition and redevelopment of the property. The La Joya Commons project is a former USDA farm labor housing site that is now operated as unr housing. It is located within 0.3 miles of the future West Hills College Coalinga, Firebaugh Center. In addition, there is a City of Firebaugh Park located just north of the project site and adjacent to the Mendoza Terrace Low-income Public Housing site. The La Joya Commons project was recently awarded a CA Department of Housing and Community Development (HCD) Joe Serna, Jr. Farmworker Housing Grant (FWHG). The Fresno Housing Authority ("FH") is committed to the development of affordable housing within this community, and the La Joya Commons project exemplifies the goals of this Agency.

Under the authority granted to FH under the Annual Contributions Contract (the "ACC") between FH and the U.S. Department of Housing and Urban Development ("HUD"), FH has access to Section 8 tenant assistance vouchers, which FH may choose to allocate as project-based vouchers ("PBV's") and attach to specific units rather than using them for tenant-based assistance pursuant to Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983. Fresno Housing desires to facilitate the development and operation of La Joya Commons an affordable 68-unit housing development located at 1501 Clyde Fannon Road in Firebaugh, California 93622 (the "Project").

Based on the authority granted above, Staff is requesting that the FH commit to the Project up to thirty-four (34) project-based Section 8 vouchers for an initial Housing Assistance Payment contract term of 20 years, after which the initial term shall be renewed for an additional 20-year term. The Section 8 vouchers will be provided subject to and in accordance with Section 8 of the U.S. Housing Act of 1937 and all applicable regulations thereto.

The regulations from 24 CFR 983 provide for two methods of project selection – through a competitive RFP process and through the selection of a project that

has been previously selected for competitive funding. The language that describes this second method is as follows:

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

On November 22, 2021, the Housing Authority of Fresno County, CA, received an award of \$5,000,000 in funding from the HCD Joe Serna, Jr. Farmworker Housing Grant (FWHG). The funds from HCD will be used to develop the La Joya Commons project.

Per CFR 983.51(d), a public notice announcing the selection of the proposal for award of PBV's to the Project was posted with the Fresno Bee, the local newspaper of general circulation, on February 20 & February 21, 2022. In addition, the public notice contained a phone number for the public to ask questions. No comments or questions have been received.

### **Fiscal Impact**

The thirty-four (34) PBV's are anticipated to provide approximately \$341,328 in subsidy per year. This funding will commence at the time each unit receives a Certificate of Occupancy, and both the unit and proposed tenant have been reviewed and approved by a Housing Authority staff person or contractor, subject to program guidelines. The PBV subsidy and subsequent funding will come from FH's existing Housing Choice Voucher program.

### **Recommendation**

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County, California award up to thirty-four (34) Project-Based Vouchers (PBV's) to the La Joya Commons project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to enter into a Housing Assistance Payment contract for 20 years, with a 20-year extension, with the Firebaugh La Joya Commons Limited Partnership, to provide up to thirty-four (34) Project-Based Vouchers to the La Joya Commons affordable housing development.

### **Background**

The La Joya Commons project (APNs: 007 140 07 ST & 007 140 04 ST) is a proposed 68-unit new construction development located in Firebaugh, CA. The current site, formerly known as Firebaugh Farm Labor Housing, was constructed in 1974 and is now operating as Firebaugh Family. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the department's recent history to be paid off. Fresno Housing has continued managing the property as a low, very low, and moderate-income family development. 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 a number of Low-Income Public Housing properties owned by FH, including 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 serve the existing population with one-, two-, three-, and four-bedroom units. In the coming years, West Hill

Community College District will be building a new two-story \$40 million campus, including state-of-the-art laboratories.

**Past Board Actions**

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

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

**RESOLUTION APPROVING ALLOCATION OF UP TO THIRTY-FOUR (34) PROJECT  
BASED VOUCHERS FOR THE LA JOYA COMMONS PROJECT, AN AFFORDABLE  
HOUSING DEVELOPMENT IN FIREBAUGH, CA (1501 CLYDE FANNON ROAD  
FIREBAUGH, CALIFORNIA)**

WHEREAS, the Housing Authority of Fresno County, California (the “Authority”) intends to be the developer of the La Joya Commons project, an affordable housing development located at 1501 Clyde Fannon Road Firebaugh, California; and,

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

WHEREAS, the Authority has been selected to receive a competitive funding allocation from the HCD Joe Serna, Jr. Farmworker Housing Grant (FWHG); and,

WHEREAS, the Authority desires to commit up to thirty-four (34) Project Based Vouchers to the La Joya Commons project for a term of 20 years, with an automatic renewal clause of an additional 20 years;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California authorize and empower the Chief Executive Officer Tyrone Roderick Williams, Chief Real Estate Officer Michael Duarte, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and supporting documents, for the purposes of providing up to thirty-four (34) Project Based Vouchers to the Firebaugh La Joya Commons Limited Partnership for La Joya Commons development in Firebaugh, CA.

PASSED AND ADOPTED THIS 22<sup>th</sup> DAY OF February, 2022. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

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

**TO:** Boards of Commissioners  
Fresno Housing  
**FROM:** Tyrone Roderick Williams  
Chief Executive Officer  
**DATE:** February 16, 2022  
**BOARD MEETING:** February 22, 2022  
**AGENDA ITEM:** 6f  
**AUTHOR:** Doreen Eley  
**SUBJECT:** Consideration of Operating Grant with the County of Fresno –  
Journey Home

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### Executive Summary

In August, 2020 staff submitted four (4) applications to California Department of Housing and Community Development (HCD) Project Homekey for the acquisition of four (4) motels along the Parkway Drive corridor – Motel 99, Days Inn, Welcome Inn and Parkside Inn, which were subsequently awarded in late November 2020. These properties have been renamed to Step Up On 99, Sun Lodge, Journey Home and Golden State Triage Center, respectively.

Homekey awards included funding for acquisition, repairs and maintenance, and select properties received some operating assistance for the first two years of operation. HCD required Homekey awardees to develop budgets for each for five (5) years; combined operational and reserve expenses totalling \$19.98 million. Previously, this Board authorized acceptance of approximately \$6.8 million in grant funding from the City of Fresno towards these expenses. In addition in June 2021, this Board authorized acceptance of \$500,000 from the County of Fresno. In this action Fresno Housing staff is asking approval to accept \$600,000 of funding from the County of Fresno's Emergency Solutions Grant – COVID-19 (ESG-CV) funding through the U.S. Department of Housing and Urban Development (HUD).

In March, 2022 the Fresno County Board of Supervisors will consider taking action in support of operational funding in the amount of \$600,000 from the County's ESG-CV funding to support of Journey Home (formerly Welcome Inn). Staff is requesting the Boards accept this potential future award of funds from the County of Fresno. These funds will be used to support both operational and supportive services expenses specifically at Journey Home performed by the current operator, Turning Point of Central California, for the period of April 1, 2022 – September 30, 2022.

### Fiscal Impact

The funding is intended to support operations for the Journey Home property. The action requires no fiscal contribution from the Housing Authority. The Homekey program requires awardees to cover operational costs until the projects convert to permanent housing. In November, 2020, the Boards of



Commissions approved a guarantee for operational payments. The acceptance of these funds has the potential to reduce future Fresno Housing contributions.

**Recommendation**

It is recommended that the Boards of Commissioners of the Fresno Housing Authority authorize the said actions by adopting the attached resolution, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or his designee, to negotiate and execute documents in connection with the approved actions following approval by General Counsel.

1. Authorize the Agency to receive an award of grant funding from the County of Fresno Emergency Shelter Grant – COVID-19 in the amount of \$600,000 for operations and services at the property, Journey Home.
2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.

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

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

RESOLUTION APPROVING ACCEPTANCE OF A GRANT AWARD FROM THE COUNTY  
OF FRESNO FOR THE OPERATION AND PROVISION OF SERVICES AT AN INTERIM  
HOUSING PROPERTY – JOURNEY HOME

WHEREAS, the Housing Authority of the City of Fresno (the “Authority”) intends to support the City of Fresno’s plan to redevelop Parkway Drive and provide interim housing for homeless individuals during the COVID-19 pandemic; and,

WHEREAS, the Authority’s mission is the creation of safe, affordable, quality housing; and

WHEREAS, the County of Fresno has funding from the Emergency Solutions Grant COVID-19 (ESG-CV) which they intend to grant for the operation of and provision of services to residents of under-utilized hotels as temporary supportive housing; and

WHEREAS, there is a demonstrated need in the area to provide housing for unhoused individuals and families during and after the pandemic; and

WHEREAS, the Authority has been working with the County of Fresno’s Department of Behavioral Health, Department of Social Services, the City of Fresno and other partners to identify supportive housing opportunities for persons experiencing homelessness and those at risk of homelessness; and,

WHEREAS, the County of Fresno intends to fund \$600,000.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or his Designee, for the following actions needed to move forward with receipt of the grant funding:

1. Authorize the Agency to receive an award of grant funding from the County of Fresno Emergency Solutions Grant COVID-19 in the amount of \$600,000 for operations and services at the property Journey Home; and,

2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2022. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

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

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

RESOLUTION APPROVING ACCEPTANCE OF A GRANT AWARD FROM THE COUNTY  
OF FRESNO FOR THE OPERATION AND PROVISION OF SERVICES AT AN INTERIM  
HOUSING PROPERTY – JOURNEY HOME

WHEREAS, the Housing Authority of the City of Fresno (the “Authority”) intends to support the City of Fresno’s plan to redevelop Parkway Drive and provide interim housing for homeless individuals during the COVID-19 pandemic; and,

WHEREAS, the Authority’s mission is the creation of safe, affordable, quality housing; and

WHEREAS, the County of Fresno has funding from the Emergency Solutions Grant COVID-19 (ESG-CV) which they intend to grant for the operation of and provision of services to residents of under-utilized hotels as temporary supportive housing; and

WHEREAS, there is a demonstrated need in the area to provide housing for unhoused individuals and families during and after the pandemic; and

WHEREAS, the Authority has been working with the County of Fresno’s Department of Behavioral Health, Department of Social Services, the City of Fresno and other partners to identify supportive housing opportunities for persons experiencing homelessness and those at risk of homelessness; and,

WHEREAS, the County of Fresno intends to fund \$600,000.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California authorize and empower Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or his Designee, for the following actions needed to move forward with receipt of the grant funding:

1. Authorize the Agency to receive an award of grant funding from the County of Fresno Emergency Solutions Grant COVID-19 in the amount of \$600,000 for operations and services at the property Journey Home; and,

2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2022. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

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

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

**DATE:** February 16, 2022

**BOARD MEETING:** February 22,  
2022

**AGENDA ITEM:** 6g

**AUTHOR:** Scott Berry

**SUBJECT:** Authorization for Funding Application to the California Tax  
Credit Allocation Committee – Citrus Gardens

### Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the substantial rehabilitation of a housing development known as Citrus Gardens “The Property”. The subject Property is a split site development located at 201 Citrus Avenue and 452 10<sup>th</sup> Street, Orange Cove, California. Staff is requesting authorization to apply for various potential funding sources, notably a Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC). LIHTC financing will enable the property to be repositioned and preserve the property and further secure its continued affordability.

In March of 2021, staff received approval to apply for a Joe Serna grant from the Department of Housing and Community Development for the project, and in November of 2021 officially received an award of \$3,738,989. As part of the next phase in the Citrus Gardens development process, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution that will allow for a list of significant actions to take place in order to facilitate the development. In order to fully finance the project, it is necessary to submit a funding application to the California Tax Credit Allocation Committee (CTCAC) for an allocation of 9% Low-Income Housing Tax Credits (LIHTC).

### Fiscal Impact

The \$2,000 CTCAC application fee and other due diligence are budgeted from the current approved predevelopment budget. Predevelopment financing would be necessary until the close of construction/permanent financing should the TCAC application be successful. All predevelopment funds are expected to be fully reimbursed once the construction/permanent financing close occurs.

### Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with funding application submissions for the Citrus Gardens project, and authorize Tyrone Roderick Williams, Chief Executive

Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the Housing Authority of Fresno County to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
2. Authorize the Housing Authority of Fresno County to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purposes.
3. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of an application for California Housing Finance Agency (CalHFA) funding, (d) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (e) submission of an application for State of California HOME funds, and (f) other grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.
4. Authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, or their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
5. Provide for other matters related thereto.

## **Background**

Citrus Gardens 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 10<sup>th</sup> 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.

## **Past Board Actions**

- March 2021 – Approval to Submit Joe Serna, Jr. Farmworker Housing Grant & Authorization of Land/Building Contribution for Citrus Gardens Apartments
- January 2022 – Award a contract for General Contractor / Construction Manager

**RESOLUTION NO. \_\_\_\_\_**

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

**RESOLUTION AUTHORIZING THE SUBMISSION OF A 9% LOW INCOME HOUSING  
TAX CREDIT (“LIHTC”) APPLICATION AND OTHER VARIOUS FINANCING SOURCES  
FOR THE DEVELOPMENT OF CITRUS GARDENS, 30 UNITS OF AFFORDABLE  
MULTIFAMILY HOUSING LOCATED AT 201 CITRUS AVENUE (APN 375-030-  
37T) AND 452 10<sup>TH</sup> STREET (APN 375-142-15T) IN ORANGE COVE, CA**

WHEREAS, the Housing Authority of Fresno County, CA (“the Authority”) seeks to expand the development and availability of long-term housing for low and moderate income households residing in the County of Fresno, California; and,

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and,

WHEREAS, the Authority desires to facilitate the redevelopment of real property located at 201 Citrus Avenue, Orange Cove, CA, 93646 (APN 375-030-37T) and 452 10<sup>th</sup> Street, Orange Cove, CA, 93646 (APN 375-142-15T), and the improvements located thereon into a 30-unit apartment complex (collectively, the Property); and,

WHEREAS, the project’s financing structure calls for the submission of a 9% LIHTC application to facilitate the development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the Housing Authority of Fresno County to enter into a Memorandum of Understanding with Silvercrest, Inc. to co-develop the project.
2. Authorize the Housing Authority of Fresno County to enter into a Partnership Agreement with Silvercrest, Inc., wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purpose
3. Authorize the undertaking of all actions necessary to develop the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an



application to the California Tax Credit Allocation Committee for 9% LIHTC, (b) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (c) submission of an application for State of California HOME funds, and (d) grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.

4. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designees to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
5. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY 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](http://www.fresnohousing.org)

**TO:** Boards of Commissioners **DATE:** February 16, 2022  
**BOARD MEETING:** February 22, 2022  
**FROM:** Tyrone Roderick Williams **AGENDA ITEM:** 6h  
 Chief Executive Officer **AUTHOR:** Eduardo Rodriguez  
**SUBJECT:** Request for Approval to Submit Funding Applications and  
 Funding Commitment for La Joya Commons (APN: 007-140-07ST & 007-  
 140-04ST)

## Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the new development property known as La Joya Commons "The Property". The La Joya Commons project is formerly USDA farm labor housing that is now operated as unrestricted housing. It is located within 0.3 miles of the future West Hills College Coalinga, Firebaugh Center. In addition, there is a City of Firebaugh Park located just north of the project site and adjacent to the Mendoza Terrace Low-income Public Housing site. The La Joya Commons project was recently awarded a CA Department of Housing and Community Development (HCD) Joe Serna, Jr. Farmworker Housing Grant (FWHG). Fresno Housing ("FH") is committed to the development of affordable housing within this community, and the La Joya Commons project exemplifies the goals of this Agency.

Staff is requesting authorization to apply for various potential funding sources including HCD's HOME Investment Partnerships Program ("HOME") and a California Tax Credit Allocation Committee (CTCAC) 9% Application to finance the proposed new construction project. The application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Firebaugh La Joya Commons, Limited Partnership. Funding applications are being accepted and are due March 1<sup>st</sup> and March 10<sup>th</sup>, 2022, respectively. In addition to the funding applications, Staff is requesting a Housing Relinquished Fund Corporation (HRFC) loan of up to \$2,000,000 for the proposed development.

The recommended action in this memo is to authorize the submission of funding applications to HCD and CTCAC for the La Joya Commons project, and an HRFC commitment of up to \$2,000,000, along with other related actions.

Should the Project be selected for a CTCAC award, Staff will return to the Boards for final approval prior to acceptance of the award.

## Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the necessary actions needed to move forward with the submission of a 9% California Tax Credit Allocation Committee and HCD HOME Program application to the California Department of Housing and Community Development, and authorize the undertaking of all actions necessary to assemble additional financing sources, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, including the California Department of Housing and Community Development (HCD) HOME Program and a 9% California Tax Credit Allocation Committee Application (CTCAC); and
2. Authorize a Housing Relinquished Fund Corporation (HRFC) loan of up to \$2,000,000 for the development of the La Joya Commons project; and
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De La Guerra, Chief Business Officer, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
4. Provide for other matters related thereto.

### **Fiscal Impact**

The \$2,000 CTCAC application fee and other due diligence are budgeted from the current approved predevelopment budget. Development financing of \$2,000,000 is being requested from HRFC to help finance the project and leverage other sources including HOME and low income housing tax credits.

### **Background Information**

The La Joya Commons project (APNs: 007 140 07 ST & 007 140 04 ST) is a proposed 68-unit new construction development located in Firebaugh, CA. The current site, formerly known as Firebaugh Farm Labor Housing, was constructed in 1974 and is now operating as Firebaugh Family. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the department's recent history to be paid off. Fresno Housing has continued managing the property as a low, very low, and moderate-income family development. 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 a number of Low-Income Public Housing properties owned by FH, including 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 serve the existing population with one-, two-, three-, and four-bedroom units. In the coming years, West Hill Community College District will be building a new two-story \$40 million campus, including state-of-the-art laboratories.

**Past Board Action**

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

**RESOLUTION NO. \_\_\_\_\_**

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

**RESOLUTION TO AUTHORIZE A FUNDING COMMITMENT OF HOUSING  
RELINQUISHED FUND CORPORATION OF UP TO \$2,000,000 AND THE SUBMITTAL OF  
AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT HOME PROGRAM & CALIFORNIA TAX CREDIT  
ALLOCATION COMMITTEE 9% APPLICATION FOR FUNDING FOR THE LA JOYA  
COMMONS PROJECT**

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

**WHEREAS**, the proposed La Joya Commons development (the “Project”) project (APNs: 007 140 07 ST & 007 140 04 ST) is a proposed 68-unit new construction development located in Firebaugh, CA; and

**WHEREAS**, on December 1, 2021 the California Department of Housing and Community Development (the “Department”) issued a 2021 Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”); and

**WHEREAS**, in response to the 2021 NOFA, the Housing Authority of Fresno County, CA, a public body corporate and politic wishes to apply to the Department for, and receive an allocation of HOME funds for an amount of up to \$7,000,000 for the La Joya Commons development; and

**WHEREAS**, the Housing Authority of Fresno County, CA, a public body corporate and politic wishes to apply for a 9% application to the California Tax Credit Allocation Committee for the La Joya Commons development; and

**WHEREAS**, the application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Firebaugh La Joya Commons, Limited Partnership (the “Applicant”); and

**WHEREAS**, the Authority desires to commit a Housing Relinquished Fund Corporation (“HRFC”) loan in an amount up to \$2,000,000 to the La Joya Commons project; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby authorize Tyrone Roderick Williams, Chief

Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De La Guerra, Chief Business Officer, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the La Joya Commons project (APNs: 007 140 07 ST & 007 140 04 ST):

1. Authorize a Housing Relinquished Fund Corporation loan of up to \$2,000,000 for the development of the La Joya Commons project.
2. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (c) submission of an application for State of California HOME funds in an amount up to \$7,000,000, (d) submission of an application to California Department of Housing and Community Development funding programs, and (e) other grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De La Guerra, Chief Business Officer, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 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 TO AUTHORIZE A FUNDING COMMITMENT OF HOUSING  
RELINQUISHED FUND CORPORATION OF UP TO \$2,000,000 AND THE SUBMITTAL OF  
AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT HOME PROGRAM & CALIFORNIA TAX CREDIT  
ALLOCATION COMMITTEE 9% APPLICATION FOR FUNDING FOR THE LA JOYA  
COMMONS PROJECT**

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

**WHEREAS**, the proposed La Joya Commons development (the “Project”) project (APNs: 007 140 07 ST & 007 140 04 ST) is a proposed 68-unit new construction development located in Firebaugh, CA; and

**WHEREAS**, on December 1, 2021 the California Department of Housing and Community Development (the “Department”) issued a 2021 Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”); and

**WHEREAS**, in response to the 2021 NOFA, the Housing Authority of Fresno County, CA, a public body corporate and politic wishes to apply to the Department for, and receive an allocation of HOME funds for an amount of up to \$7,000,000 for the La Joya Commons development; and

**WHEREAS**, the Housing Authority of Fresno County, CA, a public body corporate and politic wishes to apply for a 9% application to the California Tax Credit Allocation Committee for the La Joya Commons development; and

**WHEREAS**, the application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Firebaugh La Joya Commons, Limited Partnership (the “Applicant”); and

**WHEREAS**, the Authority desires to commit a Housing Relinquished Fund Corporation (“HRFC”) loan in an amount up to \$2,000,000 to the La Joya Commons project; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby authorize Tyrone Roderick Williams, Chief

Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De La Guerra, Chief Business Officer, and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the La Joya Commons project (APNs: 007 140 07 ST & 007 140 04 ST):

1. Authorize a Housing Relinquished Fund Corporation loan of up to \$2,000,000 for the development of the La Joya Commons project.
2. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to: (a) submission of an application to the California Tax Credit Allocation Committee (b) submission of an Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (c) submission of an application for State of California HOME funds in an amount up to \$7,000,000, (d) submission of an application to California Department of Housing and Community Development funding programs, and (e) other grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De La Guerra, Chief Business Officer, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 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



GOVERNING BOARD RESOLUTION

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

THE GOVERNING BOARD OF

**Housing Authority of Fresno County, California**

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**HEREBY AUTHORIZES: Submission of the 2020/2021 HOME Investment Partnerships Program application to the California State Department of Housing and Community Development for funding in the amount of \$7,000,000; and if awarded, the execution of a standard agreement, any amendments thereto, and other related documents necessary to participate and comply with in the HOME Investment Partnerships Program.**

**WHEREAS:**

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate HOME Investment Partnerships Program ("HOME") funds made available from the U.S. Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.
- B. On November 29, 2021, the Department issued a Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA").
- C. In response to the 2020/2021 HOME NOFA, Housing Authority of Fresno County, CA a public body corporate and politic (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, HOME funds.

**IT IS THEREFORE RESOLVED THAT:**

- 1. In response to the 2020/2021 HOME NOFA, the Applicant shall apply to the Department to participate in the HOME program and for an allocation of funds not to exceed Seven Million Dollars (\$7,000,000) for the following activities and/or programs:
  - Construction Work;
  - Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;
  - Architectural, appraisal, engineering, legal and other consulting cost and fees, which are directly related to the

planning and execution of the Project and which are incurred through third-party contract;

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

to be in Firebaugh, California 93622 at 1501 Clyde Fannon Road (APNs 007-140-07ST and 007-140-04ST).

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

3. The applicant authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De la Guerra, Chief Business Officer or his/her designee(s) to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF February 2022, BY THE FOLLOWING VOTE:**

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## BOARD MEMO

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

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

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

**TO:** Boards of Commissioners

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**AGENDA ITEM:** 6i

**AUTHOR:** Quincy Boren

**SUBJECT:** Request for Approval to Submit Funding Application for Step Up on 99 (Fresno, CA)

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### Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the rehabilitation of an existing affordable housing property known as Step Up on 99 “The Property”. The project site consists an existing 98 unit motel located at 1240 & 1280 Crystal Ave, Fresno CA 93728 (APN’s 449-232-01 & 02). The site is approximately 2.15 acres. The project will be a combination of adaptive reuse and new construction. A new residential building as well as a new community building will be constructed. Adaptive reuse will consist of improvements to enlarge the existing motel units.

Staff is requesting authorization to apply for various potential funding sources including HCD’s Housing for a Healthy CA Grant Program (“HHC”) to finance the proposed project. The application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Step Up at 99, Limited Partnership.

Funding applications are being accepted and are due March 1<sup>th</sup>, 2022. Staff intend to submit a financing application for an amount of approximately \$2,800,000 for the Step Up on 99 project.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit a HHC funding application. Staff will continue to present the Board with updates; neither the submission of funding applications nor the award of project applications obligates Fresno Housing to implement the development.

### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the necessary actions needed to move forward with the submission of HCD HHC Grant application to the California Department of Housing and Community Development, and authorize the undertaking of all actions necessary to assemble additional financing sources, and further authorize Tyrone Roderick Williams, Chief Executive Officer,

Michael Duarte, Chief Real Estate Officer, or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, including the California Department of Housing and Community Development (HCD) HHC Program; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
3. Provide for other matters related thereto.

### **Fiscal Impact**

No fiscal impact at this time.

### **Background Information**

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

### **Past Board Actions**

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

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

**RESOLUTION TO AUTHORIZE THE SUBMITTAL OF AN APPLICATION TO THE  
CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT FOR FUNDING UNDER THE HOUSING FOR A HEALTHY CA (HHC)  
PROGRAM FOR THE STEP UP ON 99 PROJECT**

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

**WHEREAS**, the proposed Step Up on 99 development (the “Project”) is located at 1240 & 1280 Crystal, Fresno CA 93728, on approximately 2.15 acres (APNs: 449-232-01 & 02); and

**WHEREAS**, the Project envisions a combination of new construction and adaptive reuse, and community building approximately 2,250 sq/ft; and

**WHEREAS**, on December 31, 2021 the California Department of Housing and Community Development (the “Department”) issued a Notice of Funding Availability announcing the availability of funds under the HHC program (the “NOFA”); and

**WHEREAS**, in response to the 2021 NOFA, the HACF, a public body corporate and politic wishes to apply to the Department for, and receive an allocation of HHC funds for an amount of up to \$2,800,000 for Step Up on 99 development; and

**WHEREAS**, the application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Step Up at 99, Limited Partnership (the “Applicant”); and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby authorize the submission of a funding application to the Department of Housing and Community Development’s HHC program for the Step Up on 99 project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee, to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 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. 2022**

**THE GOVERNING BOARD OF**

Step up at 99 AGP, LLC

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

**WHEREAS:**

A. The California Department of Housing and Community Development (the “Department”) is authorized to allocate National Housing Trust Fund (“NHTF”) funds made available from the U.S. Department of Housing and Urban Development (“HUD”) to developers for permanent Supportive housing for individuals who are Chronically homeless, or Homeless and a High-cost health user, authorized by Part 14.2 (commencing with Section 53590) of Division 31 of the Health and Safety Code. NHTF funds are to be used for the purposes set forth in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, Part 93, the state NHTF Allocation Plan, and the HHC Article I Guidelines.

B. On December 31, 2021, the Department issued a Notice of Funding Availability announcing the availability of funds under the HHC Article I NOFA (the “NOFA”).

C. In response to this NOFA, Step up at 99, LP a Limited Partnership (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, NHTF funds.

**IT IS NOW THEREFORE RESOLVED THAT:**

1. In response to this NOFA, the Applicant shall submit an application to the Department to participate in the HHC Article I Program and for an allocation of funds not to exceed two million eight hundred thousand dollars and zero cents Dollars (\$2,800,000) for the following activities and/or programs:



to be located at 1240 & 1280 Crystal Ave, Fresno CA 93728 *activity/program location (s)*].

2. If the application for funding is approved, then the Applicant hereby agrees to use the NHTF funds for eligible activities in the manner presented in its application as approved by the Department in accordance with all applicable statutes and regulations, and Guidelines. The Applicant may also execute a standard agreement, any amendments thereto, and all other documents or instruments necessary or required by the Department or HUD for participation in the HHC Article I Program (collectively, the Required Documents).

3. The Applicant authorizes Tyrone Roderick Williams, Chief Executive Officer of the AGP or his/her designee(s) to execute, on behalf of the Applicant, the Required Documents.

**PASSED AND ADOPTED THIS 22nd DAY OF February 2022, BY THE FOLLOWING VOTE:**

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

1. This is intended to be a sample resolution authorizing submittal of an application to the Department and execution of various required documents. An applicant may use another format if it contains a reference to the year of the NOFA, the dollar amount of the application and all of the authorizations contained in this sample.

2. The person attesting to the signing of the resolution cannot be the same person authorized to execute documents in the name of the applicant.

3. If the resolution allows for a designee, and the designee signs the application on behalf of the authorized signer, a letter signed by the authorized signer identifying the designee must accompany the resolution and dated prior to or on the date the application is signed.

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**RESOLUTION NO. 2022**

**THE GOVERNING BOARD OF**

Step up at 99, LP

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

**WHEREAS:**

A. The California Department of Housing and Community Development (the “Department”) is authorized to allocate National Housing Trust Fund (“NHTF”) funds made available from the U.S. Department of Housing and Urban Development (“HUD”) to developers for permanent Supportive housing for individuals who are Chronically homeless, or Homeless and a High-cost health user, authorized by Part 14.2 (commencing with Section 53590) of Division 31 of the Health and Safety Code. NHTF funds are to be used for the purposes set forth in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, Part 93, the state NHTF Allocation Plan, and the HHC Article I Guidelines.

B. On December 31, 2021, the Department issued a Notice of Funding Availability announcing the availability of funds under the HHC Article I NOFA (the “NOFA”).

C. In response to this NOFA, Step up at 99, LP a Limited Partnership (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, NHTF funds.

**IT IS NOW THEREFORE RESOLVED THAT:**

1. In response to this NOFA, the Applicant shall submit an application to the Department to participate in the HHC Article I Program and for an allocation of funds not to exceed two million eight hundred thousand dollars and zero cents Dollars (\$2,800,000) for the following activities and/or programs:

*[Briefly describe the proposed activities and/or programs]*

to be located at 1240 & 1280 Crystal Ave, Fresno CA 93728 *activity/program location (s)*].

2. If the application for funding is approved, then the Applicant hereby agrees to use the NHTF funds for eligible activities in the manner presented in its application as approved by the Department in accordance with all applicable statutes and regulations, and Guidelines. The Applicant may also execute a standard agreement, any amendments thereto, and all other documents or instruments necessary or required by the Department or HUD for participation in the HHC Article I Program (collectively, the Required Documents).

3. The Applicant authorizes Tyrone Roderick Williams, Chief Executive Officer of the General Partner or his/her designee(s) to execute, on behalf of the Applicant, the Required Documents.

**PASSED AND ADOPTED THIS 22nd DAY OF February 2022, BY THE FOLLOWING VOTE:**

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

1. This is intended to be a sample resolution authorizing submittal of an application to the Department and execution of various required documents. An applicant may use another format if it contains a reference to the year of the NOFA, the dollar amount of the application and all of the authorizations contained in this sample.

2. The person attesting to the signing of the resolution cannot be the same person authorized to execute documents in the name of the applicant.

3. If the resolution allows for a designee, and the designee signs the application on behalf of the authorized signer, a letter signed by the authorized signer identifying the designee must accompany the resolution and dated prior to or on the date the application is signed.

## BOARD MEMO

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

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

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

**TO:** Boards of Commissioners

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**AGENDA ITEM:** 6j

**AUTHOR:** Daniel Guerra

**SUBJECT:** Request for Approval to Submit Funding Application for  
Corazón del Valle Commons Apartments (Huron, Ca)

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### Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the new construction affordable housing property known as Corazón del Valle Commons Apartments “The Property”. The project site consists of two vacant parcels located at the Southwest and Southeast corners of 12<sup>th</sup> and Fresno Streets on approximately 6.60 acres in Huron, CA (APNs: 075-330-02T, 075-330-07T). Staff envisions a mixed-use project with up to 4,500 square feet of commercial space. The targeted income for the site is 30% to 60% AMI.

Staff is requesting authorization to apply for various potential funding sources including HCD’s HOME Investment Partnerships Program (“HOME”) to finance the proposed new construction project. The application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Huron Corazón del Valle Commons, Limited Partnership.

Funding applications are being accepted and are due March 10<sup>th</sup>, 2022. Staff intend to submit a financing application for an amount of up to \$7,000,000 for the Corazón del Valle Commons project.

In order to secure potential financing to facilitate the development, it is necessary for the Boards of Commissioners of Fresno Housing to adopt the attached resolution that will allow for the approvals required to submit a HOME funding application. Staff will continue to present the Board with updates; neither the submission of funding applications nor the award of project applications obligates Fresno Housing to implement the development.

### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the necessary actions needed to move forward with the submission of HCD HOME Grant application to the California Department of Housing and Community Development, and authorize the undertaking of all actions necessary to assemble additional financing sources, and further authorize Tyrone Roderick Williams, Chief Executive Officer,

Michael Duarte, Chief Real Estate Officer or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, including the California Department of Housing and Community Development (HCD) HOME Program; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA; and in the name of the Administrative General Partner, on its own behalf; and as administrative general partner of the Partnership; and
3. Provide for other matters related thereto.

### **Fiscal Impact**

No fiscal impact at this time.

### **Background Information**

Corazón del Valle Commons consists of two vacant parcels located on the Southwest and Southeast corners of 12th and Fresno Streets on approximately 6.60 acres in Huron, CA (APNS: 075-330-02T, 07T). The project is a partnership with the City of Huron. Staff envisions a mixed-use project with sixty one (61) multifamily units, a community building and up to 3,500 sq. ft. of commercial space.

FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is proposing to utilize HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

### **Past Board Action**

- October 26, 2021 - Authorization to Award an Architectural Contract to Mogavero Architects
- October 26, 2021 - Approval of an HRFC Loan Commitment of up to \$1,250,000 for Pre-Development Funds
- September 29, 2021 – Authorization to accept Disaster Credits LIHTC Award
- June 22, 2021 – Authorization to submit Disaster Credits LIHTC funding application; Authorization to increase FH Capital Funds commitment to \$2,500,000
- May 25, 2021 – Approval of MHP Loan Authorization with Angelina Nguyen as Signer
- January 26, 2021 – Approval to Submit CDLAC/CTCAC Application, approve \$1,000,000 Capital Funds loan, approve Seller Financing
- January 26, 2021 – Approving RAD Section 18 Blend
- January 26, 2021 – MHP Loan Authorization
- January 26, 2021 – Approval to adopt the Inducement Resolution for CDLAC application bonds

- August 25, 2020 – Approval to Acquire 6.60 acres of Land (APNs: 075-330-02T, 075-330-07T)
- August 25, 2020 – Approval to Submit MHP Application; Approval to Enter into a Limited Partnership
- February 25, 2020 – Approval to Submit Funding Applications
- April 23, 2019 – Approval of GC/CM Contract
- November 27, 2018 – Approval to Enter into a Conditional Purchase and Sale Agreement
- May 29, 2018 – Approval Authorizing Acceptance of Deed Transfer of 6.0 Acre Parcel from the Successor Agency to the Redevelopment Agency to the City of Huron

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

**RESOLUTION TO AUTHORIZE THE SUBMITTAL OF AN APPLICATION TO THE  
CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT FOR FUNDING UNDER THE HOME PROGRAM FOR THE CORAZÓN  
DEL VALLE COMMONS PROJECT**

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

**WHEREAS**, the proposed Corazón del Valle Commons development (the “Project”) is located on the southwest and southeast corners of 12<sup>th</sup> Street and Fresno Street in Huron, CA on approximately 6.60 acres (APNs: 075-330-02T, 075-330-07T); and

**WHEREAS**, the Project envisions a mixed-use project with 61 multifamily units, a community building and up to 4,500 sf of commercial space; and

**WHEREAS**, on December 1, 2021 the California Department of Housing and Community Development (the “Department”) issued a 2021 Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”); and

**WHEREAS**, in response to the 2021 NOFA, the Housing Authority of Fresno County, CA, a public body corporate and politic wishes to apply to the Department for, and receive an allocation of HOME funds for an amount of up to \$7,000,000 for Corazón del Valle Commons development; and

**WHEREAS**, the application is proposed in partnership with Silvercrest, Inc., as the managing general partner of the Huron Corazon del Valle Commons, Limited Partnership (the “Applicant”); and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby authorize the submission of a funding application to the Department of Housing and Community Development’s HOME program for the Corazón del Valle Commons project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee, to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 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:

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Tyrone Roderick Williams, Secretary of the Boards of Commissioners



**RESOLUTION NO. \_\_\_\_\_**

THE GOVERNING BOARD OF

**HOUSING AUTHORITY OF FRESNO COUNTY, CA**

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*APPLICANT: Huron Corazon del Valle Commons, LP*

**HEREBY AUTHORIZES:** Submission of the 2020/2021 HOME Investment Partnerships Program application to the California State Department of Housing and Community Development for funding in the amount of \$7,000,000; and if awarded, the execution of a standard agreement, any amendments thereto, and other related documents necessary to participate and comply with in the HOME Investment Partnerships Program.

**WHEREAS:**

- A. The California Department of Housing and Community Development (the "Department") is authorized to allocate HOME Investment Partnerships Program ("HOME") funds made available from the U.S. Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.
- B. On December 1, 2021, the Department issued a Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA").
- C. In response to the 2020/2021 HOME NOFA, Huron Corazon del Valle Commons, LP (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, HOME funds.

**IT IS THEREFORE RESOLVED THAT:**

1. In response to the 2020/2021 HOME NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed \$7,000,000 Dollars for the following activities and/or programs:
  - The applicant seeks to expand the availability of affordable rental housing and homeownership opportunities to low income persons within Fresno County; and the proposed Corazón del Valle Commons development (the "Project") is located on the southwest and southeast corners of 12<sup>th</sup> Street

and Fresno Street in Huron, CA on approximately 6.60 acres (APNs: 075-330-02T, 075-330-07T). The Project envisions a mixed-use project with 61 multifamily units, a community building and up to 4,500 sf of commercial space. Other activities may include:

- Construction Work;
- Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;
- Architectural, appraisal, engineering, legal and other consulting cost and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contract;
- Development cost of a residential unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of tenants of the Assisted Units;
- Rent-up cost;
- Carrying cost during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;
- Building permits and State and local fees;
- Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Section 8308(b) and 8309(b);
- Escrow, title insurance, recording and other related cost;
- Cost for items intended to assure the completion of construction, such as contractor bond premiums;
- Environmental hazard reports, surveys, and investigations;
- Cost of relocation benefits and assistance required by law; and
- Any other cost of new construction approved by the Department

2. If the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).
3. The applicant authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Emily De la Guerra, Chief Business Officer or his/her designee(s) to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 22 DAY OF February 2022, BY THE FOLLOWING VOTE:**

**AYES:\_\_\_\_\_ NAYS:\_\_\_\_\_ ABSTAIN:\_\_\_\_\_ ABSENT:\_\_\_\_\_**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## BOARD MEMO

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

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

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**TO:** Boards of Commissioners

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**AGENDA ITEM:** 6k

**AUTHOR:** Lela Schwartz

**SUBJECT:** Authorize Tyrone Roderick Williams as Authorized Signer for  
HCD MHP Loan for Corazón del Valle Commons (fka Huron RAD)

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### Executive Summary

The purpose of this memo is to request that Tyrone Roderick Williams be recognized as the authorized signer of the Multifamily Housing Program (MHP) Loan for Corazón del Valle Commons (the "Project"). The project site consists of two vacant parcels located at the Southwest and Southeast corners of 12th and Fresno Streets on approximately 6.60 acres in Huron, CA (APNs: 075-330-02T, 075-330-07T). Staff envisions a mixed-use project with up to 3,500 square feet of commercial space. The targeted income for the site is 30% to 60% AMI.

At the August 25, 2020 Board meeting, the Boards of Commissioners approved submission of a funding application to the California Department of Housing and Community Development's (HCD) Multifamily Housing Program (MHP). Staff submitted an MHP application for Corazón del Valle Commons on September 15, 2020 and were notified of award in December, 2020.

At the January 26, 2021 Board meeting, the Boards of Commissioners authorized the acceptance of the MHP loan in the amount of \$11,398,771 by the Housing Authority of Fresno County, CA in its role as the administrative general partner to the Huron Corazón del Valle Commons, LP, (the "Borrower").

HCD requires an updated resolution that specifies Tyrone Roderick Williams will be the authorized signer as Chief Executive Officer. This Board action will authorize Tyrone Roderick Williams as the signer for the MHP Loan for Corazón del Valle Commons.

### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution authorizing Tyrone Roderick Williams, Chief Executive Officer, or their designee to negotiate and execute documents in connection with the following approved actions:

1. Authorize Tyrone Roderick Williams, the Chief Executive Officer, or their designees to execute documents on behalf of the Housing Authority of Fresno

County, CA as its role as administrative general partner in the Huron Corazón del Valle Commons, LP; and

2. Provide for other matters related thereto.

### **Fiscal Impact**

No fiscal impact at this time.

### **Background Information**

Corazón del Valle Commons consists of two vacant parcels located on the Southwest and Southeast corners of 12th and Fresno Streets on approximately 6.60 acres in Huron, CA (APNS: 075-330-02T, 07T). The project is a partnership with the City of Huron. Staff envisions a mixed-use project with sixty one (61) multifamily units, a community building and up to 3,500 sq. ft. of commercial space.

FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is proposing to utilize HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

### **Past Board Action**

- October 26, 2021 - Authorization to Award an Architectural Contract to Mogavero Architects
- October 26, 2021 - Approval of an HRFC Loan Commitment of up to \$1,250,000 for Pre-Development Funds
- September 29, 2021 – Authorization to accept Disaster Credits LIHTC Award
- June 22, 2021 – Authorization to submit Disaster Credits LIHTC funding application; Authorization to increase FH Capital Funds commitment to \$2,500,000
- May 25, 2021 – Approval of MHP Loan Authorization with Angelina Nguyen as Signer
- January 26, 2021 – Approval to Submit CDLAC/CTCAC Application, approve \$1,000,000 Capital Funds loan, approve Seller Financing
- January 26, 2021 – Approving RAD Section 18 Blend
- January 26, 2021 – MHP Loan Authorization
- January 26, 2021 – Approval to adopt the Inducement Resolution for CDLAC application bonds
- August 25, 2020 – Approval to Acquire 6.60 acres of Land (APNs: 075-330-02T, 075-330-07T)
- August 25, 2020 – Approval to Submit MHP Application; Approval to Enter into a Limited Partnership
- February 25, 2020 – Approval to Submit Funding Applications
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- November 27, 2018 – Approval to Enter into a Conditional Purchase and Sale Agreement
- May 29, 2018 – Approval Authorizing Acceptance of Deed Transfer of 6.0 Acre Parcel from the Successor Agency to the Redevelopment Agency to the City of Huron

Resolution No. \_\_\_\_\_  
Corazón del Valle Commons

RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

A majority of the commissioners of the Housing Authority of Fresno County, California, a public body corporate and politic (the "Agency"), hereby consent to, adopt and ratify the following resolutions:

Multifamily Housing Program

WHEREAS the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability dated July 15, 2020 ("NOFA") under the Multifamily Housing Program ("MHP");

WHEREAS, the Agency is authorized to do business in the State of California and it is in the best interests of the Agency for the Agency to act as the sole member and manager of Huron Corazón del Valle Commons AGP, LLC (the "LLC") the administrative general partner of Huron Corazón del Valle Commons, LP (the "Borrower").

WHEREAS the Agency is an Eligible Applicant/Sponsor under the MHP and was awarded an MHP loan in an amount not to exceed \$ 11,398,771 ("MHP Loan") under the above described NOFA.

NOW, THEREFORE, IT IS RESOLVED: That the Agency is hereby authorized and directed to act on its own behalf and to act as the sole member and manager of the LLC, the administrative general partner of the Borrower in connection with the Department's loan of MHP funds to the Borrower pursuant to the above mentioned NOFA in an amount not to exceed \$ 11,398,771.

RESOLVED FURTHER: The Agency is hereby authorized and directed to act on its own behalf as well as act as sole member and manager of the LLC as administrative general partner of the Borrower to cause the Borrower and itself to incur an obligation for the MHP Loan. That in connection with the MHP Loan, the Agency, on its own behalf and as sole member and manager of the LLC as administrative general partner of the Borrower, is authorized and directed to enter into, execute, and deliver a State of

California Standard Agreement in the amount not to exceed \$11,398,771 and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the MHP Loan, and all amendments thereto (collectively, the "MHP Loan Documents").

RESOLVED FURTHER: The Agency shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreements. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. The Agency hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA, Program Guidelines and application package.

RESOLVED FURTHER: That Tyrone Roderick Williams, Chief Executive Officer is hereby authorized to execute the MHP Loan Documents, and any amendment or modifications thereto, on behalf of the Agency for itself and as sole member and manager of the LLC as administrative general partner of the Borrower

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage. Passed and adopted, effective as of February 22, 2022, by the consent of the Board of Commissioners of the Agency by the following vote:

\_\_\_AYES

\_\_\_NAYS

\_\_\_ABSTAIN

\_\_\_ABSENT

Signature of Attesting Officer:

\_\_\_\_\_

Printed Name and Title of Attesting Officer:

Cary Catalano, Chair

## CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Agency does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said Agency which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: February 22, 2022

Tyrone Roderick Williams Secretary



## BOARD MEMO

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

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

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

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

**DATE:** February 17, 2022  
**BOARD MEETING:** February 22, 2022  
**AGENDA ITEM:** 7a  
**AUTHOR:** Tiffany B. Mangum

**SUBJECT:** Overview of the 2022 Spring Board Retreat

---

### Executive Summary

Lisa Spinali, Facilitator, will present an overview of the Board Retreat agenda and deliverables.

### Recommendation

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

## BOARD MEMO

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

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

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

**DATE:** February 17, 2022

**BOARD MEETING:** February 22, 2022

**AGENDA ITEM:** 7b

**AUTHOR:** Tiffany B. Mangum

**SUBJECT:** Overview of the 2022-2023 CEO Goals

---

### Executive Summary

Chief Executive Officer, Mr. Tyrone Roderick Williams, will present an overview of the goal setting process and an outline of the 2022-2023 goals for the CEO.

### Recommendation

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

## BOARD MEMO

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

1331 Fulton Street  
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**TO:** Boards of Commissioners  
Fresno Housing  
**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**DATE:** February 17, 2022  
**BOARD MEETING:** February 22, 2022  
**AGENDA ITEM:** 7c  
**AUTHOR:** Tiffany B. Mangum

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

---

### Executive Summary

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

### Recommendation

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

## BOARD MEMO

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

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

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

**TO:** Boards of Commissioners  
Fresno Housing

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**DATE:** February 16, 2022

**BOARD MEETING:** February 22, 2022

**AGENDA ITEM:** 7d

**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.



# Overview of the 2022 Spring Board Retreat

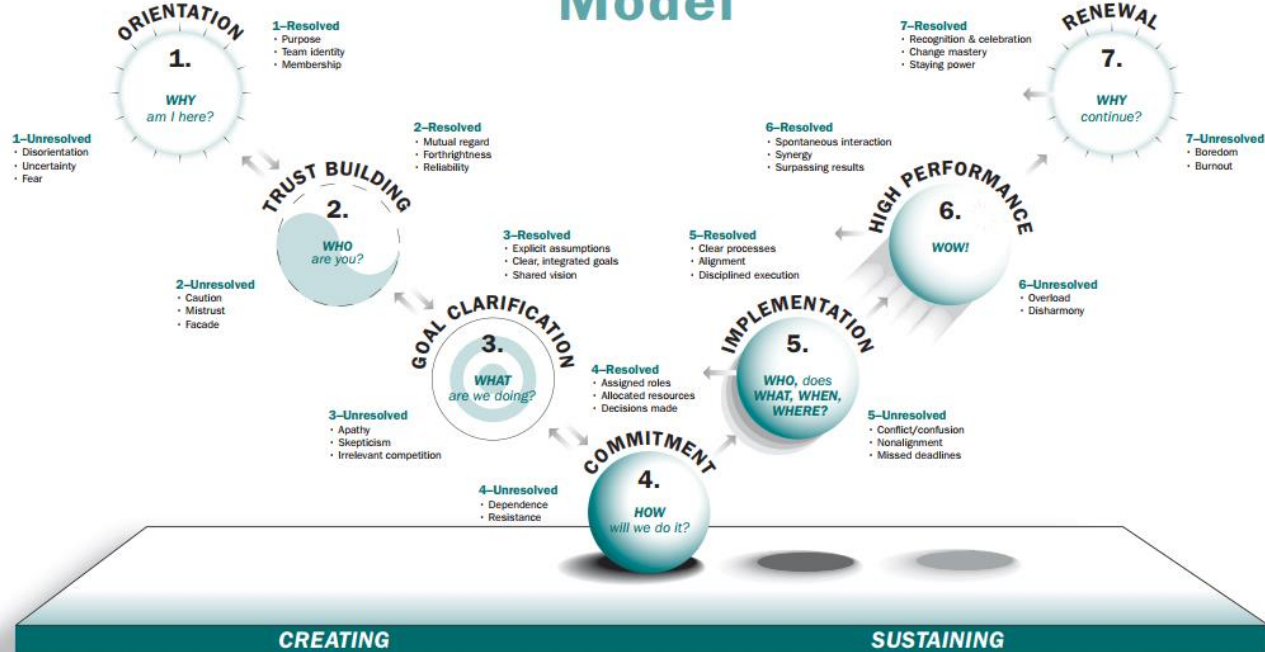
*Presented by Lisa Spinali*



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



# Team Performance™ Model



## 1. Orientation

When teams are forming everybody wonders WHY they are here, what their potential fit is and whether others will accept them. People need some kind of answer to continue.

## 2. Trust Building

Next, people want to know WHO they will work with—their expectations, agendas and competencies. Sharing builds trust and a free exchange among team members.

## 3. Goal Clarification

The more concrete work of the team begins with clarity about team goals, basic assumptions and vision. Terms and definitions come to the fore. WHAT are the priorities?

## 4. Commitment

At some point discussions need to end and decisions must be made about HOW resources, time, staff—all the bottom line constraints—will be managed. Agreed roles are key.

## 5. Implementation

Teams turn the corner when they begin to sequence work and settle on WHO does WHAT, WHEN, and WHERE in action. Timing and scheduling dominate this stage.

## 6. High Performance

When methods are mastered, a team can begin to change its goals and flexibly respond to the environment. The team can say, "WOW!" and surpass expectations.

## 7. Renewal

Teams are dynamic. People get tired; members change. People wonder "WHY continue?" It's time to harvest learning and prepare for a new cycle of action.



CONTENT
<b>Part One</b>
<b>Retreat Opening</b> Welcome and Quick Introductions, Agenda Review, Desired Outcomes, Working Agreements, Overview of Levels of Decision Making
<b>State of the Agency</b> Finance, Real Estate Development, Property Management, Resident Services, IT, Housing Choice Voucher, Human Resources, Legal, Restricted vs. Unrestricted Group Activity
<b>FHA Vision and Goals</b>
<b>Organizational Structure</b>
<b>High Performance Teams</b>
<b>Part Two</b>
<b>Strengthening Governance</b> Outline Key Challenges with Recommendations and Legal Update
<b>Strengthening Our Team</b> CliftonStrengths Overview, Talents in Action, Paired Up, Balconies & Basements, Our Team Talents, Best of Us and Working Agreements
<b>Closing</b> Questions & Answers, Next Steps Recap, Retreat Evaluation, Appreciation





## Questions/Discussion





# Fresno Housing CEO Goals

*February 22, 2022*

*Tyrone Roderick Williams*



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



“

*Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing and economic opportunities for low-income populations.*

Moving from great to greater

”

# Management

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- 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 effective management and sustainability.

# Sustainability

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- Accounting and Finance
- Administrative Services and Procurement
- Information Technology and Information Systems
- Human Resources
- Diversity, Equity and Inclusion

# Structure

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- Realigning the organizational structure to enhance service to our residents and the communities we serve.
- Maintain a committed, active, community-based Boards of Commissioners.

# Housing Services

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- Real Estate Development
- Property Management
- Resident Empowerment
- Housing Choice Voucher
- Homeless Initiatives

# Internal Strategic initiatives

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- Expanding lines of communication with staff
- Training and Professional Development
- Establishing Affinity Groups
- Employee Recognition
- Property Management Program
- Workplace Safety
- Property Management Support Campaigns

# External Strategic initiatives

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- *Communication*

- Podcast
- Text Messages

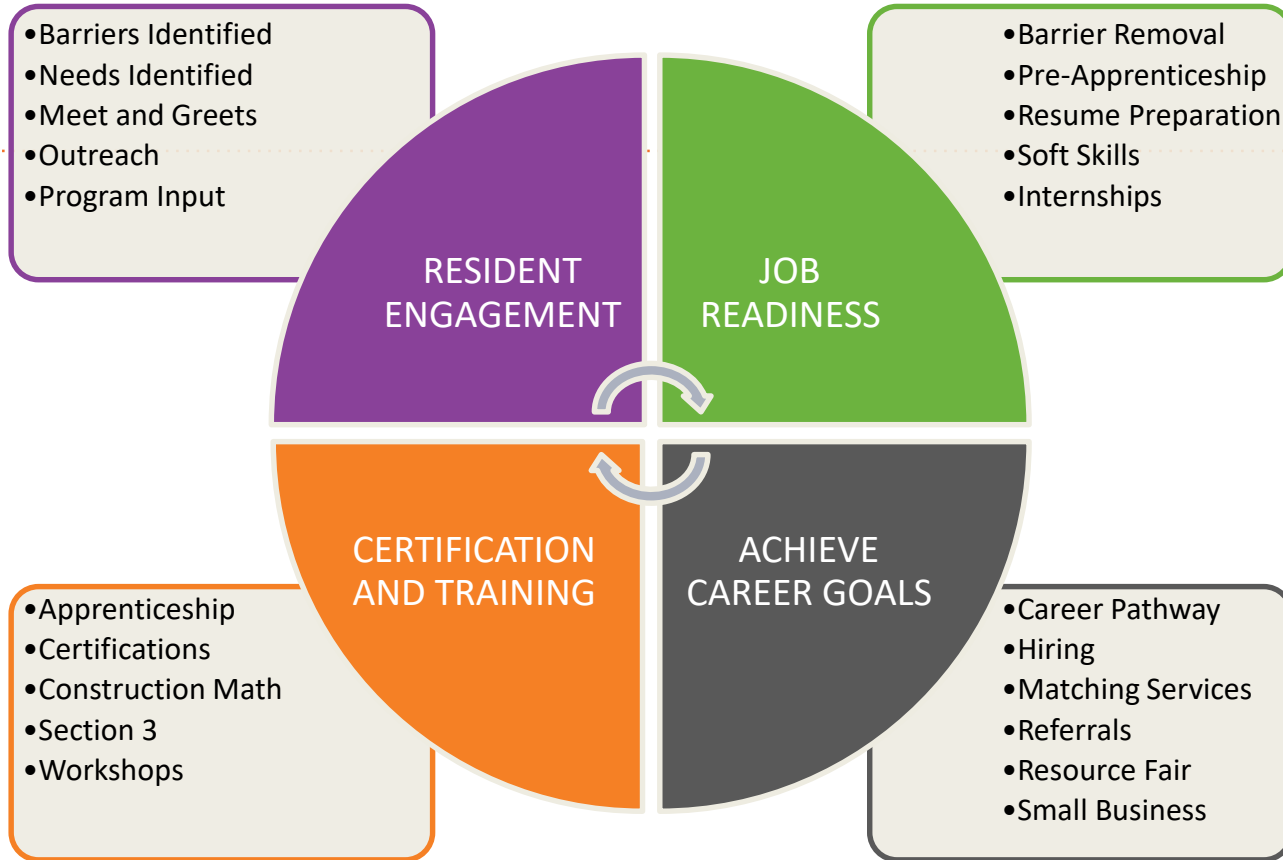
- *Education*

- Digital Inclusion
- Early Childhood Learning Support
- K – 12 Grade Summer Learning Support
- Fresno Housing Summer Paid Internships
- Heaton Elementary Partnership

- *Workforce Development*

- Resident Employment Program
- Resident Ambassador Program

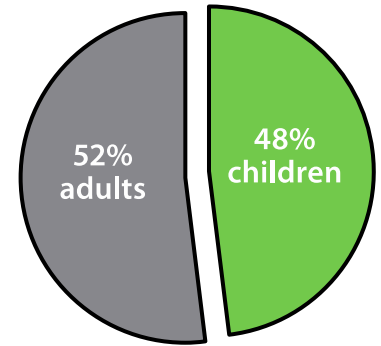




Fresno Housing serves nearly **50,000 residents** through housing and service programs — impacting the lives of approximately **24,000 children**, helping future generations succeed.



Fresno Housing Residents (x1,000)



Represents county-wide data.

# CEO Competencies



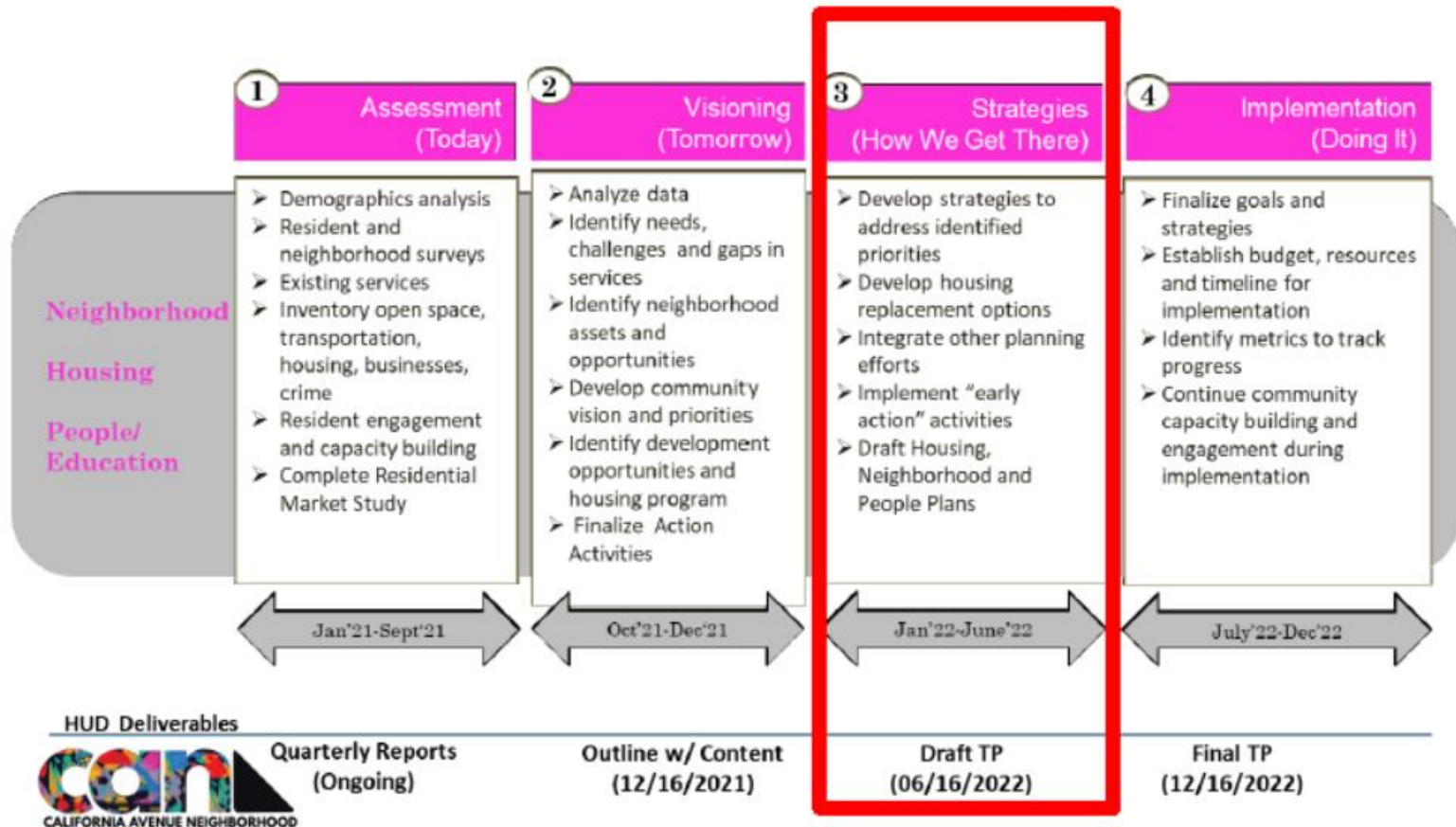


## NEXT STEPS



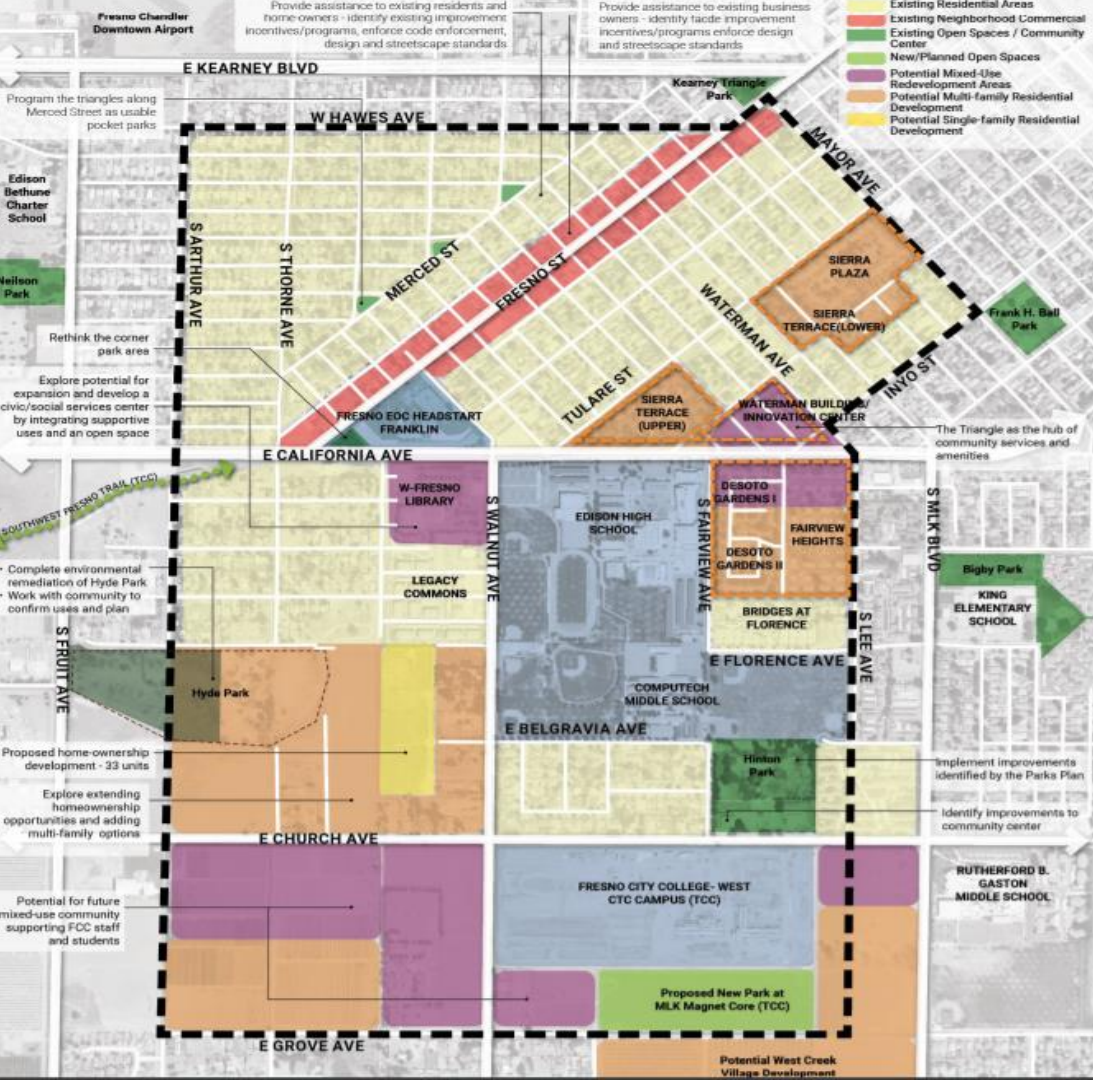
# West Fresno CAN

February 22, 2022









# ENHANCING THE BUILT ENVIRONMENT





## WHAT IS THE HOUSING PLAN TRYING TO ACHIEVE?

- Preservation
- Mixed Income and Mixed-Use Community
- Minimum Housing Program - **457 units**
  - One-for-one Replacement of Existing Units = 228
  - Market rate and workforce housing = 229
- Add Neighborhood-Serving amenities
- Responds to Community Priorities
- Financial Feasibility
- Where is housing possible?
  - Within CAN
  - FH exploring potential locations elsewhere (such as North Fresno)
- Assumes the New amendment is Approved for the Airport Overlay Master Plan

# Neighborhood & People | Priorities

- Single Family Housing/Homeownership
- Mixed–Use, Mixed-Income Development
- New/Planned Open Spaces
- Spatial Equity and Design
- Connectivity within Transit/Mobility Opportunities
- Programming to address Health & Wellness disparities
- Economic Development and Employment Opportunities
- Education Initiatives – Cradle to Adult Education

creative. connected. community.



Go to [WestFresnoCAN.org](http://WestFresnoCAN.org) for all project  
information and reports

Follow us @WestFresnoCAN  
Instagram, Facebook, YouTube

Any questions?

creative. connected. community.





# Development Update

*February 22, 2022*



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



# Project Updates:

- Funding Applications
  - Citrus Gardens (Orange Cove): CTCAC, PBVs
  - La Joya (Firebaugh): CTCAC, HOME, PBVs
  - Step Up on 99 (Fresno): HHC Funding
  - City of Fresno Awards: Step Up \$3.5M, Avalon \$3M
    - Contingent on Successful Tax Credit Application in June 2022
- Closings/Start of Construction in Q1/Q2 2022
  - Sun Lodge (Fresno), The Arthur @ Blackstone (Fresno), & Corazon del Valle Commons (Huron)





**Questions?**